

TOWN OF ACTON

11/4 (7) 060



2010 ANNUAL TOWN REPORT

PROJECT APPLICATION FORM – 2014

Applicant: Acton Municipal Properties

Submission Date: 10/18/13

Applicant's Address:

472 Main Street

Acton

Phone Number: 978-929-7744

E-mail: dcharter@acton-ma.gov

Purpose: (Please select all that apply)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): _____

Project Name: Restoration of original paint colors at Town Hall

Project Location/Address: 472 Main Street

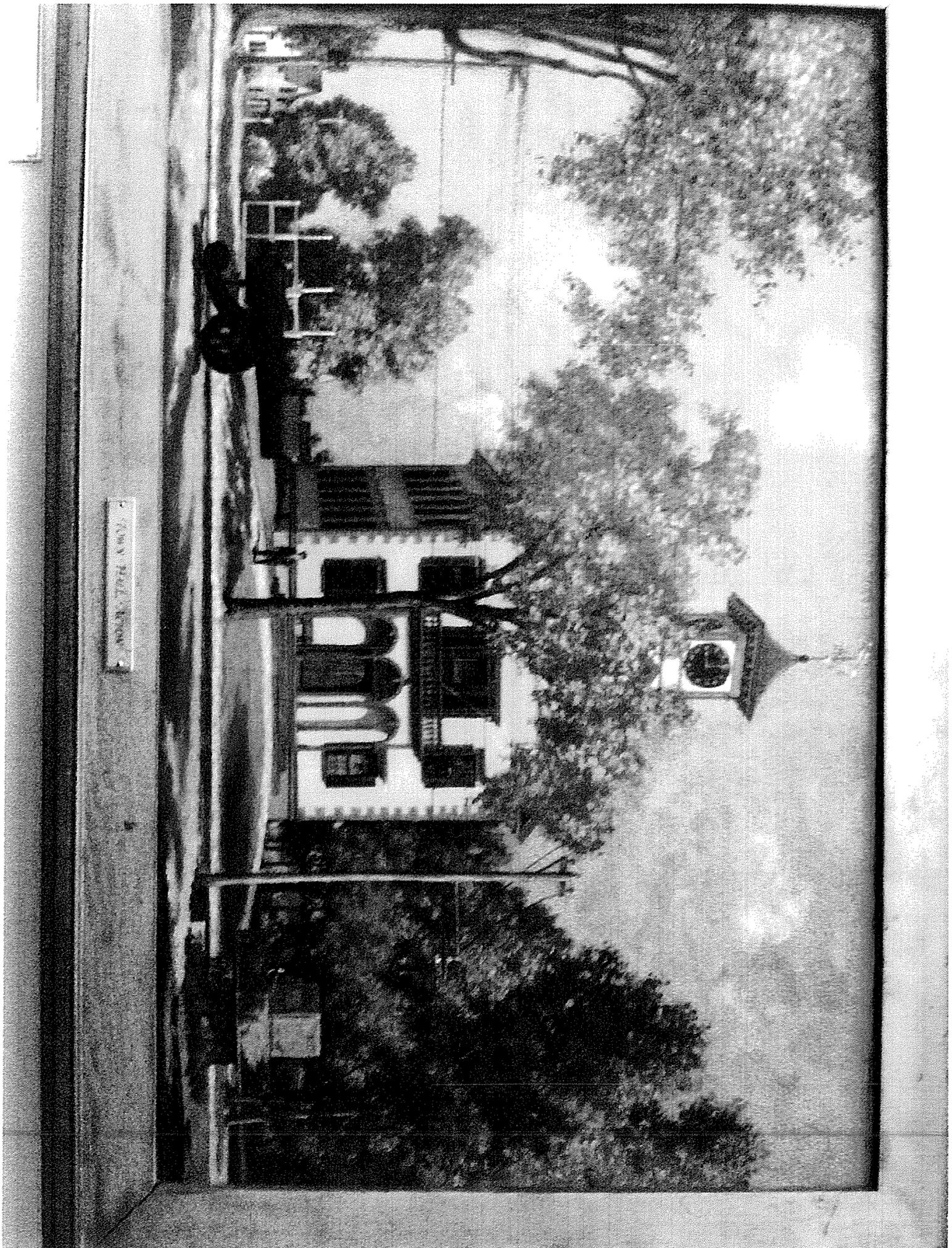
Amount Requested: \$100,000

Project Summary: In the space below, provide a brief summary of the project.

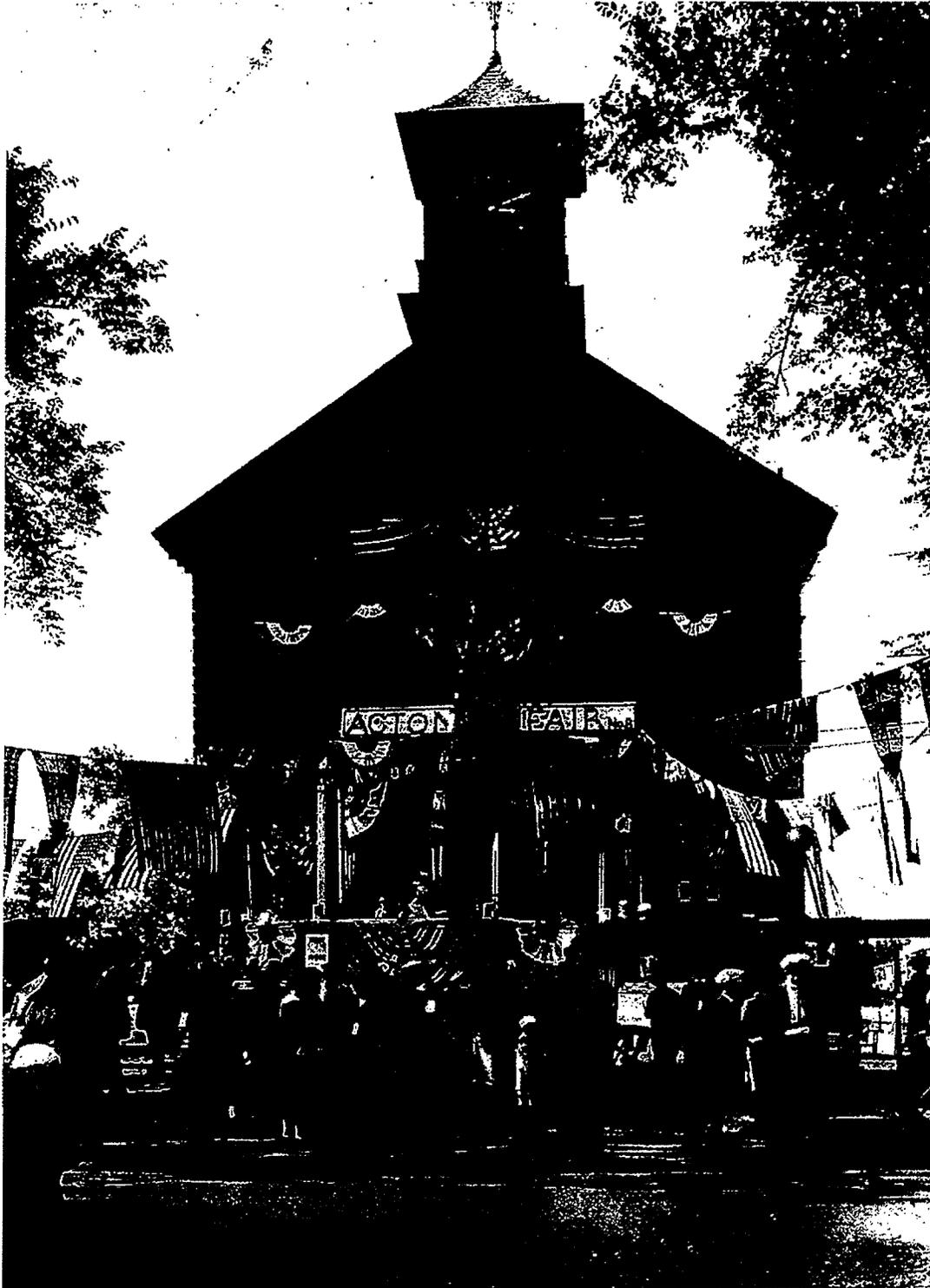
Town Hall is on schedule to be painted, this having last been done in 2007. Existing paint is failing, and there is some rot started in various locations on the new wings. The proposal includes repair of rotted wood, and to repaint the building in the original 1864 color scheme. The building is a Victorian, and should have historically appropriate colors. Attached is a photo of an oil painting hanging in the Memorial Library that was done by Arthur Davis, longtime librarian and Acton Center resident, showing the colors that existed up into the 1920s. Also attached is a photo from 1924 showing that the building was not white. Paint samples taken during prior work confirm the color scheme shown in the painting.

Estimated Date for Commencement of Project: September, 2014

Estimated Date for Completion of Project: June, 2015



TOWN OF ACTON



2010 ANNUAL TOWN REPORT

PROJECT APPLICATION FORM – 2014

Applicant: Acton Municipal Properties

Submission Date: 10/25/13

Applicant's Address:

472 Main Street

Acton

Phone Number: 978-929-7744

E-mail: dcharter@acton-ma.gov

Purpose: (Please select all that apply)

- Open Space
- Community Housing
- # Historic Preservation
- Recreation

Town Committee (if applicable): _____

Project Name: Interior rehabilitation & adaptive reuse of the Windsor Building

Project Location/Address: 18 Windsor Avenue

Amount Requested: \$ 536,486

Project Summary: In the space below, provide a brief summary of the project.

This project would rehabilitate the ground floor and second floor of the Windsor Building to be used as public meeting spaces and offices spaces as envisioned in the Space Needs Study. The new spaces would provide much needed meeting rooms for public meetings and could provide office swing space as other aspects of the Space Needs Study are implemented. Most importantly, this will provide a viable active use of this historic structure. This proposal builds on the earlier CPA funded restoration of the exterior of the building.

Building as now designed will provide full universal access to both floors, restrooms on both floors, and a large meeting room on the ground floor and two smaller meeting rooms or office space on the second floor.

Attached costs are based on full design documents. Staff and the architect will be undertaking a Value Engineering exercise to try to pare back the cost.

Estimated Date for Commencement of Project: September, 2014

Estimated Date for Completion of Project: September, 2015



ASSOCIATES
A CONSTRUCTION CONSULTING FIRM

60 Dedham Avenue, Needham, Massachusetts 02492

DRAFT

DESIGN DEVELOPMENT

WINDSOR BUILDING

RENOVATION

ACTON, MA

September 18, 2013



**DESIGN DEVELOPMENT
WINDSOR BUILDING
RENOVATION
ACTON, MA**

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BASIS OF ESTIMATE

The estimate is based on the Design Development drawings and documents prepared by Vanko Studio Architect, dated August 30, 2013.

Qualifications / Clarifications:

- 1 Labor costs included at local union rates.
- 2 The following mark ups area used:

General Conditions, General Requirements	15.00%
Insurance & Bond	1.50%
Building Permit	1.00%
Contractor's Overhead & Fee	13.00%
Design Contingency	5.00%
Construction Contingency	5.00%
Phasing & Temporary work	0.00%
Escalation Contingency	1.50%
- 3 The estimate is based on the premise that the design will meet all codes, laws, ordinances, rules, & regulations in effect at the time that the estimate was prepared. The estimate shall be adjusted should any discrepancies between design and the aforementioned codes, laws or ordinances result in, or require, an increase in the cost of the work.

The estimate excludes the following:

- 1 A-E Fees
- 2 Overtime
- 3 Hazardous materials abatement, both site and building
- 4 Loose furniture and equipment
- 5 Loose technology equipment (i.e. Computers, Printers, Etc.)
- 6 Telecom/Security/Equipment devices & wiring excluded. AV Equipment & wiring excluded.
- 7 Conduits, raceways, back boxes only included for Telecoms/Security.
- 8 Builder's Risk Insurance
- 9 Special seismic requirements
- 10 Third party commissioning costs



DESIGN DEVELOPMENT
WINDSOR BUILDING
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BUILDING TRADE BREAKDOWN

DESCRIPTION	Cost/SF	DD AMOUNT	SD AMOUNT	DELTA
1 FOUNDATIONS	1.80	6,887	1,014	5,873
2 VERTICAL STRUCTURE	0.75	2,850	900	1,950
3 FLOOR STRUCTURES	4.23	16,179	5,305	10,874
4 EXTERIOR CLADDING	0.13	510	990	-480
5 INTERIOR PARTITIONS, DOORS & GLAZING	11.80	45,152	37,464	7,687
6 FLOOR, WALL & CEILING FINISHES	6.32	24,189	20,054	4,135
7 FUNCTION EQUIPMENT & SPECIALTIES	3.24	12,409	9,306	3,103
8 STAIRS AND VERTICAL TRANSPORTATION	11.73	44,850	36,020	8,830
9 PLUMBING SYSTEMS	4.92	18,800	18,800	0
10 HEATING, VENTILATING & AIR CONDITIONING	15.00	57,368	0	57,368
11 ELECTRICAL LIGHTING, POWER & COMMUNICATIONS	13.89	53,138	12,975	40,163
12 FIRE PROTECTION SYSTEMS	4.50	17,213	0	17,213
SUB-TOTAL BUILDING	78.31	299,544	142,829	156,715
13 SITE PREPARATION & DEMOLITION		10,709	4,909	5,800
14 SITE PAVING, STRUCTURES & LANDSCAPING		15,954	18,695	-2,741
15 UTILITIES ON SITE		27,208	7,945	19,264
SUB-TOTAL SITE		53,871	31,548	22,323
TOTAL BUILDING & SITE		353,415	175,377	178,038
General Conditions, General Requirements	15.00%	53,012	26,306	26,706
Insurance & Bond	1.50%	6,096	3,025	3,071
Building Permit	1.00%	4,125	2,047	2,078
Contractor's Overhead & Fee	13.00%	54,164	26,878	27,286
SUB TOTAL ECC BEFORE CONTINGENCIES		470,813	233,634	237,179
Design Contingency	5.00%	23,541	23,363	177
Construction Contingency	5.00%	24,718	12,850	11,868
Phasing & Temporary work	0.00%	0	0	0
Escalation Contingency	1.50%	7,415	3,855	3,560
TOTAL CONSTRUCTION COSTS		\$526,486	\$273,702	\$252,785
TOTAL GROSS AREA (SF)	3,825			
COST PER GSF	\$137.64			



DESIGN DEVELOPMENT
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DESCRIPTION	QUANTITY	UNIT	UNIT PR	AMOUNT
<u>FOUNDATIONS</u>				
<u>EXCAVATION WORK</u>				
Excavate as required for ramp	20	CY	20.00	403
Backfill with gravel	13	CY	25.00	336
<u>INTERIOR COLUMN FOOTINGS</u>				
Excavation	6	CY	20.00	111
Concrete material	1	CY	150.00	158
Placing concrete	1	HR	65.00	61
<u>STRIP FOOTINGS TO EXTERIOR WALLS</u>				
Excavation	33	CY	20.00	658
Backfill with gravel	22	CY	25.00	548
Formwork to interior column footing	66	SF	9.00	594
Reinforcement in concrete	180	LBS	1.10	198
Concrete material	3	CY	150.00	385
Placing concrete	2	HR	65.00	150
<u>CONCRETE HAUNCH</u>				
Excavation	22	CY	20.00	444
Formwork	52	SF	9.00	468
Reinforcement in concrete	71	LBS	1.10	78
Concrete material	1	CY	150.00	152
Placing concrete	1	HR	65.00	59
<u>FOUNDATION WALLS AT EXTERIOR - 8" THICK</u>				
Reinforcement in concrete	608	LBS	1.10	669
Concrete material	4	CY	150.00	591
Placing concrete	4	HR	65.00	231
Waterproofing foundation wall & footing	198	SF	3.00	594
Sub-Total				6,887
<u>VERTICAL STRUCTURE</u>				
<u>STEEL CONSTRUCTION</u>				
Reinstall existing steel column plumb	3	EA	300.00	900
Install new 4' diameter steel column	1	EA	1,500.00	1,500
<u>WOOD CONSTRUCTION</u>				
Reinstall salvaged wood column	1	EA	450.00	450
Sub-Total				2,850



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DESCRIPTION	QUANTITY	UNIT	UNIT PR	AMOUNT
<u>FLOOR STRUCTURES</u>				
<u>SLAB ON GRADE REPAIR TO EXISTING</u>				
Gravel fill	1	CY	50.00	50
Concrete material	1	CY	150.00	150
Placing concrete	1	HR	65.00	65
Finishing and curing concrete	1	HR	45.00	45
<u>WOOD CONSTRUCTION</u>				
Repair to existing beam	1	LS	1,500.00	1,500
2x10, beam reinforcement	260	LF	15.00	3,900
Versa Lam Post	80	LF	40.00	3,200
Reframed wood floor	276	SF	8.00	2,208
Plywood	276	SF	3.50	966
<u>DECKING SYSTEMS</u>				
Repair existing floor	1	LS	500.00	500
<u>SLAB FOR RAMP</u>				
Formwork	68	SF	9.00	612
Reinforcing mesh	50	SF	1.10	55
Vapor barrier	149	SF	3.00	447
Reinforcement in concrete	608	LBS	1.10	669
Concrete material in slab	9	CY	150.00	1,304
Placing concrete	8	HR	65.00	508
Sub-Total				16,179
<u>EXTERIOR CLADDING</u>				
<u>INTERIOR SKIN</u>				
Wood stud backup to exterior wall, 4' thick	30	SF	6.00	180
Insulation	30	SF	3.00	90
Air barrier	30	SF	2.00	60
Plywood	30	SF	3.00	90
Drywall lining to interior face of stud backup	30	SF	3.00	90
Sub-Total				510
<u>INTERIOR PARTITIONS, DOORS & GLAZING</u>				
<u>INTERIOR PARTITIONS</u>				
Interior partitions, drywall				
Single sided wall	927	SF	6.70	6,211
Double sided wall	1,911	SF	9.15	17,486
Patch to existing	1	LS	5,000.00	5,000
<u>INTERIOR DOORS</u>				
Doors, hollow metal				
Doors, single leaf				
Type A	7	EA	450.00	3,150
Frames, hollow metal				
Frames to single door				
Type A	7	EA	255.00	1,785
Glazing to sidelights	2	PNLS	150.00	300
3'-0" x 6'-8" Mowhawk Commercial Pocket Door w/ stained finish	1	EA	1,950.00	1,950



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DESCRIPTION	QUANTITY	UNIT	UNIT PR	AMOUNT
<u>HARDWARE TO INTERIOR DOORS</u>				
Hardware				
Set 1	7	SET	1,000.00	7,000
Allowance for miscellaneous access doors	2	EA	400.00	800
Miscellaneous				
Paint doors & frames	7	EA	75.00	525
Wood blocking to doors	119	LF	5.00	595
Sealants & caulking	7	EA	50.00	350
Sub-Total				45,152
<u>FLOOR, WALL & CEILING FINISHES</u>				
<u>FLOOR FINISHES</u>				
VCT	124	SF	6.00	744
Sand & prep wood floors	1,603	SF	0.50	802
Apply (2) coats of clear satin polyurethane	1,603	SF	2.00	3,206
Repair to existing	1	LS	1,500.00	1,500
<u>BASES TO FLOORS:</u>				
Vinyl	67	LF	3.00	201
Ceramic tile	64	LF	12.00	768
<u>WALL FINISHES</u>				
Painted GWB	2,838	SF	0.65	1,845
Paint existing GWB	2,391	SF	0.50	1,196
Painted chalkboard paint	229	SF	2.00	458
Ceramic tile	384	SF	12.00	4,608
Pipe column enclosure, painted cladding on gwb	1	EA	500.00	500
<u>CEILING FINISHES</u>				
Drywall ceilings	289	SF	8.00	2,312
Restore & paint existing beadboard	1,290	SF	4.50	5,805
Paint to GWB ceiling	289	SF	0.85	246
Sub-Total				24,189
<u>FUNCTION EQUIPMENT & SPECIALTIES</u>				
<u>SPECIALTIES/MILLWORK</u>				
Toilet Accessories				
Wall mounted grab bars	2	SET	240.00	480
Toilet tissue dispenser	2	EA	60.00	120
Towel dispenser, surface mounted w/ waste receptacle	2	EA	250.00	500
Soap dispensers	2	EA	90.00	180
Mirrors, framed	2	EA	350.00	700
Dining Kitchenette				
Base storage units	2	LF	150.00	300
Counters	6	LF	75.00	450
Rails & handrails				
Handrail at access ramp, stained pine	30	LF	40.00	1,200
Guardrail construction at access ramp, treated cedar	38	LF	105.00	3,990
Miscellaneous				
Wall-mounted coat hooks	30	EA	30.00	900
Closet rod and wood shelf	1	LS	250.00	250



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DESCRIPTION	QUANTITY	UNIT	UNIT PR	AMOUNT
Wall and corner guards				
Allowance for miscellaneous wood not identifiable at this design stage	3,825	GFA	0.25	956
Miscellaneous sealants throughout building	3,825	GFA	0.10	383
<u>EQUIPMENT</u>				
Residential appliances				
Undercounter Refrigerator	1	EA	800.00	800
Undercounter dishwasher	1	EA	1,200.00	1,200
Sub-total				12,409
<u>STAIRS AND VERTICAL TRANSPORTATION</u>				
<u>STAIR CONSTRUCTION</u>				
Pre-fabricated stained pine interior stair	18	RSR	600.00	10,800
Stained pine guard railing & hand railing	61	LF	250.00	15,250
<u>OTHER CONVEYING SYSTEMS</u>				
Savaria V1504, wheel chair lift	1	EA	17,900.00	17,900
Pre-fabricated drop-down attic access stair	1	EA	900.00	900
Sub-Total				44,850
<u>PLUMBING SYSTEMS</u>				
<u>PLUMBING FIXTURES</u>				
Water heater	1	EA	5,250.00	5,250
Water closet	2	EA	1,250.00	2,500
Sink	2	EA	1,150.00	2,300
Drinking fountain, wall mtd.	1	EA	2,850.00	2,850
Plumbing system pipework	1	LS	5,100.00	5,100
Gas piping to generator	1	LS	800.00	800
Sub-Total				18,800



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DESCRIPTION	QUANTITY	UNIT	UNIT PR	AMOUNT
HEATING, VENTILATING & AIR CONDITIONING				
<u>HEAT/COOL GENERATING SYSTEMS</u>				
4" Diameter Pipe	65	LF	32.50	2,113
5" Diameter Pipe	48	LF	38.00	1,824
8" Diameter Pipe	12	LF	60.00	720
Ductwork	432	LBS	9.50	4,104
Flexible duct connection	6	LF	12.00	72
Exhaust Grill	4	EA	25.00	100
Exhaust Register	5	EA	85.00	425
Exhaust Fan	2	EA	650.00	1,300
Supply Fan	2	EA	650.00	1,300
Return Diffuser	6	EA	380.00	2,280
Supply Register	6	EA	265.00	1,590
Supply Diffuser	12	EA	380.00	4,560
Wall cap	3	EA	60.00	180
Electric Unit Heater	1	EA	1,200.00	1,200
Cooling coil	1	EA	1,000.00	1,000
Install cooling coil to existing AHU	1	EA	2,000.00	2,000
Air Handling Unit	1	EA	4,500.00	4,500
Heat/Cooling Thermostat	2	EA	300.00	600
Air/Cool Condensing Unit	2	EA	13,000.00	26,000
Connections to existing	1	LS	1,500.00	1,500
Sub-Total				57,368
<u>ELECTRICAL LIGHTING, POWER & COMMUNICATIONS</u>				
<u>ELECTRICAL SERVICE & DISTRIBUTION</u>				
Electrical - modify to existing	3,825	GFA	2.00	7,650
Electrical - fire alarm	3,825	GFA	1.00	3,825
Backer panels in electrical closets	1	LS	1,000.00	1,000
<u>LIGHTING & BRANCH WIRING</u>				
Lighting fixtures furnish				
Illuminated exit sign	4	EA	200.00	800
Lithonia vapor tight LED ceiling light	16	EA	185.00	2,960
Lithonia vapor tight LED wall light	1	EA	150.00	150
Lithonia commercial, LB lx4 two lamp, surface mtd. fluorescent light	2	EA	115.00	230
Lithonia non-ic 6" recessed downlight, sgl CFL lamp	2	EA	115.00	230
Light fixture install w/ wiring and conduit as req'd	25	EA	450.00	11,250
Occupancy Sensor	6	EA	280.00	1,680
Switching				
Single Switching	12	EA	65.00	780
Outlets w/wiring & conduit				
Duplex floor receptacle	6	EA	250.00	1,500
DBL Duplex floor receptacle	1	EA	300.00	300
Duplex receptacle	27	EA	250.00	6,750
GFI receptacle	3	EA	260.00	780
Tel/Data receptacle	5	EA	300.00	1,500



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DESCRIPTION	QUANTITY	UNIT	UNIT PR	AMOUNT
<u>COMMUNICATIONS & SECURITY</u>				
Fire Alarm & Light Strobe	7	EA	180.00	1,260
Fire Alarm pull station	4	EA	75.00	300
CO detector	1	EA	450.00	450
Smoke dectror	1	EA	210.00	210
FACP	1	EA	2,000.00	2,000
Conduits and Wiring for devices	1,511	LF	3.00	4,533
Testing & Inspections	1	LS	1,000.00	1,000
<u>MISCELLANEOUS</u>				
Temporary lighting and power	1	LS	1,000.00	1,000
Grounding	1	LS	500.00	500
As-built & shop drawings	1	LS	500.00	500
Sub-Total				53,138
<u>FIRE PROTECTION SYSTEMS</u>				
<u>SPRINKLERS</u>				
Building Coverage - Wet System	3,825	SF	\$ 4.50	\$ 17,213
Sub-Total				17,213
<u>SITE PREPARATION & DEMOLITION</u>				
<u>SELECTIVE BUILDING DEMOLITION</u>				
Interior Demolition				
D1 remove partition	875	SF	1.00	875
D2 remove & salvage door slab, frame & trim	7	EA	150.00	1,050
D3 remove appliance	5	EA	75.00	375
D4 remove fixtures	2	EA	50.00	100
D5 demolish stairway	1	FLT	1,500.00	1,500
D6 demolish raised slab	31	SF	5.00	155
D8 demo floor for new opening	213	SF	2.00	426
Remove existing column	1	EA	150.00	150
Demo attic floor opening for drop-down attic stair	1	LS	300.00	300
Demo existing electrical equipment	3,825	GFA	0.30	1,148
Demo existing HVAC equipment	3,825	GFA	1.00	3,825
Exterior Demolition				
D9 demolish existing guardrail & handrail	11	LF	5.00	55
Demo asphalt	100	SF	2.50	250
<u>SITE PREPARATION</u>				
Site Clearing				
Allowance for site clearance	1	LS	500.00	500
Sub-Total				10,709



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DESCRIPTION	QUANTITY	UNIT	UNIT PR	AMOUNT
<u>SITE PAVING, STRUCTURES & LANDSCAPING</u>				
<u>PEDESTRIAN PAVING</u>				
Allowance to patch to existing	1	LS	1,500.00	1,500
Asphalt walkway to public sidewalk	59	SF	6.00	354
<u>LANDSCAPE & PLANTINGS</u>				
Allowance for site landscape	1	LS	1,500.00	1,500
Evergreen tree	14	EA	900.00	12,600
Sub-Total				15,954
<u>UTILITIES ON SITE</u>				
<u>ELECTRICAL UTILITIES</u>				
Electrical distribution				
48KW gas generator	1	EA	25,000.00	25,000
Concrete generator pad	1	EA	1,200.00	1,200
Concrete condenser pad	1	EA	300.00	300
Secondary service				
Secondary electrical service duct bank	6	LF	118.00	708
Sub-Total				27,208
Total				353,415