



MEMORANDUM

To: John Bruzzese
From: Jason Walden
Cc: Vin Carbone, File
Date: 11/12/14
Re: Medfield State Hospital Renovation/Razing Costs

Commercial Construction Consulting, Inc. (C3) has reviewed the properties referenced as "Chapel", "B1", "C2", and "E2" located at the Medfield State Hospital, 11 Hospital Road, Medfield, MA. In concurrence with C3's written recommendation regarding the disposition of each property, the following cost scenarios for each are presented:

Chapel Building – Rework consists of interior demolition (gut), significant structural reinforcement, remodeled interiors (assume residential, or quasi-residential use), façade restoration, roof replacement, and landscaping. Costs to perform the above are reasonably be expected to be in the **range of \$325-\$375/SF**. Major cost factors include significant structural and façade repair, and roofing. Construction of an open space plan with reduced finishes is required to achieve costs on the low end of the range provided.

B1 Building – Rework of this building would include demolition of interior finishes, partitions and flooring structures, to the exterior walls, demolition of the added stair (not original to the structure), structural re-framing, exterior façade restoration, roof replacement, and interior fit-out to a core and shell condition only. Costs to perform the above would reasonably fall within the range of **\$240-\$280/SF**. Reduction in level of finishes would be required to achieve lower costs. Key cost factors include replacement of roofing and structure. Structure as viewed is beyond repair.

C2 Building – C3 recommends razing of this building given the overwhelming disrepair and structural degradation observed. Costs to raze the building would reasonably fall within a range of \$45-\$65/SF. Significant cost factors include disposal of hazardous materials to classified facilities, and importation of new soils to fill in the resultant void. Reduction of earthwork, through repurposing of the site or inclusion in other initiatives on the property (cut & fill), are required to achieve lower end costs shown above.

E2 Building – Costs, and costs factors for E2, mirror that of B1 with a slight adjustment for a large building footprint. Costs to the work required are reasonably be expected to be in the **range of \$325-\$375/SF**.



Commercial Construction Consulting, Inc.
313 Congress St.
Boston, MA 02210

MID-RANGE CONCEPT ESTIMATE

Project: Medfield State Hospital
Location: 11 Hospital Road
Medfield, MA
Architect: N/A

Scope: Gut interiors, reinforce structure, remodel interiors for residential use, restore exterior

Scope: Demo to exterior walls, demo added stair, reframe, fit-out core & shell only, restore exterior

Scope: Raze existing structure and foundation, fill and compact, seed/landscape

Scope: Demo to exterior walls, demo added stair, reframe, fit-out core & shell only, restore exterior

CSI		TRADE ITEM		Chapel Building		B1 Building		C2 Building		E2 Building	
		TOTAL COST	COST / SF	TOTAL COST	COST / SF	TOTAL COST	COST / SF	TOTAL COST	COST / SF	TOTAL COST	COST / SF
01500	PROJECT REQUIREMENTS	\$375,674	\$24.09	\$351,418	\$23.01	\$166,000	\$9.36	\$380,784	\$22.43		
02050	DEMOLITION	\$203,400	\$13.04	\$252,752	\$16.55	\$354,760	\$20.00	\$271,540	\$15.99		
02100	EARTHWORK	\$166,237	\$10.66	\$205,399	\$13.45	\$326,595	\$18.41	\$209,692	\$12.35		
03300	CONCRETE	\$120,746	\$7.74	\$114,700	\$7.51	\$0	\$0.00	\$122,700	\$7.23		
04200	MASONRY	\$260,000	\$16.67	\$345,000	\$22.59	\$0	\$0.00	\$402,500	\$23.70		
05500	STRUCTURAL STEEL & MISC METALS	\$208,697	\$13.38	\$94,924	\$6.22	\$0	\$0.00	\$105,735	\$6.23		
06100	ROUGH CARPENTRY	\$51,596	\$3.31	\$174,036	\$11.40	\$0	\$0.00	\$192,345	\$11.33		
06400	INTERIOR ARCHITECTURAL MILLWORK	\$141,500	\$9.07	\$80,500	\$5.27	\$0	\$0.00	\$86,200	\$5.08		
07500	ROOFING & FLASHING	\$560,000	\$35.91	\$505,450	\$33.10	\$0	\$0.00	\$614,030	\$36.16		
07900	CAULKING / SEALANTS / WATERPROOFING	\$19,495	\$1.25	\$19,090	\$1.25	\$0	\$0.00	\$21,225	\$1.25		
08100	DOORS, FRAMES & HARDWARE	\$88,240	\$5.66	\$23,740	\$1.55	\$0	\$0.00	\$26,670	\$1.57		
08800	GLASS & GLAZING	\$139,600	\$8.95	\$123,950	\$8.12	\$0	\$0.00	\$154,175	\$9.08		
09250	GYPSUM DRYWALL	\$351,696	\$22.55	\$134,394	\$8.80	\$0	\$0.00	\$149,424	\$8.80		
09300	STONE / CERAMIC / QUARRY TILE	\$0	\$0.00	\$16,000	\$1.05	\$0	\$0.00	\$17,600	\$1.04		
09510	ACOUSTICAL CEILINGS	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00		
09550	SPECIAL FLOORING	\$91,200	\$5.85	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00		
09650	CARPET & RESILIENT FLOORING	\$66,700	\$4.28	\$8,280	\$0.54	\$0	\$0.00	\$11,650	\$0.69		
09900	PAINTING & WALLCOVERING	\$93,558	\$6.00	\$102,950	\$6.74	\$0	\$0.00	\$117,400	\$6.91		
10000	SPECIALTIES	\$32,800	\$2.10	\$22,200	\$1.45	\$0	\$0.00	\$22,200	\$1.31		
11450	EQUIPMENT	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00		
12000	FURNISHINGS	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00		
14200	ELEVATOR	\$236,000	\$15.13	\$236,000	\$15.45	\$0	\$0.00	\$236,000	\$13.90		
15300	FIRE PROTECTION	\$81,965	\$5.26	\$112,872	\$7.39	\$17,738	\$1.00	\$123,580	\$7.28		
15400	PLUMBING	\$155,695	\$9.98	\$81,816	\$5.36	\$13,304	\$0.75	\$86,940	\$5.12		
15500	HVAC	\$668,790	\$42.89	\$218,787	\$14.33	\$44,345	\$2.50	\$275,755	\$16.24		
16000	ELECTRICAL	\$622,150	\$39.90	\$249,398	\$16.33	\$23,059	\$1.30	\$299,309	\$17.63		
SUB-TOTAL DIRECT COSTS		\$4,735,738	\$303.71	\$3,473,655	\$227.45	\$945,801	\$53.32	\$3,927,455	\$231.30		
	GENERAL CONDITIONS	\$355,180	7.5%	\$260,524		\$70,935		\$294,559			
	GENERAL LIABILITY INSURANCE	\$56,000	1.1%	\$41,076		\$11,184		\$46,442			
	BUILDERS RISK INSURANCE	NIC		NIC		NIC		NIC			
	TESTING AND INSPECTION	NIC		NIC		NIC		NIC			
	PERMITS (Allowance)	\$77,204	1.5%	\$56,629		\$15,419		\$64,027			
	BOND	NIC		NIC		NIC		NIC			
	FEE	\$156,724	3.0%	\$114,957		\$31,300		\$129,974			
PROJECT TOTAL CONSTRUCTION COSTS		\$5,380,846	\$345	\$3,946,840	\$258	\$1,074,639	\$61	\$4,462,457	\$263		

ALTERNATES

DESCRIPTION		CHAPEL		B1 BUILDING		C2 BUILDING		E2 BUILDING	
Alt. 1	Delete Elevator From Scope (MAAB Requirement Waived)	(\$236,000)	(\$15.13)	(\$236,000)	(\$15.45)	N/A	\$0.00	(\$236,000)	(\$13.90)
Alt. 2	Replace C2 with New Building of Equal Size		\$0.00		\$0.00	\$5,764,850.00	\$325.00		\$0.00
	Roofing on B1 is more thorough than E2		\$0.00		\$0.00		\$0.00		\$0.00
			\$0.00		\$0.00		\$0.00		\$0.00

OTHER INDIRECT COSTS TO CONSIDER

CSI	TRADE ITEM	TOTAL COST	COST / SF	TOTAL COST	COST / SF	TOTAL COST	COST / SF	TOTAL COST	COST / SF
01000	DESIGN CONTINGENCY	\$215,234	\$13.80	\$157,874	\$10.12	\$0	\$0.00	\$178,498	\$11.45
01000	CONSTRUCTION CONTINGENCY	\$215,234	\$13.80	\$157,874	\$10.12	\$42,986	\$2.76	\$178,498	\$11.45
01000	ARCHITECTURAL & ENGINEERING WITH PM	\$387,420.94	\$24.85	\$284,172.48	\$18.61	\$77,374.03	\$4.36	\$321,296.91	\$18.92