



TAFT LIBRARY/OLD RECTORY FEASIBILITY STUDY

**TOWN OF MENDON, MASSACHUSETTS
JULY 2020**

Prepared for the Taft Public Library, Town of Mendon, MA

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FEASIBILITY STUDY PROCESS

BACKGROUND FOR THIS REPORT

The Taft Library was established in 1881. For decades it was housed in a 2,000 square foot former chapel built in 1896 adjacent to Town Hall, and served Mendon relatively successfully. But like most older libraries it had significant shortcomings: it was too small to accommodate books, new media and activities; and the narrow stairs and multilevel design did not meet current accessibility requirements. In 2013 the Town purchased the former St. Michael's of the Archangels Church, a concrete block and wood frame structure constructed in 1953, to house a new library. The 29 North Avenue location is near the center of town, .7 miles from the town center.

The building underwent a very substantial renovation, shoring up failing walls, reinforcing wood construction, adding new entries at the side and rear, new stairs, an elevator, new mechanical systems, windows, envelope and other improvements. The site was regraded and older construction removed to turn the lower level into bright and open community and stack spaces. The fully renovated building was opened in 2016.

Although the new library at 6,600 square feet, is substantially larger than the one it replaced, it was clear that it would be smaller than what a town of 6,325 residents would ideally have, and is significantly smaller than what the Massachusetts Board of Library Commissioners recommends. It was anticipated that the St. Michael's rectory, attached to the library but untouched by the renovation, or the land it sits on, could accommodate the expansion of the Taft when funds became available.

In 2018 the Library commissioned a study on the utilization of the Rectory building for library use. The report indicated that the multilevel layout, bearing wall construction, and floors misaligned with library floors would make its use for the library virtually impossible. It indicated that demolition and new construction would be a more cost effective way to meet Library needs.

In the Spring of 2020 The Town of Mendon advertised for Designer Services for a feasibility study for ways to expand the library's usable space. Abacus Architects + Planners, the architects for the library renovation, was selected. They met frequently with the Board of Trustees and library staff in a series of online public meetings utilizing Zoom to review library needs, programming issues, design options, and optimal design direction. This report documents the process, work products, recommendations that were developed, and costs associated with options. Cost estimates include substantial well and fire protection expenses associated with the absence of a Town water supply. They do not include hazardous material remediation, or architect and engineering fees, Owner's Project Manager fees, or other expenses generally included in Total Project Costs.

DESIGN PROCESS AND PUBLIC INPUT

The architects met with the Board of Trustees and library staff to understand library and town needs and to discuss how to meet them. Below is a synopsis of the meeting discussions, all conducted in line with the Commonwealth's Public Meeting regulations, modified to address Covid-19 conditions.

PUBLIC MEETING #1: PROGRAMMING - APRIL 20, 2020

General procedural and programmatic issues were discussed to guide the work of the architects as they prepared initial design options.

1. Assume that the rectory and garage are to be demolished in line with the 2018 study and recommendations.
2. Program for a building addition should include a flexible multipurpose meeting room for 100-120 people that can be subdivided, and a smaller meeting room for 10 – 12 people.
3. Include a community kitchen for events and classes – not unlike a large residential kitchen.
4. Storage for Friends of the Library, general library use, and for the meeting rooms should be at least 800 square feet.
5. Provide bathrooms, circulation space, and mechanical room space for the water tank now in the basement of the rectory. The existing well water supply is non-conforming and reuse of the rectory property will require reevaluation by the Town and Department of Environmental Protection.
6. The addition is to be accessible from the current library building and have its own entry so that existing and new can be used independently of one another.
7. During the summer there is a critical need for outdoor space to accommodate library programs; space should be sheltered from the hot sun and from the rain.

8. Parking will need to be considered. On-site options are limited; on street parking is available.

9. Because of cost concerns two other options should be considered: an open pavilion in lieu of a library addition; and a landscape only option that might include a terrace or deck.

10. Other meeting spaces available in Mendon were discussed, and it was anticipated that the proposed program does not duplicate existing spaces. It would meet a real need in town for community spaces to accommodate the library's existing and planned programs for adults and children, and other public uses.

PUBLIC MEETING #2: PRELIMINARY DESIGN STUDIES - MAY 13, 2020

The Trustees noted that they requested input from all Town Boards and Committees, as well as the local boy scout and girl scout troops, on space needs. The overwhelming response was that they needed a large, flexible meeting space, much like the one the Library needs.

Abacus presented two preliminary design sketches for a building addition reflecting the program discussed on April 20, and an option for a pavilion. All show the existing rectory and garages demolished and the driveway from the street removed. Drawings are shown later in the report.

Addition Option #1 – The addition is accessed from the current Archive Room – which appears to be the only place where an addition could be connected without interfering with major program areas. New shelves and reading area replace those in the Archive Room. A kitchen, storage areas and large meeting room extend to the southeast, parallel to the street. A smaller meeting room faces the street. An inclined walk extend back to the parking and another out to the street. Steps extend down to the existing rear terrace. The front of the side is graded to create a natural amphitheater.

Addition Option #2 – The layout and many of the features are similar to

DESIGN PROCESS AND PUBLIC INPUT

Option #1 in terms of distribution of the program and connection to the library, but the addition is angled to face south for several reasons. This gives it more presence on the street, and provides an orientation that is ideal for both photo-voltaic panels installation and passive solar heating. The smaller meeting room faces the parking lot to provide a more welcoming image from this side, and the exterior access is configured to provide a more continuous front-to-back pathway.

Pavilion Option – The land currently occupied by the rectory is regraded into a semi-circular amphitheater focusing on a pavilion. The pavilion can be either a performance space or a place for library activities.

Comments - There was a consensus that the south orientation of Option #2 had many benefits for the library and the town and that the architects should pursue this further. There was concern about the kitchen not being directly off of the large meeting rooms, and that storage was too small. It was suggested that the freestanding performance area did not meet library needs, and that a porch-like structure accessed directly off of the library or addition, facing the rear, would meet needs more effectively.

PUBLIC MEETING #3: DESIGN DEVELOPMENT – JUNE 10, 2020

Addition Option - The selected building addition was digitized and plans and 3D views were developed. Program elements inside and outside were resolved based on input at the previous meeting and shown on upper and lower level plans. A porch in the rear over storage and program space below accommodates a range of current and anticipated needs. The perspectives suggested how roof pitches and glazing could express interior functions, bring in light, and take advantage of the sun in the winter while shielding it in the summer. Topographic lines show how regrading will allow access to the building from the front and rear without needed ramps sloping more than 1:20.

Porch Option - The porch-only option is similar to the addition – but smaller and with a roof but no walls. The porch on the addition option with storage and program space below is eliminated. Regrading has been reduced;

there is no access from the rear parking or from North Avenue but there is a stair up from the existing lower terrace. A bathroom and storage room have been provided to accommodate programs and the added number of people who might be using the library.

Landscape Option - All concurred that the landscape option should be similar to the porch option but with no roof.

Comments - All present approved of the direction set and asked the architects to continue with design resolution, outline specifications and cost estimating.

PUBLIC MEETING #4: DESIGN RESOLUTION – JULY 15, 2020

Further development of the Addition, Porch and Landscape options were presented and reviewed. Floor plans, elevations and 3D views were based on the Revit Building Information Modeling computer model that included the landscape around the building.

There was a consensus that the options and drawings illustrated represented the needs of the Taft Library staff and users, and the broader Mendon community. The architects will continue to work with Ellana - the professional cost estimators charged with preparing cost estimates based on the drawings and the outline specifications.

The architects will continue to refine the design and drawings in line with the work that has been shown and that is currently being priced and prepare a final report with Recommendations on or before July 31, 2020.

DESIGN PROCESS AND PUBLIC INPUT

EXISTING CONDITIONS OVERVIEW

The 29 North Avenue site provides a real opportunity to expand the Library's ability to meet their programmatic needs and to meet Mendon's ongoing lack of space for public events, meetings and programs. The current Taft Library is significantly smaller than what the Massachusetts Board of Library Commissioners recommends for towns the size of Mendon.

The attached Rectory building is being used only for storage and cannot be renovated in a cost effective manner to meet those needs. It will continue to fall into disrepair, or require ongoing maintenance to prevent decline. It's demolition is highly recommended along with more effective use of the site. But along with the opportunities are challenges.

OPPORTUNITIES:

- The site is adjacent to the library and part of the same site
- The site is very visible and near the center of the town
- The library faces an important street on the front and preserved open space in the rear
- The sloping site allows entry at multiple grade levels
- The site is large enough to accommodate a significant addition, open space, activity areas and additional parking, serving both the library and other Town entities.

CHALLENGES

- Site development will require demolition and regrading
- There may be asbestos and other hazardous materials that need to be dealt with. Testing is recommended. (A proposal has been requested

and received from UEC for \$1,400 and is included in the Appendix.)

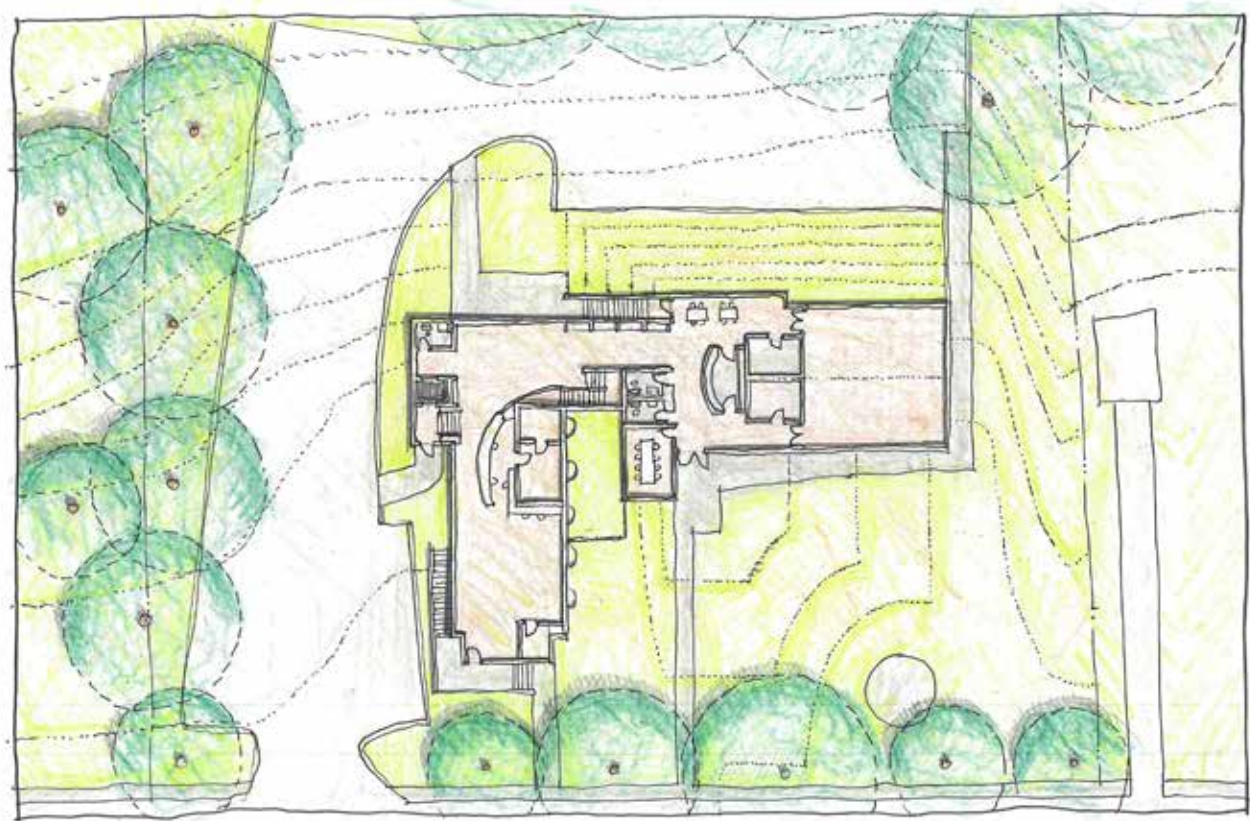
- The sloping site will require significant regrading to make it accessible, along with retaining walls depending on the design configuration.
- The current library is served by well water, and expansion will likely require a new well and Department of Environmental Protection reviews and approvals. A preliminary review with DEP has suggested that a full 128 foot Zone 1 radius around the well will be required. Cost estimates that follow include the installation of a new compliant well.
- A library addition will trigger the installation of a sprinkler system serving the existing building and addition, which will require a 10,000 - 20,000 gallon storage tank, a fire pump and backup power because it is being served by a well. This will be a very significant expense.
- The septic system, wetlands and well restrict site development, including space for parking.

The drawings and photographs on the follow pages provide information on the site, septic system and current conditions of the library and attached rectory. Full construction drawings for the existing library renovation and site work are also available.

Additional Existing Conditions information is provided in the Appendix. Ongoing conversations with the Town of Mendon and the Department of Environment Protection are recommended if further information on the site development and regulatory review process, and its implications for the well, are needed. The DEP Contact has been:

Susan Connors
MassDEP, Central Regional Office
Drinking Water and Water Management Programs
8 New Bond, Worcester MA 01606
Telework Google Voice phone: 508.425.4694
susan.connors@mass.gov

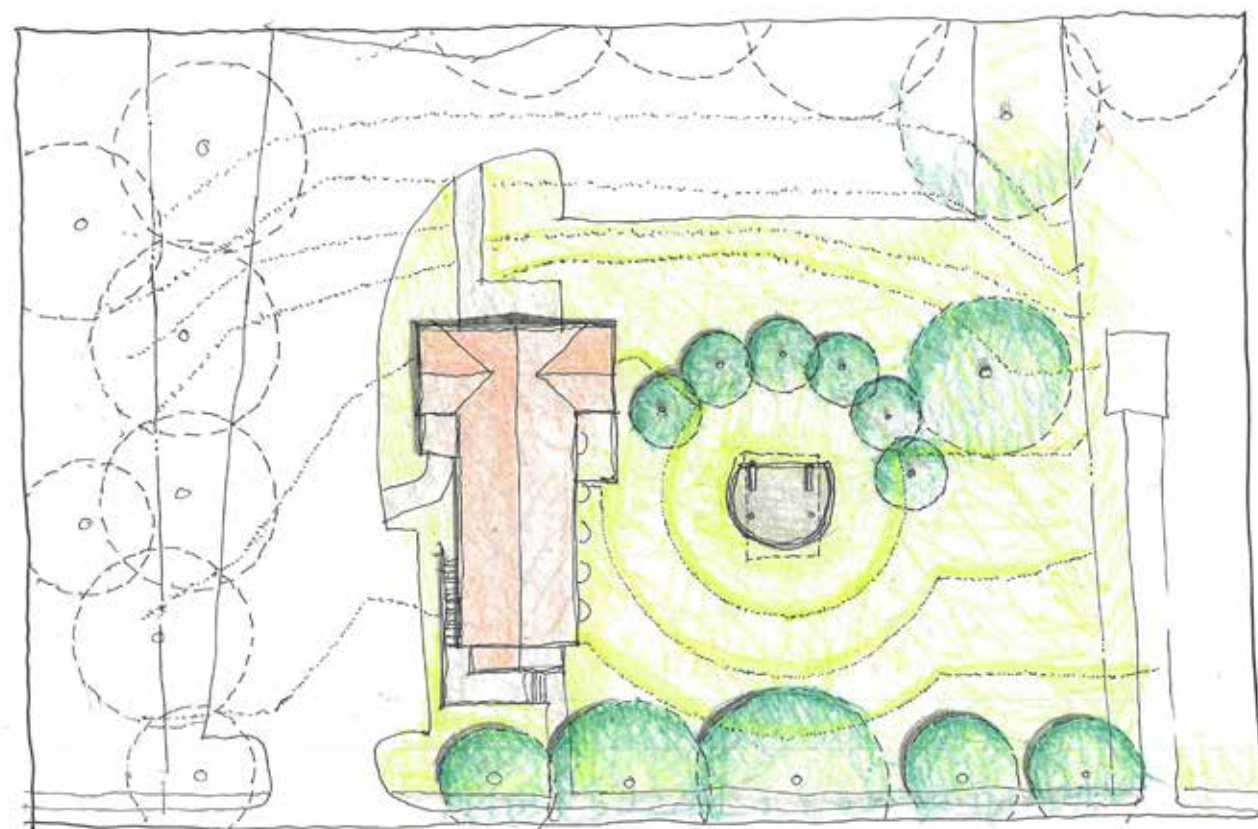
PRELIMINARY CONCEPT SKETCHES - PUBLIC MEETING #2



ADDITION OPTION #1



ADDITION OPTION #2



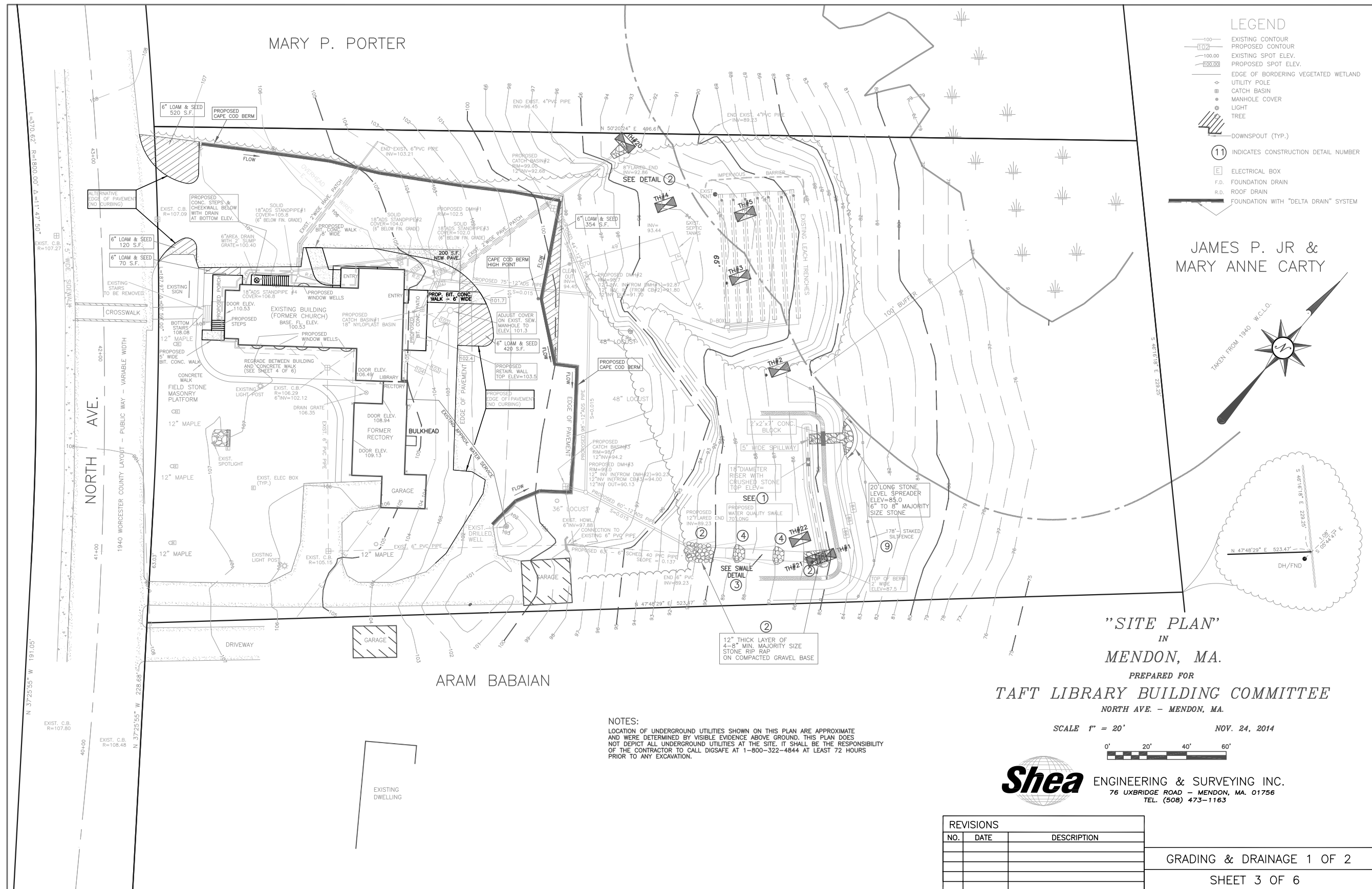
PAVILION OPTION

EXISTING BUILDING & SITE CONDITIONS

AERIAL VIEW OF EXISTING BUILDING AND SITE



2



"SITE PLAN"
IN
MENDON, MA.

PREPARED FOR
TAFT LIBRARY BUILDING COMMITTEE
NORTH AVE. - MENDON, MA.

SCALE 1" = 20' NOV. 24, 2014



Shea ENGINEERING & SURVEYING INC.
76 UXBRIDGE ROAD - MENDON, MA. 01756
TEL. (508) 473-1163

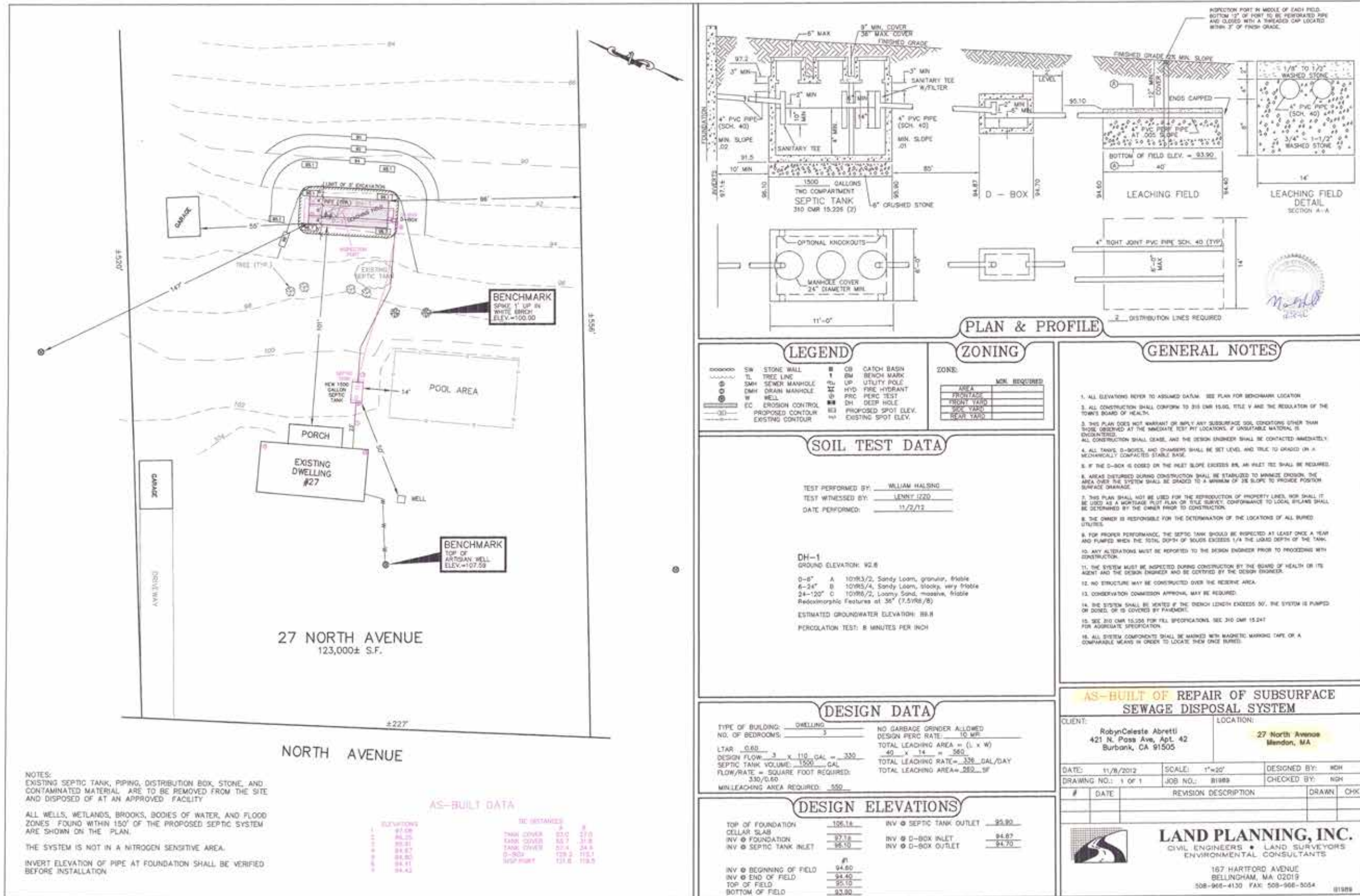
NOTES:
LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND WERE DETERMINED BY VISIBLE EVIDENCE ABOVE GROUND. THIS PLAN DOES NOT DEPICT ALL UNDERGROUND UTILITIES AT THE SITE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGSAFE AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS		
NO.	DATE	DESCRIPTION

GRADING & DRAINAGE 1 OF 2

SHEET 3 OF 6

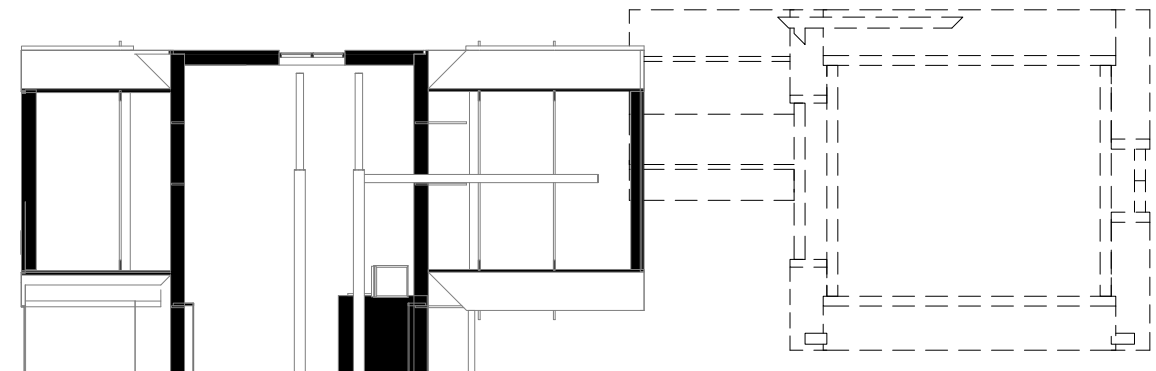
SEPTIC SYSTEM DESIGN



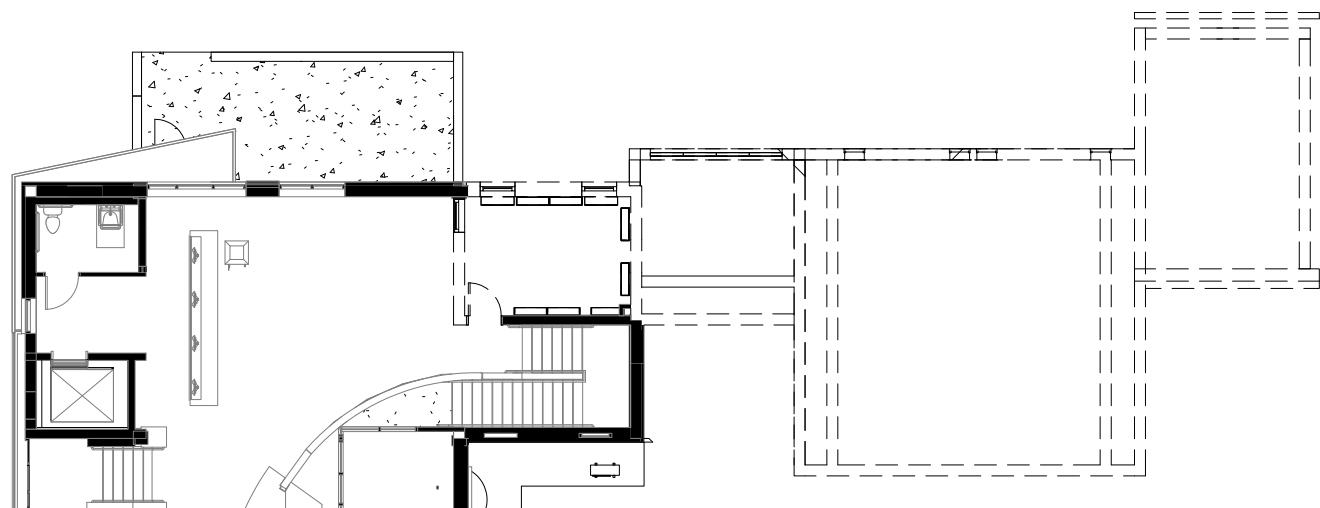
PHOTOGRAPHS OF EXISTING



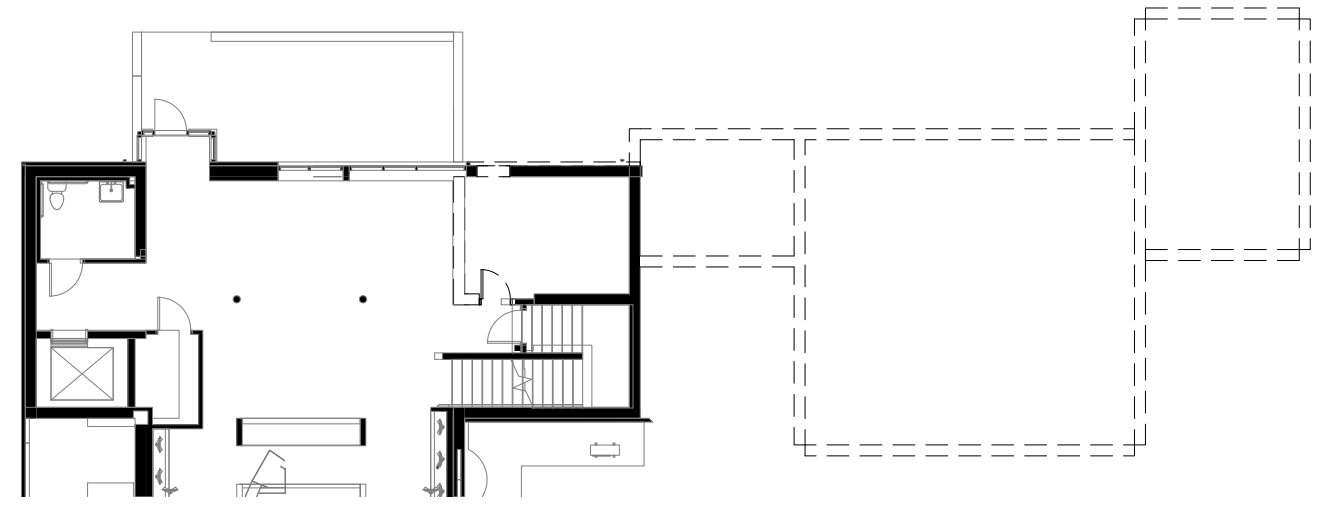
DEMOLITION PLANS AND PHOTOS



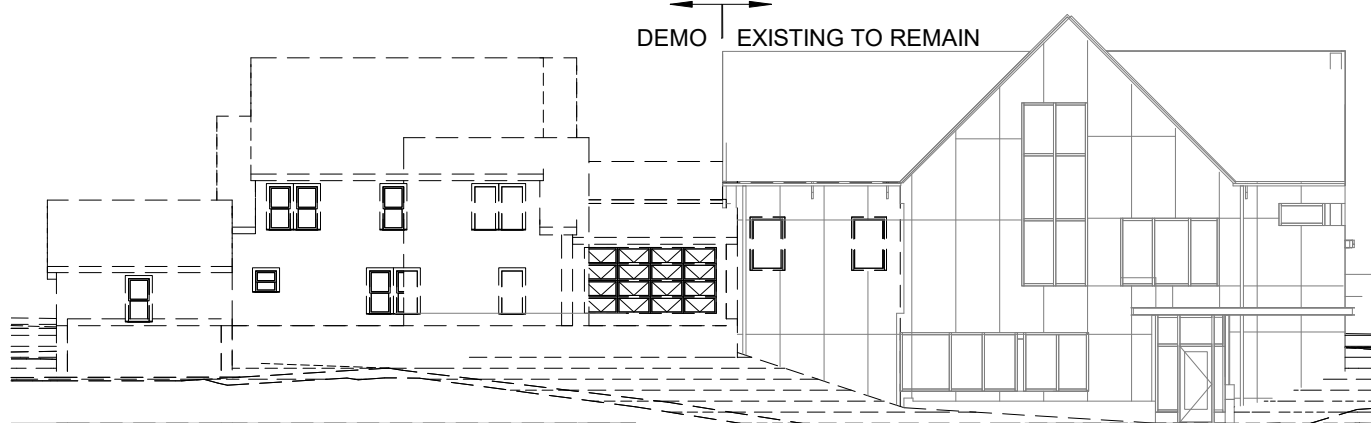
3 DEMO OF RECTORY - 2ND FLOOR
1/16" = 1'-0"



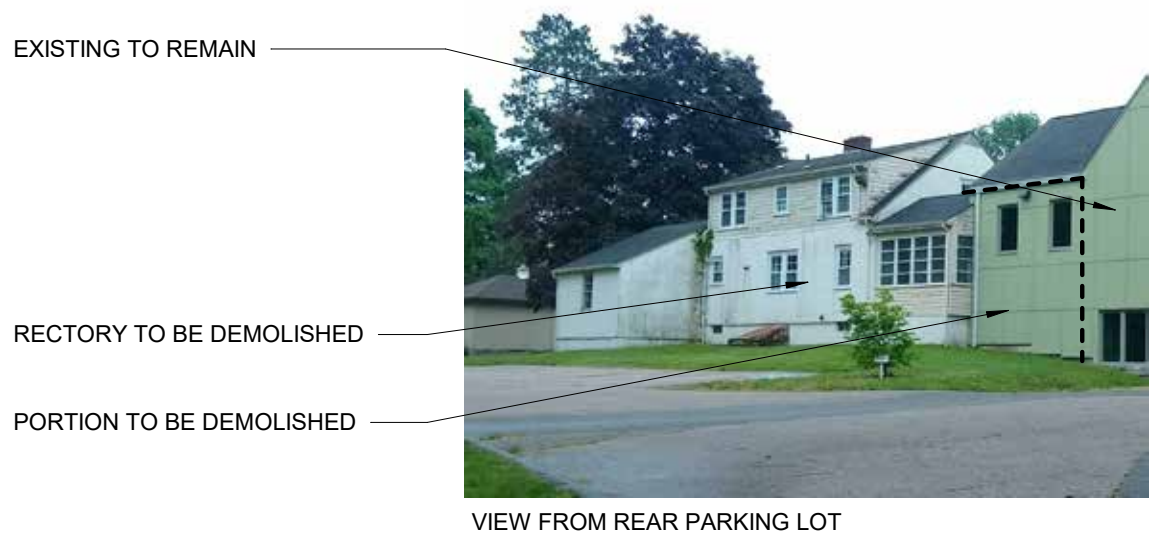
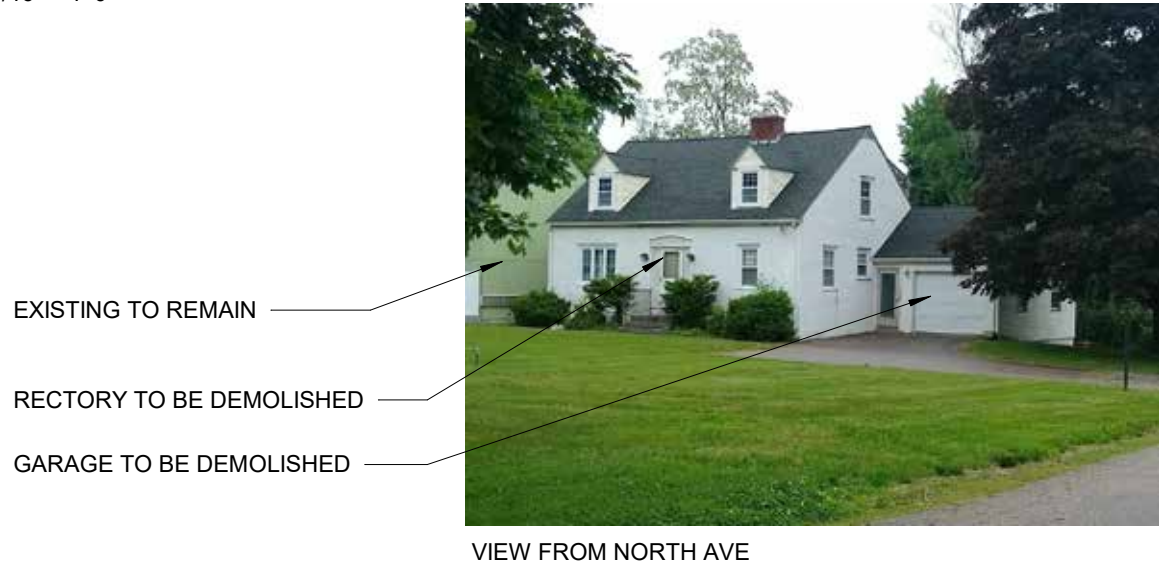
1 DEMO OF RECTORY - PLAN - MAIN LEVEL
1/16" = 1'-0"



2 DEMO OF RECTORY - LOWER LEVEL
1/16" = 1'-0"



4 DEMO OF RECTORY - PARKING LOT ELEVATION
1/16" = 1'-0"



OPTION A: BUILDING ADDITION



The main level of the addition is accessed from the library through the existing Archive Room – the only access point that does not require a radical reorganization of the existing library. New book shelves and a projecting bay for tables restore the Archive space in a new configuration. A lobby space connects to two bathrooms, a small storage room, a Conference Room and the Community Room – with two separate entries for use when it is divided in two.

A sculpted volume adjoining the lobby has built in seating, and a kitchen and two storage rooms facing the Community Room. Off the back of the addition is a porch for summer programs and casual reading. A sliding door, shown dotted, allows the existing library and new community spaces to be separated, so they can have their own hours of operation.

The Community Center addition has its own entry off of the lobby, leading down steps or an inclined path in the landscape to parking in the rear, and to North Avenue, where a path leads to the front porch and door of the existing building.

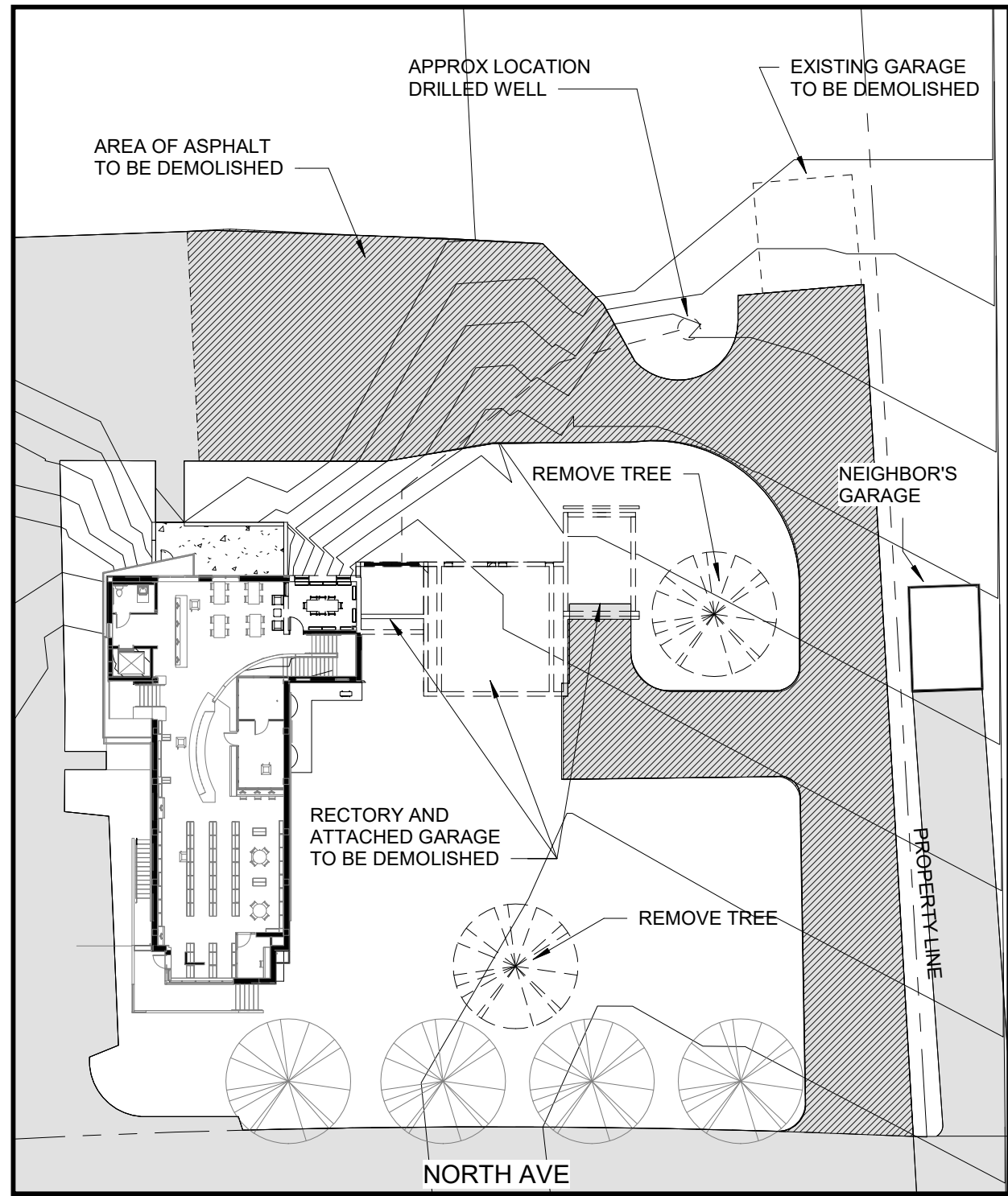
A partial lower level addition includes space for mechanical equipment, including a pressure tank for the new well that replaces the existing tank in the rectory, storage space for Friends of the Library and others, and activity room space. It takes advantage of the sloping site to have windows looking out to the rear.

The landscape has been shaped to navigate the 7 foot drop from the front of the site to the back in an accessible and attractive way. The building’s roof “floats” on a ribbon of glass to connect inside to outside, and suggest the kind of welcoming environment the library has worked hard to create. The light filled interior and sense of openness to the town are intended to make the library and community spaces the center of civic life in Mendon. The shaded south facing windows and south facing roof illustrate how passive solar and solar PV can be effectively integrated into community buildings through their orientation and design.

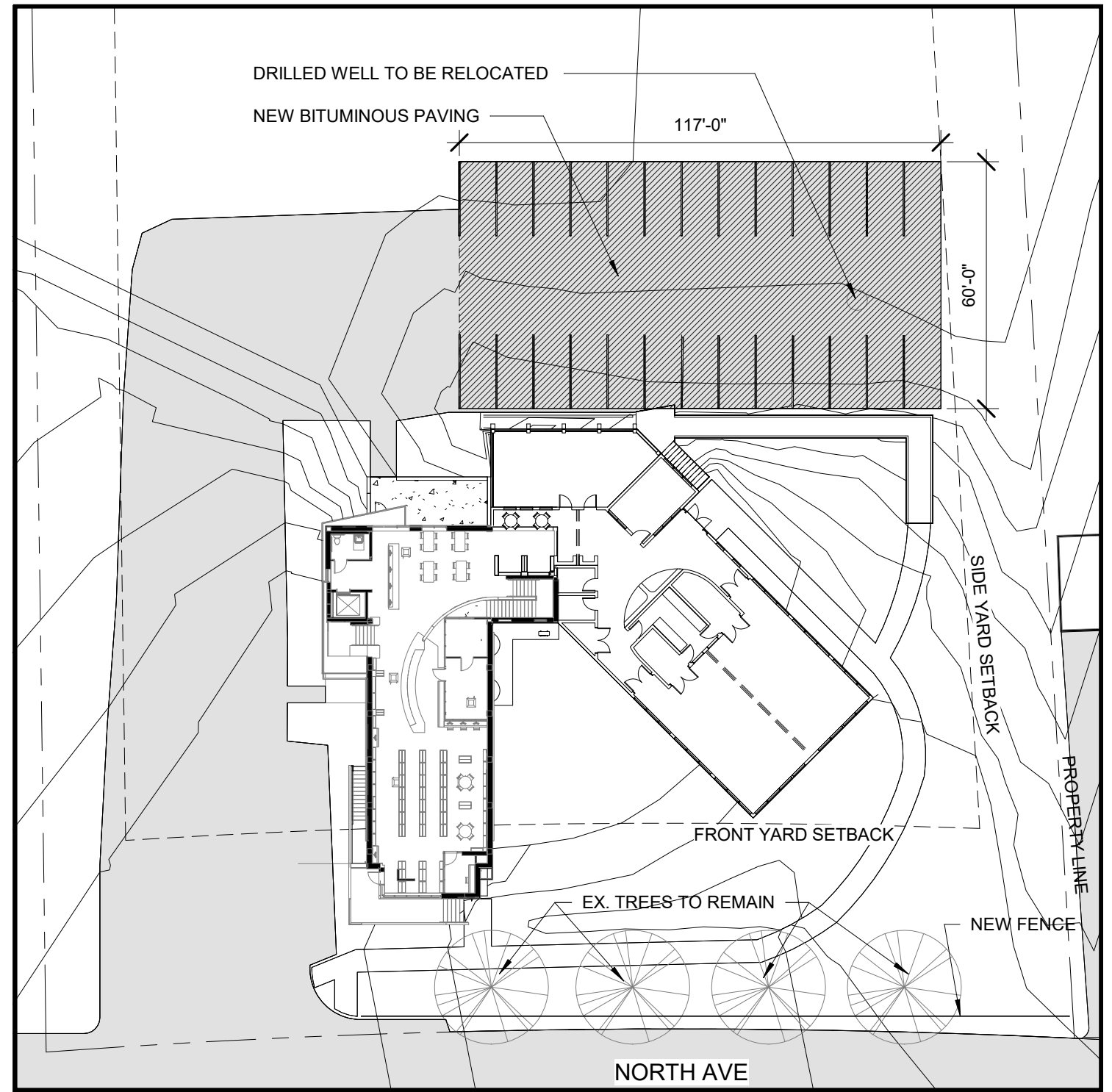
First Floor Addition: 3,370 Square Feet
Lower Level Addition: 850 Square Feet

Estimated Cost: \$3,113,930
(See Outline Specifications and Cost Estimate in the Appendix for more details)

SITE PLAN



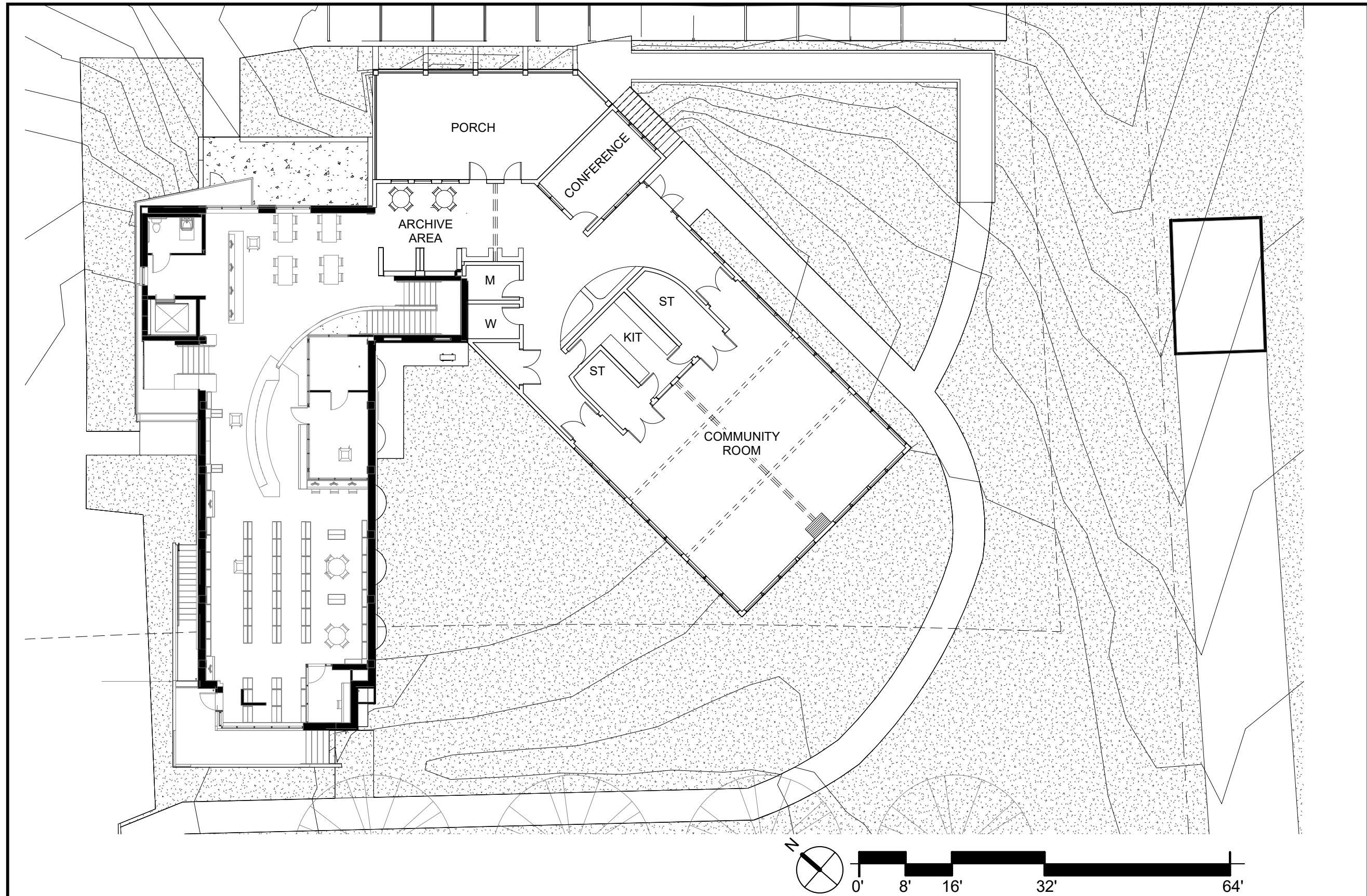
DEMO SITE PLAN



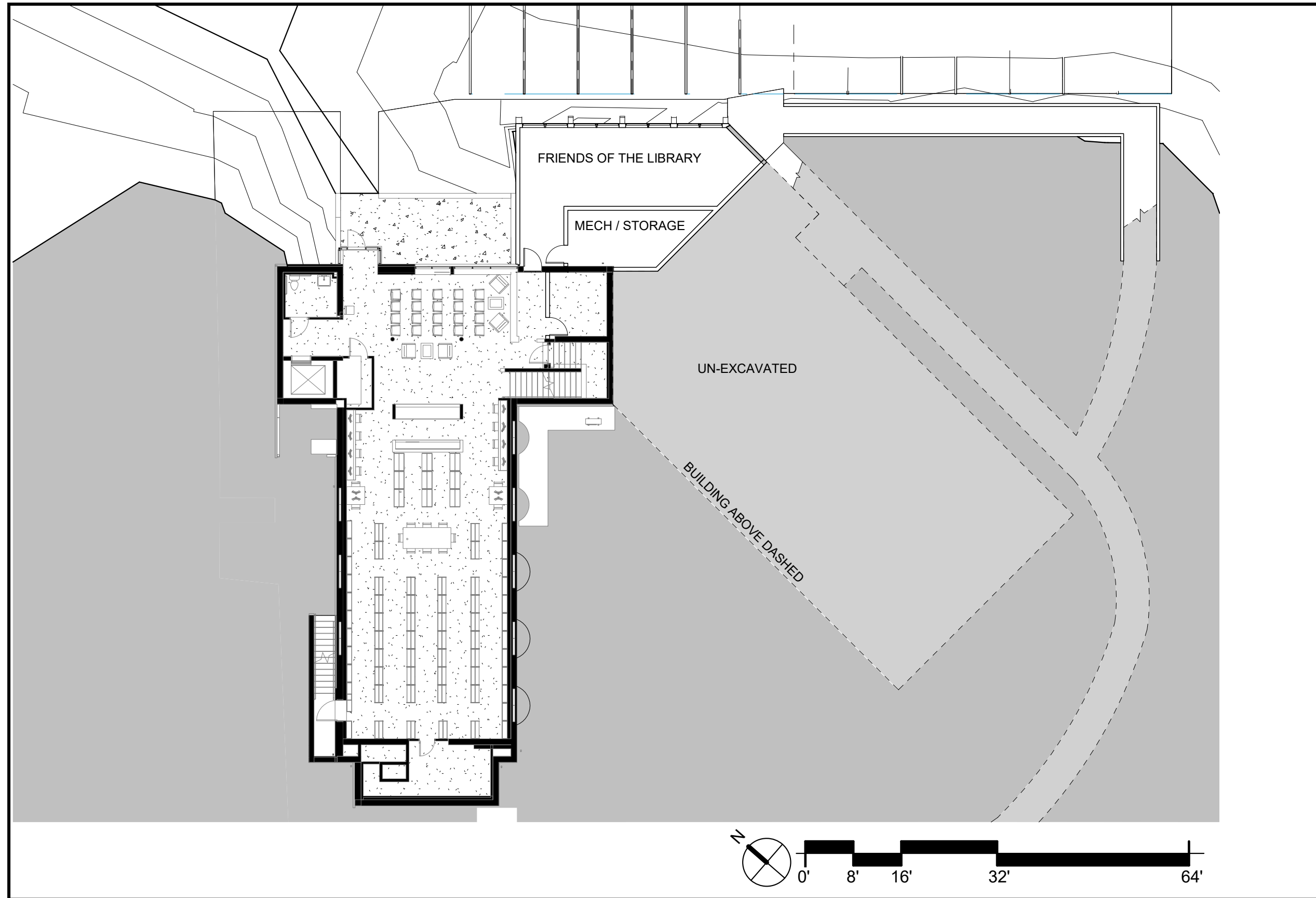
PROPOSED SITE PLAN

NOTE: TOPOGRAPHIC LINES AT 1 FOOT INCREMENTS

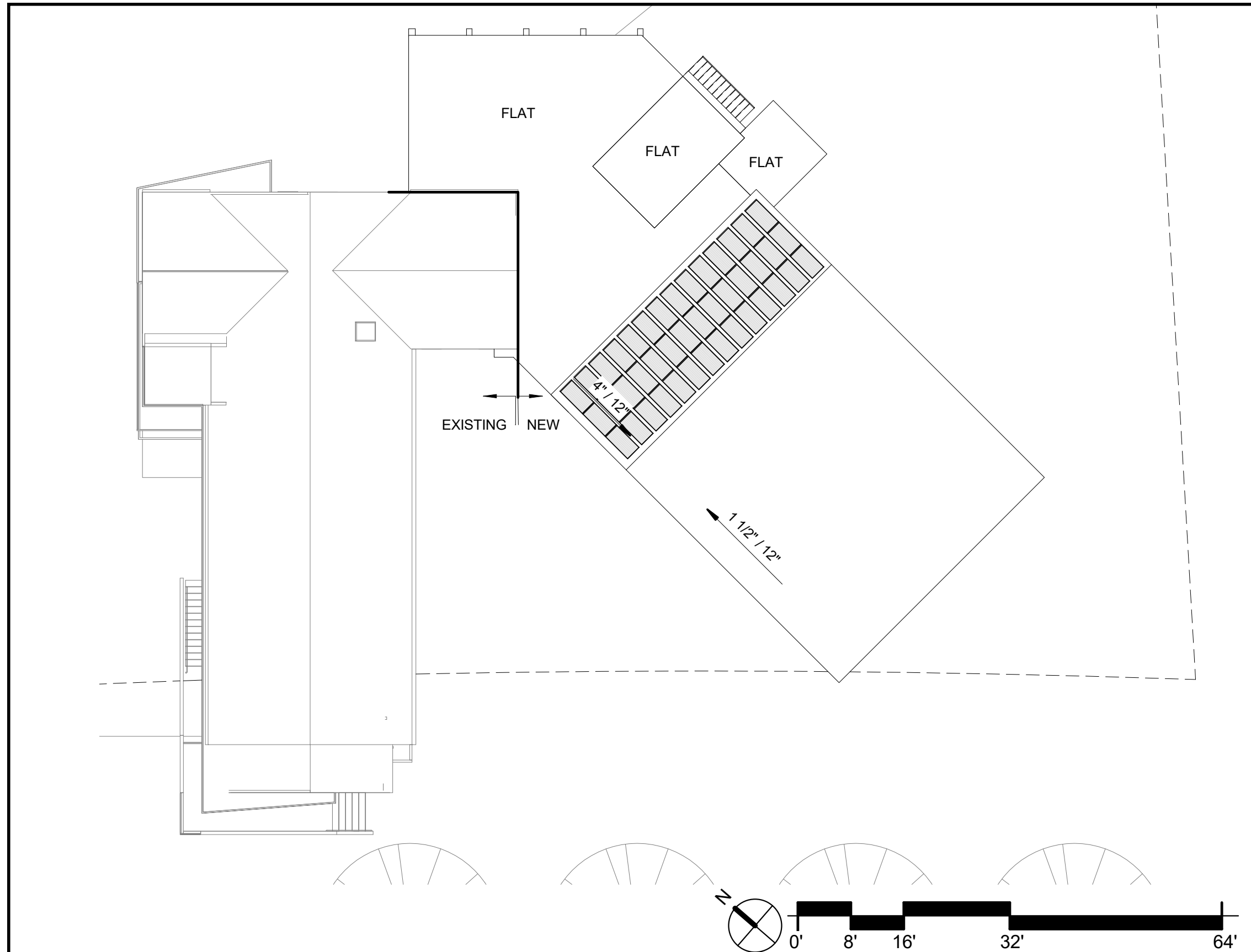
MAIN LEVEL PLAN



LOWER LEVEL PLAN



ROOF PLAN



VIEW FROM NORTH AVE



VIEW FROM PARKING LOT



SECTIONS



SECTION THROUGH MULTIPURPOSE ROOM AND CONFERENCE ROOM



SECTION THROUGH KITCHEN AND PATIO

OPTION B: PORCH ADDITION



A porch addition to the library would meet some of the library's needs at a significantly lower cost, and allow the unused rectory to be demolished. Programs would be confined to warm weather months and would be subject to the whims of New England weather and the sounds of passing traffic.

The proposed porch has a similar location and orientation as the addition shown previously, but is significantly smaller. It is accessed from the library interior, or steps up from the back. Inclined walks not unlike those shown for the addition could be added. A bathroom and storage would accommodate the needs of programs and attendees. The Archive Room has been modified and expanded as proposed for the addition with a pump/tank room located beneath.

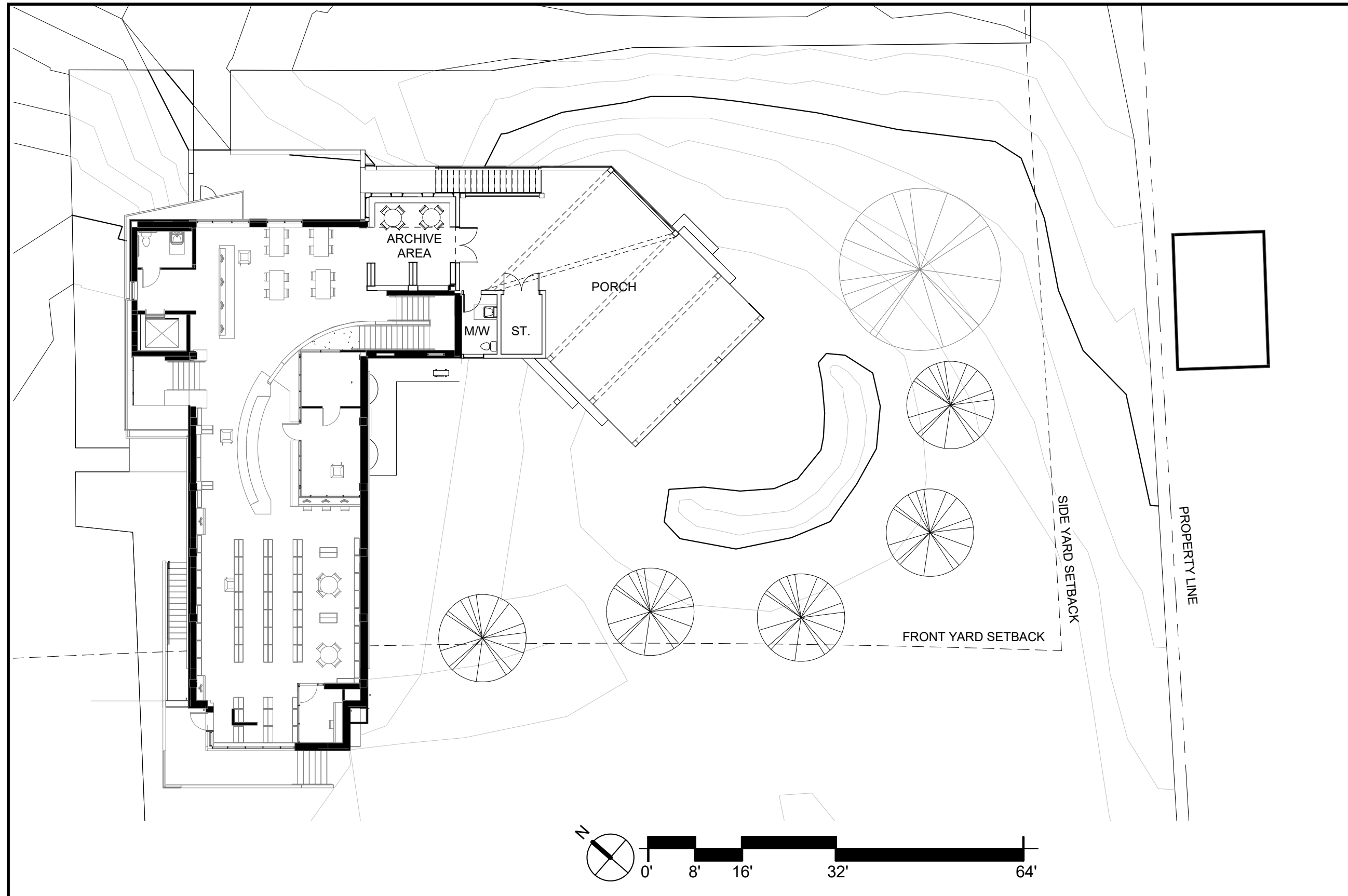
The porch can accommodate significant outdoor programs and can also serve as stage with the audience in front, shield from traffic by a berm that forms a grassy amphitheater. The porch has railings where needed by code as the ground drops away. Towards North Avenue it is at grade, with steps reaching out as the ground drops the first 18" down towards the rear.

The porch roof is designed to feel light and open, with a south facing portion with solar PV, and a lower portion on the north dropped a few feet lower to bring sunlight into the middle. The roof slopes are simple and elegantly detailed, but with an exuberant form.

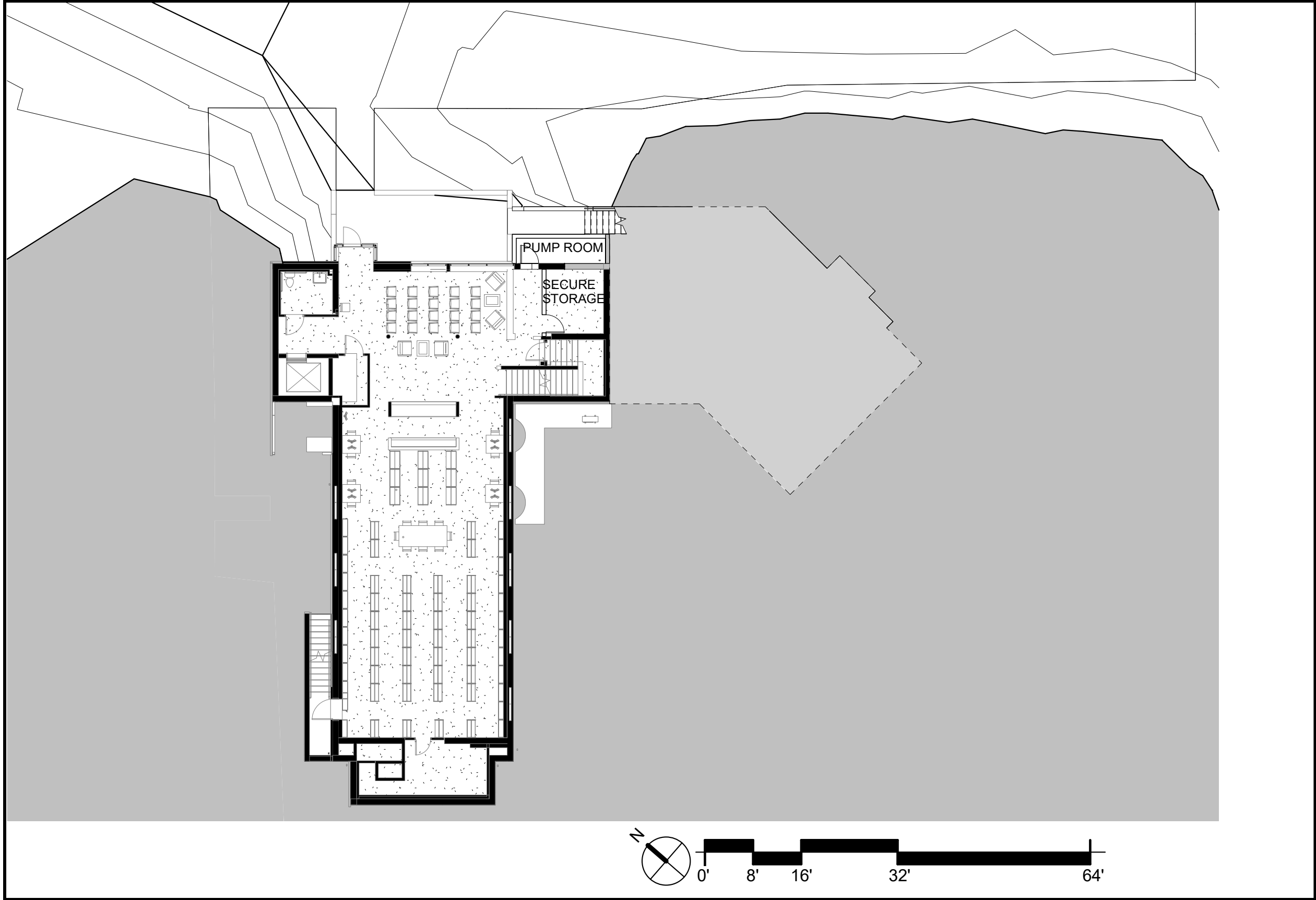
Porch Level Addition: 180 Square Feet
Exterior Porch Area : 1,300 Square Feet
Lower Level Addition: 40 Square Feet

Estimated Cost: \$1,231,500
(See Outline Specifications and Cost Estimate in the Appendix for more details)

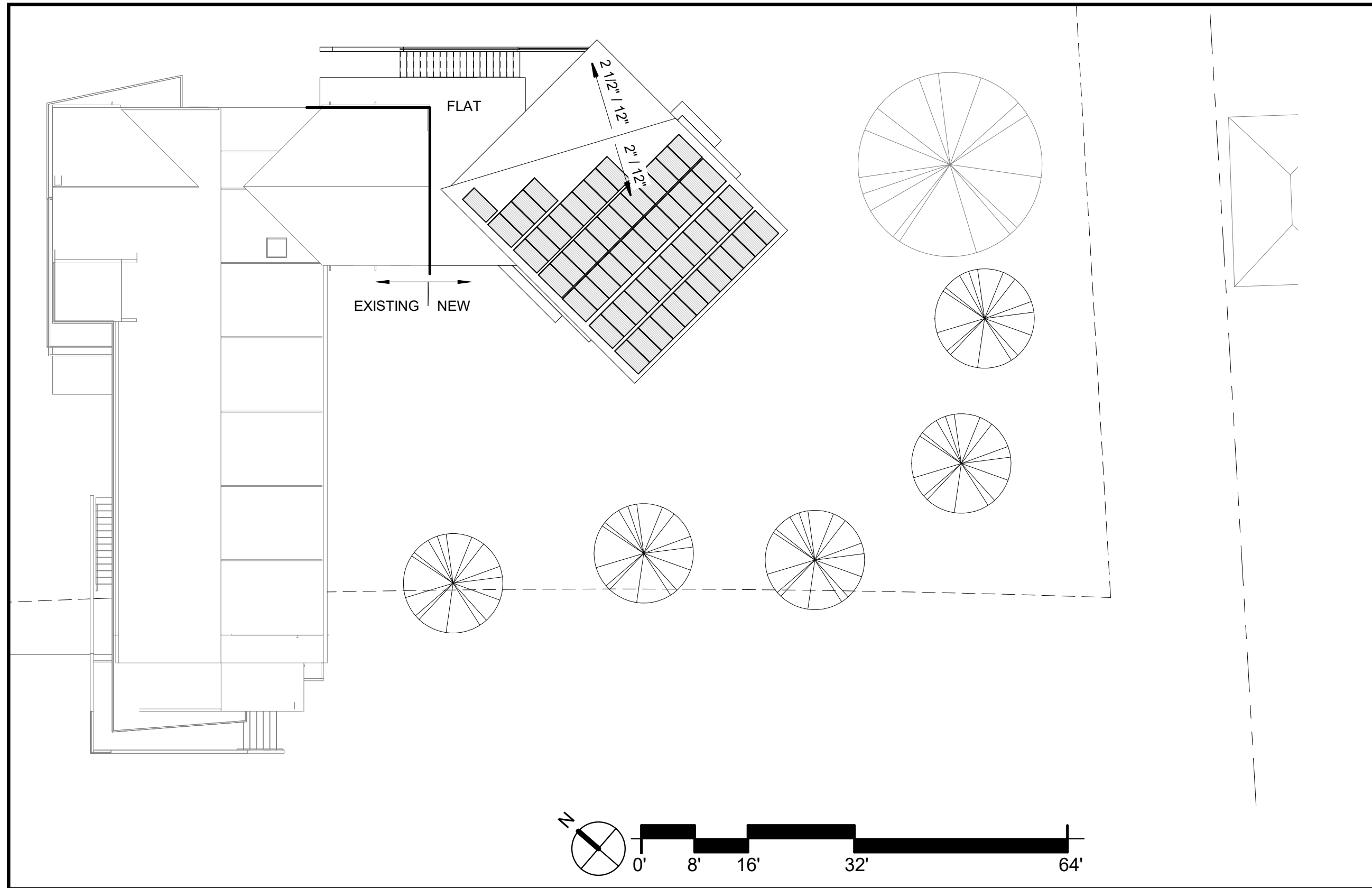
MAIN LEVEL PLAN



LOWER LEVEL PLAN



ROOF PLAN





VIEW FROM PARKING LOT



OPTION C: TERRACE ADDITION



A terrace addition to the library would be similar to the porch addition, but without the roof. Programs would be confined to warm and non-inclement weather. A bathroom and storage would accommodate the needs of programs and attendees. The Archive Room has been modified and expanded as proposed for the Addition option with a pump/tank room location beneath.

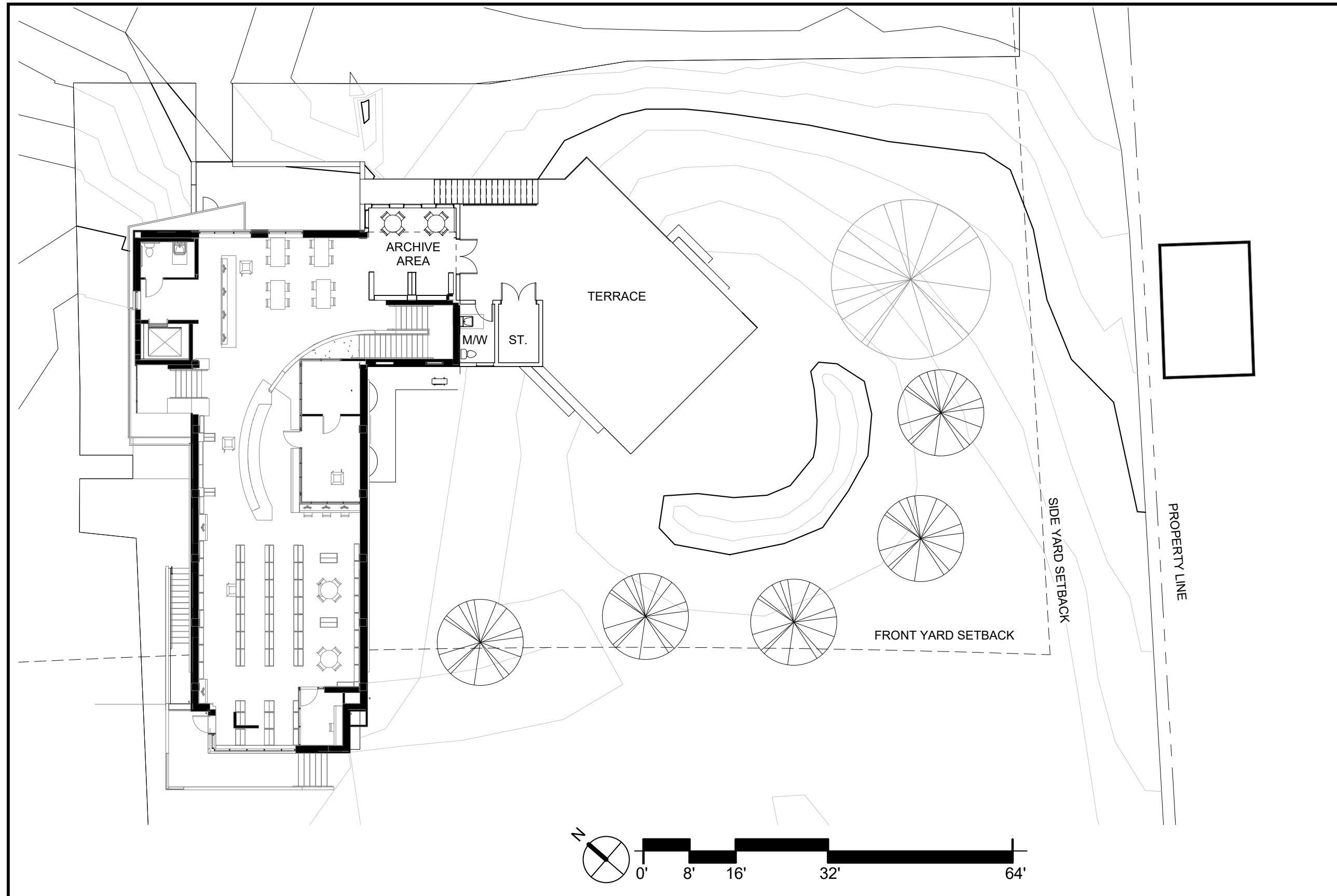
The terrace can accommodate significant outdoor programs and can also serve as stage with the audience in front, shielded from traffic by a berm that forms a landscape amphitheater. The terrace has railings where needed by code as the ground drops away. Towards North Avenue it is at grade, with steps reaching out as the ground drops the first 18” towards the rear.

A terrace addition could be a short term solution that allows the demolition of the rectory, is relatively inexpensive, but could be replaced in the future if more funding becomes available for the full addition the Mendon really needs. It’s use could be expanded with the installation of a tent structure – installed seasonally, or for special events.

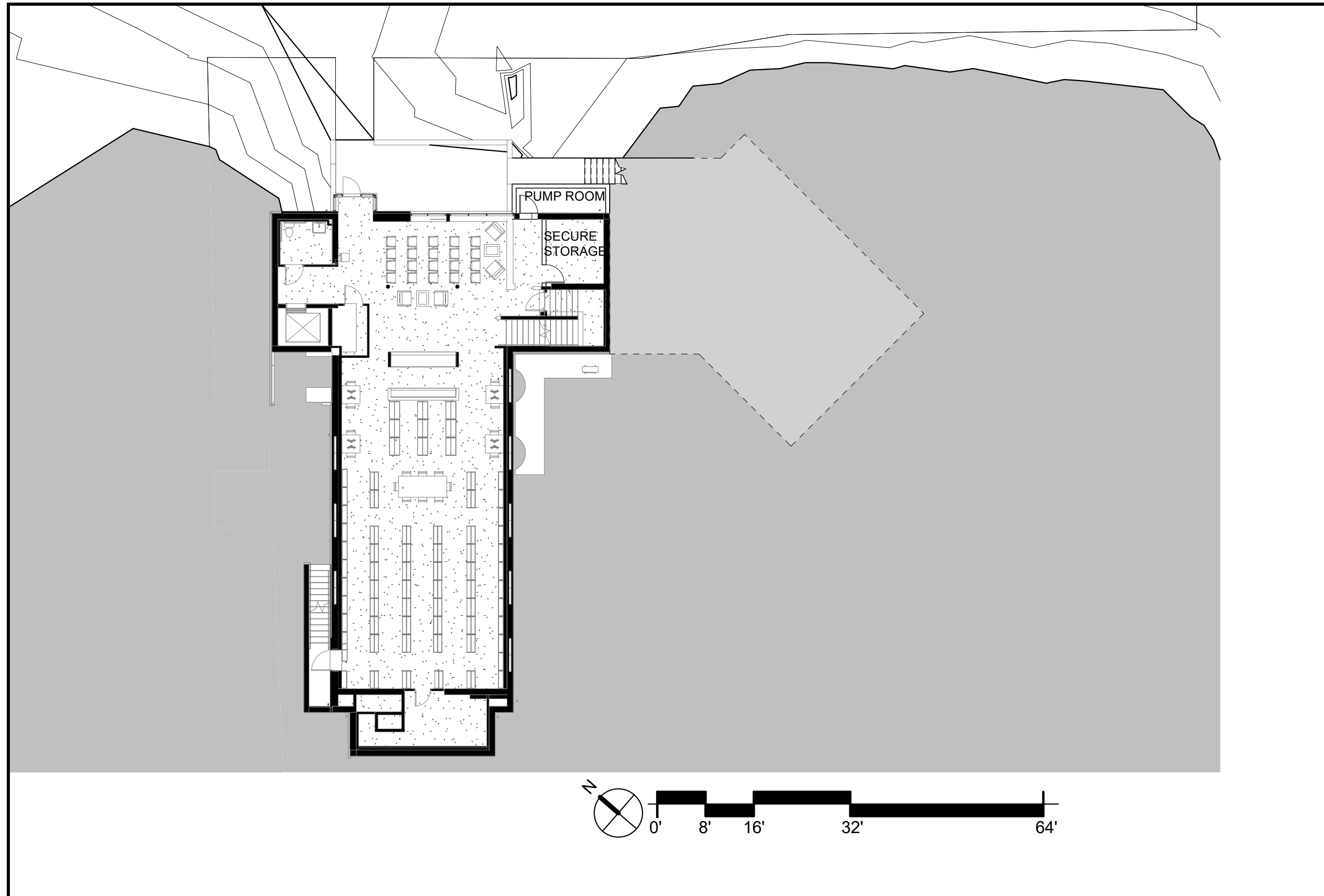
Terrace Level Addition: 180 Square Feet
Exterior Terrace Area : 1,300 Square Feet
Lower Level Addition: 40 Square Feet

Estimated Cost: \$961,420
(See Outline Specifications and Cost Estimate in the Appendix for more details)

MAIN LEVEL PLAN



LOWER LEVEL PLAN





VIEW FROM PARKING LOT



SUMMARY AND RECOMMENDATIONS

REPORT SUMMARY & RECOMMENDATIONS

The Consultant, Town and Committee's evaluation of building options and their costs and benefits suggests:

1. There is a clear need, expressed by the Library and Town Boards, Committees, scout troops, etc. for the flexible meeting spaces in Option A: Building Addition, the recommended option.
2. The per square foot costs of an addition to the building are relatively high for a series of reasons:
 - Chapter 149 Public Construction with Filed Sub-bids and prevailing wages
 - A sloping site requiring significant regrading and perhaps retaining walls to make it accessible
 - The requirement to install a new well for potable and fire protection water
 - The need to install a sprinkler system in the new and existing buildings with tank and pump
 - The relatively small size of the addition
3. Despite these costs, an addition at 29 North Avenue is likely to be the most cost effective way to expand library services and offer additional meeting and activity space for the Town of Mendon.
4. We recommend that the Library Staff and Trustees utilize this study to build the case for funding further development and construction of a library addition. Efforts might include:
 - Make the report available online and send links to appropriate people and organizations
 - Utilize social media and the press to make the study and recommendations known
 - Exhibit drawings in prominent locations to build enthusiasm
 - Clarify the additional programs that could be accommodated if additional space was available
 - Pursue funding through Friends of the Library and other entities
5. Clarify that the cost of construction will likely increase significantly in the future. Once a vaccine has been developed and Covid-19 is under control, both the benefits and costs of public space will likely be on an upward trajectory.
6. Although Option A: Building Addition will provide the most benefits to the town, the Option B: Porch Addition will provide benefits as well. This option may be useful as a fall-back proposal, with both lower costs and more limited uses, which include the library's summer programs.
7. The Option C: Terrace Addition also offers benefits to the Library and Mendon at a reduced cost compared to the other two options. Like the other two it includes the demolition of the existing building and garage, and provides a place for activities in warm weather. A rented tent structure could be used to provide shelter at a lower cost than the Porch Option. The Terrace Option could also be considered a transitional project - providing benefits and a relatively low cost, and allowing a building addition to be considered at a later date.
8. The cost estimates do not include design and engineering fees, Owner's Project Manager fees, hazardous material testing or remediation, surveys or construction testing. These generally add 25% to the Construction Cost to give an anticipated Total Project Cost for funding.

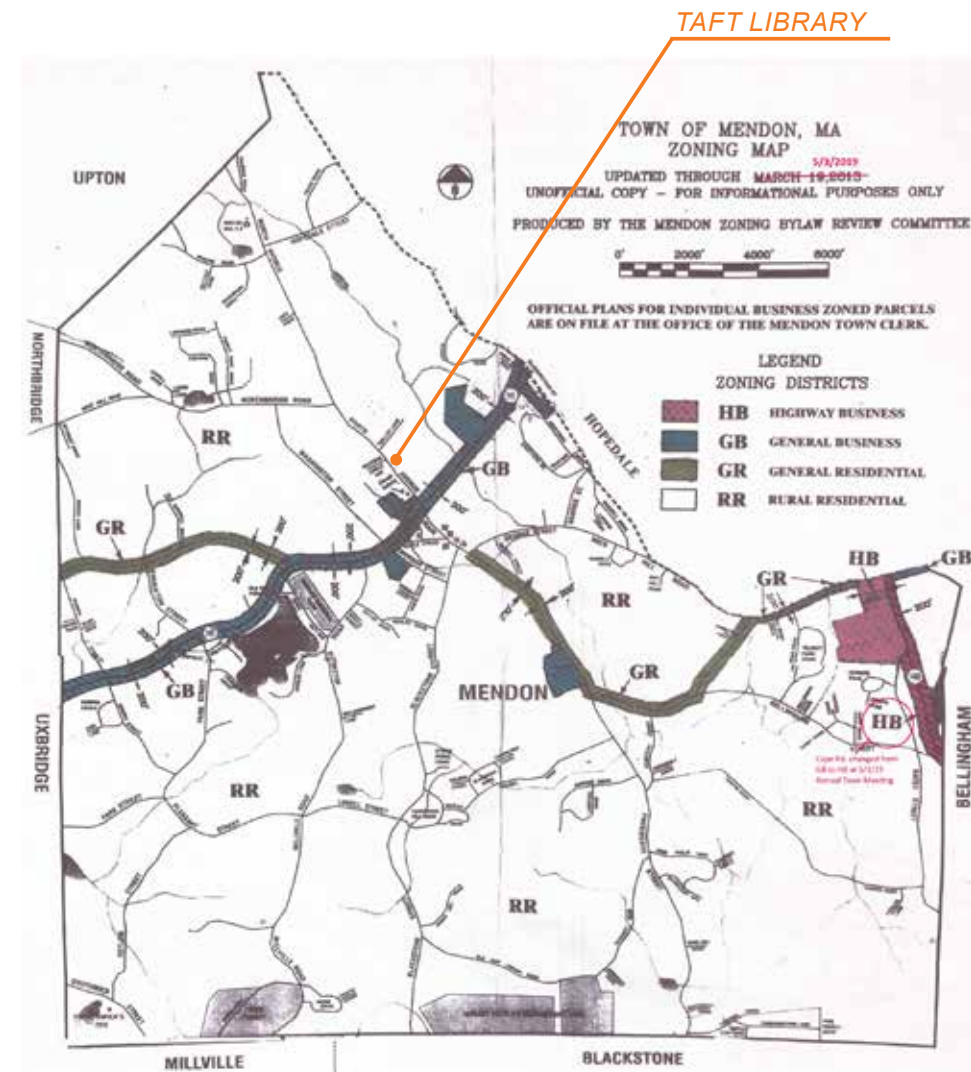
APPENDIX

APPENDIX INCLUDES

- Zoning information
- Outline Spec used for cost estimating purposes
- Cost estimates for all three options, addition; porch, and terrace
- Fee proposal for hazardous material testing at rectory and detached garage.

ZONING INFORMATION

ZONING CHART										
	MIN LOT SIZE	MIN FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	MIN LOT DEPTH	MIN LOT WIDTH AT LEACHING	MIN LOT WIDTH	MAX BUILDING COVERAGE	MAX HEIGHT
REQUIRED	60,000 SF	200'	50'	20'	20'	200'	125'	200'	30%	35' / 2.5 STORIES
EXISTING	120,280 SF	250'	32'		20'	494'	235'	247'	4%	
ADDITION	NO CHANGE	NO CHANGE	50'	20'	20'	NO CHANGE	NO CHANGE	NO CHANGE	6%	20' / 1 STORY



OUTLINE SPECIFICATIONS

TAFT LIBRARY/OLD LIBRARY
OUTLINE SPECIFICATIONS
July 13, 2020

OPTION A: BUILDING ADDITION

Demolition:

- Demolish two story wood frame rectory and basement attached to library
- Demolish attached garage and second garage at rear of property
- Remove foundation, footings and basement
- Remove asphalt driveway and walks where indicated on site demolition plan
- Remove limited portion of library exterior wall as shown on plans
- Protect library and associated site features to remain.
- Remove trees where indicated and landscaping as needed.

Earthwork:

- Backfill and compact at demolished basement
- Regrade site as indicated on site plan

Sitework

- Prep ground and extend existing asphalt parking lot as indicated.
- Install bituminous walkways where indicated.
- Provide allowance for landscaping – shrubs, trees, and sod at disturbed areas. Trees shown on plans.

Site Utilities

- Sanitary – connect to existing waste line
- Electric – supplement existing panel

Concrete:

- Install full height foundation wall below Porch for enclosed lower level space below
- Install full height foundation wall below Conference Room to navigate change in grade.
- Install 4' frost wall on 1' x 2' footing at remainder of addition with slab on grade.
- Install concrete site stairs and retaining walls where indicated.

Structure:

- Wood floor framing at porch, reading area and conference room – all floors not slab on grade.
- Wall and roof framing to be primarily wood with steel structure where more economical. Conceptual framing dotted on plans.

Windows and Doors:

- All exterior windows and doors to be aluminum clad unit windows, Pella or equal. All exterior doors to be glazed.
- Window package to include integral reinforcing bars to resist wind load
- 10% of window area to be operable.
- All glazing to be low E; U-value 0.3; solar heat gain coefficient 0.3
- Interior doors to be wood with full glazing at Community Room and Conference Room entries.

Thermal and moisture protection

- Meeting Room roofs – asphalt shingles. Sloped as shown on roof plan.
- Porch and other roofs – EPDM. Slope to gutters and downspouts to drywells.
- Porch floor – EPDM with decking on sleepers above
- Roof insulation R-40
- Wall insulation R- 20
- Liquid applied membrane at solid walls into opening returns

Misc. Metals

- Shop painted steel railings at stairs. Note that site inclines are less than 1:20 and do not require railing.

Interior Finishes

- Painted gypsum all surfaces unless noted otherwise
- Wood base all locations
- 30% of floor area 12" x 12" slate tile; 70% of floor area carpet
- Built in bookshelves where noted
- Kitchen cabinets as shown

Exterior Finishes

- Painted Hardie Panel with aluminum reglets to match existing.
- Anodized aluminum coping and other trim.

HVAC

- Air source heat pumps to provide heat and AC to all spaces
- Supply and return air, ducted as needed, to all spaces per code
- Exterior units on porch roof
- System to include ERV/HRV.

Electrical

- Interior lighting as required
- Exterior Lighting as required
- Power to all spaces per code
- Data/communications to all spaces

OUTLINE SPECIFICATIONS

Plumbing

- Bathroom and kitchen plumbing as required
- Replace pressure tank from well in basement to be demolished with new.
- 3 wall hydrants

Fire Protection

- Option 1: Provide new sprinklers to addition and existing library with a tanked system off of well - install in mechanical room. In existing library run exposed in cathedral ceiling spaces. Run concealed in flat roofed areas.
- Option 2: In lieu of fire protection system install fire shutter between addition and existing building so that addition and existing are considered two separate buildings that do not require sprinklers due to size.

OPTION B: PORCH ADDITION

Demolition:

- Demolish two story wood frame rectory and basement attached to library
- Demolish attached garage and second garage at rear of property
- Remove foundation, footings and basement
- Remove asphalt driveway and walks where indicated on site demolition plan
- Remove limited portion of library exterior wall as shown on plans
- Protect library and associated site features to remain.
- Remove trees where indicated and landscaping as needed.

Earthwork:

- Backfill and compact at demolished basement
- Regrade site as indicated on site plan

Sitework

- Prep ground and extend existing asphalt parking lot as indicated.
- Install bituminous walkways where indicated.
- Provide allowance for landscaping – shrubs, trees, and sod at disturbed areas. Trees shown on plans.

Site Utilities

- Sanitary – connect to existing waste line
- Electric – supplement existing panel

Concrete:

- Install full height foundation wall below Archive Area building extension with lower level pump room basement extension below

- Install 4' frost wall on 1' x 2' footing at M/W Room and Storage and remainder of porch addition
- Install concrete site stairs and retaining walls where indicated and required to navigate change in grade.
- All new floor areas to be slab on grade except Archive Room extension,

Structure:

- Wood floor framing at Archive Room extension.
- Wall and roof framing to be primarily wood with steel structure where more economical. Framing above exterior spaces to be exposed.

Windows and Doors:

- Install aluminum clad unit windows, Pella or equal, at Archive Area extension and M/W Room.
- All glazing to be low E; U-value 0.3; solar heat gain coefficient 0.3
- Install exterior doors between existing building and porch to match windows.
- Install solid core painted doors at bathroom and storage.

Thermal and moisture protection

- Install insulation and AVB at new Archive Area construction.

Misc. Metals

- Shop painted steel railings at stairs. Note that site inclines are less than 1:20 and do not require railing.

Interior Finishes

- Painted gypsum at M/W and Storage.
- VCT and resilient base at M/W and Storage.
- Carpet at Archive Area.
- Built in bookshelves where noted

Exterior Finishes

- Painted Hardie Panel with aluminum reglets to match existing at M/W, Storage and Archive Area extension
- Anodized aluminum coping and other trim.
- Polished Concrete paving at porch and steps

HVAC

- Unit heater for pressure tank – see plumbing.

Electrical

- Interior lighting as required

OUTLINE SPECIFICATIONS

- Exterior Lighting as required
- Power to all spaces per code

Plumbing

- Install Bathroom. Unheated – warm weather use only.
- Replace pressure tank from well in basement to be demolished with new.

OPTION C: TERRACE ADDITION

Demolition:

- Demolish two story wood frame rectory and basement attached to library
- Demolish attached garage and second garage at rear of property
- Remove foundation, footings and basement
- Remove asphalt driveway and walks where indicated on site demolition plan
- Remove limited portion of library exterior wall as shown on plans
- Protect library and associated site features to remain.
- Remove trees where indicated and landscaping as needed.

Earthwork:

- Backfill and compact at demolished basement
- Regrade site as indicated on site plan

Sitework

- Prep ground and extend existing asphalt parking lot as indicated.
- Install bituminous walkways where indicated.
- Provide allowance for landscaping – shrubs, trees, and sod at disturbed areas. Trees shown on plans.

Site Utilities

- Sanitary – connect to existing waste line
- Electric – supplement existing panel

Concrete:

- Install full height foundation wall below Archive Area building extension with lower level pump room basement extension below
- Install 4' frost wall on 1' x 2' footing at M/W Room and Storage and remainder of porch addition
- Install concrete site stairs and retaining walls where indicated and required to navigate change in grade.
- All new floor areas to be slab on grade except Archive Room extension

Structure:

- Wood floor framing at Archive Room extension.

Windows and Doors:

- Install aluminum clad unit windows, Pella or equal, at Archive Area extension and M/W Room.
- All glazing to be low E; U-value 0.3; solar heat gain coefficient 0.3
- Install exterior doors between existing building and porch to match windows.
- Install solid core painted doors at bathroom and storage.

Thermal and moisture protection

- Install insulation and AVB at new Archive Area construction.

Interior Finishes

- Painted gypsum at M/W and Storage.
- VCT and resilient base at M/W and Storage.
- Carpet at Archive Area.
- Built in bookshelves where noted

Exterior Finishes

- Painted Hardie Panel with aluminum reglets to match existing.at M/W, Storage and Archive Area extension
- Anodized aluminum coping and other trim.
- Polished concrete paving at terrace and steps

Misc. Metals

- Shop painted steel railings at stairs. Note that site inclines are less than 1:20 and do not require railing.

HVAC

- Unit heater for pressure tank – see plumbing.

Electrical

- Interior lighting as required
- Exterior Lighting as required
- Power to all spaces per code

Plumbing

- Install Bathroom. Unheated – warm weather use only.
- Replace pressure tank from well in basement to be demolished with new.

COST ESTIMATE - OVERVIEW


Mendon Taft Library
Mendon, MA 01519

Feasibility Cost Estimate


August 3, 2020

Abacus
119 Braintree Street
Boston MA 02134


98 North Washington St., Suite 109
Boston, MA 02114


Mendon Taft Library Mendon, MA 01519 Feasibility Cost Estimate				
				8/3/20
				
		OPTION A	OPTION B	OPTION C
023000 Demolition and Sitework		\$ 349,365.00	\$ 254,590.00	\$ 237,090.00
032000 Foundations		\$ 239,250.00	\$ 239,250.00	\$ 239,250.00
055000 Miscellaneous Metals		\$ 12,000.00	\$ 14,500.00	\$ 14,500.00
061000 Rough Carpentry		\$ 448,750.00	\$ 214,710.00	\$ 42,500.00
064000 Finish Carpentry		\$ 38,000.00	\$ 5,300.00	\$ 5,300.00
071000 Waterproofing and Insulation		\$ 4,800.00	\$ 1,200.00	\$ 1,200.00
074000 Roofing and Siding Panels		\$ 152,500.00	\$ 52,050.00	\$ 45,300.00
078000 Fire and Smoke Protection		\$ 5,000.00	\$ 100.00	\$ 100.00
079000 Joint Sealants		\$ 27,000.00	\$ 315.00	\$ 315.00
081000 Doors, Frames, Hardware		\$ 22,250.00	\$ 7,050.00	\$ 7,050.00
084000 Entrances and Storefronts		\$ 16,000.00	\$ 16,000.00	\$ 16,000.00
088000 Windows & Glass		\$ 185,000.00	\$ 31,250.00	\$ 31,250.00
087000 Hardware Included above		\$ -	\$ -	\$ -
092000 Gypsum board		\$ 51,750.00	\$ 14,125.00	\$ 14,125.00
093000 Tiling		\$ 4,400.00	\$ 1,600.00	\$ 1,600.00
095100 Acoustical Ceilings		\$ 2,800.00	\$ -	\$ -
096000 Carpet & Resilient Flooring		\$ 34,800.00	\$ 21,000.00	\$ 20,000.00
099000 Painting and Coating		\$ 25,750.00	\$ 4,000.00	\$ 4,000.00
101400 Signage		\$ 10,000.00	\$ 2,500.00	\$ 2,500.00
102800 Toilet Accessories		\$ 3,600.00	\$ 1,200.00	\$ 1,200.00
105200 Fire Protection Specialties		\$ 1,800.00	\$ 900.00	\$ 900.00
124813 Entrance Floor Mats		\$ 7,800.00	\$ -	\$ -
210000 Fire Protection		\$ 369,500.00	\$ -	\$ -
220000 Plumbing		\$ 18,500.00	\$ 7,500.00	\$ 7,500.00
230000 HVAC		\$ 163,500.00	\$ -	\$ -
260000 Electrical		\$ 91,507.00	\$ 14,800.00	\$ 14,000.00
Direct Trade Cost		\$ 2,285,622.00	\$ 903,940.00	\$ 705,680.00
Design Contingency	10%	\$ 228,562.20	\$ 90,394.00	\$ 70,568.00
General Conditions, Overhead & Profit	21%	\$ 479,980.62	\$ 189,827.40	\$ 148,192.80
Escalation - allow for one year	4%	\$ 119,766.59	\$ 47,366.46	\$ 36,977.63
TOTAL ESTIMATED COST OF CONSTRUCTION		\$ 3,113,931.41	\$ 1,231,527.86	\$ 961,418.43

COST ESTIMATE - ADDITION OPTION

		Mendon Taft Library Mendon, MA 01519 Feasibility Cost Estimate			3-Aug-20	
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades	
023000 Demolition and Sitework						
Building Demolition:						
Demolish Attached house and garage	12,500	cf	2.50	\$ 31,250.00		
Demolition at Existing detached Garage	3,500	cf	2.50	\$ 8,750.00		
Cut cap make safe water and electrical	2	ea	2,000.00	\$ 4,000.00		
Protect breezeway at building separation	1	ea	3,000.00	\$ 3,000.00		
Sawcut and remove slab for plumbing (30 sf)	1	ls	2,500.00	\$ 2,500.00		
Remove interior partitions	100	lf	40.00	\$ 4,000.00		
Remove door and frame	4	ea	150.00	\$ 600.00		
Remove window and frame	8	ea	200.00	\$ 1,600.00		
Remove ceiling finish	300	sf	25.00	\$ 7,500.00		
Miscellaneous demolition, carting, protection, etc.	300	sf	50.00	\$ 15,000.00		
Site Preparation:						
Construction fence	2,000	lf	10.00	\$ 20,000.00		
Erosion control barrier	2,000	lf	4.00	\$ 8,000.00		
Inlet protection	2	ea	250.00	\$ 500.00		
Construction entrance, 1-1/2" crushed stone, geotextile fabric	1,500	sf	5.00	\$ 7,500.00		
Protection of existing trees, utilities, etc. to remain	4	ls	5,000.00	\$ 20,000.00		
Site Demolition:						
Clear site incl tree removals	0.50	acre	10,000.00	\$ 5,000.00		
Remove concrete path	300	sf	2.00	\$ 600.00		
Remove bituminous concrete parking lot	7,000	sf	2.00	\$ 14,000.00		
Utility Demolition						
Remove electrical underground at building location	1	ea	3,000.00	\$ 3,000.00		
Earthwork:						
Grade, cut & fill	3,500	sf	5.00	\$ 17,500.00		
Import processed structural fill at house location to bring to sub grade	133	cy	50.00	\$ 6,650.00		
Pad preparation at porch Conference room	1,130	sf	3.00	\$ 3,390.00		
Dewatering - allowance	1	ls	5,000.00	\$ 5,000.00		

OPTION A

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		Mendon Taft Library Mendon, MA 01519 Feasibility Cost Estimate			3-Aug-20	
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades	
Site Improvements:						
Concrete walk, 5" th, wwf reinforcement, 12" compacted gravel	500	sf	7.50	\$ 3,750.00		
Handicap curb cut incl detectable warning panel	2	ea	250.00	\$ 500.00		
Bituminous concrete parking lot, 1-1/2" top wearing coarse, 2-1/2" base course, 6" dense-grade base course, 9" gravel sub-base	7,020	sf	5.00	\$ 35,100.00		
Parking lot striping	1,500	lf	3.00	\$ 4,500.00		
Pavement marking, handicap symbol, stop symbol	2	ea	300.00	\$ 600.00		
Concrete dumpster pad, 8"th, #4 rebar at 10" oc, ew	100	sf	10.00	\$ 1,000.00		
Precast concrete curb, 18"H	450	lf	25.00	\$ 11,250.00		
Site signage	1	ea	1,500.00	\$ 1,500.00		
Site signage, handicap sign, stop sign, incl foundation	4	ea	350.00	\$ 1,400.00		
PVC fence at dumpster, 6'H	65	lf	65.00	\$ 4,225.00		
Double width gate	1	pr	900.00	\$ 900.00		
Miscellaneous site improvements, stone edgings, rails, etc.	1	ls	8,000.00	\$ 8,000.00		
Landscaping:						
Allowance	1	ls	10,000.00	\$ 10,000.00		
Utilities:						
Storm						
Storm drainage line incl excavation/backfill	250	lf	100.00	\$ 25,000.00		
Drainage Drywell	1	ea	5,000.00	\$ 5,000.00		
Drainage drop inlet	1	ea	3,500.00	\$ 3,500.00		
Drainage area drain	3	ea	1,500.00	\$ 4,500.00		
Drainage catch basin	2	ea	3,500.00	\$ 7,000.00		
Connection to existing catch basin	1	ea	1,200.00	\$ 1,200.00		
Sanitary						
Sewer line incl excavation/backfill, 8" PVC	1	LS	2,500.00	\$ 2,500.00		
Water						
Water service line	100	lf	170.00	\$ 17,000.00		
Site Communications						
4" PVC sch.40	200	lf	22.00	\$ 4,400.00		
Connect to service existing lib	1	ls	1,200.00	\$ 1,200.00		
Site Lighting						
Allowance	1	ls	6,000.00	\$ 6,000.00		
023000 Demolition and Sitework					End of Trade	\$ 349,365.00

OPTION A

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COST ESTIMATE - ADDITION OPTION

ELLANA Construction Cost Consultants		Mendon Taft Library Mendon, MA 01519		3-Aug-20	
Feasibility Cost Estimate					
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades
76					
77	032000 Foundations				
78	Excavate to reduce levels to new grade				
79	3,800	sf	10.00	\$ 38,000.00	
80	75	cy	35.00	\$ 2,625.00	
81	75	cy	20.00	\$ 1,500.00	
82	75	cy	20.00	\$ 1,500.00	
83	61	cy	175.00	\$ 10,675.00	
84	800	sf	9.00	\$ 7,200.00	
85	30	cy	150.00	\$ 4,500.00	
86	3,800	sf	4.00	\$ 15,200.00	
87	200	cy	35.00	\$ 7,000.00	
88	3,800	sf	0.50	\$ 1,900.00	
89	3,800	sf	1.75	\$ 6,650.00	
90	1	ls	6,000.00	\$ 6,000.00	
91	1,500	sf	75.00	\$ 112,500.00	
92	300	lf	30.00	\$ 9,000.00	
93	1	ls	15,000.00	\$ 15,000.00	
94					
95	032000 Foundations			End of Trade	\$ 239,250.00
96					
97					
98	042000 Masonry				
99	No work				
100					
101	042000 Masonry			End of Trade	\$ -
102					
103	051000 Structural Steel & Metal Deck				
104	No work				
105					
106	051000 Structural Steel & Metal Deck			End of Trade	\$ -
107					
108					
109	055000 Miscellaneous Metals				
110	1	ea	5,000.00	\$ 5,000.00	
111	35	ft	200.00	\$ 7,000.00	
112					
113					
114	055000 Miscellaneous Metals			End of Trade	\$ 12,000
115					

OPTION A

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ELLANA Construction Cost Consultants		Mendon Taft Library Mendon, MA 01519		3-Aug-20	
Feasibility Cost Estimate					
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades
116	061000 Rough Carpentry				
117	300	lf	750.00	\$ 225,000.00	
118	3,800	sf	50.00	\$ 190,000.00	
119	150	sf	125.00	\$ 18,750.00	
120	1	ls	15,000.00	\$ 15,000.00	
121					
122	061000 Rough Carpentry			End of Trade	\$ 448,750
123					
124	064000 Finish Carpentry				
125	1	ls	8,000.00	\$ 8,000.00	
126	1	ls	5,000.00	\$ 5,000.00	
127	1	ls	25,000.00	\$ 25,000.00	
128					
129	064000 Finish Carpentry			End of Trade	\$ 38,000
130					
131	071000 Waterproofing and Insulation				
132	800	sf	6.00	\$ 4,800.00	
133					
134	071000 Waterproofing and Insulation			End of Trade	\$ 4,800
135					
136	074000 Roofing and Siding Panels				
137	600	ea	15.00	\$ 9,000.00	
138	3,000	ea	5.00	\$ 15,000.00	
139	200	ea	50.00	\$ 10,000.00	
140	2,500	sf	45.00	\$ 112,500.00	
141	100	lf	30.00	\$ 3,000.00	
142	1	ls	3,000.00	\$ 3,000.00	
143					
144	074000 Roofing and Siding Panels			End of Trade	\$ 152,500
145					
146	078000 Fire and Smoke Protection				
147	5,000	gsf	1.00	\$ 5,000.00	
148					
149	078000 Fire and Smoke Protection			End of Trade	\$ 5,000
150					
151	079000 Joint Sealants				
152	8,000	gsf	1.50	\$ 12,000.00	
153	5,000	sf	1.50	\$ 7,500.00	
154	150	lf	50.00	\$ 7,500.00	
155					
156	079000 Joint Sealants			End of Trade	\$ 27,000

OPTION A

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COST ESTIMATE - ADDITION OPTION

ELLANA Construction Cost Consultants		Mendon Taft Library Mendon, MA 01519		3-Aug-20	
Feasibility Cost Estimate					
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades
157					
158	081000 Doors, Frames, Hardware				
159	Interior				
160	7	ea	2,000.00	\$ 14,000.00	
161	3	pr	2,750.00	\$ 8,250.00	
162					
163	081000 Doors, Frames, Hardware				
164				End of Trade	\$ 22,250
165	084000 Entrances and Storefronts				
166	100	sf	125.00	\$ 12,500.00	
167	1	ls	3,500.00	\$ 3,500.00	
168					
169	084000 Entrances and Storefronts				
170				End of Trade	\$ 16,000
171					
172	088000 Windows & Glass				
173	1,480	sf	125.00	\$ 185,000.00	
174					
175	088000 Windows & Glass				
176				End of Trade	\$ 185,000
177	087000 Hardware				
178	Supply only hardware for doors				
179				included above	
180	087000 Hardware				
181				End of Trade	
182	092000 Gypsum board				
183	Partitions:				
184	2,500	sf	10.00	\$ 25,000.00	Includes hard ceilings at addition
185	2,750	sf	5.00	\$ 13,750.00	
186	1	ls	8,000.00	\$ 8,000.00	
187	1	ls	5,000.00	\$ 5,000.00	
188					
189	092000 Gypsum board				
190				End of Trade	\$ 51,750
191	093000 Tiling				
192	220	sf	20.00	\$ 4,400.00	
193	Ceramic Tile at Mens & Womens rooms				
194				End of Trade tiling	\$ 4,400.00

OPTION A

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ELLANA Construction Cost Consultants		Mendon Taft Library Mendon, MA 01519		3-Aug-20	
Feasibility Cost Estimate					
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades
195	095100 Acoustical Ceilings				
196	400	sf	7.00	\$ 2,800.00	\$ 2,800.00
197	Acoustical ceiling tile				
198				End of Trade ACT	
199					
200					
201	096000 Carpet & Resilient Flooring				
202	400	sy	60.00	\$ 24,000.00	
203	720	sf	15.00	\$ 10,800.00	
204					
205	096000 Carpet & Resilient Flooring				
206				End of Trade	\$ 34,800
207	099000 Painting and Coating				
208	5,000	sf	5.00	\$ 25,000.00	
209	150	sf	5.00	\$ 750.00	
210					
211	099000 Painting and Coating				
212				End of Trade	\$ 25,750
213	101000 Miscellaneous Specialties				
214	No work				
215					
216	101000 Miscellaneous Specialties				
217				End of Trade	\$ -
218	101400 Signage				
219	1	ls	5,000.00	\$ 5,000.00	
220	1	ls	5,000.00	\$ 5,000.00	
221					
222	101400 Signage				
223				End of Trade	\$ 10,000
224	102800 Toilet Accessories				
225	12	ea	300.00	\$ 3,600.00	
226	2	ea			included
227	4	ea			included
228	2	ea			included
229	2	ea			included
230	2	ea			included
231					
232	102800 Toilet Accessories				
233				End of Trade	\$ 3,600

OPTION A

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COST ESTIMATE - ADDITION OPTION

ELLANA Construction Cost Consultants		Mendon Taft Library Mendon, MA 01519		3-Aug-20	
Feasibility Cost Estimate					
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades
234 105200 Fire Protection Specialties					
235 Fire extinguisher cabinet	4	ea	450.00	\$ 1,800.00	
236					
237 105200 Fire Protection Specialties				End of Trade	\$ 1,800
238					
239 110000 Equipment					
240 No work					
241					
242 122000 Window Treatments					
243				\$ -	
244					
245 122000 Window Treatments				End of Trade	\$ -
246					
247 124813 Entrance Floor Mats					
248 Recess metal grate and walk-off mat at entrances	120	sf	65.00	\$ 7,800.00	
249					
250 124813 Entrance Floor Mats				End of Trade	\$ 7,800
251					
252 130000 Special Construction					
253 No work					
254					
255 130000 Special Construction				End of Trade	\$ -
256					
257 142000 Elevators					
258 No work					
259					
260 142000 Elevators				End of Trade	\$ -
261					
262 210000 Fire Protection					
263 New Systems Old and New Buildings					
264 Wet Sprinkler system					
265 Heads with Branches	300	hds	350.00	\$ 105,000.00	
266 New water well for sprinkler Allowance	1	ls	80,000.00	\$ 80,000.00	
267 New pump station Allowance	1	ls	50,000.00	\$ 50,000.00	
268 New well water tank for designated sprinkler allowance	1	ls	30,000.00	\$ 30,000.00	
269 Misc FP items PFV panels, etc - allowance	1	ls	100,000.00	\$ 100,000.00	
270 Test of piping system - pressure	1	bidg	4,500.00	\$ 4,500.00	
271					
272					
273 210000 Fire Protection				End of Trade	\$ 369,500

OPTION A

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ELLANA Construction Cost Consultants		Mendon Taft Library Mendon, MA 01519		3-Aug-20	
Feasibility Cost Estimate					
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades
274					
275 220000 Plumbing					
276 Fixtures:					
277 P1- Water Closet	2	ea	4,000.00	\$ 8,000.00	
278 P-4 Countertop Sink	2	ea	3,500.00	\$ 7,000.00	
279 P5 Kitchen Sink	1	ea	3,500.00	\$ 3,500.00	
280 220000 Plumbing				End of Trade	\$ 18,500
281					
282 230000 HVAC					
283 Bathrooms are assumed to be exhausted through ERVs.					
284 Air Distribution/ Exhaust Equipment					
285					
286 Mitsubishi Ductless splits 10 2 ton units total system inc PFV ins etc	10	es	7,000.00	\$ 70,000.00	
287 ERV - Asper specs	1	ea	18,000.00	\$ 18,000.00	
288 HRV as per specs	1	ea	25,000.00	\$ 25,000.00	
289					
290 Air Distribution	1	ls	40,000.00	\$ 40,000.00	
291					
292 Bathrooms are assumed to be exhausted through ERVs.					
293					
294 REF System Charge	1	job	2,000.00	\$ 2,000.00	
295 Hoisting and setting of equipment / piping	1	ls	2,000.00	\$ 2,000.00	
296 Charts / painting / identification	1	ls	2,500.00	\$ 2,500.00	
297 Coordination, shop drawings, as-built drawings, trucking, rentals, site specific requirements	1	job	4,000.00	\$ 4,000.00	
298					
299 230000 HVAC				End of Trade	\$ 163,500

OPTION A

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COST ESTIMATE - ADDITION OPTION

COST ESTIMATE - PORCH OPTION

		Mendon Taft Library Mendon, MA 01519 Feasibility Cost Estimate			3-Aug-20	
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades	
300						
301						
302						
303	Electrical work as per sq ft	3,000	sq ft	4.00	\$ 12,000.00	
304	Receptacles	60	es	150.00	\$ 9,000.00	
305	Lighting Package allowance	1	ls	10,000.00	\$ 10,000.00	
306	lighting controls switch	60	es	150.00	\$ 9,000.00	
307		1	ls	5,000.00	\$ 5,000.00	
308	Fire Alarm System					
309	Fire alarm control panel	1	ea	10,000.00	\$ 10,000.00	
310	Remote power supply	1	ea	616.00	\$ 616.00	
311	Pull station	3	ea	297.00	\$ 891.00	
312	data communications allowance	1	ls	10,000.00	\$ 10,000.00	
313	Additional electrical due to new FP system allowance	1	ls	25,000.00	\$ 25,000.00	
314						
315	260000 Electrical					
316				End of Trade	\$ 91,507	

OPTION A

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		Mendon Taft Library Mendon, MA 01519 Feasibility Cost Estimate			3-Aug-20	
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades	
1	023000 Demolition and Sitework					
2	Building Demolition:					
3	Demolish Attached house and garage	12,500	cf	2.50	\$ 31,250.00	
4	Demolition at Existing detached Garage	3,500	cf	2.50	\$ 8,750.00	
5	Cut cap make safe water and electrical	2	ea	2,000.00	\$ 4,000.00	
6	Protect breezeway at building seperation	1	ea	3,000.00	\$ 3,000.00	
7	Sawcut and remove slab for plumbing (30 sf)	1	ls	2,500.00	\$ 2,500.00	
8	Remove interior partitions	100	lf	40.00	\$ 4,000.00	
9	Remove door and frame	4	ea	150.00	\$ 600.00	
10	Remove window and frame	8	ea	200.00	\$ 1,600.00	
11	Remove ceiling finish	300	sf	25.00	\$ 7,500.00	
12	Miscellaneous demolition, carting, protection, etc.	300	sf	50.00	\$ 15,000.00	
13						
14	Site Preparation:					
15	Construction fence	2,000	lf	10.00	\$ 20,000.00	
16	Erosion control barrier	2,000	lf	4.00	\$ 8,000.00	
17	Inlet protection	2	ea	250.00	\$ 500.00	
18	Construction entrance, 1-1/2" crushed stone, geotextile fabric	1,500	sf	5.00	\$ 7,500.00	
19	Protection of existing trees, utilities, etc. to remain	4	ls	5,000.00	\$ 20,000.00	
20						
21	Site Demolition:					
22	Clear site incl tree removals	0.50	acre	10,000.00	\$ 5,000.00	
23	Remove concrete path	300	sf	2.00	\$ 600.00	
24						
25	Earthwork:					
26	Grade, cut & fill	3,500	sf	5.00	\$ 17,500.00	
27	Import processed structural fill at house location to bring to sub grade	133	cy	50.00	\$ 6,650.00	
28	Pad preparation at porch	1,130	sf	3.00	\$ 3,390.00	
29	Dewatering - allowance	1	ls	5,000.00	\$ 5,000.00	
30						
31	Site Improvements:					
32	Concrete walk, 5" th, wwf reinforcement, 12" compacted gravel	500	sf	7.50	\$ 3,750.00	
33	Handicap curb cut incl detectable warning panel	2	ea	250.00	\$ 500.00	
34	Miscellaneous site improvements	1	ls	8,000.00	\$ 8,000.00	
35						
36	Landscaping:					
37	Allowance	1	ls	10,000.00	\$ 10,000.00	
38						

COST ESTIMATE - PORCH OPTION

39	Utilities:								
40	Storm								
41	Storm drainage line incl excavation/backfill	250	If	100.00	\$	25,000.00			
42	Dry well for drainage off new concrete	1	ls	7,500.00	\$	7,500.00			
43	Sanitary								
44	Sewer line incl excavation/backfill, 8" PVC	200	If	100.00	\$	20,000.00			
45									
46	Water								
47	Water service line connect to existing building	1	LS	2,500.00	\$	2,500.00			
48									
49	Site Lighting								
50	Allowance	1	ls	5,000.00	\$	5,000.00			
51									
52	023000 Demolition and Sitework						End of Trade	\$	254,590.00
53									
54	032000 Foundations								
55	Excavate to reduce levels to new grade								
56	Pad excavation slab on grade at porch	3,800	sf	10.00	\$	38,000.00			
57	Footing, pit excavation	75	cy	35.00	\$	2,625.00			
58	Backfill	75	cy	20.00	\$	1,500.00			
59	On site disposal of excess	75	cy	20.00	\$	1,500.00			
60	Foundation frost wall	61	cy	175.00	\$	10,675.00			
61	Retaining wall with rebar and footing	1,500	sf	75.00	\$	112,500.00			
62	Frost wall insulation, sheet waterproofing, drainage mat	800	sf	9.00	\$	7,200.00			
63	Continuous spread footing	30	cy	150.00	\$	4,500.00			
64	4" Slab on grade, #4 rebar at 12" oc ew	3,800	sf	4.00	\$	15,200.00			
65	Compacted gravel, 6"th	200	cy	35.00	\$	7,000.00			
66	Vapor barrier	3,800	sf	0.50	\$	1,900.00			
67	Rigid insulation	3,800	sf	1.75	\$	6,650.00			
68	Connections to existing foundation single face wall	1	ls	6,000.00	\$	6,000.00			
69	Perimeter PVC foundation drain	300	If	30.00	\$	9,000.00			
70	CIP stairs	1	ls	15,000.00	\$	15,000.00			
71									
72	032000 Foundations						End of Trade	\$	239,250.00
73									
74									
75	042000 Masonry								
76	No work								
77									
78	042000 Masonry						End of Trade	\$	-
79									
80	051000 Structural Steel & Metal Deck								
81	No work	-			\$	-			
82									
83	051000 Structural Steel & Metal Deck						End of Trade	\$	-

84									
85									
86	055000 Miscellaneous Metals								
87	Metal stairs incl railings at Exterior Stair CIP	1	ea	7,500.00	\$	7,500.00			
88	Decorative railing at porch	35	ft	200.00	\$	7,000.00			
89									
90	055000 Miscellaneous Metals						End of Trade	\$	14,500
91									
92	061000 Rough Carpentry								
93	Structural lumber at Porch	1,800	sf	50.00	\$	90,000.00			
94	Framing Exterior Archive Common Area	634	sf	65.00	\$	41,210.00			
95	Wood roof porch	1,500	sf	50.00	\$	75,000.00			
96	Lumber package materials and consumables	1	ls	8,500.00	\$	8,500.00			
97									
98	061000 Rough Carpentry						End of Trade	\$	214,710
99									
100	064000 Finish Carpentry								
101	Bathroom vanity	1	ls	1,800.00	\$	1,800.00			
102	Book Shelf at Archive	1	ls	3,500.00	\$	3,500.00			
103	064000 Finish Carpentry						End Trade	\$	5,300
104									
105	071000 Waterproofing and Insulation								
106	Waterproofing full basement	200	sf	6.00	\$	1,200.00			
107									
108	071000 Waterproofing and Insulation						End of Trade	\$	1,200
109									
110									
111	074000 Roofing and Siding Panels								
112	EDPM Flat roof	900	ea	15.00	\$	13,500.00			
	Asphalt shingle roof system	1,000	ea	5.00	\$	5,000.00			
114	Hardi panel siding at Addition; 6" framing, rigid insulation, air/vapor barrier, exterior sheathing, spray insulation	600	sf	45.00	\$	27,000.00			
115	Azek soffit at EPDM Roof	50	sf	35.00	\$	1,750.00			
116	Azek trim, Aluminum gutter and downspout	60	If	80.00	\$	4,800.00			
117									
118	074000 Roofing and Siding Panels						End of Trade	\$	52,050
119									
120	078000 Fire and Smoke Protection								
121	Miscellaneous firestopping	200	gsf	0.50	\$	100.00			
122									
123	078000 Fire and Smoke Protection						End of Trade	\$	100
124									

COST ESTIMATE - PORCH OPTION

125	079000 Joint Sealants								
126	Interior caulking and sealants	300	gsf	0.30	\$	90.00			
127	Exterior caulking and sealants	300	sf	0.75	\$	225.00			
128									
129	079000 Joint Sealants						End of Trade	\$	315
130									
131	081000 Doors, Frames, Hardware								
132	Interior								
133	Single WD door, HM frame, and hardware, 3'-0"x7'-0", Type 5	1	ea	1,550.00	\$	1,550.00			
134	Double WD door, HM frame, and hardware, 6'-0"x7'-0", Type 6	2	pr	2,750.00	\$	5,500.00			
135									
136	081000 Doors, Frames, Hardware						End of Trade	\$	7,050
137									
138	084000 Entrances and Storefronts								
139	Aluminum main entrance new addition	100	sf	125.00	\$	12,500.00			
140	Hardware	1	ls	3,500.00	\$	3,500.00			
141									
142	084000 Entrances and Storefronts						End of Trade	\$	16,000
143									
144									
145	088000 Windows & Glass								
146	"Pella" windows low-E, U-value .3 solar heat gain co 0.3	250	sf	125.00	\$	31,250.00			
147									
148	088000 Windows & Glass						End of Trade	\$	31,250
149									
150	087000 Hardware								
151	Supply only hardware for doors						included above		
152									
153	087000 Hardware						End of Trade		
154									
155	092000 Gypsum board								
156	Partitions:								
157	Type G4.0, non rated partition: 3-5/8" mtl studs, (1) layer of 5/8" GWB on both sides, 3-1/2" acoustical batt insulation	500	sf	9.25	\$	4,625.00			
158	Exterior furring - plywood	500	sf	4.00	\$	2,000.00			
159	Gyp bd ceiling, soffit where needed	1	ls	4,000.00	\$	4,000.00			
160	Miscellaneous drywall, details, moisture resistance, etc.	1	ls	3,500.00	\$	3,500.00			
161									
162	092000 Gypsum board						End of Trade	\$	14,125
163									


164	093000 Tiling								
165									
166	FRP Panels at baths	80	sf	20.00	\$	1,600.00			
167	093000 Tiling						End of Trade	\$	1,600.00
168									
169	095100 Acoustical Ceilings								
170	Acoustical ceiling tile	-	sf	7.00	\$	-			
171									
172	095100 Acoustical Ceilings						End of Trade	\$	-
173									
174	096000 Carpet & Resilient Flooring								
175	Polished Concrete at Bathrooms	200	SF	15.00	\$	3,000.00			
176	Polished Concrete at Porch	1,200	sf	15.00	\$	18,000.00			
177									
178	096000 Carpet & Resilient Flooring						End of Trade	\$	21,000
179									
180	099000 Painting and Coating								
181	Paint gyp walls	800	sf	5.00	\$	4,000.00			
182	Paint drywall ceilings, soffits, fascias				\$	-			
183									
184	099000 Painting and Coating						End of Trade	\$	4,000
185									
186	101000 Miscellaneous Specialties								
187	No work								
188									
189	101000 Miscellaneous Specialties						End of Trade	\$	-
190									
191	101400 Signage								
192	Interior signage allowance	1	ls	500.00	\$	500.00			
193	Exterior signage allowance	1	ls	2,000.00	\$	2,000.00			
194									
195	101400 Signage						End of Trade	\$	2,500
196									
197	102800 Toilet Accessories								
198	Toilet accessories	4	ea	300.00	\$	1,200.00			
199	Stainless steel surface mounted coat hook	2	ea				included		
200	ADA Grab bar, 36"	4	ea				included		
201	Mirror, 18"x36"	2	ea				included		
202	Soap dispenser - installation only	2	ea				included		
203	Toilet tissue dispenser	2	ea				included		
204									
205	102800 Toilet Accessories						End of Trade	\$	1,200
206									

COST ESTIMATE - PORCH OPTION

207	<u>105200 Fire Protection Specialties</u>						
208	Fire extinguisher cabinet	2	ea	450.00	\$	900.00	
209							
210	<u>105200 Fire Protection Specialties</u>					End of Trade	\$ 900
211							
212	<u>110000 Equipment</u>						
213		2	ea		\$	-	
214							
215	<u>122000 Window Treatments</u>						
216					\$	-	
217							
218	<u>122000 Window Treatments</u>					End of Trade	\$ -
219							
220	<u>124813 Entrance Floor Mats</u>						
221	Recess metal grate and walk-off mat at entrances	-		-	\$	-	
222							
223	<u>124813 Entrance Floor Mats</u>					End of Trade	\$ -
224							
225	<u>130000 Special Construction</u>						
226		-	sf	-	\$	-	
227							
228	<u>130000 Special Construction</u>					End of Trade	\$ -
229							
230	<u>142000 Elevators</u>						
231			ea		\$	-	
232							
233	<u>142000 Elevators</u>					End of Trade	\$ -
234							

235	<u>210000 Fire Protection</u>						
236	Shutter System Stand Alone Buildings						
237							
238	<u>210000 Fire Protection</u>					End of Trade	\$ -
239							
240	<u>220000 Plumbing</u>						
241	Fixtures:						
242	P1- Water Closet	1	ea	4,000.00	\$	4,000.00	
243	P-4 Countertop Sink	1	ea	3,500.00	\$	3,500.00	
244							
245	<u>220000 Plumbing</u>					End of Trade	\$ 7,500
246							
247	<u>230000 HVAC</u>						
248	Bathrooms are assumed to be exhausted through ERVs.						
249	Air Distribution/ Exhaust Equipment						
250							
251	Mitsubishi Ductless splits 10 2 ton units total system inc PFV ins etc						
252	ERV - Asper specs						
253	HRV as per specs						
254							
255	Air Distribution						
256	Included above						
257	Bathrooms are assumed to be exhausted through ERVs.						
258							
259	REF System Charge						
260	Hoisting and setting of equipment / piping						
261	Charts / painting / identification						
262	Coordination, shop drawings, as-built drawings, trucking, rentals, site specific requirements						
263							
264	<u>230000 HVAC</u>					End of Trade	\$ -
265							
266	<u>260000 Electrical</u>						
267							
268	Electrical work as per sq ft	800	sq ft	4.00	\$	3,200.00	
269	Receptacles	10	es	150.00	\$	1,500.00	
270	Lighting Package allowance	1	ls	2,500.00	\$	2,500.00	
271	lighting controls switch	10	es	150.00	\$	1,500.00	
272	EX Light fan combo	2	es	800.00	\$	1,600.00	
273	Fire Alarm System Extend existing system	1	ls	4,500.00	\$	4,500.00	
274							
275	<u>260000 Electrical</u>					End of Trade	\$ 14,800
276							

COST ESTIMATE - TERRACE OPTION

		Mendon Taft Library Mendon, MA 01519		3-Aug-20	
Feasibility Cost Estimate					
Description	Quantity	Unit	\$/Unit	Total \$	Subtotal Trades
023000 Demolition and Sitework					
Building Demolition:					
Demolish Attached house and garage	12,500	cf	2.50	\$ 31,250.00	
Demolition at Existing detached Garage	3,500	cf	2.50	\$ 8,750.00	
Cut cap make safe water and electrical	2	ea	2,000.00	\$ 4,000.00	
Protect breezeway at building separation	1	ea	3,000.00	\$ 3,000.00	
Sawcut and remove slab for plumbing (30 sf)	1	ls	2,500.00	\$ 2,500.00	
Remove interior partitions	100	lf	40.00	\$ 4,000.00	
Remove door and frame	4	ea	150.00	\$ 600.00	
Remove window and frame	8	ea	200.00	\$ 1,600.00	
Remove ceiling finish	300	sf	25.00	\$ 7,500.00	
Miscellaneous demolition, carting, protection, etc.	300	sf	50.00	\$ 15,000.00	
Site Preparation:					
Construction fence	2,000	lf	10.00	\$ 20,000.00	
Erosion control barrier	2,000	lf	4.00	\$ 8,000.00	
Inlet protection	2	ea	250.00	\$ 500.00	
Construction entrance, 1-1/2" crushed stone, geotextile fabric	1,500	sf	5.00	\$ 7,500.00	
Protection of existing trees, utilities, etc. to remain	4	ls	5,000.00	\$ 20,000.00	
Site Demolition:					
Clear site incl tree removals	0.50	acre	10,000.00	\$ 5,000.00	
Remove concrete path	300	sf	2.00	\$ 600.00	
Earthwork:					
Grade, cut & fill	3,500	sf	5.00	\$ 17,500.00	
Import processed structural fill at house location to bring to sub grade	133	cy	50.00	\$ 6,650.00	
Pad preparation at porch	1,130	sf	3.00	\$ 3,390.00	
Dewatering - allowance	1	ls	5,000.00	\$ 5,000.00	
Site Improvements:					
Concrete walk, 5" th, wwf reinforcement, 12" compacted gravel	500	sf	7.50	\$ 3,750.00	
Handicap curb cut incl detectable warning panel	2	ea	250.00	\$ 500.00	
Miscellaneous site improvements	1	ls	8,000.00	\$ 8,000.00	
Landscaping:					
Allowance	1	ls	10,000.00	\$ 10,000.00	

39	Utilities:						
40	Storm						
41	Storm drainage line incl excavation/backfill	250	lf	100.00	\$ 25,000.00		
42	Dry well for drainag off new concrte	1	ls	7,500.00	\$ 7,500.00		
43	Sanitary						
44	Sewer line incl excavation/backfill, 8" PVC	1	LS	2,500.00	\$ 2,500.00		
45	Water						
46	Water						
47	Water service line connect to existing building	1	LS	2,500.00	\$ 2,500.00		
48	Site Lighting						
49	Allowance	1	ls	5,000.00	\$ 5,000.00		
50							
51							
52	023000 Demolition and Sitework					End of Trade	\$ 237,090.00
53							
54	032000 Foundations						
55	Excavate to reduce levels to new grade						
56	Pad excavation slab on grade at porch	3,800	sf	10.00	\$ 38,000.00		
57	Footing, pit excavation	75	cy	35.00	\$ 2,625.00		
58	Backfill	75	cy	20.00	\$ 1,500.00		
59	On site disposal of excess	75	cy	20.00	\$ 1,500.00		
60	Foundation frost wall	61	cy	175.00	\$ 10,675.00		
61	Retaining wall with rebar and footing	1,500	sf	75.00	\$ 112,500.00		
62	Frost wall insulation, sheet waterproofing, drainage mat	800	sf	9.00	\$ 7,200.00		
63	Continuous spread footing	30	cy	150.00	\$ 4,500.00		
64	4" Slab on grade, #4 rebar at 12" oc ew	3,800	sf	4.00	\$ 15,200.00		
65	Compacted gravel, 6"th	200	cy	35.00	\$ 7,000.00		
66	Vapor barrier	3,800	sf	0.50	\$ 1,900.00		
67	Rigid insulation	3,800	sf	1.75	\$ 6,650.00		
68	Connections to existing foundation single face wall	1	ls	6,000.00	\$ 6,000.00		
69	Perimeter PVC foundation drain	300	lf	30.00	\$ 9,000.00		
70	CIP stairs	1	ls	15,000.00	\$ 15,000.00		
71							
72	032000 Foundations					End of Trade	\$ 239,250.00
73							
74							
75	042000 Masonry						
76	No work						
77							
78	042000 Masonry					End of Trade	\$ -
79							
80	051000 Structural Steel & Metal Deck						
81	No work						
82							
83	051000 Structural Steel & Metal Deck					End of Trade	\$ -

COST ESTIMATE - TERRACE OPTION

84									
85									
86	055000 Miscellaneous Metals								
87	Metal stairs incl railings at Exterior Stair CIP	1	ea	7,500.00	\$	7,500.00			
88	Decorative railing at porch	35	ft	200.00	\$	7,000.00			
89									
90									
91	055000 Miscellaneous Metals								
92							End of Trade	\$	14,500
93									
94	061000 Rough Carpentry								
95	Framing at Archive room and small addition	850	sf	50.00	\$	42,500.00			
96									
97									
98									
99									
100	061000 Rough Carpentry								
101							End of Trade	\$	42,500
102	064000 Finish Carpentry								
103	Bathroom vanity	1	ls	1,800.00	\$	1,800.00			
104	Book Shelf at Archive	1	ls	3,500.00	\$	3,500.00			
105							End Trade	\$	5,300
106	071000 Waterproofing and Insulation								
107	Waterproofing full basement	200	sf	6.00	\$	1,200.00			
108									
109									
110	071000 Waterproofing and Insulation								
111							End of Trade	\$	1,200
112									
113	074000 Roofing and Siding Panels								
114	EPDM Roof archive common space	900	sf	15.00	\$	13,500.00			
115	Hardi panel siding at Addition; 6" framing, rigid insulation, air/vapor barrier, exterior sheathing, spray insulation	600	sf	45.00	\$	27,000.00			
116	Azek trim, Aluminum gutter and downspout	60	lf	80.00	\$	4,800.00			
117									
118	074000 Roofing and Siding Panels								
119							End of Trade	\$	45,300
120	078000 Fire and Smoke Protection								
121	Miscellaneous firestopping	200	gsf	0.50	\$	100.00			
122									
123	078000 Fire and Smoke Protection								
124							End of Trade	\$	100

125	079000 Joint Sealants								
126	Interior caulking and sealants	300	gsf	0.30	\$	90.00			
127	Exterior caulking and sealants	300	sf	0.75	\$	225.00			
128									
129	079000 Joint Sealants								
130							End of Trade	\$	315
131	081000 Doors, Frames, Hardware								
132	Interior								
133	Single WD door, HM frame, and hardware, 3'-0"x7'-0", Type 5	1	ea	1,550.00	\$	1,550.00			
134	Double WD door, HM frame, and hardware, 6'-0"x7'-0", Type 6	2	pr	2,750.00	\$	5,500.00			
135									
136	081000 Doors, Frames, Hardware								
137							End of Trade	\$	7,050
138	084000 Entrances and Storefronts								
139	Aluminum main entrance new addition	100	sf	125.00	\$	12,500.00			
140	Hardware	1	ls	3,500.00	\$	3,500.00			
141									
142	084000 Entrances and Storefronts								
143							End of Trade	\$	16,000
144									
145	088000 Windows & Glass								
146	"Pella" windows low-E, U-value .3 solar heat gain co 0.3	250	sf	125.00	\$	31,250.00			
147									
148	088000 Windows & Glass								
149							End of Trade	\$	31,250
150	087000 Hardware								
151	Supply only hardware for doors						included above		
152									
153	087000 Hardware								
154							End of Trade		
155	092000 Gypsum board								
156	Partitions:								
157	Type G4.0, non rated partition: 3-5/8" mtl studs, (1) layer of 5/8" GWB on both sides, 3-1/2" acoustical batt insulation	500	sf	9.25	\$	4,625.00			
158	Exterior furring - Plywood	500	sf	4.00	\$	2,000.00			
159	Gyp bd ceiling, soffit where needed	1	ls	4,000.00	\$	4,000.00			
160	Miscellaneous drywall, details, moisture resistance, etc.	1	ls	3,500.00	\$	3,500.00			
161									
162	092000 Gypsum board								
							End of Trade	\$	14,125

COST ESTIMATE - TERRACE OPTION

163									
164	<u>093000 Tiling</u>								
165									
166	FRP mat bathrooms	80	sf	20.00	\$	1,600.00			
167	093000 Tiling						End of Trade	\$	1,600.00
168	<u>095100 Acoustical Ceilings</u>								
169	Acoustical ceiling tile	-	sf	7.00	\$	-	\$	-	
170									
171	095100 Acoustical Ceilings						End of Trade	\$	-
172									
173	<u>096000 Carpet & Resilient Flooring</u>								
174	Polished concrete at bathroom	200	sf	20.00	\$	4,000.00			
175	Polished Concrete	800	sf	20.00	\$	16,000.00			
176									
177	096000 Carpet & Resilient Flooring						End of Trade	\$	20,000
178									
179	<u>099000 Painting and Coating</u>								
180	Paint gyp walls	800	sf	5.00	\$	4,000.00			
181	Paint drywall ceilings, soffits, fascias	-	sf	5.00	\$	-			
182									
183	099000 Painting and Coating						End of Trade	\$	4,000
184									
185	<u>101000 Miscellaneous Specialties</u>								
186	No work								
187									
188	101000 Miscellaneous Specialties						End of Trade	\$	-
189									
190	<u>101400 Signage</u>								
191	Interior signage allowance	1	ls	500.00	\$	500.00			
192	Exterior signage allowance	1	ls	2,000.00	\$	2,000.00			
193									
194	101400 Signage						End of Trade	\$	2,500
195									
196	<u>102800 Toilet Accessories</u>								
197	Toilet accessories	4	ea	300.00	\$	1,200.00			
198	Stainless steel surface mounted coat hook	2	ea			included			
199	ADA Grab bar, 36"	4	ea			included			
200	Mirror, 18"x36"	2	ea			included			
201	Soap dispenser - installation only	2	ea			included			
202	Toilet tissue dispenser	2	ea			included			
203									
204	102800 Toilet Accessories						End of Trade	\$	1,200
205									

206	<u>105200 Fire Protection Specialties</u>								
207	Fire extinguisher cabinet	2	ea	450.00	\$	900.00			
208									
209	105200 Fire Protection Specialties						End of Trade	\$	900
210									
211	<u>110000 Equipment</u>								
212	No work								
213									
214	<u>122000 Window Treatments</u>								
215	No work								
216									
217	122000 Window Treatments						End of Trade	\$	-
218									
219	<u>124813 Entrance Floor Mats</u>								
220	Recess metal grate and walk-off mat at entrances	-	0	-	\$	-			
221									
222	124813 Entrance Floor Mats						End of Trade	\$	-
223									
224	<u>130000 Special Construction</u>								
225		-	sf	-	\$	-			
226									
227	130000 Special Construction						End of Trade	\$	-
228									
229	<u>142000 Elevators</u>								
230									
231									
232	142000 Elevators						End of Trade	\$	-
233									
234	<u>210000 Fire Protection</u>								
235	Shutter System Stand Alone Buildings								
236									
237	210000 Fire Protection						End of Trade	\$	-
238									

COST ESTIMATE - TERRACE OPTION

239	220000 Plumbing						
240	Fixtures:						
241	P1- Water Closet	1	ea	4,000.00	\$	4,000.00	
242	P-4 Countertop Sink	1	ea	3,500.00	\$	3,500.00	
243							
244							
245	220000 Plumbing				End of Trade	\$	7,500
246							
247	230000 HVAC						
248							
249	Mitsubishi Ductless splits 10 2 ton units total system inc PFV ins etc						
250	ERV - Asper specs						
251	Unit Heater as req						
252	Air Distribution						
253	Included above						
254	toilet room ex with ex fan						
255							
256							
257	REF System Charge						
258	Hoisting and setting of equipment / piping						
259	Charts / painting / identification						
260	Coordination, shop drawings, as-built drawings, trucking, rentals, site specific requirements						
261							
262	230000 HVAC				End of Trade	\$	-
263							
264	260000 Electrical						
265							
266	Electrical work as per sq ft	800	sq ft	4.00	\$	3,200.00	
267	Receptacles	10	es	150.00	\$	1,500.00	
268	Lighting Package allowance	1	ls	2,500.00	\$	2,500.00	
269	Lighting controls switch	10	es	150.00	\$	1,500.00	
270	Light Fan Combo	1	es	800.00	\$	800.00	
271	Fire Alarm System - Extend existing system	1	ls	4,500.00	\$	4,500.00	
272							
273	260000 Electrical				End of Trade	\$	14,000
274							

HAZARDOUS MATERIAL SURVEY PROPOSAL



June 11, 2020

Mr. David Eisen
ABCUS Architects + Planners, Inc
119 Braintree Street
Boston, MA 02134

Reference: Asbestos containing Materials Inspection Services
29 North Avenue (Rectory, Garage and Breezeway), Mendon, MA

Dear Mr. Eisen:

Thank you for the opportunity for Universal Environmental Consultants (UEC) to provide professional services.

We are pleased to submit our proposal for Asbestos containing Materials Inspection Services at 29 North Avenue (Rectory, Garage and Breezeway), Mendon, MA.

Should this proposal meet with your approval, kindly execute, and return the enclosed proposal.

Please do not hesitate to contact us if you have any questions.

Very truly yours,

Universal Environmental Consultants

Ammar M. Dieb
President

UEC:\proposals\IDM\ABACUS-29 North Avenue, Mendon-I.DOC

Enclosure

**PROPOSAL
FOR
ASBESTOS CONTAINING MATERIALS INSPECTION SERVICES
AT THE
29 NORTH AVENUE
RECTORY, GARAGE AND BREEZEWAY
MENDON, MASSACHUSETTS**

SCOPE OF SERVICES:

- A. Conduct an inspection of the Rectory, Garage and Breezeway to determine location and quantities of accessible asbestos containing material (ACM).
- B. Collect bulk samples from suspect materials and analyze these samples to verify presence of ACM, in accordance with EPA Interim Method 600/M4-82-020 by Polarized Light Microscopy (PLM). All samples taken will be collected in a manner as to prevent fiber release, and in accordance with applicable Federal and State regulations.
- C. Prepare a report with sample results, quantities of ACM and cost estimates for remediation.
- D. Owner shall provide access and ladders.

FEE FOR SERVICES:

Lump Sum Fee including all sampling of \$ 1,400.00

Proposal Authorized By:

Ammar M. Dieb
President

Proposal Accepted by:

Signature: _____