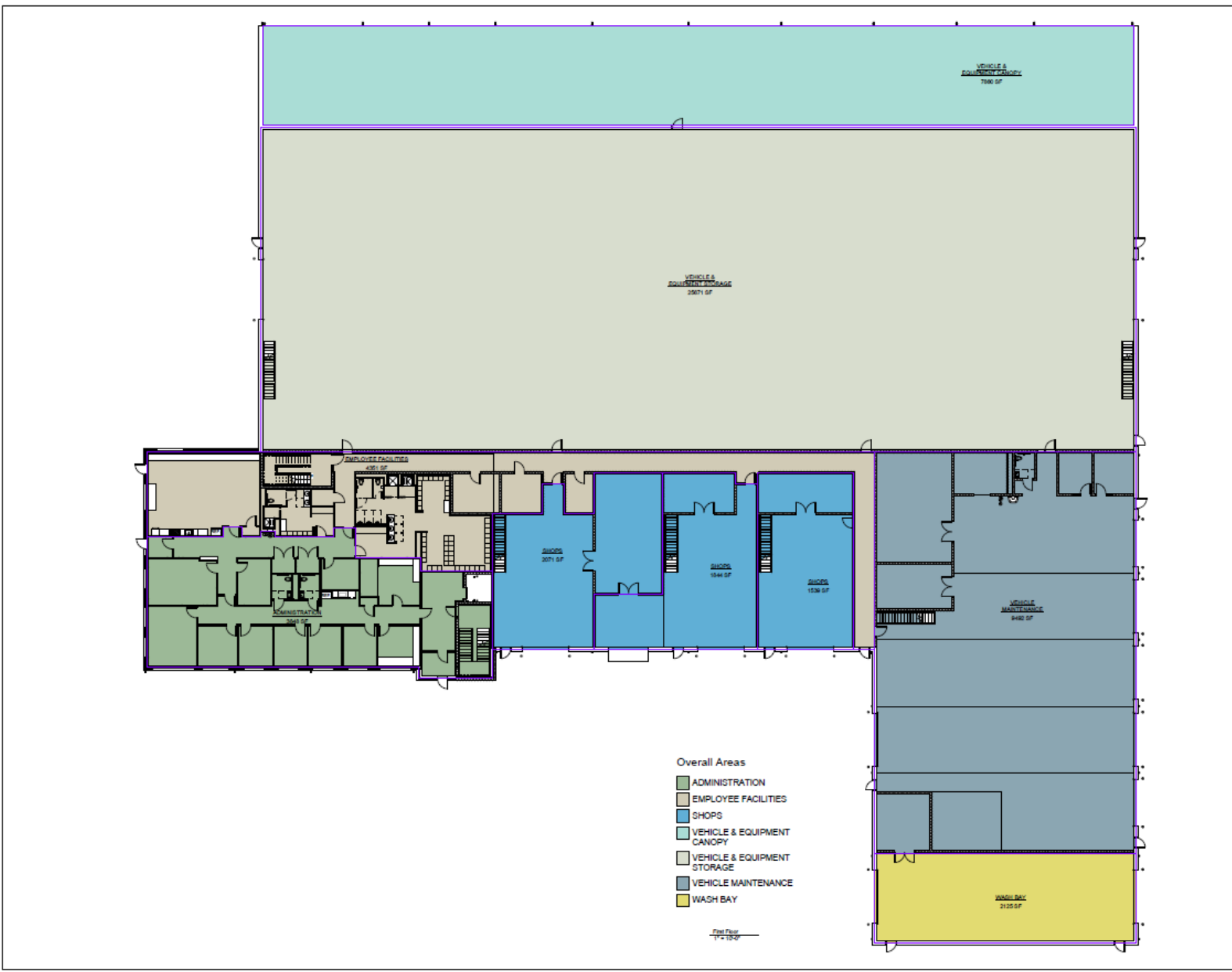


Town of Andover Municipal Services Facility

Committee Update

December 01, 2016

Preferred Concept – 1st Floor



Revisions

Date

No.	Date	Description

PROGRESS PRINT
DATE: 11/20/2018 4:48:30 PM
NOT FOR CONSTRUCTION

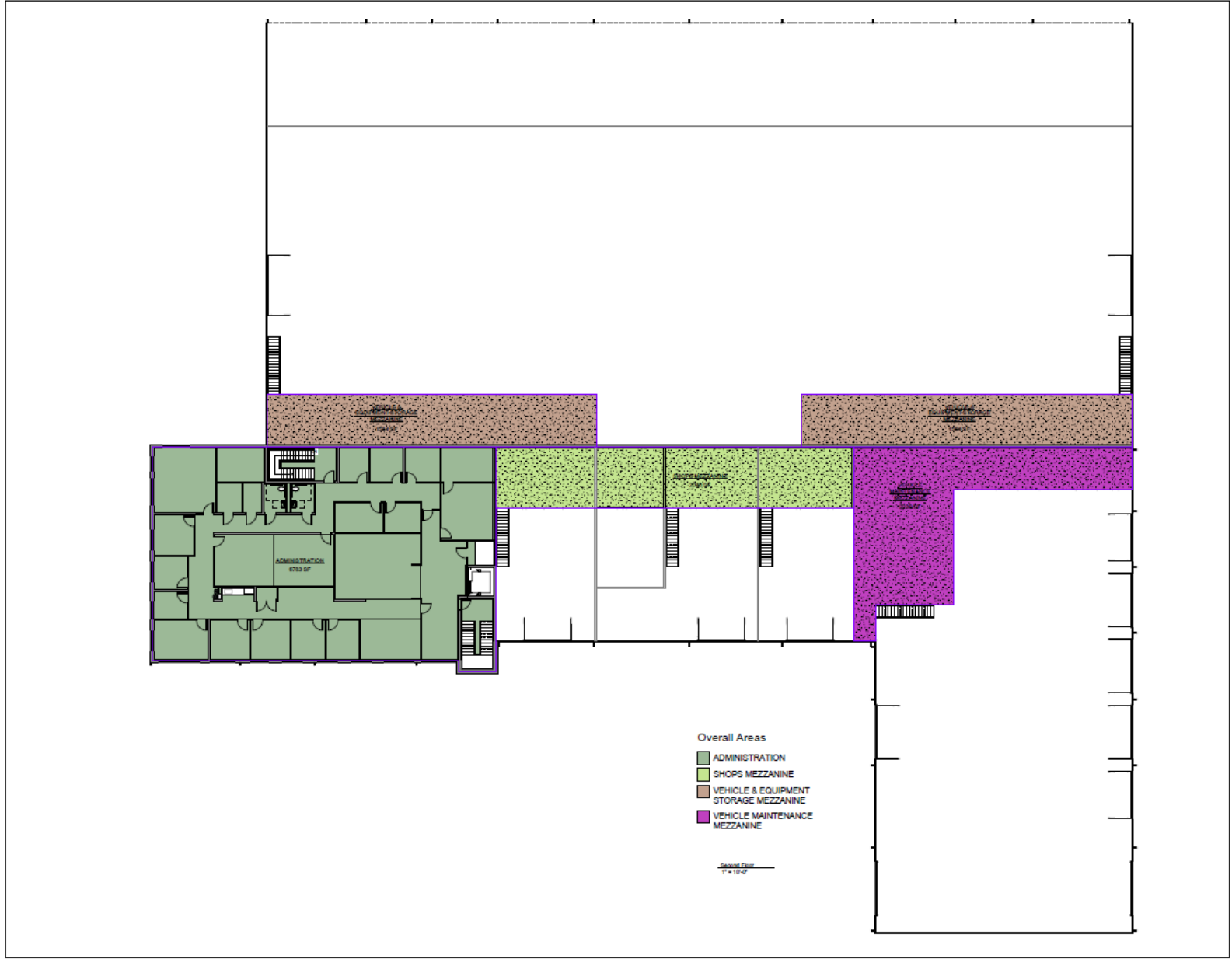
Sheet No. SCHEMATIC DESIGN
PROJECT TITLE


SCALE AS NOTED
Date: 02/28/2018
Drawn By: SPW
Reviewed By: SPW
Approved By: JLF
1000 Project No.: 170000


Sheet Title
OVERALL FIRST FLOOR PLAN - AREA TOTALS

Sheet Number
A0.00A

Preferred Concept – 2nd Floor



Project:
 TOWN OF ANDOVER, MA

 MUNICIPAL SERVICES FACILITY
 CAMPANELLI DRIVE


Weston  Sampson
 ARCHITECTURAL FIRM
 1000 STATE STREET
 ANDOVER, MA 01810
 TEL: 978.686.1000

Comments:

Notes:

Rev.	Date	Description

PROGRESS PRINT
 DATE: 11/02/2016 4:46:33 PM
 NOT FOR CONSTRUCTION

Model File: 02-04-17-10-0000
 PROJECT TITLE

SCALE AS NOTED

Date: 02/04/2016 10:14
 Drawn By: BFW
 Reviewed By: BFW
 Approved By: JJA
 0000 Project No.: 010000

Drawing Title:
OVERALL SECOND FLOOR PLAN - AREA TOTALS

Sheet Number:
A0.00B

Conceptual Cost Estimate

	October WSE Estimate
Building Construction Costs	\$ 12,588,202
Industrial Equipment Construction Costs	\$ 157,760
Site Construction Costs	\$ 2,566,760
Design Contingency	\$ 535,945
Escalation	\$ 475,460
Owner Soft Costs	\$ 715,000
Construction Contingency	\$ 816,206
Recommended Reductions / VE	\$ -
Subtotal:	\$ 17,855,334
Fuel Island	\$ 615,527
Salt Shed	\$ 798,258
TOTAL:	\$ 19,269,119

Conceptual Cost Estimate

	October WSE Estimate	November 28, 2016 Independent Estimate
Building Construction Costs	\$ 12,588,202	\$ 12,514,152
Industrial Equipment Construction Costs	\$ 157,760	\$ 127,790
Site Construction Costs	\$ 2,566,760	\$ 2,202,226
Design Contingency	\$ 535,945	\$ 510,832
Escalation	\$ 475,460	\$ 377,650
Owner Soft Costs	\$ 715,000	\$ 715,000
Construction Contingency	\$ 816,206	\$ 816,206
Recommended Reductions / VE	\$ -	\$ (1,018,750)
Subtotal:	\$ 17,855,334	\$ 16,245,106
Fuel Island	\$ 615,527	\$ 589,276
Salt Shed	\$ 798,258	\$ 669,624
TOTAL:	\$ 19,269,119	\$ 17,504,006

Conceptual Cost Estimate

5,250 SF Reduction

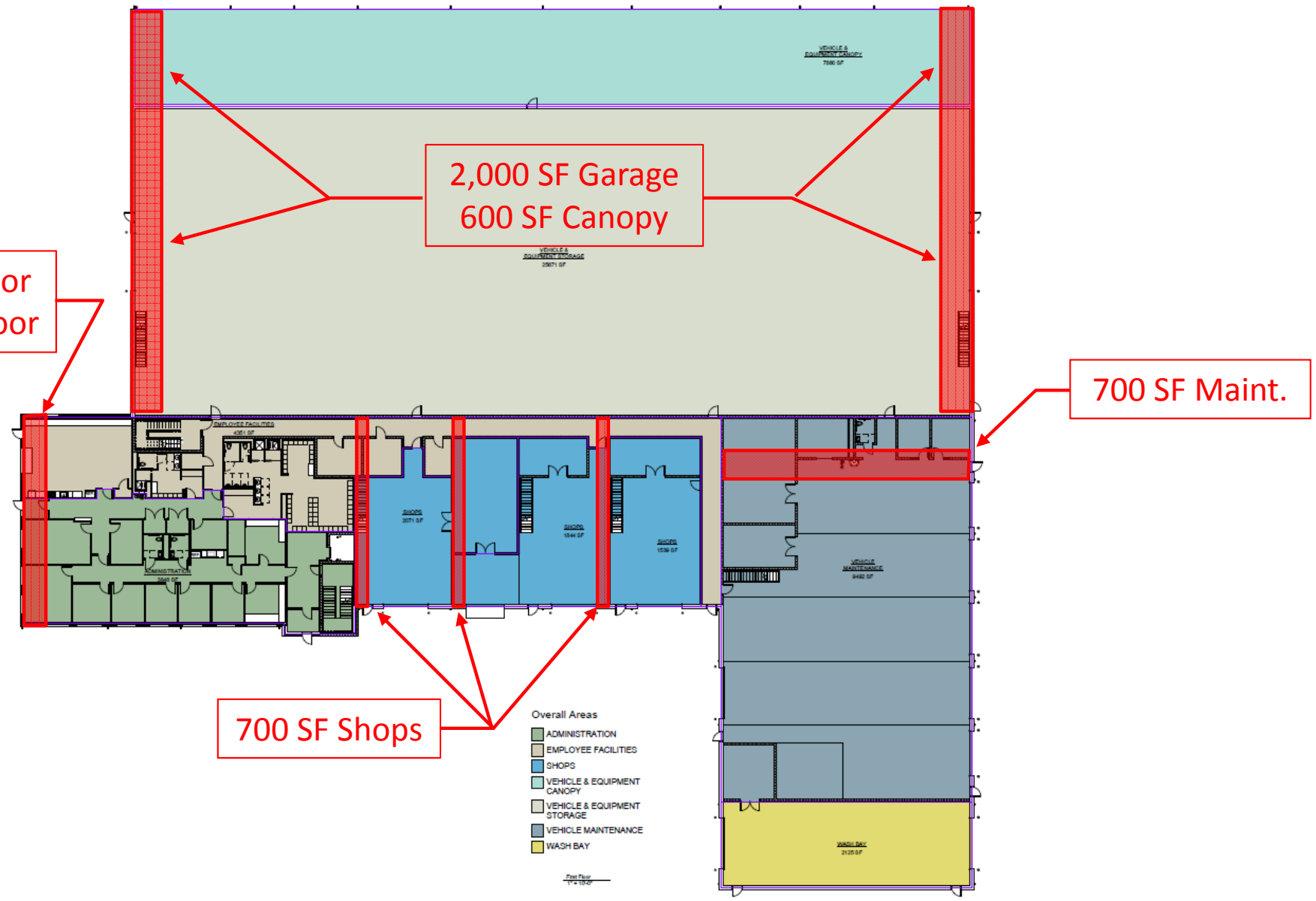
Summary of Recommended Reductions / Value Engineering (VE)

	Unit Cost	Reduction	Unit	Reduction
Admin / Employee Facilities - 1st Flr	\$156	500	SF	\$ 78,000
Admin / Employee Facilities - 2nd Flr	\$156	500	SF	\$ 78,000
Shops	\$113	700	SF	\$ 79,100
Maintenance	\$113	700	SF	\$ 79,100
Vehicle Storage	\$72	2000	SF	\$ 144,000
Canopy	\$39	600	SF	\$ 23,400
Shop Mezzanine	\$42	250	SF	\$ 10,500
Reduce Pavement Area - Dense Grade	\$24	454	CY	\$ 10,896
Reduce Pavement Area - HMA	\$28	1360	SY	\$ 37,536
Revise Granite Curbing to HMA	\$28	1250	LF	\$ 34,500
Eliminate Fuel Island Canopy			LS	\$ 110,866
Pricing Contingency Reduction from 3.5% to 2.5% (savings)				\$ 145,952
Construction Contingency Reduction from 5% to 4% (savings)				\$ 186,900
			Total Reduction:	\$ 1,018,750

Note: Reduction of area savings \$/sf is typically 50% of the estimated total square foot cost

	Revised Independent Estimate with Reductions:	\$ 17,504,006
	Enclosed Bldg Revised Net SF:	52,015

Preferred Concept – Program Reductions



 = Building Reductions

Design & Construction Schedule

Date

- Complete Design Documents..... February 17, 2017
- Advertise for Bid..... February 22, 2017
- Filed Subbid Opening..... March 22, 2017
- General Bid Opening..... April 05, 2017
- Town Meeting Approval..... May 2017
- Construction Notice to Proceed..... June 2017
- Construction Completion..... July 2018