

**JOHNSON  
ROBERTS**  
ASSOCIATES INC.

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**ARCHITECTS**

# **Essex Public Safety Building**

## **Essex, Massachusetts**

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Public Forum September 12, 2019

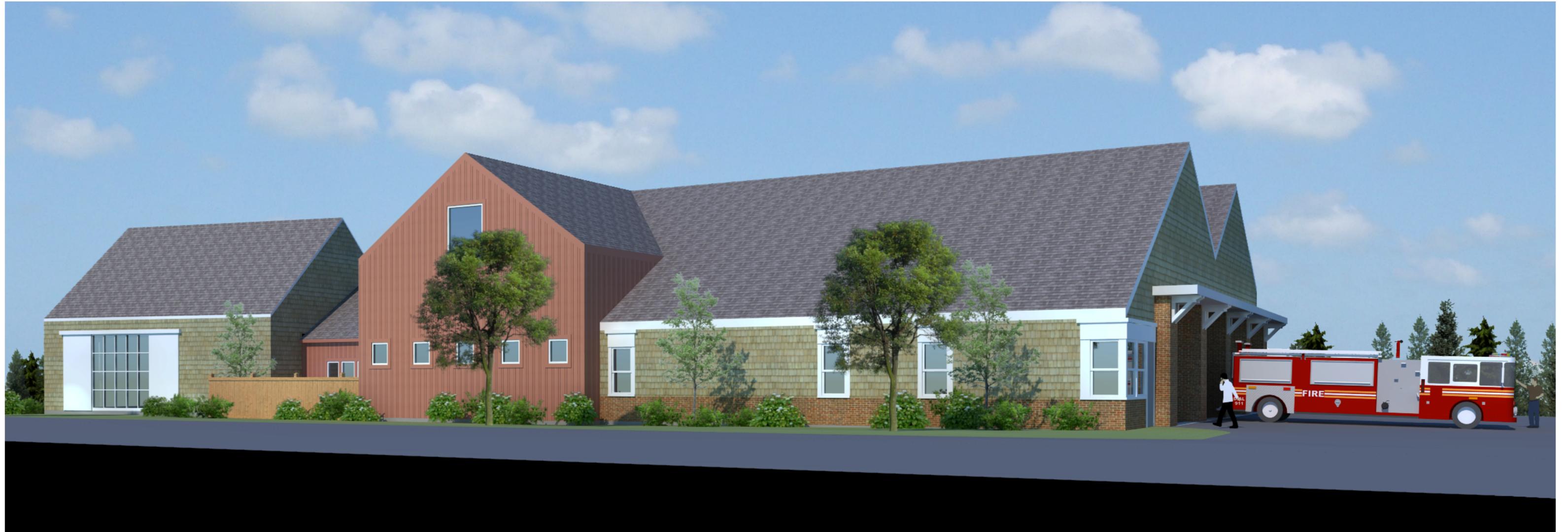
# Essex Public Safety Building Project

## Model View



# Essex Public Safety Building Project

## Model View



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## Model View



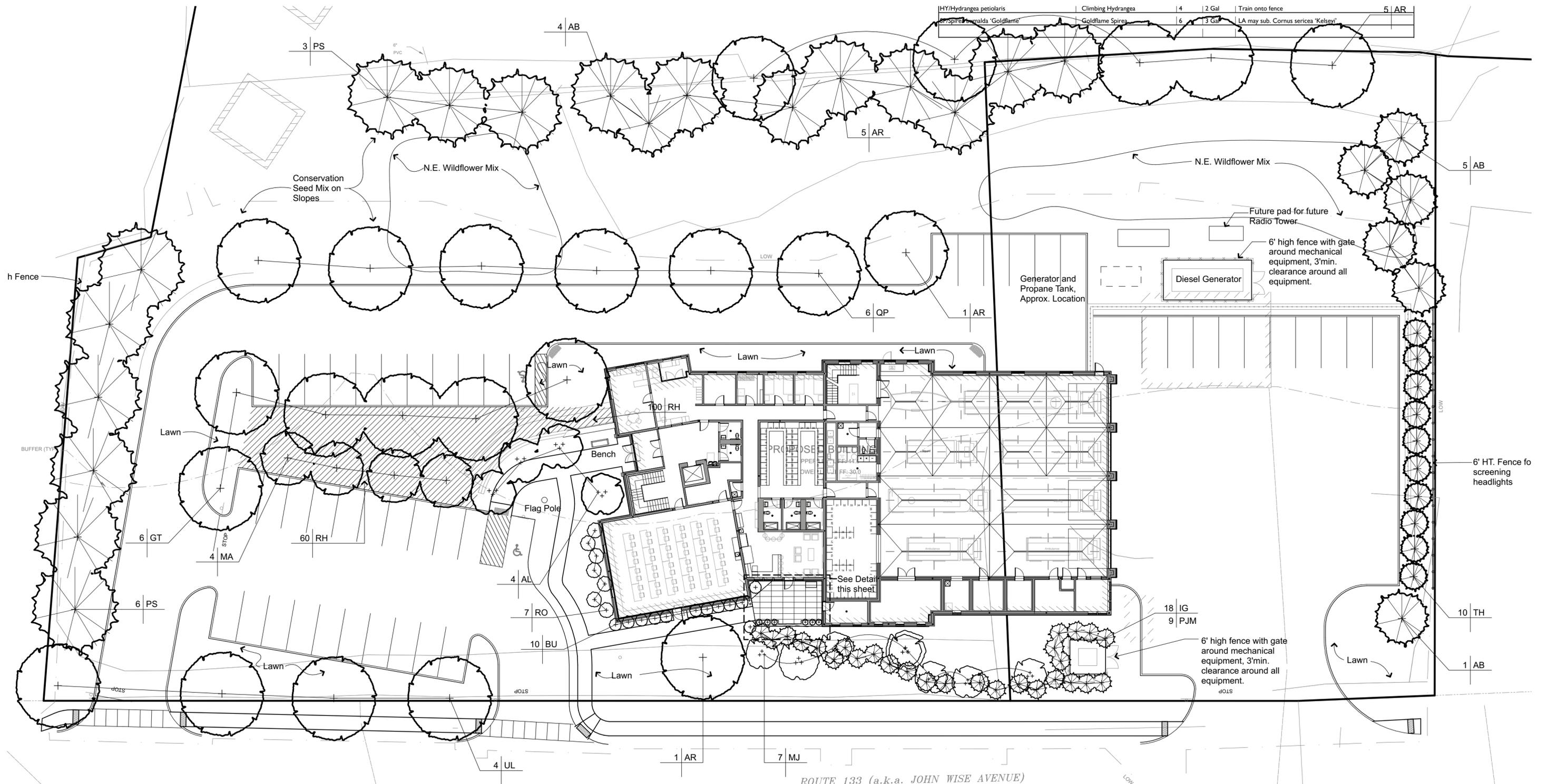
# Essex Public Safety Building Project

## Model View



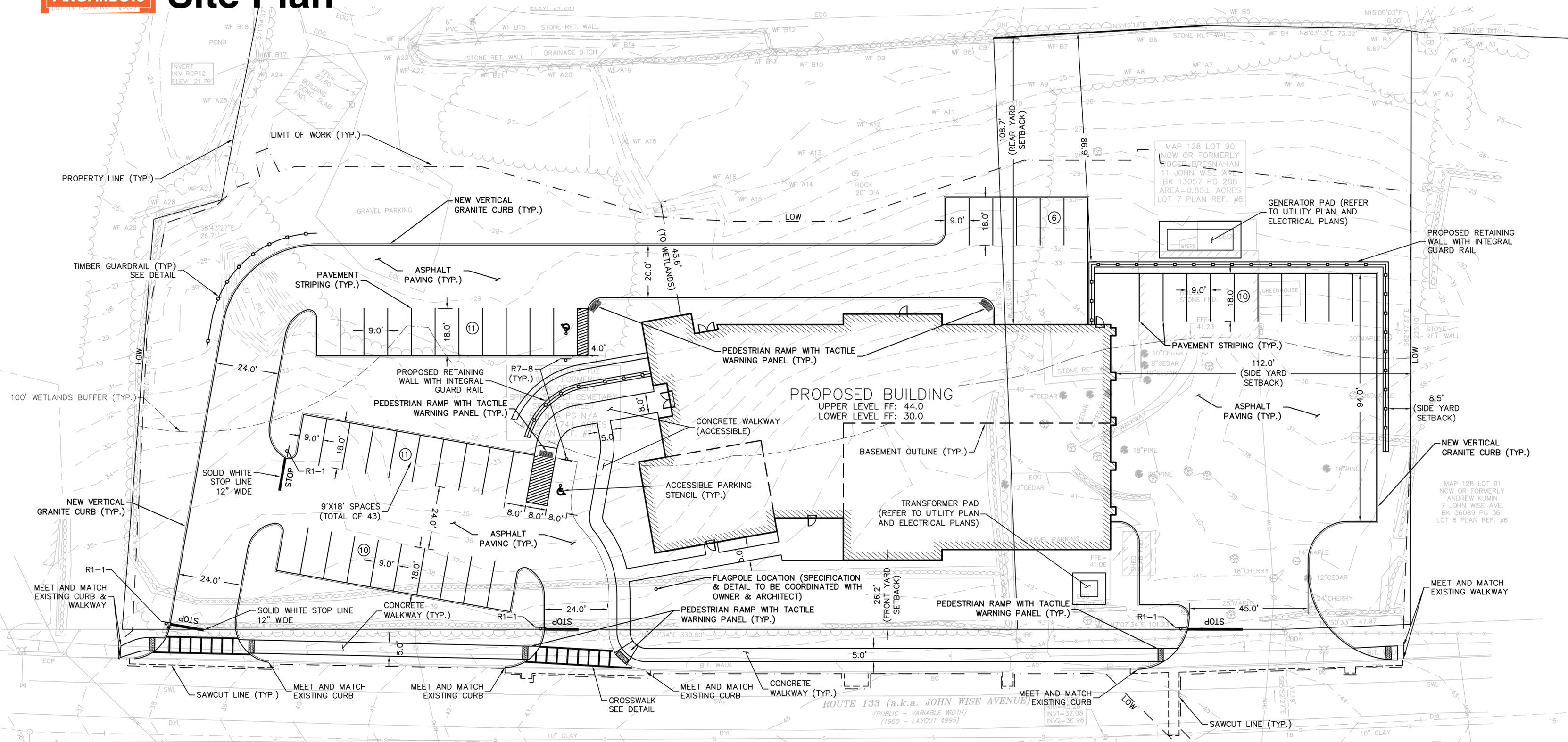
# Essex Public Safety Building Project

## Landscape Plan



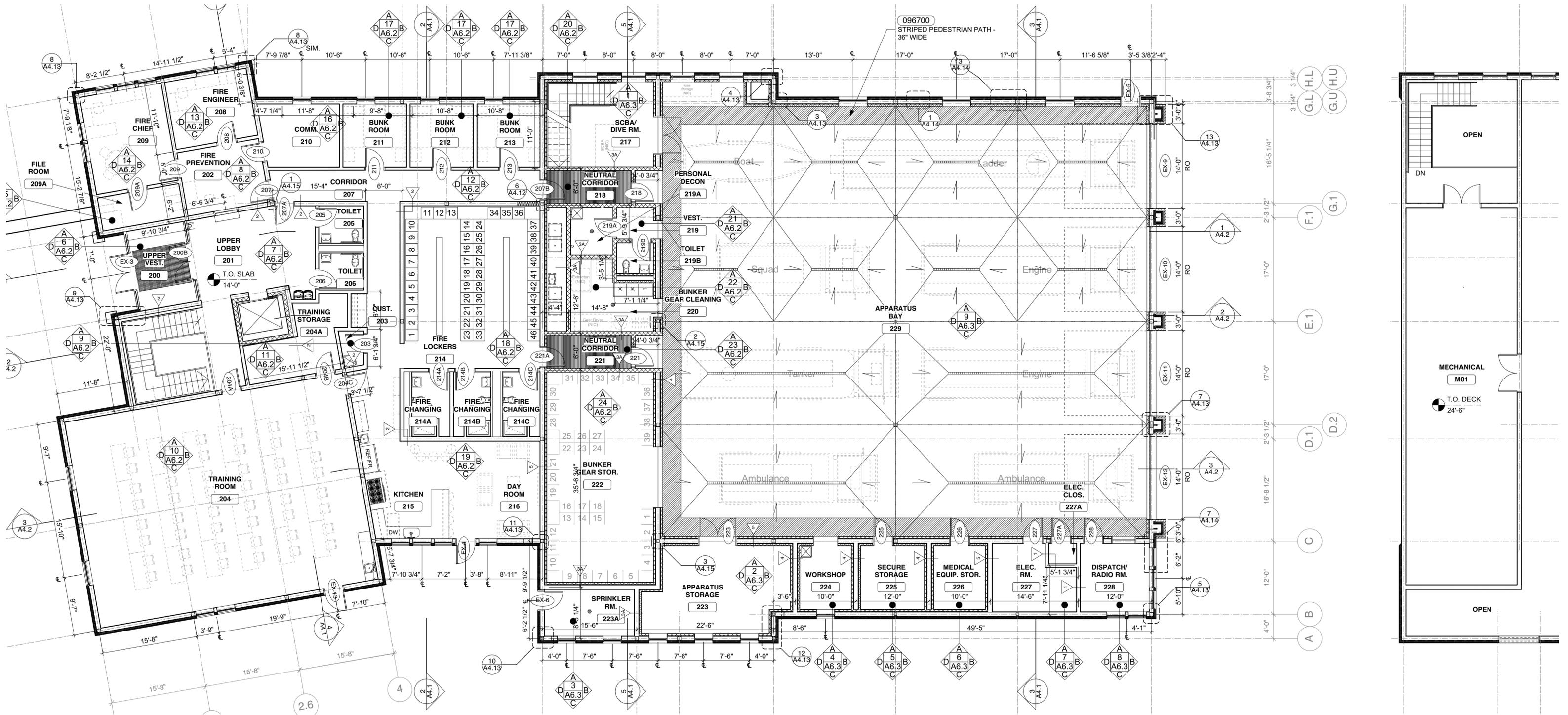
# Essex Public Safety Building Project

## Site Plan



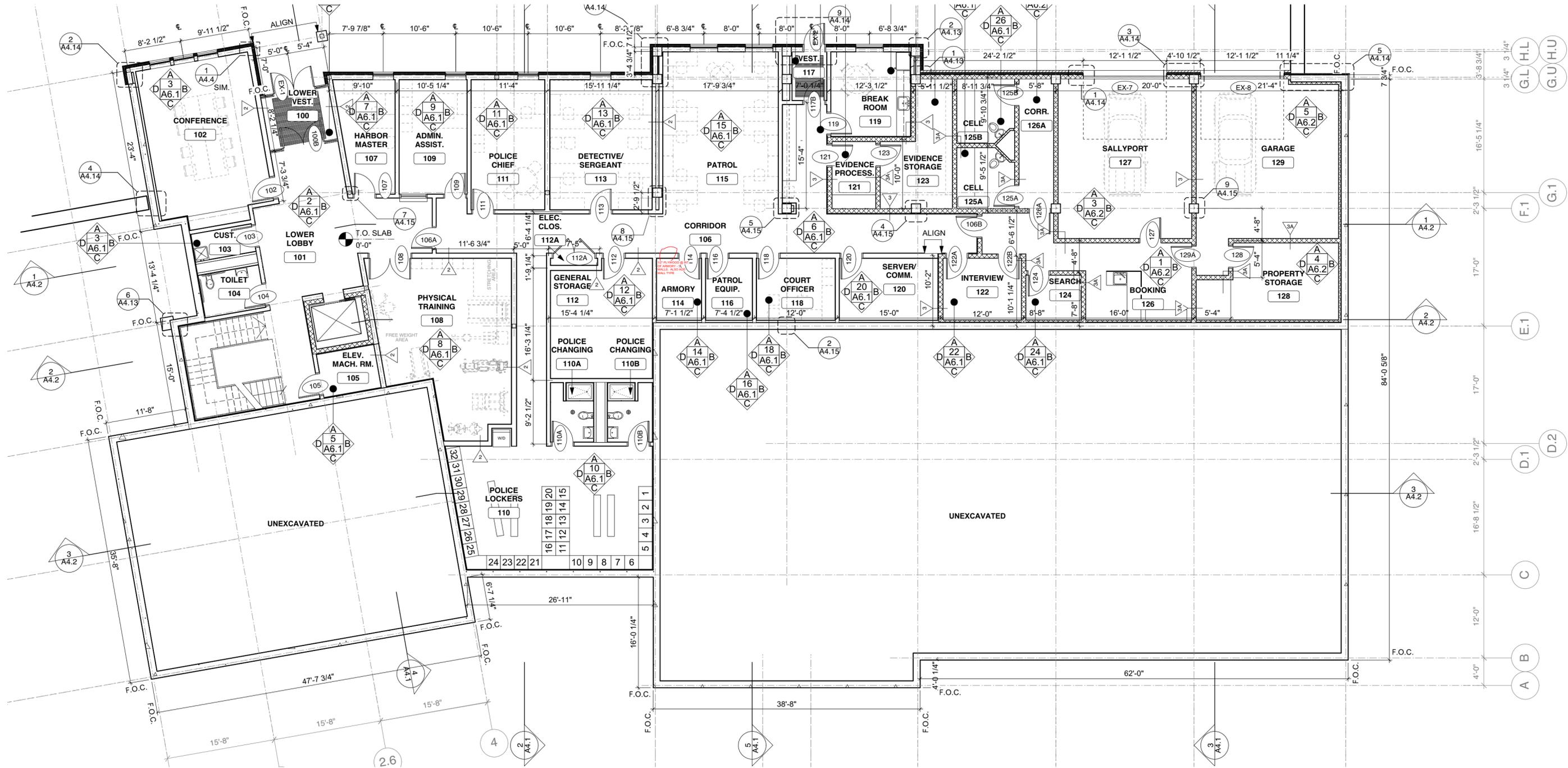
# Essex Public Safety Building Project

## Upper Level Plan



# Essex Public Safety Building Project

## Lower Level Plan





# Essex Public Safety Building Project

60% CD Cost Estimate Summary

9/10/2019

	PM&C (OPM)		Miyakoda Consulting (Architect)		Variance		DD Estimate	Variance to DD
	GFA	24,505	GFA	24,505	GFA	-		
	Total Cost	Cost/SF	Total Cost	Cost/SF	Total Cost	Cost/Sf	Total Cost	Total Cost
<b>BUILDING COSTS</b>								
DIV. 3 CONCRETE	\$ 1,041,460	\$ 42.50	\$ 1,029,313	\$ 42.00	\$ 12,147	\$ 0.50	\$ 794,557	\$ 234,756
DIV. 4 MASONRY	\$ 428,567	\$ 17.49	\$ 418,570	\$ 17.08	\$ 9,997	\$ 0.41	\$ 368,401	\$ 50,169
DIV. 5 METALS	\$ 889,305	\$ 36.29	\$ 889,566	\$ 36.30	\$ (261)	\$ (0.01)	\$ 828,098	\$ 61,468
DIV. 6 WOODS & PLASTICS	\$ 182,023	\$ 7.43	\$ 191,403	\$ 7.81	\$ (9,380)	\$ (0.38)	\$ 177,583	\$ 13,820
DIV. 7 THERMAL & MOISTURE PROTECTION	\$ 935,680	\$ 38.18	\$ 929,477	\$ 37.93	\$ 6,203	\$ 0.25	\$ 926,723	\$ 2,754
DIV. 8 DOORS & WINDOWS	\$ 464,100	\$ 18.94	\$ 465,093	\$ 18.98	\$ (993)	\$ (0.04)	\$ 519,026	\$ (53,933)
DIV. 9 FINISHES	\$ 1,042,371	\$ 42.54	\$ 1,028,473	\$ 41.97	\$ 13,898	\$ 0.57	\$ 1,006,280	\$ 22,193
DIV 10 SPECIALTIES	\$ 287,993	\$ 11.75	\$ 284,070	\$ 11.59	\$ 3,923	\$ 0.16	\$ 315,670	\$ (31,600)
DIV. 11 EQUIPMENT	\$ 101,000	\$ 4.12	\$ 87,000	\$ 3.55	\$ 14,000	\$ 0.57	\$ 263,000	\$ (176,000)
DIV. 12 FURNISHINGS	\$ 119,215	\$ 4.86	\$ 116,863	\$ 4.77	\$ 2,352	\$ 0.10	\$ 97,569	\$ 19,294
DIV. 14 CONVEYING SYSTEMS	\$ 127,500	\$ 5.20	\$ 127,500	\$ 5.20	\$ -	\$ -	\$ 138,000	\$ (10,500)
DIV. 21 FIRE SUPPRESSION	\$ 158,460	\$ 6.47	\$ 164,595	\$ 6.72	\$ (6,135)	\$ (0.25)	\$ 168,382	\$ (3,787)
DIV. 22 PLUMBING	\$ 546,570	\$ 22.30	\$ 552,008	\$ 22.53	\$ (5,438)	\$ (0.22)	\$ 523,972	\$ 28,036
DIV. 23 HVAC	\$ 1,436,467	\$ 58.62	\$ 1,423,565	\$ 58.09	\$ 12,902	\$ 0.53	\$ 1,496,640	\$ (73,075)
DIV. 26 ELECTRICAL	\$ 1,234,440	\$ 50.38	\$ 1,261,868	\$ 51.49	\$ (27,428)	\$ (1.12)	\$ 1,265,694	\$ (3,826)
DIV. 31 EARTHWORK	\$303,539	\$ 12.39	\$ 309,194	\$ 12.62	\$ (5,655)	\$ (0.23)	\$ 273,921	\$ 35,273
<b>SUBTOTAL BUILDING COSTS</b>	<b>\$ 9,298,690</b>	<b>\$ 379.46</b>	<b>\$ 9,278,561</b>	<b>\$ 378.64</b>	<b>\$ 20,129</b>	<b>\$ 0.82</b>	<b>\$ 9,163,516</b>	<b>\$ 115,045</b>

# Essex Public Safety Building Project

60% CD Cost Estimate Summary

9/10/2019

	PM&C (OPM)		Miyakoda Consulting (Architect)		Variance		DD	Variance
	GFA	24,505	GFA	24,505	GFA	-	Estimate	to DD
	Total Cost	Cost/SF	Total Cost	Cost/SF	Total Cost	Cost/Sf	Total Cost	Total Cost
<b>SITework</b>								
DIV. 02 EXISTING CONDITIONS	\$ -		\$ 45,719		\$ (45,719)		\$ 44,819	\$ 900
DIV. 31 EARTHWORK	\$ 395,362		\$ 354,540		\$ 40,822		\$ 592,381	\$ (237,841)
DIV. 32 EXTERIOR IMPROVEMENTS	\$ 805,714		\$ 811,353		\$ (5,639)		\$ 572,971	\$ 238,382
DIV. 33 UTILITIES	\$ 524,180		\$ 508,738		\$ 15,442		\$ 572,162	\$ (63,424)
DIV. 34 TRAFFIC CONTROL	\$ 150,000		\$ 150,000		\$ -		\$ 150,000	\$ -
<b>SUBTOTAL SITework</b>	<b>\$ 1,875,256</b>		<b>\$ 1,870,350</b>		<b>\$ 4,906</b>		<b>\$ 1,932,333</b>	<b>\$ (61,983)</b>
DEMO EXISTING BARN/HOUSE	\$ 30,657.00		\$ 30,000		\$ 657		\$ 30,000	
HAZMAT REMOVAL ALLOWANCE	\$ 26,500.00		\$ 26,500.00		\$ -		\$ 10,000	
<b>SUB-TOTAL DIRECT (TRADE) COST</b>	<b>\$ 11,231,103</b>	<b>\$ 458.32</b>	<b>\$ 11,205,411</b>	<b>\$ 457.27</b>	<b>\$ 25,692</b>	<b>\$ 1.05</b>	<b>\$ 11,135,849</b>	<b>\$ 69,562</b>
DESIGN AND PRICING CONTINGENCY	3.0% \$ 336,933		3.0% \$ 336,162		\$ 771		\$ 556,792	
<b>SUB-TOTAL</b>	<b>\$ 11,568,036</b>		<b>\$ 11,541,573</b>		<b>\$ 26,463</b>		<b>\$ 11,692,641</b>	
GENERAL CONDITIONS / REQUIREMENTS	7.50% \$882,344		7.50% \$ 881,199		\$ 1,145		\$ 892,733	
BONDS	1.00% \$117,646		0.80% \$ 100,376		\$ 17,270		\$ 88,979	
INSURANCE	1.25% \$147,057		1.00% \$ 124,228		\$ 22,829		\$ 125,854	
PERMIT	Waived		Waived		Waived		Waived	
OVERHEAD AND FEE	3.00% \$ 387,349 \$ -		3.0% \$ 379,421		\$ 7,928		\$ 320,005	
<b>SUB-TOTAL</b>	<b>\$ 13,102,432</b>		<b>\$ 13,026,797</b>		<b>\$ 75,635</b>		<b>\$ 13,120,212</b>	
ESCALATION	1.75% \$ 196,544		1.92% \$ 250,115		\$ (53,571)		\$ 437,340	
<b>TOTAL OF ALL CONSTRUCTION</b>	<b>\$ 13,298,976</b>	<b>\$ 542.70</b>	<b>\$ 13,276,912</b>	<b>\$ 541.80</b>	<b>\$ 22,064</b>	<b>\$ 0.90</b>	<b>\$ 13,557,552</b>	<b>\$ (280,640)</b>
Demo existing public safety building (Inc. Haz Mat)	\$ 145,447		\$ 121,600		\$ 23,847		\$ 67,000	
Regrade and provide lawn at existing public safety building	\$ 47,121		\$ 40,000		\$ 7,121		\$ 40,000	
<b>TOTAL W/EXISTING PUBLIC SAFETY SCOPE</b>	<b>\$ 13,491,544</b>	<b>\$ 550.56</b>	<b>\$ 13,438,512</b>		<b>\$ 53,032</b>		<b>\$ 13,664,552</b>	<b>\$ (226,040)</b>

**Essex Public Safety Building Project**  
**Additional Funding Necessary to Complete Base Scope**  
**9/10/2019**

	Budget at SD	Budget at 60% CD	Change from SD to 60% CD
<b>CONSTRUCTION COST</b>	\$ 15,048,539	\$ 13,465,028	\$ (1,583,511)
Construction of new building, demolition and restoration at existing site and demo/disposal of barn (60% CD value is the average of the two estimates)			
<b>ARCHITECTURE &amp; ENGINEERING</b>	\$ 644,402	\$ 609,002	\$ (35,400)
Basic, Additional and Reimbursable Services			
<b>ADMINISTRATION</b>	\$ 502,826	\$ 512,826	\$ 10,000
OPM Basic Services, Additional and Reimbursable Services, Advertising, Printing, Permits and Owner's Insurance			
<b>MISCELLANEOUS SOFT COSTS</b>	\$ 141,610	\$ 158,000	\$ 16,390
Hazmat Monitoring & Testing, Commissioning, Material Testing and Inspection, Moving Costs and Utility Company Backcharges			
<b>Re-use of Historic Barn Elements</b>	\$ -	\$ -	\$ -
Careful Dismantling and Incorporation of Selected Elements in New Building (Cost was anticipated to be offset by CPA funding at SD Phase and has since been removed from the project scope as CPA funding would not be sufficient to cover the currently anticipated cost of \$200k+/-)			
<b>FURNISHINGS &amp; EQUIPMENT</b>	\$ 300,000	\$ 400,000	\$ 100,000
Furnishings, Equipment and Technology			
<b>CONTINGENCY</b>	\$ 897,418	\$ 802,407	\$ (95,011)
Construction and Owner's Contingency (6% of Construction Cost)			
<b>TOTAL BASE BUDGET</b>	<b>\$ 17,534,795</b>	<b>\$ 15,947,263</b>	<b>\$ (1,587,532)</b>
<b>MAY 2019 APPROPRIATION</b>		<b>\$ (497,105)</b>	
<b>ADDITIONAL FUNDING NEEDED</b>		<b>\$ 15,450,158</b>	

	Start	Finish	2018												2019																																																																				
			Sep			Oct			Nov			Dec			Jan			Feb			March			April			May			June			July			Aug			Sep			Oct			Nov			Dec			Jan			Feb			March			April																							
			27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25	2	9	16	23	30	7	14	21	28	4	11	18	25	1	8
<b>Architect Selection/Options Analysis</b>	27-Aug-18	11-Feb-19	[Blue shaded bar]																																																																																
<b>Schematic Design</b>	12-Feb-19	8-Apr-19													[Red shaded bar]																																																																				
<b>Design Development</b>	9-Apr-19	1-Jul-19													[Green shaded bar]																																																																				
Public Forum	1-May-19														[Red dot]																																																																				
Town Meeting - Project Funding Approval	6-May-19														[Red dot]																																																																				
Town Building Committee Meeting	22-May-19														[Red dot]																																																																				
Town Building Committee Meeting	5-Jun-19														[Red dot]																																																																				
Town Building Committee Meeting	19-Jun-19														[Red dot]																																																																				
<b>Construction Documents</b>	2-Jul-19	22-Sep-19													[Purple shaded bar]																																																																				
<b>General and Filed Sub-bidder Prequalification</b>	18-Jul-19	13-Sep-19													[Yellow shaded bar]																																																																				
Town Building Committee Meeting	24-Jul-19														[Red dot]																																																																				
Conservation Commission Mtg No. 1 (NOI)	6-Aug-19														[Red dot]																																																																				
Planning Board Meeting (Site Plan Review)	7-Aug-19														[Red dot]																																																																				
Conservation Commission Mtg No. 2 (NOI)	20-Aug-19														[Red dot]																																																																				
Town Building Committee Meeting	21-Aug-19														[Red dot]																																																																				
Town Building Committee Meeting	11-Sep-19														[Red dot]																																																																				
Public Forum	12-Sep-19														[Red dot]																																																																				
Public Forum	17-Sep-19														[Red dot]																																																																				
Special Town Meeting - Facility as Sole Article	23-Sep-19														[Red dot]																																																																				
<b>Bidding</b>	25-Sep-19	8-Nov-19													[Teal shaded bar]																																																																				
Issue Plans to Bidders	25-Sep-19														[Red dot]																																																																				
Filed Sub-Bids Due	16-Oct-19														[Red dot]																																																																				
General Bids Due	30-Oct-19														[Red dot]																																																																				
<b>Construction</b>	11-Nov-19	12-May-21													[Orange shaded bar]																																																																				
Article gets considered again, at the Fall Town Meeting, if needed*	18-Nov-19														[Red dot]																																																																				
Phase 1 Substantial Completion (New Building)	12-Jan-21																																																																																		
Phase 2 Substantial Completion (Demolition/Restore Existing Building)	12-May-21																																																																																		

\*If funding is not approved until Fall Town Meeting, the construction commencement date will be delayed accordingly.