

TOWN OF HADLEY FACILITIES AUDIT
LIST OF OPTIONS
HADLEY, MA 01778



Description	Note	Quantity	Unit	Price	Total
TOWN HALL					
OPTION 1: Relocate to Russell School					\$
Repair Russell Exterior & Site per Building assessment		1	ea	818,378.00	818,378
Renovation of Interior to become Town Hall		10,613	sf	175.00	1,857,275
Sub Total - Direct Cost					2,675,653
General Conditions		10.00%			267,565
Overhead & Profit		12.00%			353,186
Design & Price Reserve		15.00%			494,461
Escalation	Jan-15	8.16%			309,335
Bond		3.00%			123,006
Soft Costs/Design Fees		30.00%			1,266,962
Total Project Cost					\$5,490,168
OPTION 2:					\$
New Town Hall on New Site		8,079	sf	300.00	2,423,700
Sub Total - Direct Cost					2,423,700
General Conditions		10.00%			242,370
Overhead & Profit		12.00%			319,928
Design & Price Reserve		15.00%			447,900
Escalation	Jan-15	8.16%			280,206
Bond		3.00%			111,423
Soft Costs/Design Fees		30.00%			1,147,658
Total Project Cost					\$4,973,185
OPTION 3: Repair Existing Town Hall per Building Assessment					\$
Renovation of Existing Town Hall		8,763	sf	63.20	553,839
Sub Total - Direct Cost					553,839
General Conditions		14.00%			77,537
Overhead & Profit		16.00%			101,020
Design & Price Reserve		15.00%			109,859
Escalation	Jan-15	8.16%			68,728
Bond		3.00%			27,329
Soft Costs/Design Fees		30.00%			281,494
Total Project Cost					1,219,806

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Description	Note	Quantity	Unit	Price	Total
OPTION 4: Revise Town Hall Corridor Layout (Building Repair Not Included)					\$
Renovation of Existing Town Hall	basement	128	sf	89.06	11,400
Renovation of Existing Town Hall	L1	596	sf	89.77	53,500
Renovation of Existing Town Hall	L2	557	sf	46.90	26,125
Sub Total - Direct Cost					91,025
General Conditions		20.00%			18,205
Overhead & Profit		23.00%			25,123
Design & Price Reserve		15.00%			20,153
Escalation	Jan-15	8.16%			12,608
Bond		3.00%			5,013
Soft Costs/Design Fees		30.00%			51,638
Total Project Cost					223,765
RUSSELL LIBRARY					
OPTION 1: Add Stair/Elevator plus Interior Modifications (No Exterior Repairs)					\$
Additions & Renovations		6,789	sf	138.70	941,616
Sub Total - Direct Cost					941,616
General Conditions		14.00%			131,826
Overhead & Profit		14.00%			150,282
Design & Price Reserve		15.00%			183,559
Escalation	Jan-15	8.16%			114,834
Bond		3.00%			45,664
Soft Costs/Design Fees		30.00%			470,334
Total Project Cost					\$2,038,115
OPTION 2: Repair Existing Library per Building Assessment					\$
Renovation of Existing Library		5,250	sf	74.61	391,677
Sub Total - Direct Cost					391,677
General Conditions		16.00%			62,668
Overhead & Profit		18.00%			81,782
Design & Price Reserve		15.00%			80,419
Escalation	Jan-15	8.16%			50,310
Bond		3.00%			20,006
Soft Costs/Design Fees		30.00%			206,059
Total Project Cost					892,921

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Description	Note	Quantity	Unit	Price	Total
SENIOR CENTER					
OPTION 1: Reorganize Building					\$
Renovation of Bulding with New Layouts		18,804	sf	122.95	2,312,004
Sub Total - Direct Cost					2,312,004
General Conditions		10.00%			231,200
Overhead & Profit		12.00%			305,184
Design & Price Reserve		15.00%			427,258
Escalation	Jan-15	8.16%			267,293
Bond		3.00%			106,288
Soft Costs/Design Fees		30.00%			1,094,768
Total Project Cost					\$4,743,995
OPTION 2: Reorganize Building with Addition for Parks & Rec					\$
Additions & Renovations		2,959	sf	328.73	972,700
Renovation of Building with New Layouts		18,804	sf	122.95	2,312,004
Sub Total - Direct Cost					3,284,704
General Conditions		10.00%			328,470
Overhead & Profit		12.00%			433,581
Design & Price Reserve		15.00%			607,013
Escalation	Jan-15	8.16%			379,747
Bond		3.00%			151,005
Soft Costs/Design Fees		30.00%			1,555,356
Total Project Cost					\$6,739,876
OPTION 3: Repair Existing Senior Center per Building Assessment					\$
Renovation of Existing Senior Center		18,804	sf	67.95	1,277,784
Sub Total - Direct Cost					1,277,784
General Conditions		12.00%			153,334
Overhead & Profit		14.00%			200,357
Design & Price Reserve		15.00%			244,721
Escalation	Jan-15	8.16%			153,098
Bond		3.00%			60,879
Soft Costs/Design Fees		30.00%			627,052
Total Project Cost					2,717,225

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Description	Note	Quantity	Unit	Price	Total
PARK & RECREATION					
OPTION 1: Repair North Hadley Village Hall per Building assessment					\$
Pro Rata Share Ratio per Square Footage		7,135	sf	140.28	1,000,924
Sub Total - Direct Cost					1,000,924
General Conditions		12.00%			120,111
Overhead & Profit		14.00%			156,945
Design & Price Reserve		15.00%			191,697
Escalation	Jan-15	8.16%			119,926
Bond		3.00%			47,688
Soft Costs/Design Fees		30.00%			491,187
Total Project Cost					\$2,128,478
OPTION 2: Relocate to Senior Center					\$
Additions & Renovations		2,959	sf	328.73	972,700
Sub Total - Direct Cost					972,700
General Conditions		14.00%			136,178
Overhead & Profit		14.00%			155,243
Design & Price Reserve		15.00%			189,618
Escalation	Jan-15	8.16%			118,625
Bond		3.00%			47,171
Soft Costs/Design Fees		30.00%			485,861
Total Project Cost					2,105,396

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Description	Note	Quantity	Unit	Price	Total
NORTH HADLEY FIREHOUSE					
OPTION 1: Repair North Hadley Village Hall per Building assessment					\$
Pro Rata Share Ratio per Square Footage		2,920	sf	140.28	409,629
Sub Total - Direct Cost					409,629
General Conditions		16.00%			65,541
Overhead & Profit		18.00%			85,531
Design & Price Reserve		15.00%			84,105
Escalation	Jan-15	8.16%			52,616
Bond		3.00%			20,923
Soft Costs/Design Fees		30.00%			215,504
Total Project Cost					\$933,849
OPTION 2: New Building on New Site					\$
New Firehouse		3,630	sf	375.00	1,361,250
Sub Total - Direct Cost					1,361,250
General Conditions		12.00%			163,350
Overhead & Profit		14.00%			213,444
Design & Price Reserve		15.00%			260,707
Escalation	Jan-15	8.16%			163,098
Bond		3.00%			64,855
Soft Costs/Design Fees		30.00%			668,011
Total Project Cost					2,894,715

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Description	Note	Quantity	Unit	Price	Total
PUBLIC SAFETY					
OPTION 1: Repair Existing Public Safety Building per Building Assessment					\$
Renovation of Existing Public Safety Building		15,872	sf	34.07	540,708
Sub Total - Direct Cost					540,708
General Conditions		14.00%			75,699
Overhead & Profit		16.00%			98,625
Design & Price Reserve		15.00%			107,255
Escalation	Jan-15	8.16%			67,099
Bond		3.00%			26,682
Soft Costs/Design Fees		30.00%			274,820
Total Project Cost					\$1,190,888
OPTION 2: Add Storage					\$
Additions & Renovations		308	sf	140.00	43,120
Sub Total - Direct Cost					43,120
General Conditions		20.00%			8,624
Overhead & Profit		23.00%			11,901
Design & Price Reserve		15.00%			9,547
Escalation	Jan-15	8.16%			5,972
Bond		3.00%			2,375
Soft Costs/Design Fees		30.00%			24,462
Total Project Cost					\$106,001
OPTION 3: Add New Fire Department Bay with 2nd Floor Space					\$
Additions & Renovations		2,241	sf	275.00	616,275
Sub Total - Direct Cost					616,275
General Conditions		14.00%			86,279
Overhead & Profit		16.00%			112,409
Design & Price Reserve		15.00%			122,244
Escalation	Jan-15	8.16%			76,476
Bond		3.00%			30,410
Soft Costs/Design Fees		30.00%			313,228
Total Project Cost					1,357,321

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Description	Note	Quantity	Unit	Price	Total
OPTION 4: Dorm Room & Day Room Addition					\$
Additions & Renovations		1,610	sf	325.00	523,250
Sub Total - Direct Cost					523,250
General Conditions		14.00%			73,255
Overhead & Profit		16.00%			95,441
Design & Price Reserve		15.00%			103,792
Escalation	Jan-15	8.16%			64,932
Bond		3.00%			25,820
Soft Costs/Design Fees		30.00%			265,947
Total Project Cost					\$1,152,437

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Description	Note	Quantity	Unit	Price	Total
RUSSELL SCHOOL					
OPTION 1: Repair Existing Russell School per Building Assessment					\$
Renovation of Existing Russell School		10,613	sf	271.31	2,879,366
Sub Total - Direct Cost					2,879,366
General Conditions		10.00%			287,937
Overhead & Profit		12.00%			380,076
Design & Price Reserve		15.00%			532,107
Escalation	Jan-15	8.16%			332,886
Bond		3.00%			132,371
Soft Costs/Design Fees		30.00%			1,363,423
Total Project Cost					\$5,908,166
OPTION 2: Convert to Town Hall					\$
Repair Russell Exterior & Site per Building assessment		1	ea	818,378.00	818,378
Renovation of Interior to become Town Hall		10,613	sf	175.00	1,857,275
Sub Total - Direct Cost					2,675,653
General Conditions		10.00%			267,565
Overhead & Profit		12.00%			353,186
Design & Price Reserve		15.00%			494,461
Escalation	Jan-15	8.16%			309,335
Bond		3.00%			123,006
Soft Costs/Design Fees		30.00%			1,266,962
Total Project Cost					\$5,490,168

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Description	Note	Quantity	Unit	Price	Total
DPW/HIGHWAY GARAGE					
No Change: Repair Highway Garage, Enclose Pole Barn, Add New Office Building					\$
Repair Highway Garage per Building Assessment		8,671	sf	111.89	970,197
Enclose Pole Barn per Building Assessment		3,171	sf	22.67	71,875
Demo Temporary Offices		1,761	sf	20.00	35,220
Add New Office Building		1,568	sf	250.00	392,000
Sub Total - Direct Cost					1,469,292
General Conditions		12.00%			176,315
Overhead & Profit		14.00%			230,385
Design & Price Reserve		15.00%			281,399
Escalation	Jan-15	8.16%			176,043
Bond		3.00%			70,003
Soft Costs/Design Fees		30.00%			721,031
Total Project Cost					\$3,124,468
OPTION 1: Demo Garage & Fuel Island, New Garage & Fuel Island, Enclose Pole Barn					\$
Demo Highway Garage		8,671	sf	15.00	130,065
Demo Fuel Island & Tanks		1	ea	65,000.00	65,000
New Highway Garage		17,272	sf	285.00	4,922,520
New Fuel Island & Tanks		1	sf	206,361.87	206,362
Enclose Pole Barn per Building Assessment		3,171	sf	22.67	71,875
Sub Total - Direct Cost					5,395,822
General Conditions		10.00%			539,582
Overhead & Profit		12.00%			712,248
Design & Price Reserve		15.00%			997,148
Escalation	Jan-15	8.16%			623,816
Bond		3.00%			248,058
Soft Costs/Design Fees		30.00%			2,555,002
Total Project Cost					\$11,071,676

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Description	Note	Quantity	Unit	Price	Total
OPTION 2: Demo Pole Barn, New Highway Garage, New Office Building, Modify Existing Garage					\$
Demo Pole Barn		3,171	sf	12.00	38,052
New Highway Garage		11,114	sf	285.00	3,167,490
Demo Temporary Offices		1,761	sf	20.00	35,220
Add New Office Building		1,568	sf	250.00	392,000
Modify Highway Garage to Vehicle Storage	allow	8,671	sf	35.00	303,485
Sub Total - Direct Cost					3,936,247
General Conditions		10.00%			393,625
Overhead & Profit		12.00%			519,585
Design & Price Reserve		15.00%			727,419
Escalation	Jan-15	8.16%			455,073
Bond		3.00%			180,958
Soft Costs/Design Fees		30.00%			1,863,872
Total Project Cost					8,076,779
OPTION 3: New Garage & New Office Building on New Sites, Repair Existing Garage, Enclose Pole Barn					\$
New Highway Garage		11,114	sf	285.00	3,167,490
New Fuel Island & Tanks		1	sf	206,361.87	206,362
New Office Building		1,568	sf	250.00	392,000
New Sites - Utilities & Paving	allow	12,682	sf	40.00	507,280
Repair Highway Garage per Building Assessment		8,671	sf	111.89	970,197
Enclose Pole Barn per Building Assessment		3,171	sf	22.67	71,875
Sub Total - Direct Cost					5,315,204
General Conditions		FALSE			-
Overhead & Profit		12.00%			637,824
Design & Price Reserve		15.00%			892,954
Escalation	Jan-15	8.16%			558,632
Bond		3.00%			222,138
Soft Costs/Design Fees		30.00%			2,288,026
Total Project Cost					\$9,914,778