Hampden Senior Center Feasibility Study

Town of Hampden

104 Allen Street
Hampden, Massachusetts

January 2021

lifespan design studio

MILONE & MACBROOM

edm

executive summary

The primary goal of this feasibility study was to conduct a review of the existing Town of Hampden Senior Center building and site, evaluate the existing spatial and physical conditions, identify limitations/attributes and investigate options for potential expansion of the existing facility. No project budget goals for the potential expansion/renovation were established prior to this study. This study was conducted under the assumption that the findings would be used to develop future design goals/priorities based on the cost estimates of each developed scope element.

Representatives of the design team toured the Senior Center and met with the Senior Center staff in order to evaluate the existing condition of the building and site, to understand its current use, to identify deferred maintenance items and to propose potential options for improvement and expansion.

Project Team:

Town of Hampden	Senior Center Director *Rebecca Moriarty*
edm	Architecture *Chris Wante, AIA*
Lifespan Design Studio	Architecture and Senior Design Consultants *Ellen Gallow* *Doug Gallow, AIA*
Milone and MacBroom	Landscape Architecture and Civil Engineering *Mark Arigoni, PLA* *John Hammer* *Mike Gagnon, PE*

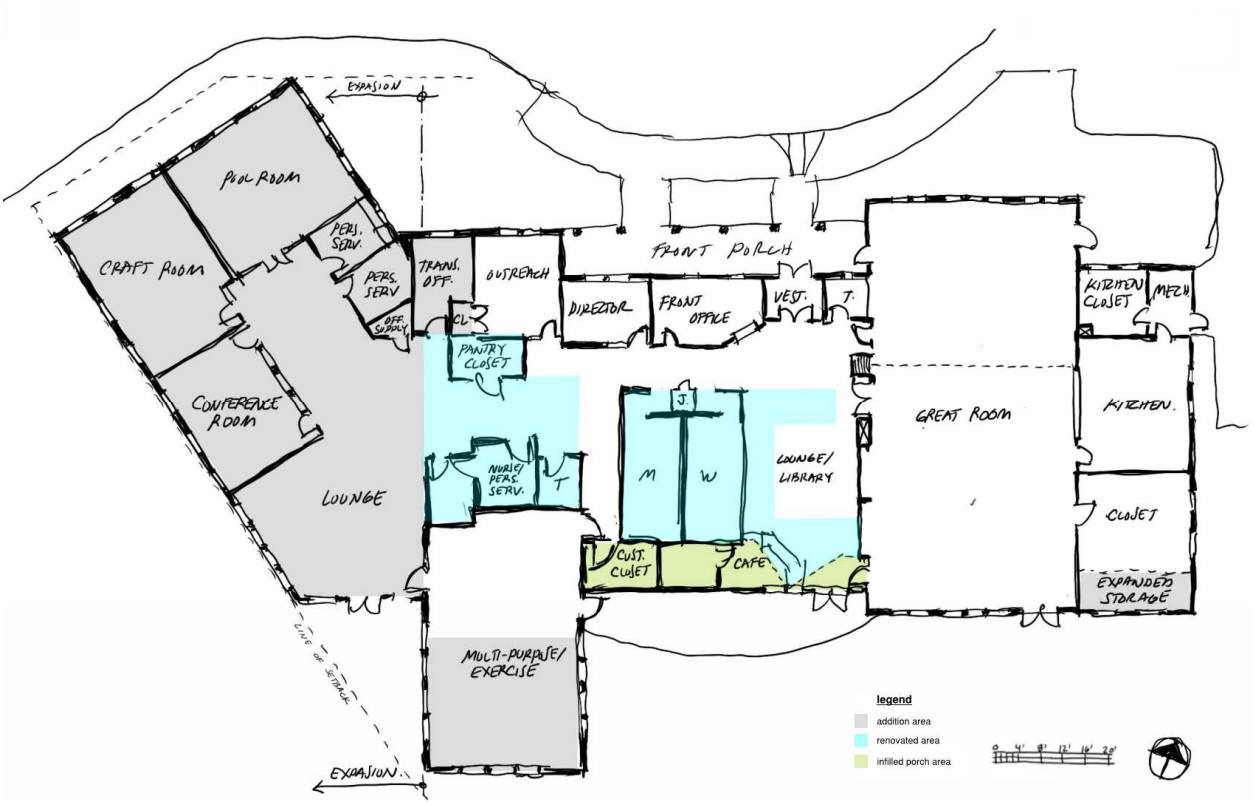
The Hampden Senior Center is located at 104 Allen Street in Hampden, Massachusetts. The one story building was constructed in 1999 of wood framing construction with a usable area of 6,815 square feet. The existing building consists of a large multipurpose room with a commercial kitchen, a billiards/pool room, an arts and crafts space, an administration area with offices and a library/lounge space. There is an attic created by wood trusses that houses indoor air handlers that provide the heating and cooling for the building. The building is used as a community "heating and cooling shelter" in the event of a large scale power outage and has a full generator back-up.

Existing site amenities include a covered front and rear porch, a large parking lot that has approximately 96 parking spaces and 2 shuffle board courts off of the back patio of the building. A leach field that handles wastewater from the building is located to the northeast of the site and a designated wetlands area is located to the southeast.

The design team met multiple times with the Senior Center Director for feedback and direction on both the existing building function and the site arrangement. The summary of the results is depicted on the following pages.

proposed floor plan

In discussions with the Senior Center Director and staff, it was determined the existing building no longer met the Town's programmatic needs and that approximately 3,000SF of additional space was needed, along with some minor interior renovations to accommodate the expanded footprint. Other than the need for additional space, and some miscellaneous deferred maintenance items noted separately within this report, the existing 20-year-old building was found to be in sound condition. Overall, the project cost of the recommended building expansion and renovation is in the range of **$2.9M and $3.3M (construction cost + soft cost), based on an escalated construction cost to 2022.**



proposed floor plan

proposed site plan

The existing parking lot was determined to be in poor overall condition and the recommendation was to remove and re-pave the entire parking lot. In addition, the original parking lot and front entry walkway designs were deemed inappropriate for the use of the building and a new site plan with the parking layout reoriented has been provided as part of this study. Additional parking spaces were recommended as well, but due to on-site septic, proximity to wetlands and other site restrictions, there was no feasible way to increase the parking count in any significant manner. However, in discussions with the Senior Center Director, we came to understand that the Bethlehem Church across the street allows the Senior Center to use their parking lot in the few occasions overflow might be needed and it was determined that this condition is acceptable. The proposed site layout was estimated to have a project cost in the range of **$1.5M and $1.7M** (**construction cost + soft cost), based on an escalated construction cost to 2022.**

proposed site plan

code

Construction Type:	VB (Unprotected Wood Frame)
Use Group:	Mixed-Use (non-separated) A-3 and B
Building Height:	+/- 27 ft.
Stories:	1 floor, slab on grade
Gross Building Area:	+/- 6,815 SF

programming

The **edm** / Lifespan Design Studio team met with the Senior Center's Director to confirm the goals for the Senior Center Expansion Study and to review information provided by the Center describing the current uses and limitations of space in the existing Hampden Senior Center. Based upon that discussion, the following issues and goals were considered in studying options for the reallocation and addition of space:

- Explore renovation/addition layout options that retain the functionality and capacity of the existing activity spaces (some may be moved or reconfigured), while adding at least one medium-to-large Multi-Purpose Room that may be used for Memory Care (groups of 40+), exercise classes, and other activities. Provide a Meeting/Conference Room for groups of approx. 16 occupants. Include appropriate program-related storage accommodations in both.
- Add a private office for a future Transportation Coordinator.
- Add a private office (accessed from the corridor) to be used by a part-time Nurse and for miscellaneous health screenings and services. Include a hand sink and storage.
- Add two additional flexible-use Personal Services/Counseling Rooms (one to have a hand sink).
- Return the Janitor's Room to its original use (or provide similar).
- Create a Pantry Closet in an easily-accessed location for food and personal items distributed to the public.
- Provide storage for office supplies and other items currently inappropriately stored in the Craft Room.
- Problem-solve furniture storage issues in the Great Room and Library.
- Create a securable closet for Long-term File Storage.
- Add Restrooms as needed to support the additional building capacity.
- Also consider (lower priorities):
    - Café (in Library-Main Lounge area)
    - Companion Restroom with securable shower adjacent to Nurse's office
    - Washer & Dryer used primarily for table linens
    - "Boutique" (possibly a portable kiosk)

site evaluation

zoning info See attached site concept plan.

parking The existing parking lot has approximately 96 parking spaces and was originally paved around the year 2000, with additional spaces added thereafter. The pavement is cracked extensively with failure of the asphalt in the rear, adjacent to the sewer structures and dumpster pad. The asphalt curb is broken and has many sections missing or displaced. Parking spaces along the wood line are being overtaken by the trees and some clearing is recommended. The drainage grates are recessed and the grading to them doesn't meet recommended slopes at less than 2%. Consideration should be given for adding more structures allowing the existing grates to be raised. The grates are also not pedestrian friendly grates where canes, walkers and other assists could go clear through the grates.

cracking pavement

dumpster pad

overgrowth at parking lot

parking lot

design recommendations: The asphalt and curbs are recommended to be replaced. The orientation of the parking could be improved by rotating the parking 90 degrees from the current orientation providing aisles for pedestrians and removing barriers. Some consideration could be given for adding sidewalks and improved access with less stepping up onto or over curbs. See attached site concept plan. The deeply recessed or pocketed grates should be raised to reduce steep grades into the grates by adding additional structures.

walkways The existing concrete walks appear to be in good condition in most locations and replacement isn't required. The sidewalks lack detectable warning panels at approaches to the parking lot which is a code compliance issue. Crosswalk painted markings are absent.

front entry walkway

island between parking lot and drop off

design recommendations: As described above, it is recommended the parking lot be repaved and reoriented. Along with that, the front walkway should be made flush with the parking lot to reduce barriers for seniors. If the parking lot remains as-is, another drop-ramp is recommended which was proposed on the original plans. The crosswalk areas could be improved physically, have painted crossings, and cross walk signage.

landscape The front entry landscaping is well maintained and appropriate. The remainder of the landscaping has become overgrown and it is difficult to differentiate what is intended to be and what shouldn't be in the beds. The plants are touching the building which is an issue. The plants designed to screen the condensers have exceeded the design intent and are impacting circulation around the units. The lawn is intact with no signs of erosion.

front entry porch landscaping

condenser screening

design recommendations: Some of the existing plant material could be salvaged with strategic pruning and relocations. However, a substantial amount of material should be removed and replaced.

waste/septic Based on record drawings, the building waste line connects to a 2,500-gallon septic tank located under the pavement within the loading area on the east site of the facility. A 1,000-gallon grease trap connected to the waste line from the kitchen also connects to the inlet pipe of the septic tank. A 2,500-gallon pump chamber pumps effluent through a 2" PVC pressure line to the existing septic field located at the northeast corner of the site adjacent to the parking area. Given the granular soils in the area, it appears the fields had to be elevated to attain the 5' minimum separation to seasonal high ground water.

manhole covers near dumpster pad

design recommendations: The existing system appears well designed and seems to have significant reserve capacity for future expansion. However, occupancy loads should be evaluated based on future occupancy of the building pursuant to the requirements of Massachusetts Title V. The existing pumps in the pump chamber are manufactured by Gould, which have proven reliable and will most likely have many more years of service life considering their intermittent use. The reserve area along the east side of the septic field can be used for future expansion of the field as necessary, which is greater than the 50-foot minimum setback, per Mass Title V, to the adjacent wetland resource area.

storm drainage A stormwater collection system, consisting of catch basins connected in series with storm drain piping, drains the existing paved parking area and discharges to a stone riprap swale on the east side of the building. Rooftop runoff from the building drains to gutters and downspouts connected to drains around the perimeter of the building which we suspect connect to the same stormwater collection system that drains the parking area. Several of the downspouts were observed broken or disconnected from the perimeter drain risers. It appears no additional drainage structures were added when the parking area was expanded to the north.

stone riprap swale

disconnected drain riser

design recommendations: The existing stormwater collections system should be evaluated for capacity with respect to the additional parking expansion to the north and any future additional impervious area that might drain to the system. The damaged downspouts and connections should also be repaired. Subsurface infiltration should be considered for runoff from the future building rooftop to attenuate overall peak flows from the site while addressing groundwater recharge and water quality requirements in accordance with the Massachusetts DEP stormwater manual.

water supply Based on record drawings, water supply for the facility is from a well located at the south east corner of the property.

design recommendations: The existing well, pump and component should be checked for overall condition and existing flows should be evaluated to accommodate the additional demand associated with the proposed building expansion.

electric service The existing electric service runs underground from a utility pole on Allen Street and appears to run underground along the south side of the facility, entering the building at the emergency generator enclosure at the northeast corner of the building, into the utility room. The electric meter is located inside of the utility room.

utility pole on Allen Street

back-up generator

design recommendations: The existing electric service should be evaluated based on the additional electrical load associated with the building expansion. A cursory review of the electrical service is noted below in the building evaluation section.

existing building evaluation

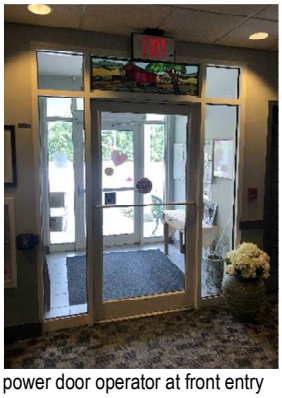
exterior shell

The exterior shell of the building appears to consist of 2X6 wood wall framing (R-19 batt insulation) with a drywall finish to the interior and plywood sheathing, clad with vinyl siding towards the exterior on a concrete strip foundation. The roof construction consists primarily of wood trusses with plywood sheathing and asphalt shingles. The attic space created by the trusses is insulated at the floor. The slab on grade appears to only have insulation at the perimeter.

The front door is an aluminum storefront frame and has an automatic door operator. All of the interior doors appear to be painted hollow metal frames and doors. All of the windows appear to be operable (double-hung) vinyl window frames with insulated glass.

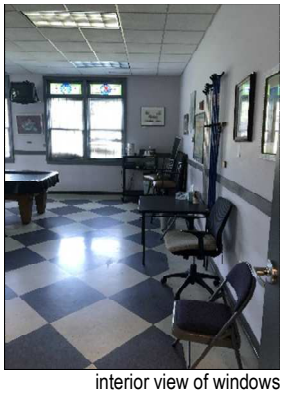
attic trusses

stained roof shingles



power door operator at front entry

exterior view of windows



interior view of windows

design recommendations: The existing exterior shell appears to be in overall acceptable condition. However, the asphalt shingles appear to be reaching the end of their life and it would be recommended to replace the shingles as part of the expansion design.

interior finish

The interior finish of the Senior Center has standard finishes for a building that was completed in 2000. The flooring varies space by space, but generally the corridors/offices have carpet and the activity spaces and toilet rooms have VCT.

The walls are 2X4 wood studs with batt insulation and painted gypsum wallboard. The ceilings are mostly tegular-edge acoustic ceiling tiles with fluorescent 2X4 lighting. The corridors have painted wood wainscoting, while the large multipurpose room has a painted wood chair rail. The windows in all spaces have traditional wood trim to the interior.

The large multipurpose room has a vaulted ceiling that consists of acoustic ceiling tiles and pendant light fixtures. The room can be separated by a large, manual operable partition that divides the room into 2 spaces, one larger than the other.

The library/lounge space is open to the main entry lobby, with fabric curtains used to separate the library/lounge for the main entry lobby when privacy is needed. Within the library/lounge space, there is a gas fireplace with surrounding stained wood trim and bookshelves.

library/lounge fireplace

multipurpose room vaulted ceiling

openings from library/lounge into main entry lobby

main corridor

design recommendations: The existing interior of the building appears to be in overall acceptable condition. With any building expansion project, it is recommended that the interior finishes be reviewed and potentially brought up to the date with the expansion of the building.

accessibility

The building appears to meet minimum code accessibility requirements with the exception of the following:

- Not all of the accessible parking spaces have a direct, accessible route to the front door of the building. This is caused by numerous issues on site, including lack of painted crosswalks, settled concrete walks, lack of curb cuts, etc.
- The handicap stalls in large restrooms do not meet accessibility requirements due to lack of clearances around the entry door in the toilet partitions.

design recommendations: As noted above, it is recommended the parking lot be repaved and reoriented to provide for a more accessible and safer parking lot for seniors. The restrooms should be reworked to provide accessibility where required.

kitchen equip.

The commercial equipment in the kitchen was not reviewed in detail, but it was discussed with the Senior Center staff and was deemed functional and appropriate. The existing equipment includes a 12-burner range (with 2 ovens and an exhaust hood), a 3-bay sink, prep tables, a dishwasher, hot/cold serving wells, a refrigerator and a freezer.

design recommendations: Currently, no modifications to the kitchen equipment appear necessary.

fire protection The existing building is not currently sprinklered.

design recommendations: For the proposed addition, the installation of a fire protection system for the whole building (existing and new) will be required, inclusive of a new fire service, new fire pump and on site storage tanks (due to the remote nature of the facility). During the initial steps of any future design for an expansion of the existing facility, this requirement should be confirmed with the local AHJ, Authority Having Jurisdiction.

HVAC The existing HVAC system consist of (4) four gas-fired furnaces with DX cooling coils located in the attic. The kitchen has a separate mini-split unit that appears to have been added on after the original construction.

gas-fired furnace

ductwork in attic

design recommendations: Extend existing ductwork from existing gas-fired furnaces to serve new Storage Room and enclosed porch infilled additions. Install three new attic mounted gas-fired furnaces with split DX based air conditioning to serve spaces in new addition.

plumbing The existing plumbing systems include domestic water from on-site well, natural gas service, septic sewer system and natural gas fired water heater.

design recommendations: Extend existing building plumbing systems including domestic hot & cold water, drainage and natural gas to serve new building addition. Verify existing septic system is adequately sized to support additional plumbing fixtures.

electrical The electrical service at the current facility is rated at 208/120V, 400A, 3-phase, 4-wire with a peak demand of 43.05kW (as supplied by the client). Based on calculations utilizing a watts / sq. ft. method, and assuming general lighting, convenience power and a single packaged air handling unit providing heating and cooling, the existing service is assumed to be adequate to handle the additional loads for the new proposed expansion of the existing facility.

electrical panels

technology/security equipment

generator equipment

design recommendations: Modifications to the distribution system may be required due to lack of available spare circuits in the existing panelboard(s). This would require replacement of existing panels or additional panels configured in a sub-feed setup.

fire alarm A fire alarm system exists in the building currently. The system should be evaluated further during any expansion project to confirm the system meets current codes.

opinion of costs

summary

This opinion of cost was produced from the drawings and narrative descriptions above. The following opinion of cost includes direct construction costs, general contractor's overhead/profit, design contingency and soft costs, and is meant to represent project costs. Cost escalation is also included to assume midpoint of construction will occur in 2022.

The below is a breakdown of the different scope items that could be included in any future construction project. In addition to the building expansion/renovation and site upgrades that are proposed, the Town requested additional items for consideration in any future project.

Bidding conditions are expected to be public bidding to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufacturers.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently, the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

New Construction and Renovation:

Construction Costs:	$2,200,000
Added Fire Service (if required):	$150,00
	+
Soft Costs	$750,000
Project Costs	**$2,900,000 - $3,300,000**

New Parking Lot:

Construction Costs:	$1,200,000
	+
Soft Costs	$400,000
Project Costs	**$1,500,000 - $1,700,000**

Replace Existing Roof:

Construction Costs:	$140,000
	+
Soft Costs	$50,000
Project Costs	**$180,000 - $200,000**

Rezone Existing HVAC System:

Construction Costs:	$50,000
	+
Soft Costs	$10,000
Project Costs	**$40,000 - $80,000**

The soft costs noted above include:

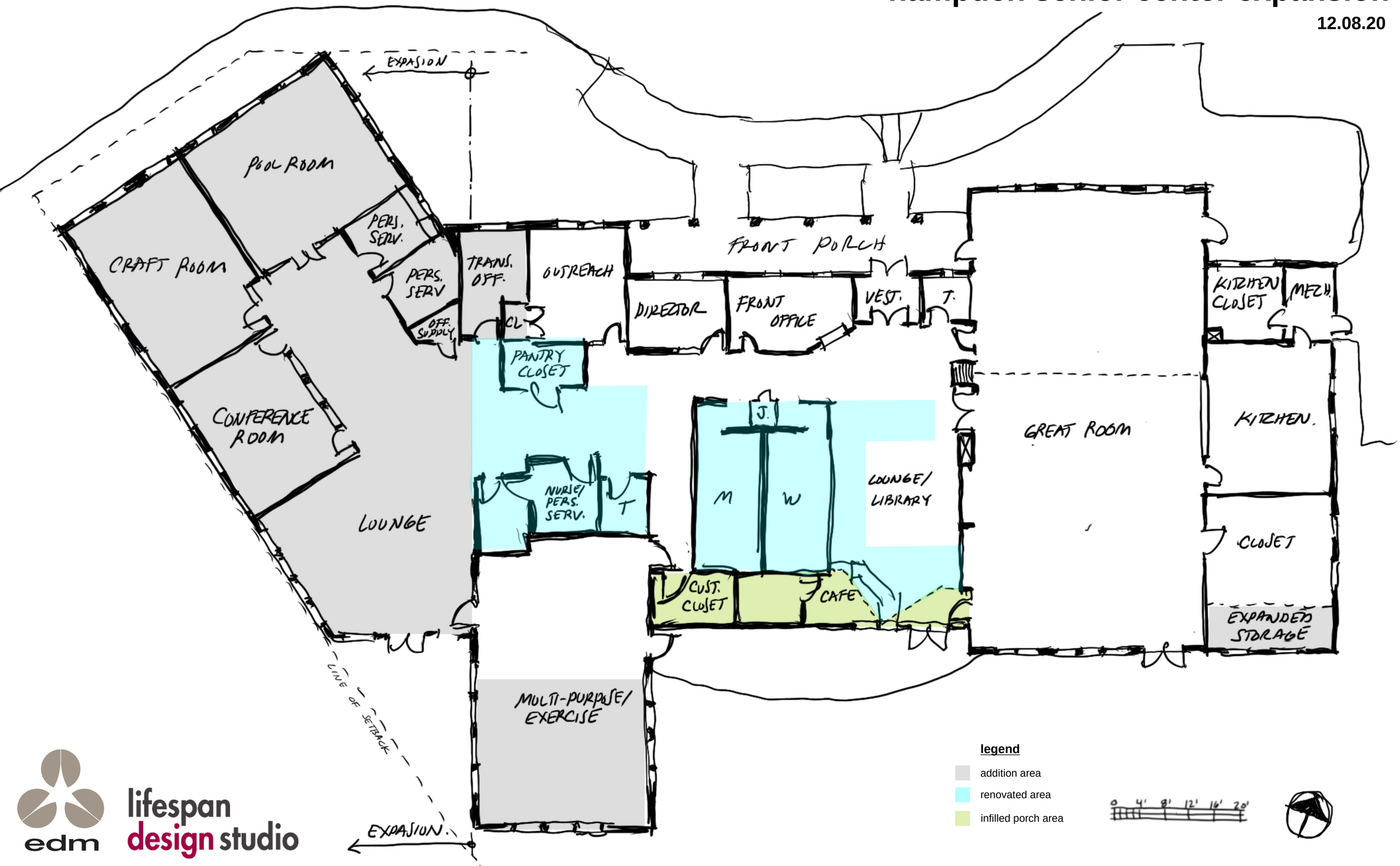
- OPM fees
- Design Fees
- FFE
- Geotechnical
- Site Survey
- Construction Contingency
- Owner' Project Contingency

APPENDIX A

Proposed Floor Plan

hampden senior center expansion

12.08.20



legend

- addition area
- renovated area
- infilled porch area

0 4' 8' 12' 16' 20'

edm lifespan design studio

APPENDIX B

Proposed Site Plan

hampden senior center expansion

12.08.20

edm

lifespan design studio

APPENDIX C

Opinion of Cost

TALEVI and HAESCHE, LLC
CONSTRUCTION CONSULTANTS

21 Old Warren Road, West Brookfield, MA 01585
PHONE (508) 867-3222
FAX (508) 867-3993

Hampden Senior Center **4-Dec-20**
Feasibility Study
104 Allen Street
Hampden, MA

edm - Conceptual Estimate

SUMMARY

New Construction			$1,606,000
- Main Addition	$1,394,000		
- Breezeway Addition	$153,000		
- Expanded Storage	$59,000		
	$1,606,000		
Renovations			$603,000
			$2,209,000
		Say	**$2,200,000**

PROBABLE CONSTRUCTION COST RANGE BETWEEN
$2,000,000 AND $2,400,000

New Parking Lot / Sitework			**$1,230,000**
			$1,230,000
		Say	**$1,200,000**

PROBABLE CONSTRUCTION COST RANGE BETWEEN
$1,100,000 AND $1,300,000

New Roof at Existing Structure			$133,000
Rezone Existing HVAC System	*Allowance - No Back-Up for this Item*		*$50,000*
Fire Protection incl. Well/Fire Pump/Water Storage and Sprinklers based on Total Expanded Building Area	*Allowance - No Back-Up for this Item*		$150,000
			$333,000
		Say	**$330,000**

PROBABLE CONSTRUCTION COST RANGE BETWEEN
$300,000 AND $360,000

New Construction

New Total Building Area including Proposed Additions	**15,360**	**sf**
Building Additions		
- Main Addition	3,810	sf
- Breezeway Infill	300	sf
- Expanded Storage	130	sf
	4,240	**sf**
Existing Building Renovations		
- Renovation	1,750	sf
- Untouched Area	9,370	sf
	11,120	**sf**

TALEVI and HAESCHE, LLC
CONSTRUCTION CONSULTANTS

21 Old Warren Road, West Brookfield, MA 01585
PHONE (508) 867-3222
FAX (508) 867-3993

Hampden Senior Center **4-Dec-20**
Feasibility Study
104 Allen Street
Hampden, MA

edm - Conceptual Estimate

MAIN ADDITION	**3,810**	**sf**		**$1,394,000**
Demolition				
Selective Demolition at Intersection of New / Old	1	ls	$15,000	$15,000
Foundations				
- Continuous Footings including excavation / backfill and concrete	263	lf	$225	$59,175
- SOG including stone sub base	3,810	sf	$12	$45,720
- Underslab Utility Excavation / Backfill	1	ls	$2,500	$2,500
Exterior Wall	*3,160*	*sf*		
- Framing / Sheathing / Insulation and GWB	3,160	sf	$15	$47,400
- Siding	2,528	sf	$16	$40,448
- Windows / Storefront say 20% of Wall	632	sf	$70	$44,240
- Caulking and Sealants	3,160	sf	$1	$3,160
Roof				
- Framing / Sheathing / Insulation	3,810	sf	$20	$76,200
- Asphalt Shingles / Flashings / Gutters and Downspouts	4,760	sf	$8	$38,080
- Snow Guards				Not Included
- Walkway In Attic / Roof Area say 10% of space	420	sf	$5	$2,100
- Modifications at New / Old Roof Interception	1	ls	$20,000	$20,000
- Miscellaneous Steel Framing	3,810	sf	$10	$38,100
Interior Subdivision				
Miscellaneous Metals	3,810	sf	$2	$7,620
Rough Blocking	3,810	sf	$1	$3,810
Finish Carpentry - ALLOWANCE	3,810	sf	$10	$38,100
Interior Doors / Frames and Hardware				
- Doors (S)	6	ea	$1,860	$11,160
- Doors (PR)	2	pr	$2,100	$4,200
Partitions	200	lf	$115	$23,000
Finishes				
Ceilings	*3,810*	*sf*		
- Ceilings as ACT / GWB and Some Decorative	3,810	sf	$12	$45,720
- Miscellaneous Soffits	1	Allowance	$5,000	$5,000
Floors	*3,810*	*sf*		
- Craft Room	550	sf	$5	$2,750
- Pool Room	540	sf	$5	$2,700
- Toilet [partial]	40	sf	$18	$720
- Conference / Office and Lounge	2,680	sf	$6	$16,080
Walls				
- CT (partial)	180	sf	$18	$3,240
- Paint	6,630	sf	$1	$6,630
- Paint Doors and Frames	8	opng	$150	$1,200
Miscellaneous Finishes	1	ls	$5,000	$5,000
Interior Caulking and Sealants	3,810	sf	$1	$3,810
Specialties				
- Miscellaneous Specialties	3,810	sf	$2	$7,620
Furnishings				
- Blinds	632	sf	$8	$5,056
- Walk Off Mats	1	ls	$500	$500
Plumbing				
Fixtures	4	ea	$6,500	$26,000
- Sink at Craft Room / WC	2	ea		Included Above
- WC	1	ea		Included Above
- Shower	1	ea		Included Above
HVAC				
New / Expanded System	3,810	sf	$60	$228,600
Electrical				
Power / Lighting	3,810	sf	$27	$102,870
		Subtotal Trade Cost		$983,509
		Mark-Up	42%	$410,200
		$365.80 /Per SF of Main Addition		**$1,393,709**

TALEVI and HAESCHE, LLC
CONSTRUCTION CONSULTANTS

21 Old Warren Road, West Brookfield, MA 01585
PHONE (508) 867-3222
FAX (508) 867-3993

Hampden Senior Center **4-Dec-20**
Feasibility Study
104 Allen Street
Hampden, MA

edm - Conceptual Estimate

BREEZEWAY ENCLOSURE	**300**	**sf**		**$153,000**
Demolition				
Selective Demolition at Intersection of New / Old	1	ls	$10,000	$10,000
Foundations				
- Continuous Footings including excavation / backfill and concrete	46	lf	$225	$10,350
- SOG including stone sub base	300	sf	$12	$3,600
Exterior Wall	*552*	*sf*		
- Framing / Sheathing / Insulation and GWB	552	sf	$15	$8,280
- Siding	442	sf	$16	$7,066
- Windows / Storefront say 20% of Wall	110	sf	$50	$5,520
- Caulking and Sealants	552	sf	$1	$552
Roof				
- Framing / Sheathing / Insulation	300	sf		Existing To Remain
- Asphalt Shingles / Flashings / Gutters and Downspouts	375	sf		Existing To Remain
- Snow Guards				Not Included
- Modifications at Wall / Extg Roof Interception	1	ls	$10,000	$10,000
Interior Subdivision				
Miscellaneous Metals	300	sf	$2.00	$600
Rough Blocking	300	sf	$1.00	$300
Finish Carpentry (Café / Café Stge) - ALLOWANCE	1	ls	$2,000	$2,000
Interior Doors / Frames and Hardware				
- Doors (S)	3	ea	$1,860	$5,580
Partitions	40	lf	$115	$4,600
Finishes				
Ceilings	*300*	*sf*		
- Ceilings as ACT / GWB and Some Decorative	300	sf	$12	$3,600
- Miscellaneous Soffits	1	Allowance	$2,500	$2,500
Floors	*300*	*sf*		
- Cust Closet	90	sf	$6	$540
- Café / Café Storage	210	sf	$10	$2,100
Walls				
- Paint	1,512	sf	$1	$1,512
- Paint Doors and Frames	3	opng	$150	$450
Miscellaneous Finishes	1	ls	$1,000	$1,000
Interior Caulking and Sealants	300	sf	$1	$300
Specialties				
- Miscellaneous Specialties	300	sf	$2	$600
Furnishings				
- Blinds	110	sf	$8	$883
Plumbing				No Work
HVAC				
New / Expanded System	300	sf	$60	$18,000
Electrical				
Power / Lighting	300	sf	$27	$8,100
	Subtotal Trade Cost			$108,033
	Mark-Up		42%	$45,100
	$510.44 /Per SF of Breezeway Enclosure			**$153,133**

TALEVI and HAESCHE, LLC
CONSTRUCTION CONSULTANTS

21 Old Warren Road, West Brookfield, MA 01585
PHONE (508) 867-3222
FAX (508) 867-3993

Hampden Senior Center **4-Dec-20**
Feasibility Study
104 Allen Street
Hampden, MA

edm - Conceptual Estimate

EXPANDED STORAGE	**130**	**sf**		**$59,000**
Demolition				
Selective Demolition at Intersection of New / Old	1	ls	$5,000	$5,000
Foundations				
- Continuous Footings including excavation / backfill and concrete	25	lf	$225	$5,625
- SOG including stone sub base	130	sf	$12	$1,560
Exterior Wall	*300*	*sf*		
- Framing / Sheathing / Insulation and GWB	300	sf	$15	$4,500
- Siding	240	sf	$16	$3,840
- Windows / Storefront say 20% of Wall	60	sf	$50	$3,000
- Caulking and Sealants	300	sf	$1	$300
Roof				
- Framing / Sheathing / Insulation	130	sf	$20	$2,600
- Asphalt Shingles / Flashings / Gutters and Downspouts	163	sf	$15	$2,438
- Snow Guards				Not Included
- Modifications at New / Old Roof Interception	1	ls	$3,500	$3,500
Interior Subdivision				
Miscellaneous Metals	130	sf	$2	$260
Rough Blocking	130	sf	$1	$130
Finish Carpentry - ALLOWANCE	1	ls	$500	$500
Interior Doors / Frames and Hardware				
- Doors (S)	0	ea	$1,860	$0
Partitions	0	lf	$115	$0
Finishes				
Ceilings	*130*	*sf*		
- Ceilings as ACT	130	sf	$5	$650
Floors	*130*	*sf*		
- Storage	90	sf	$6	$540
Walls				
- Paint	300	sf	$1	$300
Interior Caulking and Sealants	130	sf	$1	$130
Specialties				
- Miscellaneous Specialties	130	sf	$2	$260
Furnishings				
- Blinds	60	sf	$4	$240
Plumbing				No Work
HVAC				
New / Expanded off Existing System	130	sf	$20	$2,600
Electrical				
Power / Lighting	130	sf	$27	$3,510
		Subtotal Trade Cost		$41,483
		Mark-Up	42%	$17,300
	$195.94	**/Per SF of Expanded Storage**		**$58,783**

TALEVI and HAESCHE, LLC
CONSTRUCTION CONSULTANTS

21 Old Warren Road, West Brookfield, MA 01585
PHONE (508) 867-3222
FAX (508) 867-3993

Hampden Senior Center **4-Dec-20**
Feasibility Study
104 Allen Street
Hampden, MA

edm - Conceptual Estimate

EXISTING BUILDING RENOVATION	**1,750**	**sf**		**$603,000**
Demolition				
Selective Demolition	1	ls	$20,000	$20,000
- Walls / Doors				Included Above
- Bathroom Fixtures				Included Above
- Saw Cut / Demo SOG For utilities				Included Above
Foundations				
- Patch SOG at Utility Trenching including stone sub base	1	Allowance	$6,000	$6,000
Underslab Utilities - Excavation / Backfill	1	ls	$6,500	$6,500
Interior Subdivision				
Miscellaneous Metals	1,750	sf	$2.00	$3,500
Rough Blocking	1,750	sf	$1.00	$1,750
Finish Carpentry Café Counter and Vanities- ALLOWANCE	1	ls	$15,000	$15,000
Interior Doors / Frames and Hardware				
- Doors (S)	7	ea	$1,860	$13,020
- Doors (PR)	1	pr	$2,100	$2,100
Partitions				
- Walls	182	lf	$115	$20,930
- Plumbing Wall	24	lf	$270	$6,480
Finishes				
Ceilings	*1,750*	*sf*		
- Ceilings as ACT / GWB and Some Decorative	1,750	sf	$12	$21,000
- Miscellaneous Soffits	1	Allowance	$5,000	$5,000
Floors	*1,750*	*sf*		
- Bathrooms	590	sf	$15	$8,850
- Nurse	130	sf	$5	$650
- Multi Purpose	450	sf	$10	$4,500
- Lounge / Library	580	sf	$6	$3,480
Walls				
- CT	1,800	sf	$15	$27,000
- Paint	2,320	sf	$1	$2,320
- Paint Doors and Frames	8	opng	$150	$1,200
Miscellaneous Finishes - Including patching at "untouched" areas	1	ls	$10,000	$10,000
Interior Caulking and Sealants	1,750	sf	$1	$1,750
Specialties				
- Miscellaneous Specialties	1,750	sf	$6	$10,500
Furnishings				
- Blinds				By Owner
Plumbing				
Fixtures	18	ea	$6,000	$108,000
- Sink at Bathrooms	8	ea		Included Above
- WC	8	ea		Included Above
- Urinals	2	ea		Included Above
HVAC				
Modifications to the Existing HVAC System	1,750	sf	$45	$78,750
Electrical				
Power / Lighting	1,750	sf	$27	$47,250
		Subtotal Trade Cost		$425,530
		Mark-Up	42%	$177,500
		$344.59 /Per SF of Renovation Area		**$603,030**

TALEVI and HAESCHE, LLC
CONSTRUCTION CONSULTANTS

21 Old Warren Road, West Brookfield, MA 01585
PHONE (508) 867-3222
FAX (508) 867-3993

Hampden Senior Center **4-Dec-20**
Feasibility Study
104 Allen Street
Hampden, MA

edm - Conceptual Estimate

SUMMARY

EARTHWORK	$18.42 /GSF		$283,000
EXTERIOR IMPROVEMENTS	$18.68 /GSF		$287,000
UTILITIES	$19.40 /GSF		$298,000
SUBTOTAL, Rounded	*$56.51 /GSF*		*$868,000*
GENERAL CONDITIONS AND GENERAL CONTRACTOR'S OH & P		*12%*	*$104,000*
SUBTOTAL			*$972,000*
DESIGN CONTINGENCY		*20%*	*$194,000*
SUBTOTAL			*$1,166,000*
CONSTRUCTION/OWNER CONTINGENCY			*Not Included*
SUBTOTAL - TODAY'S DOLLARS			***$1,166,000***
ESCALATION TO MIDPOINT OF CONSTRUCTION - Assumed June 2022		*5.3%*	*$62,000*
			$1,228,000
	$80.08 /Per SF of Total Building Area	***SAY***	***$1,230,000***

PROBABLE CONSTRUCTION COST RANGE BETWEEN
$1,170,000 AND $1,290,000
$76.17 $83.98
$/GSF $/GSF

Note: Area Highlighted is the basis of the Mark-Up Package carried on all other pricing studies within this estimate ***42%***

New Construction Key Areas

Disturbed Area	60,000	sf
New Parking Lot	48,600	sf
Existing Parking Lot and Sidewalks	43,600	sf
Cars	96	ea

DIVISION 31 - EARTHWORK						**$283,000**
02 41 13 - SELECTIVE SITE DEMOLITION						
Site Demolition						
- Construction Fence	1,200	lf	$12	$14,400		
- Paving / Curbs / Sidewalks	48,600	sf	$1.60	$77,760		
- Storm Piping (Underground Utilities				Included Above		
				$92,160		**$92,160**
31 10 00 - SITE CLEARING						
Clearing and Grubbing	16,400	sf	$0.60	$9,840		
Rough Grading	60,000	sf	$1	$60,000		
				$69,840		**$69,840**
31 20 00- EARTH MOVING						
Spread and Grade Topsoils	10,000	sf	$0.20	$2,000		
Purchase Topsoil	200	cy	$18	$3,600		
Over Excavation and Structural Fill at Infiltration Basins	1	ls	$100,000	$100,000		
				$105,600		**$105,600**
31 25 00 - EROSION and SEDIMENTATION CONTROLS						
Erosion Control	1	ls	$15,000	$15,000		
				$15,000		**$15,000**
				$282,600		**$282,600**

TALEVI and HAESCHE, LLC
CONSTRUCTION CONSULTANTS

21 Old Warren Road, West Brookfield, MA 01585
PHONE (508) 867-3222
FAX (508) 867-3993

Hampden Senior Center **4-Dec-20**
Feasibility Study
104 Allen Street
Hampden, MA

edm - Conceptual Estimate

DIVISION 31 - EXTERIOR IMPROVEMENTS					**$287,000**
Parking Lot Areas					
Concrete Sidewalk	*5,000*	*sf*			
Asphalt Paving	*40,290*	*sf*			
Dumpster Pad	*110*	*sf*			
Landscape Area	*3,200*	*sf*			
Site Reinstatement	*11,400*	*sf*			
	60,000	***sf***			
32 12 - 00 - FLEXIBLE PAVING					
Asphalt Paving [6" Stone + 3.5" Bituminous]	4,477	sy	$25	$111,917	
				$111,917	**$111,917**
32 13 00 - RIGID PAVING					
Concrete Sidewalks	5,000	sf	$8	$40,000	
Dumpster Pad	110	sf	$10	$1,100	
				$41,100	**$41,100**
32 16 13 - CURBS and GUTTERS					
Precast Curbs	780	lf	$22	$17,160	
Wheel Stops	71	ea	$175	$12,425	
				$29,585	**$29,585**
32 17 00 - PAVING SPECIALTIES					
Pavement Markings	1	ls	$10,000	$10,000	
				$10,000	**$10,000**
32 30 00 - SITE IMPROVEMENTS					
Decorative Bollards	10	ea	$800	$8,000	
Decorative Lighted Bollards	10	ea		Included w/Site Electric	
Bike Racks	1	ea	$1,000	$1,000	
Site Furnishing					
- Benches	6	ea		By Others	
Signage	10	ea	$140	$1,400	
Monument Sign	1	Allowance	$7,500	$7,500	
				$17,900	**$17,900**
32 31 00 - FENCES and GATES					
Dumpster Enclosure	40	lf	$25	$1,000	
- Gate [assume 12'-0"]	1	pr	$3,500	$3,500	
- Bollards	4	ea	$326	$1,304	
				$5,804	**$5,804**
32 90 00 - PLANTING					
Loam at Planting Areas	3,200	sf	$1	$3,200	
Loam and Seed at Disturbed Areas	11,400	sf	$0.70	$7,980	
Landscaping Allowance	1	ls	$60,000	$60,000	
Site Irrigation System				Not in Contract	
				$71,180	**$71,180**
				$287,486	**$287,486**

DIVISION 33 - UTILITIES					**$298,000**
31 10 00 - WATER UTILITIES					
Inspection and Minor Repairs	1	ls	$5,000	$5,000	
				$5,000	**$5,000**
33 30 00 - SANITARY SEWAGE UTILITIES					
Manhole/ Septic Access Adjustments To Meet New Grades	1	ls	$7,500	$7,500	
Additional Reserve Area	1	Allowance	$20,000	$20,000	
				$27,500	**$27,500**
33 40 00 - STORM DRAINAGE UTILITIES					
Storm Drainage @ Parking Area	1	Allowance	$115,000	$115,000	
				$115,000	**$115,000**
33 70 00 - ELECTRICAL UTILITIES					
Site Lighting includes Branch Wiring/Pole Lights and Lighted Bollards	50,000	sf	$3	$150,000	
Primary Electrical Service				No Work Required	
Secondary Electrical Service				No Work Required	
Site Communications				No Work Required	
				$150,000	**$150,000**
				$297,500	**$297,500**

TALEVI and HAESCHE, LLC
CONSTRUCTION CONSULTANTS

21 Old Warren Road, West Brookfield, MA 01585
PHONE (508) 867-3222
FAX (508) 867-3993

Hampden Senior Center **4-Dec-20**
Feasibility Study
104 Allen Street
Hampden, MA

edm - Conceptual Estimate

New Construction Key Areas

	area sf		factor for slope	slope area	
Roof measured on plan	**7,550**	**SF**			
Roof - 3:12 pitch	3,150	SF	1.05	**3,308**	SF
Roof - 9:12 pitch	4,400	SF	1.25	**5,500**	SF
	7,550	SF		8,808	SF
			Use	**9,000**	**SF**

Re-Roof Existing Building **$133,000**

Remove Asphalt Shingle Roofing	9,000	sf	$1.25	$11,250
- Remove Gutters				Included Above
- Remove ridge Vents				Included Above
New Asphalt Shingles				
Asphalt Shingle Material Cost Allowance $50 / bundle				
- Shingles	9,000	sf	$3.50	$31,500
- Ice Water Shield	2,200	sf	$2.50	$5,500
- Ridge Vent	180	lf	$10	$1,800
- Gutters	250	lf	$15	$3,750
- Flashings	1	ls	$10,000	$10,000
Miscellaneous Work at Dormers	5	loc	$2,000	$10,000
Miscellaneous Decking Repairs	1	ls	$10,000	$10,000
Miscellaneous Trim Replacement	1	ls	$10,000	$10,000
Snow Guards				Not Included
		Subtotal Trade Cost		$93,800
		Mark-Up	42%	$39,100
		$8.65 /Per SF of Total Building Area		**$132,900**