

Town of Carlisle
Highland Building Committee
Minutes of Virtual meeting
September 9, 2021

Attendees HBC: John Ballantine, Jerry Lerman, Kathy Keller, Annette Lee, Jack Troast, Melissa McMorrow,

Tocci Group: VJ Tocci, Peter Doran

Public: Bob Zielinski (Carlisle Mosquito), Ruth Crampton, Jack Huntress (School Committee), Dave Newman (Fire Department), Jim O'Shea (CPS Superintendent), Suzanne Spinney, Diva Chungi, Amanda Comperichio, Alexis Lanzillotta (Master plan), Sarah Wilson (School Committee)

The virtual meeting was called to order at 6:00 pm. See the link to the recorded Zoom meeting – for interested viewers

https://brandeis.zoom.us/rec/share/Bi93kNOhypipu_01YmB8wGCqoqzSP_v03pkt2JGrY7QNKe0vqGfNFIICDUqN7mF.eP3MLoBqZ0WGfSqd

The committee reviewed slides from the master plan regarding longer term facility needs and where Highland might fit into the jigsaw puzzle of longer-term facility needs of the town. After introductions of all attending the meeting, the HBC then reviewed the cost estimates with TOCCI.

- Peter Doran of Tocci Group reviewed the detailed level 2 cost estimates for the Highland Building – the apartment option and the office option. (See the attached cost estimate report from Tocci). Estimated 2021 costs were approximately \$1.6 million for apartments and \$2.2 for offices. The difference between the two cost estimates is primarily related to the elevator and second means of egress for the offices. Neither of these current cost estimates includes approximately \$100,000 to \$150,000 of soft costs.
- The cost per square foot to renovate the building (\$278 for offices and \$217) were significantly below the cost of new construction of lower quality that would probably fall in the \$400 range
- VJ and Peter felt that these cost estimate were conservative and that the overall condition of the building was quite good following the efforts to preserve the building in 2011.
- There was also some discussion of parking and the possibility of 8 to 10 parking spaces to the right of the Highland building near the Congregational Church

Following the cost estimates review, the discussion focused on compatibility and proximity to the Carlisle Public School and the need to find compatible uses of the building with the school. School Committee members did not feel comfortable commenting at the Highland meeting given the fact that this was not a posted SC meeting, however the SC would discuss this report and their concerns / questions at the next School Committee meeting on September 15th, 2021. Jerry Lerman from HBC agreed to attend the SC meeting.

Other members of the public expressed some concerns regarding apartments so close to the school.

All agreed that the cost estimate information was very useful and that the next step was feedback from the SC, and then, coming up with a plan use of Highland Building that fit into the longer-term facility needs of the town and master plan.

Respectfully drafted from zoom notes
John Ballantine

Approved unanimously by HBC on September 23, 2021

08.20.2021

HIGHLAND APARTMENTS CARLISLE MA



Prepared for:

John Ballantine

Brandeis International Business School
Waltham, MA

Tim Goddard

Highland Building Committee
Carlisle, MA

Tocci Building Corporation
660 Main Street
Woburn, MA 01801

c o o l c a l m c o n s t r u c t e d





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08.20.2021



John Ballantine

Senior Lecturer
Brandeis International Business School
Waltham, MA

Tim Goddard

Carlisle Town Administrator
Highland Building Committee
Carlisle, MA

Reference: Preconstruction Agreement - Highland Apartments, Carlisle, MA

Dear John and Tim:

It was a pleasure walking the Highland Building with you and your team. I salute the work that has been accomplished to stabilize the building and to restore the exterior. It is unquestionably a structure worthy of renovating. I believe both options, either Office Space or Apartments, have merit. However, I prefer the plan for firefighters' apartments. This is a unique and imaginative end-use, a tangible solution that benefits the community. Simultaneously, this rewards brave individuals who risk lives for your community. How can anyone not appreciate that as a final purpose for this beautiful building?

The effort to examine and provide a budget for this project required experts from Tocci's Preconstruction Team and key trade partners' input to ensure that our estimates are reflective of current market constraints.

Please find, attached to this package – our assembly of Scope of Work, Cost Estimate, and Construction Schedule.

As you are aware, this package of information is not generated from typical comprehensive construction documents (site/civil, mechanical, electrical, plumbing, structural, architectural drawings). Instead, it is based on a conceptual design, and as such, priced using our experience and knowledge of the current construction market. Similarly, the schedule is basic but reasonable, based upon the expected scope and intent of work. Tocci's intent is to assemble a fair and reflective construction analysis before you incur additional effort and costs in pursuit of full contract documents.

We commonly engage in pricing for conceptual designs and recognize its value in providing the Town of Carlisle accurate information in early planning stages to make the right determination for saving this stately structure.

Please review our proposal, then we ask you to join a follow up meeting, either via tele-conference or in person, to walk through it in proper detail.



Thank you, from my entire team, for this opportunity to help you advance this restoration effort. Good luck with your next steps, and we sincerely hope to be a participant in that effort as well.

Very Truly Yours,

TOCCI BUILDING CORPORATION

A handwritten signature in black ink, appearing to read "VJ Tozzi". The signature is fluid and cursive, with a large initial "V" and a long, sweeping underline.

VJ Tozzi
Project Executive



01 RESIDENTIAL SCHEME



Executive Summary | Highland Apartments - Carlisle, MA (Residential Option)

GSF
7,464
Cost per GSF
\$217.31

Units
4
Cost per Unit
\$405,508

Façade
6,382 SF
Project Total
\$1,622,033

Building Areas

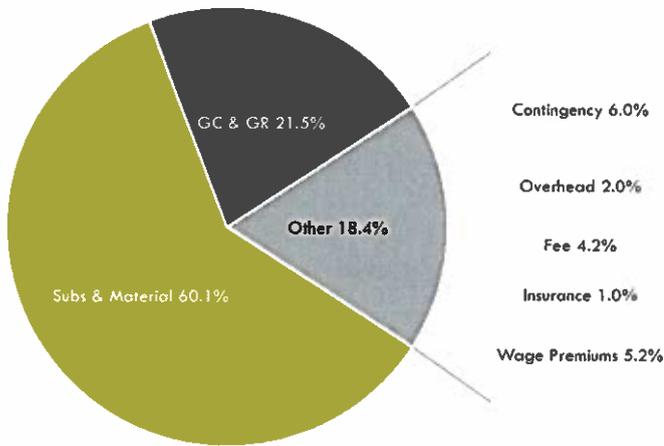
Height above grade: 32'
Number of floors above grade: 2
Number of floors below grade: 0

Level	Floor Plate	Floor to Floor	Perimeter	Façade
Ground Floor	2,488 SF	7.5 SF	201'	1,508 SF
First Floor	2,488 SF	12.3 SF	201'	2,462 SF
Second Floor	2,488 SF	12.0 SF	201'	2,412 SF

Cost Overview

Division	Cost / GSF	Total Cost
02 Existing Conditions	\$ 17.73	\$ 132,370
03 Concrete	2.75	20,550
04 Masonry	-	-
05 Steel	-	-
06 Wood & Composites	16.77	125,184
07 Waterproofing	9.43	70,414
08 Openings	6.09	45,490
09 Finishes	18.75	139,969
10 Specialties	1.77	13,200
11 Equipment	2.95	22,000
12 Furnishings	6.03	45,000
13 Special Construction	-	-
14 Elevators	-	-
21-26 MEP/FP	48.32	360,659
31/32 Earthwork/Landscaping	-	-
Subtotal	\$ 130.61	\$ 974,836
Construction Contingency	13.06	97,484
General Conditions & Requirements	46.77	349,060
Overhead	4.28	31,981
Fee	9.05	67,516
Construction Subtotal	\$ 203.76	\$ 1,520,876
Bonding GC /Sub - NIC	-	-
Gl. Insurance	2.24	16,730
Project Total (before wage premium utilization)	\$ 206.00	\$ 1,537,606
Prevailing Wage Premium Cost	\$ 11.31	\$ 84,427
Project Total	\$ 217.31	\$ 1,622,033

Cost Allocation



Cost Breakdown | Highland Apartments - Carlisle, MA (Residential Option)

Division	QTY	UOM	\$/UOM	Cost
02 Existing Conditions	7,464	GSF	\$17.73	\$132,370
Demo basement area - Remove equipment, shelving, partitions, bath fixtures	2,488	SF	\$8.00	\$19,904
Demo upper levels	4,976	SF	\$6.00	\$29,856
Building stabilization - NIC		NIC		\$0
Chimney - ETR		NIC		\$0
Trench for new plumbing lines, sawcut and excavation - Quantity allowance lead	68	LF	\$400.00	\$27,200
Paint abatement and concealment	7,464	SF	\$5.00	\$37,320
Lead point abatement and concealment at windows	1,206	SF	\$15.00	\$18,090
03 Concrete	7,464	GSF	\$2.75	\$20,550
3/4" Gypcrete over 1/8" sound mat for unit separation - NIC		NIC		\$0
Backfill and flatwork for trench	137	SF	\$150.00	\$20,550
04 Masonry	7,464	GSF	\$0.00	\$0
Masonry - NIC		NIC		\$0
05 Steel	7,464	GSF	\$0.00	\$0
Structural steel - NIC		NIC		\$0
Misc. metal - New rails, stairs, gratings, angles - NIC		NIC		\$0
06 Wood & Composites	7,464	GSF	\$16.77	\$125,184
Rough carp - Infill openings, new mechanical shafts, safety, blocking	3	Lvl	\$20,000.00	\$60,000
Rough carp - New wall framing	2,298	SF	\$8.00	\$18,384
Finish carp (std shelving, base, install casework)	4	units	\$7,500.00	\$30,000
Common area finish carp / millwork	1	allw	\$10,000.00	\$10,000
Repair/fill holes at previous balusters	68	treads	\$100.00	\$6,800
07 Thermal & Moisture Protection	7,464	GSF	\$9.43	\$70,414
Roof repairs - NIC		NIC		\$0
Blown insulation at walls	6,747	SF	\$5.00	\$33,734
Blown insulation at attic	2,488	SF	\$5.00	\$12,440
Facade cleaning, touch up paint, caulking	6,747	SF	\$3.00	\$20,240
Caulking - Interior	4	Units	\$1,000.00	\$4,000
08 Openings	7,464	GSF	\$6.09	\$45,490
DFH - Refinish interior doors	20	doors	\$800.00	\$16,000
DFH - Refinish exterior entry doors	4	doors	\$1,100.00	\$4,400
DFH hardware replacement - Furnish	24	doors	\$300.00	\$7,200
DFH hardware replacement - Install	36	hours	\$115.00	\$4,140
Reglaze transoms	5	ea	\$750.00	\$3,750
Replace doors allowance	1	Allow	\$10,000.00	\$10,000
Shower doors - NIC; rods		NIC		\$0
Windows - Existing to remain		NIC		\$0

Cost Breakdown | Highland Apartments - Carlisle, MA (Residential Option)

Division	QTY	UOM	\$/UOM	Cost
09 Finishes	7,464	GSF	\$18.75	\$139,969
Drywall both sides at new walls	2,298	SF	\$12.00	\$27,576
Drywall patching and repair allowance	3	Lvl	\$10,000.00	\$30,000
LVT over VCT In Unit B (encapsulate ABT tile)	840	SF	\$8.00	\$6,720
Tile floor and tub surrounds at baths, kitchen backsplash	535	SF	\$30.00	\$16,050
Painting	4	units	\$6,000.00	\$24,000
Sand and refinish existing wood floors	4,136	SF	\$5.00	\$20,680
Sand and restain staircase	68	treads	\$200.00	\$13,543
Repair existing chalkboards	4	ea	\$350.00	\$1,400
10 Specialties	7,464	GSF	\$1.77	\$13,200
Specialties: toilet acc, bath mirrors	4	baths	\$1,700.00	\$6,800
Specialties: toilet acc, bath mirrors - install	12	hours	\$200.00	\$2,400
Fire extinguishers on brackets	3	each	\$500.00	\$1,500
Signage - Way finding only allowance	1	ollw	\$2,500.00	\$2,500
11 Equipment	7,464	GSF	\$2.95	\$22,000
Laundry - Common appliances in basement (assume no in unit w/d)	4	pieces	\$1,500.00	\$6,000
Kitchen appliances - GE/Whirlpool standard	4	units	\$4,000.00	\$16,000
12 Furnishings	7,464	GSF	\$6.03	\$45,000
Kitchens casework and vanity material (assume not HUD grade)	4	units	\$5,000.00	\$20,000
Kitchens and vanity granite countertops	4	units	\$4,250.00	\$17,000
Window treatment - Standard quality shades or blinds	4	units	\$2,000.00	\$8,000
13 Special Construction	7,464	GSF	\$0.00	\$0
NIC		NIC		\$0
14 Conveying Systems	7,464	GSF	\$0.00	\$0
Lifts and chutes - NIC		NIC		\$0
21-26 MEP/FP - Assumes CPVC/PVC per code	7,464	GSF	\$48.32	\$360,659
Fire protection - Residential - Exposed piping	7,464	SF	\$5.00	\$37,320
Fire protection - Attic space (dry system)	2,488	SF	\$5.75	\$14,306
Plumbing - Residential	4	units	\$25,000.00	\$100,000
HVAC - Residential - Mini-split	4	units	\$18,000.00	\$72,000
Base heater - Electric	4	units	\$1,500.00	\$6,000
Electrical - Residential (assume replacement of existing wiring)	4	units	\$26,000.00	\$104,000
Light fixture package - Residential - Allowance	4	units	\$2,000.00	\$8,000
Fire alarm system	7,464	SF	\$1.80	\$13,435
Tel/Data/Catv (wiring and outlets only)	7,464	SF	\$0.75	\$5,598
31/32 Earthwork/Landscaping	7,464	GSF	\$0.00	\$0

01 RESIDENTIAL SCHEME

In the residential scheme for the Highland Apartments, we budgeted the larger bathroom option rather than the small one, as it has a more desirable layout with minimal cost impact.

01.1 LEAD ENCAPSULATION / SELECT DEMOLITION

Loose lead paint at existing walls, ceilings, and windows will be scraped and encapsulated with primer before any trade work begins in the area. Asbestos tile will be encapsulated by overlay of luxury vinyl plank at Apartment B only.

Our budget includes selective demolition and removal of all equipment, partitions, shelving, bathroom fixtures, and radiators from the basement through to the second floor, as indicated on plans and discussed at our site walk-through. Cutting and patching of concrete slab, excavation, and backfilling trench for underground plumbing piping is included.

01.2 INTERIOR RENOVATION

We assume the chimney will remain as is and have not included any costs for building stabilization, therefore no costs have been included for masonry, structural steel or misc. metal work.

Finish carpentry, shelving, kitchen casework, and countertops are included within the units. We have included an allowance of \$10,000 for common area finish carpentry work.

Refinish of existing wood interior doors and reglazing of existing transoms is included. We have included an allowance of \$10,000 to replace existing wood doors if needed. Existing windows are to remain as is with new painting work only.

New wood wall partition framing and drywall is included, along with infill of existing openings in walls, floors, and ceiling. We have included a wall/ceiling drywall patching and repair allowance of \$30,000.

Ceramic floor tile, tub surrounds, and kitchen backsplash are included.

Painting throughout the apartment units and common area is included. We will refinish existing hardwood floors and common area staircases. Repair and repaint of existing chalk boards is included.

Toilet accessories, bathroom mirrors, fire extinguishers, and interior signage are included.

Kitchen appliances are included at \$4,000/unit and \$6,000 for laundry equipment in the basement. These costs assume a standard GE or Whirlpool appliance package.

Kitchen and bathroom casework is included as standard particle board construction with TFL finish. We assume HUD standards are not required. Countertops are included as 3 cm granite in the kitchens and 2 cm granite at bathroom vanities with 4" backsplash.

New window treatments as shades or blinds are included.

01.3 MECHANICAL + ELECTRICAL

A fire protection system is included with exposed piping and sprinkler heads. We have included a dry sprinkler system in the attic space. We assume there is adequate water pressure coming into the building.

Plumbing piping, fixtures, and insulation are provided for the unit kitchens and bathrooms along with common area laundry in the basement.

HVAC is included as mini-split systems in the units with electric baseboard heat along the large exterior windows within the units. Common area cooling is not included; only electric heaters are included.

Electric panels and wiring will be newly replaced. We have included a \$2,000/unit allowance for light fixtures in the units. Fire alarm system and Tel/Data/Catv wiring and outlets are included.

01.4 EXISTING BUILDING ENVELOPE

Façade cleaning, touch up paint, and caulking is included at \$3/SF exterior wall area. Blown insulation is included at exterior walls and attic areas. Refinish of existing wood main entry doors is included. We have not included any cost for roof repairs.

01.5 SITE IMPROVEMENTS

We have not included for any sitework, exterior landscaping, or site improvements, as instructed at the walk-through.

21033 Highland Apartments, Carlsle MA
Residential Construction Schedule

Date Iss: 8/9/2021

ID	Task	Task Name	Duration	Start	Finish	Predecessors	Resource	Total Slack	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22
1	Project Summary	21033 Highland Apartments, Carlsle MA	133 days	8/8/2021	2/17/2022			0 days								
2	Project Summary	Pre-Construction	23 days	8/8/2021	10/1/2021			0 days								
3	Project Summary	Design /Document Development	39 days	8/9/2021	10/1/2021		5	0 days								
4	Project Summary	Construction	94 days	10/1/2021	2/17/2022			0 days								
5	Project Summary	Abolition	0 days	10/1/2021	10/1/2021	3	0FS-1 day	0 days								
6	Project Summary	Abatement	5 days	10/1/2021	10/7/2021	5FS-1 day	7FS-1 day	0 days								
7	Project Summary	Demolition	10 days	10/7/2021	10/21/2021	6FS-1 day	8	0 days								
8	Project Summary	Cut & Excavate Trench Lines	2 days	10/22/2021	10/25/2021	7	9FS-1 day	0 days								
9	Project Summary	Underground MEP	5 days	10/25/2021	10/29/2021	8FS-1 day	10FS-1 day	0 days								
10	Project Summary	Underground MEP Inspections	2 days	10/29/2021	11/1/2021	9FS-1 day	11	0 days								
11	Project Summary	Backfill - Trench & Structural Infill	2 days	11/2/2021	11/3/2021	10	12FS-1 day	0 days								
12	Project Summary	Framing/Rough Carpentry	5 days	11/3/2021	11/9/2021	11FS-1 day	13	0 days								
13	Project Summary	Rough MEPP (remaining)	5 days	11/10/2021	11/17/2021	12	14	0 days								
14	Project Summary	Insulation & Inspection	2 days	11/18/2021	11/19/2021	13	15	0 days								
15	Project Summary	Drywall (Wall & Ceiling)	5 days	11/22/2021	11/30/2021	14	16	0 days								
16	Project Summary	Tape & Sand	5 days	12/1/2021	12/7/2021	15	17	0 days								
17	Project Summary	Prime & 1st Coat	5 days	12/8/2021	12/14/2021	16	18	0 days								
18	Project Summary	Sand & Refinish Existing Wood Flooring	5 days	12/15/2021	12/21/2021	17	19,22	0 days								
19	Project Summary	Kitchen Cabinets	5 days	12/22/2021	12/29/2021	18	20	0 days								
20	Project Summary	Kitchen Countertops (Measure & Install)	5 days	12/30/2021	1/6/2022	19	21,25	0 days								
21	Project Summary	Kitchen Backsplash	2 days	1/7/2022	1/10/2022	20	27	0 days								
22	Project Summary	Install Tiles in the Bathroom & Tub surrounds	5 days	12/22/2021	12/29/2021	18	23	5 days								
23	Project Summary	Install Bathroom Vanity	2 days	12/30/2021	1/3/2022	22	24	5 days								
24	Project Summary	Install Bathroom Accessories	2 days	1/4/2022	1/5/2022	23	30	5 days								
25	Project Summary	Refinish Interior Doors, Replace Doors, Reglaze Transoms and Install Hardware	3 days	1/7/2022	1/11/2022	20	26,28	1 day								
26	Project Summary	Refinish Exterior Doors and Install Hardware	2 days	1/12/2022	1/13/2022	25	31	4 days								
27	Project Summary	Install Appliances	2 days	1/11/2022	1/12/2022	21	30,28	0 days								
28	Project Summary	Sand & Refinish Staircase	3 days	1/13/2022	1/17/2022	25,27	29S	0 days								
29	Project Summary	Install Window Shades	5 days	1/13/2022	1/19/2022	28S5	31	0 days								
30	Project Summary	Finish MEPP	5 days	1/13/2022	1/19/2022	27,24	32	0 days								
31	Project Summary	Finish Paint & Touchups & Carpet (in required areas)	5 days	1/20/2022	1/26/2022	30,26,29	32	0 days								
32	Project Summary	Rough Clean	3 days	1/27/2022	1/31/2022	31	34,33	0 days								
33	Project Summary	Final Inspections & Occupancy Permit	10 days	2/1/2022	2/14/2022	32	36	0 days								
34	Project Summary	Initial Punch	3 days	2/1/2022	2/3/2022	32	35	4 days								
35	Project Summary	Final Clean	3 days	2/4/2022	2/8/2022	34	36	4 days								
36	Project Summary	Final Punch & Turnover	3 days	2/15/2022	2/17/2022	35,33		0 days								

Project: msproj1
Date: 8/11/2021

Task Summary: Project Summary, External Tasks, Inactive Milestone, Manual Summary, Rollup, Deadline, Progress, Manual Progress



02 COMMERCIAL SCHEME



Executive Summary | Highland Apartments - Carlisle, MA (Commercial Option)

GSF	Units	Façade
8,064	n/a	6,721 SF
Cost per GSF	Cost per Unit	Project Total
\$278.08	n/a	\$2,242,451

Building Areas

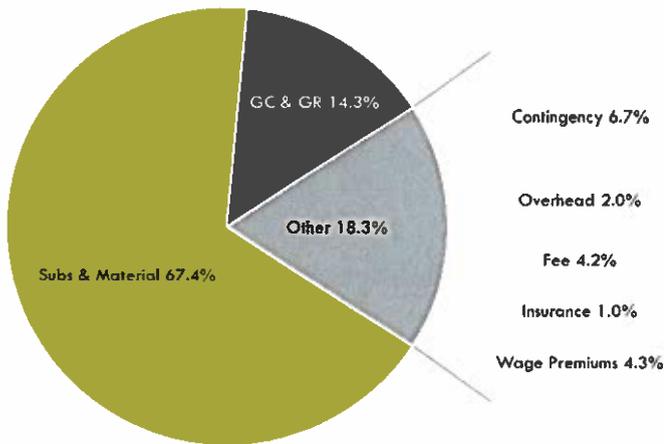
Level	Floor Plate	Floor to Floor	Perimeter	Façade
Ground Floor	2,730 SF	7.5 LF	222'	1,665 SF
First Floor	2,680 SF	12.3 LF	209'	2,560 SF
Second Floor	2,654 SF	12.0 LF	208'	2,496 SF

Height above grade: 32'
Number of floors above grade: 3
Number of floors below grade: 0

Cost Overview

Division	Cost / GSF	Total Cost
02 Existing Conditions	\$ 23.46	\$ 189,153
03 Concrete	6.64	53,580
04 Masonry	6.94	55,988
05 Steel	5.86	47,282
06 Wood & Composites	32.00	258,076
07 Waterproofing	14.84	118,043
08 Openings	8.17	65,863
09 Finishes	22.03	177,777
10 Specialties	1.92	15,500
11 Equipment	0.25	2,000
12 Furnishings	1.96	15,825
13 Special Construction	-	-
14 Elevators	17.36	140,000
21-26 MEP/FP	41.43	334,056
31/32 Earthwork/Landscaping	4.72	38,074
Subtotal	\$ 187.40	\$ 1,511,216
Construction Contingency	18.74	151,122
General Conditions & Requirements	39.80	320,910
Overhead	5.53	44,623
Fee	11.68	94,204
Construction Subtotal	\$ 263.15	\$ 2,122,075
Bonding GC /Sub - NIC	-	-
GL Insurance	2.89	23,343
Project Total (before wage premium utilization)	\$ 266.05	\$ 2,145,418
Prevailing Wage Premium Cost	\$ 12.03	\$ 97,034
Project Total	\$ 278.08	\$ 2,242,451

Cost Allocation



Cost Breakdown | Highland Apartments - Carlisle, MA (Commercial Option)

Division	QTY	UOM	\$/UOM	Cost
02 Existing Conditions	8,064	GSF	\$23.46	\$189,153
Demo basement area - Remove equipment, shelving, partitions, both fixtures	2,488	SF	\$8.00	\$19,904
Demo upper levels	4,976	SF	\$6.00	\$29,856
Demo support / Debris removal at exterior walls for access to addition	205	SF	\$30.00	\$6,150
Demo stairs and landing at new elevator	1	lum	\$15,000.00	\$15,000
Provide shoring at new elevator opening	3	Lvl	\$2,500.00	\$7,500
Building stabilization - NIC		NIC		\$0
Chimney - ETR		NIC		\$0
Trench for new plumbing lines, sawcut and excavation - Quantity allowance	55	LF	\$400.00	\$22,000
Cut and remove slab for new elevator pit	100	SF	\$200.00	\$20,000
Excavate for new elevator	22	CY	\$600.00	\$13,333
Lead paint abatement and concealment	7,464	SF	\$5.00	\$37,320
Lead paint abatement and concealment at windows	1,206	SF	\$15.00	\$18,090
03 Concrete	8,064	GSF	\$6.64	\$53,580
Concrete elevator pit	1	EA	\$18,000.00	\$18,000
Backfill and flatwork for trench	102	SF	\$150.00	\$15,300
Foundation under addition	257	SF	\$40.00	\$10,280
Structural modifications allowance	1	Allow	\$10,000.00	\$10,000
Gypcrete - NIC		NIC		\$0
04 Masonry	8,064	GSF	\$6.94	\$55,988
CMU elevator shaft	1,053	SF	\$37.50	\$39,488
New exterior wall openings, tooth-in at granite wall	3	EA	\$5,500.00	\$16,500
05 Steel	8,064	GSF	\$5.86	\$47,282
Structural steel - NIC		NIC		\$0
Structural modifications allowance	1	Allow	\$40,000.00	\$40,000
Elevator metals	1	EA	\$3,250.00	\$3,250
Misc. metal - General	8,064	SF	\$0.50	\$4,032
06 Wood & Composites	8,064	GSF	\$32.00	\$258,076
Rough carp - New addition	743	SF	\$60.00	\$44,580
Rough carp - Egress stair at addition	34	treads	\$300.00	\$10,200
Rough carp - New wall framing	1,762	SF	\$8.00	\$14,096
Rough carp - New exterior wall openings	6	EA	\$3,500.00	\$21,000
Rough carp - New floor framing around elevator	244	SF	\$100.00	\$24,400
Rough carp - Infill openings, new mechanical shafts, safety, blocking	3	Lvl	\$20,000.00	\$60,000
Millwork / Lobby finishes / Common area finishes	1	Allow	\$60,000.00	\$60,000
Fill holes at previous balusters	34	treads	\$100.00	\$3,400
Finish carp - Egress stair and rail at addition	34	treads	\$600.00	\$20,400



Cost Breakdown | Highland Apartments - Carlisle, MA (Commercial Option)

Division	QTY	UOM	\$/UOM	Cost
07 Thermal & Moisture Protection	8,064	GSF	\$14.64	\$118,043
Waterproofing elevator pits	1	Pit	\$4,500.00	\$4,500
Blown insulation at walls	6,721	SF	\$5.00	\$33,606
Blown insulation at attic	2,730	SF	\$5.00	\$13,650
Batt insulation at new addition	743	SF	\$1.50	\$1,115
New shingle roof at new addition	257	SF	\$12.00	\$3,084
Facade cleaning, touch up paint, caulking	5,121	SF	\$3.00	\$15,364
Clapboard siding to match existing at new addition	1,933	SF	\$15.00	\$28,995
AVB at addition	1,933	SF	\$5.00	\$9,665
Caulking - Interior	8,064	SF	\$1.00	\$8,064
08 Openings	8,064	GSF	\$8.17	\$65,863
New DFH - Material	14	each	\$1,500.00	\$21,000
DFH - Install	21	hours	\$125.00	\$2,625
DFH - Refinish interior doors	11	doors	\$800.00	\$8,800
DFH - Refinish exterior entry doors	4	doors	\$1,100.00	\$4,400
DFH hardware replacement - Existing doors - Furnish	15	doors	\$300.00	\$4,500
DFH hardware replacement - Existing doors - Install	23	hours	\$115.00	\$2,588
Existing DFH - Adjust and repair as needed	8	each	\$350.00	\$2,800
Replace doors allowance	1	Allow	\$10,000.00	\$10,000
New windows at addition	6	each	\$900.00	\$5,400
Reglaze transoms	5	ea	\$750.00	\$3,750
Over head doors - NIC		NIC		\$0
Storefront - NIC		NIC		\$0
09 Finishes	8,064	GSF	\$22.05	\$177,777
Drywall at new addition	3,520	SF	\$6.00	\$21,120
Drywall both sides at new walls	1,762	SF	\$12.00	\$21,144
Drywall and furring at CMU elevator shaft	1,053	SF	\$8.00	\$8,424
Drywall patching and repair allowance	3	Lvl	\$10,000.00	\$30,000
Floor tile - Toilet rooms only	287	SF	\$25.00	\$7,175
Wall tile - Toilet rooms only	381	SF	\$25.00	\$9,525
Engineered wood floor at basement program space	671	SF	\$20.00	\$13,420
LVT over ABT in grd flr south program space (encapsulate ABT Tile)	840	SF	\$8.00	\$6,720
Rubber treads at new stair addition	34	EA	\$100.00	\$3,400
Painting	8,064	SF	\$3.25	\$26,208
Sand and refinish existing wood floors	4,494	SF	\$5.00	\$22,470
Sand and restain staircase	34	treads	\$200.00	\$6,771
Repair existing chalkboards	4	ea	\$350.00	\$1,400

Cost Breakdown | Highland Apartments - Carlisle, MA (Commercial Option)

Division	QTY	UOM	\$/UOM	Cost
10 Specialties	8,064	GSF	\$1.92	\$15,500
Specialties: toilet acc, bath mirrors	2	baths	\$2,500.00	\$5,000
Specialties: toilet acc, bath mirrors - install	8	hours	\$200.00	\$1,600
Toilet partitions	4	EA	\$850.00	\$3,400
Fire extinguishers on brackets	6	each	\$500.00	\$3,000
Signage - Way finding only allowance	1	allw	\$2,500.00	\$2,500
Corner guards/wall protection - NIC		NIC		\$0
11 Equipment	8,064	GSF	\$0.25	\$2,000
Appliances at kitchenette	1	Item	\$2,000.00	\$2,000
12 Furnishings	8,064	GSF	\$1.96	\$15,825
Toilet room vanity counters	50	SF	\$75.00	\$3,750
Granite countertops at kitchenette	27	SF	\$75.00	\$2,025
Kitchenette casework	9	LF	\$450.00	\$4,050
Window treatments	1	Item	\$6,000.00	\$6,000
FF&E - By owner - NIC		NIC		\$0
13 Special Construction	8,064	GSF	\$0.00	\$0
NIC		NIC		\$0
14 Conveying Systems	8,064	GSF	\$17.36	\$140,000
Elevator - Stops both sides	4	stops	\$35,000.00	\$140,000
Garaventa lift - NIC		NIC		\$0
21-26 MEP/FP - Assumes CPVC/PVC per code	8,064	GSF	\$41.43	\$334,056
Fire protection	8,064	SF	\$5.00	\$40,320
Fire protection - Attic space (dry system)	2,654	SF	\$5.73	\$15,261
Plumbing - Fixtures	10	EA	\$6,500.00	\$65,000
HVAC - Mini-split	4	EA	\$18,000.00	\$72,000
Base heater - Electric	4	EA	\$1,500.00	\$6,000
Electrical (assume replacement of existing wiring)	8,064	SF	\$14.00	\$112,896
Fire alarm system	8,064	SF	\$1.80	\$14,515
Tel/Data/Catv (wiring and outlets only)	8,064	SF	\$1.00	\$8,064
31/32 Earthwork/Landscaping	8,064	GSF	\$4.72	\$38,074
Earthwork - Excavate for addition	48	CY	\$800.00	\$38,074
Unsuitable soil remediation - NIC		NIC		\$0
Parking area		NIC		\$0
Landscaping and hardscaping		NIC		\$0
Green roof - Allowance		NIC		\$0
Fencing		NIC		\$0

02 COMMERCIAL SCHEME

In the commercial scheme for the Highland Apartments, the major differences from the residential option include the removal of the south stair to provide space for a new elevator, as well as provide a new egress stair addition with storage rooms at the east elevation of the building.

02.1 LEAD ENCAPSULATION / SELECT DEMOLITION

Loose lead paint at existing walls, ceilings, and windows will be scraped and encapsulated with primer before any trade work begins in the area. Asbestos tile will be encapsulated by overlay of luxury vinyl plank at the ground floor south program space.

Our budget includes selective demolition and removal of all equipment, partitions, shelving, bathroom fixtures, and radiators from the basement through to the second floor as indicated on plans and discussed at our site walk-through. Cutting and patching of concrete slab, excavation, and backfilling trench for underground plumbing piping is included.

02.2 INTERIOR RENOVATION

We assume the chimney will remain as is and have not included any costs for building stabilization.

We have included an allowance of \$50,000 (concrete \$10,000 + steel \$40,000) for structural modifications to the existing building to accommodate the new wall layout and configuration.

The entire south stair will be removed for construction of the new elevator shaft.

We will sawcut and remove the existing slab for the elevator pit. We anticipate excavation of the elevator pit may need to be done by hand due to space limitations. The elevator pit will then be formed and poured in concrete. The elevator pit waterproofing is a crystalline waterproofing system applied to the inside face of the elevator pit.

The elevator shaft will be CMU walls to the attic space. We assume there is enough room for the elevator overrun in the attic. We have not included any costs to modify the roof for the elevator overrun. Floor framing will need to be reconstructed in areas south and east of the elevator where stairs were previously located. Painted drywall and furring will be placed around the CMU elevator shaft.

A new electric traction four (4) stop elevator is included at basement, south stair lobby (rear), first floor, and second floor.

We have included an allowance of \$60,000 for program space and common area finish carpentry and millwork.

Refinish of existing wood interior doors and reglazing of existing transoms is included. We have included an allowance of \$10,000 to replace existing wood doors if needed. Existing windows are to remain as is with new painting work only.

New wood wall partition framing and drywall is included along with an infill of existing openings in walls, floors, and ceiling. We have included a wall/ceiling drywall patching and repair allowance of \$30,000.

We have included tile in the toilet rooms and engineered wood at the basement program space. The existing concrete floors in the basement will remain as is at the mechanical space.

Painting throughout the apartment units and common area is included. We will refinish existing hardwood floors and common area staircases. Repair and repaint of existing chalkboards are included.

Toilet rooms in the basement will include commercial bathroom accessories (i.e., grab bars, paper towel dispensers, soap dispensers, and toilet paper holders).

Fire extinguishers, interior code required signage, and window treatments are included.

The kitchenette at the basement includes a refrigerator, microwave, and sink. This will have a granite countertop.

02.3 NEW EGRESS STAIR / STORAGE ROOM ADDITION

We will excavate to pour cast-in-place footings and slab for the addition. We assume underpinning of the existing structure will not be required for this work.

The new addition will be wood framed from the basement level to the roof. Egress stairs are also assumed to be wood framed with wood handrails and rubber stair treads. At the exterior wall, we have new drywall, batt insulation, exterior sheathing, air vapor barrier, and clapboard siding to match the existing. We assumed six (6) total new windows at the addition. Roofing is asphalt shingle roof to match the existing.

Exterior wall openings for access to the egress stairs and storage areas off the new addition are included at both the wood framed areas by a rough frame carpenter and at the basement level by a mason at the granite walls. We include new doors, frames, and hardware for access to the addition.

02.4 MECHANICAL + ELECTRICAL

A fire protection system is included with exposed piping and sprinkler heads. We have included a dry sprinkler system in the attic space. We assume there is adequate water pressure coming into the building.

Plumbing piping, fixtures, and insulation are provided for the new toilet rooms and kitchenette in the basement.

HVAC is included as mini-split systems in the program spaces with electric baseboard heat along the large exterior windows within the rooms.

Electric panels and wiring will be newly replaced. Light fixtures will be reused where possible. A fire alarm system, and Tel/Data/Catv wiring and outlets are included.

02.5 EXISTING BUILDING ENVELOPE

Façade cleaning, touch up paint, and caulking is included at \$3/SF exterior wall area. Blown insulation is included at exterior walls and attic areas. Refinish of existing wood entry doors is included. We have not included any cost for roof repairs.

02.6 SITE IMPROVEMENTS

Aside from excavation for the addition, we have not included for any sitework, exterior landscaping, or site improvements, as instructed at the walk-through.

