

Lincoln Community Center
60% Contract Documents Cost Estimate

6 Ballfield Road
Lincoln, Ma

Prepared by:



Post Office 1988

North Falmouth, Ma 02556

www.tortoraconsulting.com

Prepared for:

ICON Architecture

March 10, 2025

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

March 10, 2025

MAIN SUMMARY

Item	60% CD Estimated Costs
SITWORK	\$5,508,877
COMMUNITY CENTER BUILDING	\$14,288,375
Total Estimated 60% Contract Documents Construction Costs	\$19,797,252

Add Alternates

1	West Parking area	\$297,805
2	Rain Garden in lieu of lawn and trees	\$84,504
3	Additional Mitigation per 3-3-25 narrative	\$83,359

Breakout costs

1	Removal of existing 48" culvert, existing boardwalk and fencing	\$75,000
---	---	----------

QUALIFICATIONS

NOTE - Material price increases due to current Tariffs are not considered in this estimate. If costs are affected the added cost to the project could be 5-8%

This cost estimate was produced from February 21, 2025 documents received provided by ICON Architecture. Changes after issue of these documents and have not been incorporated.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation per main summary.

Bidding conditions are expected to be public bidding utilizing chapter 149 filed sub bidding and DCAM qualified contractors

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.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

- Land acquisition, feasibility, and financing costs
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction or occupancy phasing or off hours' work, (except as noted in this estimate)
- Rock excavation; special foundations (unless indicated by design engineers)
- Contaminated or unsuitable soils removal or replacement
- Utility company back charges, including work required off-site
- Building Permits
- PV panels and equipment
- Chapter 149a
- Temp facilities
- Tariff material/equipment costs increase

Recommendations For Cost Control

TCI recommends that the Owner and Architect carefully review this document, including line item descriptions, unit prices, clarifications, exclusions, inclusions and assumptions, contingencies, escalation and mark-ups. Request for modifications of any apparent errors or omissions to this document must be made to TCI with in twenty (20) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

It is recommended that TCI using bid documents produce a final update estimate, to determine overall costs changes which have occurred since the preparation of the estimate. The final update estimate will address changes and additions to the document, as well as addenda issued during bidding process. TCI cannot reconcile bid results to an estimate not produced from bid documents.

Statement Of Probable Cost

TCI has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. The opinion of construction is made on the basis of the experience, qualifications, and best judgment of the professional estimator familiar with the industry. TCI does not guarantee that bids will not vary form this estimate.

TCI staff of professional cost estimators has prepared this estimate in accordance with generally accepted principles and practices.

Acceptance of Report

With acceptance of this report, the holder shall indemnify and hold harmless Tortora Consulting from and against all claims, damages, losses and expenses, including but not limited to attorney fees and court costs arising out of or as a result of the performance of this work, including third party claims.

CONSTRUCTION COST SUMMARY IN CSI FORMAT	<i>Filed Sub-Bids including contingency and escalation</i>	SITework	COMMUNITY CENTER BUILDING	20,145		20,145	
				\$/SF		TOTAL BASE ESTIMATE	\$/SF
DIV. 2 DEMOLITION							
020500 Demolition		\$180,000	\$0	\$0.00	\$180,000	\$8.94	
024500 Hazardous Material Abatement		\$260,414	\$0	\$0.00	\$260,414	\$12.93	
DIV. 3 CONCRETE							
033000 Cast-in-Place Concrete		\$99,880	\$543,223	\$26.97	\$643,103	\$31.92	
DIV. 4 MASONRY							
042000 Unit Masonry - FSB	N/A	\$0	\$0	\$0.00	\$0	\$0.00	
DIV. 5 METALS							
051200 Structural Steel Framing and Decking		\$0	\$289,600	\$14.38	\$289,600	\$14.38	
055000 Metal Fabrications - FSB	\$47,832	\$35,700	\$10,072	\$0.50	\$45,772	\$2.27	
DIV. 6 WOODS & PLASTICS							
061000 Rough Carpentry		\$0	\$1,327,561	\$65.90	\$1,327,561	\$65.90	
064020 Interior Architectural Woodwork & Casework		\$0	\$400,875	\$19.90	\$400,875	\$19.90	
DIV. 7 THERMAL & MOISTURE PROTECTION							
070001 Waterproofing, Dampproofing and Caulking - FSB	\$122,246						
070002 Roofing and Flashing - FSB	\$922,761						
072100 Thermal Insulation		\$0	\$320,005	\$15.89	\$320,005	\$15.89	
072700 Waterproofing & Air Barriers		\$0	\$60,534	\$3.00	\$60,534	\$3.00	
074600 Metal Panel Siding and Trim		\$0	\$33,000	\$1.64	\$33,000	\$1.64	
074800 Terracotta Siding		\$0	\$510,000	\$25.32	\$510,000	\$25.32	
074900 Composite Siding & Trim		\$0	\$306,550	\$15.22	\$306,550	\$15.22	
075400 Membrane Roofing		\$0	\$268,700	\$13.34	\$268,700	\$13.34	
075450 Asphalt Roofing System		\$0	\$614,325	\$30.50	\$614,325	\$30.50	
077200 Roof Accessories		\$0	\$41,400	\$2.06	\$41,400	\$2.06	
078410 Fire Proofing & Penetration Firestopping		\$0	\$9,065	\$0.45	\$9,065	\$0.45	
079200 Joint Sealants		\$0	\$56,448	\$2.80	\$56,448	\$2.80	
DIV. 8 DOORS & WINDOWS							
080001 Fiberglass Windows - FSB	\$426,937						
081110 Aluminum, HM Doors & Frames		\$0	\$91,100	\$4.52	\$91,100	\$4.52	
081400 Wood Doors		\$0	\$45,065	\$2.24	\$45,065	\$2.24	
083110 Access Doors and Frames		\$0	\$11,500	\$0.57	\$11,500	\$0.57	
083310 Overhead Coiling Doors		\$0	\$12,600	\$0.63	\$12,600	\$0.63	
084110 Fiberglass Windows		\$0	\$408,552	\$20.28	\$408,552	\$20.28	
084500 Aluminum-Framed Entrances and Storefronts		\$0	\$320,995	\$15.93	\$320,995	\$15.93	
084650 Aluminum Shading System		\$0	\$245,000	\$12.16	\$245,000	\$12.16	
087100 Door Hardware		\$0	\$77,250	\$3.83	\$77,250	\$3.83	
088000 Glazing		\$0	\$35,630	\$1.77	\$35,630	\$1.77	
089000 Louvers and Vents		\$0	\$27,500	\$1.37	\$27,500	\$1.37	
DIV. 9 FINISHES							
090003 Acoustical Tile - FSB	\$224,832						
090004 Tile - FSB	N/A						
090005 Resilient Floors - FSB	\$160,251						
090007 Painting - FSB	\$128,553						
092110 Gypsum Board Assemblies		\$0	\$511,365	\$25.38	\$511,365	\$25.38	
093000 Tiling		\$0	\$0	\$0.00	\$0	\$0.00	
095100 Acoustical Ceilings & Panels		\$0	\$215,150	\$10.68	\$215,150	\$10.68	
096510 Resilient Flooring and Accessories		\$0	\$153,350	\$7.61	\$153,350	\$7.61	
096900 Birch Sprung Flooring		\$0	\$78,000	\$3.87	\$78,000	\$3.87	
097300 Resinous flooring and base		\$0	\$28,480	\$1.41	\$28,480	\$1.41	
099000 Painting and Coating		\$0	\$123,017	\$6.11	\$123,017	\$6.11	

CONSTRUCTION COST SUMMARY IN CSI FORMAT		<i>Filed Sub-Bids including contingency and escalation</i>	SITWORK	COMMUNITY CENTER BUILDING	20,145 \$/SF	TOTAL BASE ESTIMATE	20,145 \$/SF
DIV 10 SPECIALTIES							
101400	Signage		\$0	\$20,145	\$1.00	\$20,145	\$1.00
102800	Toilet Accessories		\$0	\$13,070	\$0.65	\$13,070	\$0.65
104400	Fire Protection Specialties		\$0	\$2,200	\$0.11	\$2,200	\$0.11
106500	Toilet Partitions		\$0	\$19,100	\$0.95	\$19,100	\$0.95
108500	Corner Guards		\$0	\$6,050	\$0.30	\$6,050	\$0.30
109500	Projection Screens and Display Boards		\$0	\$15,350	\$0.76	\$15,350	\$0.76
DIV 11 EQUIPMENT							
113100	Appliances		\$0	\$6,600	\$0.33	\$6,600	\$0.33
114100	Folding Partitions		\$0	\$160,500	\$7.97	\$160,500	\$7.97
115100	Kitchen Equipment		\$0	\$221,250	\$10.98	\$221,250	\$10.98
DIV 12 FURNISHINGS							
122110	Horizontal Louver Blinds		\$0	\$63,600	\$3.16	\$63,600	\$3.16
125110	Recessed Entry Grilles		\$0	\$13,750	\$0.68	\$13,750	\$0.68
DIV 21 FIRE SUPPRESSION							
210000	Fire Suppression - FSB	\$330,722	\$0	\$316,480	\$15.71	\$316,480	\$15.71
DIV 22 PLUMBING							
220000	Plumbing - FSB	\$697,582	\$0	\$667,543	\$33.14	\$667,543	\$33.14
DIV 23 HVAC							
220000	HVAC - FSB	\$1,521,250	\$0	\$1,455,742	\$72.26	\$1,455,742	\$72.26
DIV 26 ELECTRICAL							
260000	Electrical - FSB	\$1,653,675	\$344,286	\$1,238,178	\$61.46	\$1,582,464	\$78.55
DIV 31 SITEWORK							
311000	Site Clearing, Demolition & Preparation		\$272,985	\$0	\$0.00	\$272,985	\$13.55
312000	Earthwork		\$758,525	\$0	\$0.00	\$758,525	\$37.65
312500	Erosion and Sedimentation Controls		\$64,600	\$0	\$0.00	\$64,600	\$3.21
315000	Ground Improvements		\$362,610	\$0	\$0.00	\$362,610	\$18.00
DIV 32 EXTERIOR IMPROVEMENTS							
321216	Asphalt Paving		\$213,650	\$0	\$0.00	\$213,650	\$10.61
321213	Portland Cement Concrete Paving		\$129,750	\$0	\$0.00	\$129,750	\$6.44
321613	Curbs and Gutters		\$55,700	\$0	\$0.00	\$55,700	\$2.76
323100	Site Improvements		\$275,080	\$0	\$0.00	\$275,080	\$13.66
329000	Landscaping		\$359,339	\$0	\$0.00	\$359,339	\$17.84
DIV 33 UTILITIES							
331000	Site Water Distribution		\$128,000	\$0	\$0.00	\$128,000	\$6.35
333000	Sanitary Sewerage Utilities		\$211,050	\$0	\$0.00	\$211,050	\$10.48
334000	Storm Drainage		\$641,950	\$0	\$0.00	\$641,950	\$31.87
335000	Gas		\$0	\$0	\$0.00	\$0	\$0.00
SUBTOTAL DIRECT (TRADE) COST			\$4,393,519	\$11,395,470	\$565.67	\$15,788,989	\$783.77
GENERAL CONDITIONS & REQUIREMENTS	12%		\$527,222	\$1,367,456		\$1,894,678	
GL INSURANCE	1.4%		\$61,509	\$159,537		\$221,046	
BONDS	1.5%		\$65,903	\$170,932		\$236,835	
OVERHEAD & PROFIT	5%		\$252,408	\$654,670		\$907,078	
DESIGN AND PRICING CONTINGENCY	3.5%		\$153,773	\$398,841		\$552,614	
ESCALATION / MARKET BIDDING CONDITIONS TO 2ND QUARTER 2025	1%		\$54,543	\$141,469		\$196,012	
TOTAL 60% CD CONSTRUCTION COSTS			\$5,508,877	\$14,288,375	\$709.28	\$19,797,252	\$982.74

CSI Code DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------------------	-----	------	--------------	---------------	--------------	---------------

SITWORK

F20 BUILDING DEMOLITION

F2010 BUILDING DEMOLITION

2050	Demolish pods A, B & C buildings after haz-mat removals <u>Haz-mat - Pod A, B & C</u>	15,000	sf	12.00	180,000	
2450	Caulking	1,657	lf	12.00	19,884	
2450	Floor tile	12,000	sf	10.00	120,000	
2450	Window glazing compound	231	ea	300.00	69,300	
2450	Sink undercoating	2	ea	250.00	500	
2450	Pipe insulation	100	lf	75.00	7,500	
2450	Piping fitting	70	ea	250.00	17,500	
2450	Block mortar	330	sf	15.00	4,950	
2450	Cementitious panel	220	sf	15.00	3,300	
2450	Light ballasts and mercury	948	ea	10.00	9,480	
2450	Joint compound - PCB containing materials	1,600	sf	5.00	8,000	
	SUBTOTAL					440,414

TOTAL - BUILDING DEMOLITION \$440,414

G10 SITEWORK

Site Demolition & Prep

311000	Site fencing and gates	2,700	lf	25.00	67,500	
312500	Compost filter / Silt fence	1,300	lf	22.00	28,600	
312500	Temp diversion berm/swale	1	ls	15,000.00	15,000	
311000	Tracking pad	1	ea	10,000.00	10,000	
311000	R&D Playground Fencing	275	lf	10.00	2,750	
311000	R&D Mulch/Playground Equipment	3	ea	5,000.00	15,000	
311000	Selective Tree Clearing/Grub	15	ea	1,500.00	22,500	
311000	Tree Protection	8	ea	500.00	4,000	
311000	R&D Sheds/Containers	6	ea	5,000.00	by town	
311000	R&D CL Fencing	100	lf	7.00	700	
311000	R&D Bitum Curb	220	lf	5.00	1,100	
311000	R&D Bitum Walks	13,150	sf	0.50	6,575	
311000	R&D Bitum Pavement	28,360	sf	1.00	28,360	
311000	R&D Concrete Walkways	1	ls	3,500.00	3,500	
311000	R&D Utility Poles/OH				By Others	
311000	Cut & Cap Utilities	5	ea	2,500.00	12,500	
311000	Backfill Building Pod Demo Voids	3	ea	3,000.00	9,000	
311000	R&D Drain Structures	5	ea	1,200.00	6,000	
311000	R&D Drain Piping	400	lf	15.00	6,000	
311000	R&D Existing Septic Tanks/Dbox	1	ls	10,000.00	10,000	
311000	R&D Sewer Piping	375	lf	20.00	7,500	
311000	R&D Gas Service Piping	400	lf	10.00	4,000	
311000	R&D Misc	1	ls	15,000.00	15,000	
	SUBTOTAL					275,585

Earthwork

311000	Strip topsoil	1,700	cy	10.00	17,000	
311000	Screen & Respread	1,200	cy	20.00	24,000	
312000	Export Excess	500	cy	25.00	12,500	
312000	Site Cuts to Fills	1,500	cy	20.00	30,000	
312000	Cuts to Export	1,000	cy	10.00	10,000	
312000	Transport and dispose excess soils off site - clean/unrestricted	1,000	cy	25.00	25,000	
312000	Utilites/Drain Transport and dispose excess soils off site - clean	5,000	cy	25.00	125,000	
312000	Contaminated soil export 1,000 cy T&D (class tbd)	1,600	tn	90.00	144,000	
312000	Allowance -R&D Underground Obstructions	1	ls	25,000.00	25,000	
	SUBTOTAL					412,500

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

March 10, 2025

<i>CSI Code</i> <i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
<u>Ground Improvements</u>						
315000	RAPs/Helicle piles	20,145	sf	18.00	362,610	
	SUBTOTAL					362,610
<u>Building Preparation</u>						
312000	E&B Community Center Foundation	985	lf	75.00	73,875	
312000	E&B Shear Wall Thickend Slab	650	lf	15.00	9,750	
312000	E&B Column Footings F2.5-F5	19	ea	850.00	16,150	
312000	E&B Exterior Column Footings F3- F5	10	ea	900.00	9,000	
312000	Backfill w/Structural Fill	500	cy	50.00	25,000	
312000	SOG preparation 6" crushed stone base	425	cy	50.00	21,250	
312000	E&B Underslab Plumbing	1,000	lf	35.00	35,000	
	SUBTOTAL					190,025
<u>Paving and walks prep</u>						
312000	HD Paving 12" Dense Grade/Gravel	1,500	cy	60.00	90,000	
312000	Bitum Walks - 8" Gravel	1	ls	2,500.00	2,500	
312000	Permeable Pavers - 30" Aggregates	1	ls	3,000.00	3,000	
312000	Porous Bitum Walks-30" Aggregates	30	cy	100.00	3,000	
312000	Concrete Walks 12" Gravel	320	cy	75.00	24,000	
312000	Concrete Pads	1	ls	5,000.00	5,000	
312000	Basketball Court-8" Gravel	100	cy	75.00	7,500	
	SUBTOTAL					135,000
<u>Paving and curbing</u>						
321216	4" Heavy duty HMA	4,215	sy	45.00	189,675	
321216	3" -Bitum Walks	15	tn	200.00	3,000	
321216	3" - Bitum Basket Ball Court	355	sy	45.00	15,975	
323100	Permeable Pavers	1,050	sf	50.00	52,500	
321216	4" Porous Bitum Walks	20	tn	250.00	5,000	
321613	Vertical Granite	700	lf	75.00	52,500	
321613	Mountable Granite Curb	40	lf	80.00	3,200	
323100	Concrete Block Wall	200	sf	50.00	10,000	
321213	Concrete walks	8,650	sf	15.00	129,750	
3300	Generator pad	32	sf	75.00	2,400	
3300	Dumpster pad	250	sf	75.00	18,750	
	SUBTOTAL					482,750
<u>Drainage</u>						
334000	HDPE Storm piping 8"-12"	1,000	lf	85.00	85,000	
334000	6" DI Storm Drainage	80	lf	100.00	8,000	
334000	Connect to Existing	3	ea	3,500.00	10,500	
334000	DMH- 30" Dia	4	ea	4,000.00	16,000	
334000	DMH - 4' Dia	3	ea	6,000.00	18,000	
334000	CB	6	ea	6,500.00	39,000	
334000	DCB	1	ea	8,500.00	8,500	
334000	OCS	1	ea	9,500.00	9,500	
334000	Water Quality Units - Contech CDS 4' Dia	2	ea	15,000.00	30,000	
334000	Nyloplast Area Drains	8	ea	3,800.00	30,400	
334000	Downspout Connector Assembly	18	ea	500.00	9,000	
334000	HDPE 6" Roof Drains	1,200	lf	60.00	NIC	
334000	Perimeter Foundation Drains	1,000	lf	25.00	25,000	
334000	FES	3	ea	3,500.00	10,500	
334000	Concrete Encasement of Sewer Line beneath infiltration system	40	lf	100.00	4,000	
334000	Stormtech SC-160LP Storm water infiltration system #1(E,B, prep and manifolds)	183	ch	1,850.00	338,550	
	SUBTOTAL					641,950

<i>CSI Code</i> <i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
<u>Water</u>						
331000	4x12 TS&V	1 ea	6,500.00	6,500		
331000	6x12 TS&V	1 ea	7,500.00	7,500		
331000	Hydrants	2 ea	5,000.00	10,000		
331000	6" CLDI CL52 Zinc Coated Water piping, valves and tees	300 lf	140.00	42,000		
331000	4" CLDI DOM Zinc Coated service to building	300 lf	140.00	42,000		
331000	Above slab flanged pipe assemblies	2 ea	5,000.00	10,000		
331000	Pressure Test/Chlorinate	1 ls	10,000.00	10,000		
	SUBTOTAL				128,000	
<u>Septic System</u>						
333000	6" SDR 35 Sewer to Septic Tank	1 ea	20,000.00	20,000		
333000	3,500 Gal Septic Tank	1 ea	20,000.00	20,000		
333000	3,500 Gal Pump Chamber	1 ea	20,000.00	20,000		
333000	Zoeller Duplex Pump System	1 ls	50,000.00	50,000		
333000	4" Sched 40 Force Main Piping, DBox and Venting	1 ls	5,000.00	5,000		
333000	Septic System Primary Leaching Septic Sand	2,500 sf	15.00	37,500		
333000	Cultec 100 HD Chambers	63 ch	850.00	53,550		
333000	System Testing	1 ls	5,000.00	5,000		
	SUBTOTAL				211,050	
<u>Site Improvements</u>						
323100	Parking signs	12 ea	250.00	3,000		
323100	Parking space lines/symbols/hatching	60 ea	200.00	12,000		
323100	Sport court marking	400 sf	10.00	4,000		
323100	Rubberized surface	400 sf	18.00	7,200		
5500	Site Bollards	42 ea	850.00	35,700		
323100	Bike racks	16 ea	1,100.00	17,600		
323100	Basket ball hoop	4 ea	2,500.00	10,000		
323100	Trash/recycle receptacles	4 ea	1,600.00	6,400		
323100	Rubber curbs	34 lf	70.00	2,380		
323100	P1 - Swing frame	1 ea	50,000.00	50,000		
323100	P2 - Double web climber	1 ea		inc above		
323100	P3 - Sandbox	1 ea		inc above		
	SUBTOTAL				148,280	
<u>Boardwalk</u>						
323100	Metal boardwalk - 26'	1 ea	20,000.00	20,000		
323100	Metal boardwalk - 64'	1 ea	80,000.00	80,000		
3300	F2.5 and P3 Concrete footings and piers	8 ea	3,500.00	28,000		
312000	E&B footings and piers	8 ea	1,000.00	8,000		
	SUBTOTAL				136,000	
<u>Site Lighting</u>						
260000	Type SL5 Site Lt Pole w/ 1-Fixt	6 ea	3,690.00	22,140		
260000	Site Lighting Controls	1 ls	1,350.00	1,350		
260000	1" PVC, 4#8 UG	600 lf	9.90	5,940		
<u>EV Charging</u>						
260000	400 Amp Panel Board, 3R	1 ea	9,900.00	9,900		
260000	400 Amp CT Cabt/Serv Disconnect	1 ea	5,940.00	5,940		
260000	400 Amp Contactor	1 ea	13,500.00	13,500		
260000	3R Enclosure for Contact/Panel	1 ea	2,520.00	2,520		
260000	24" Handhole	3 ea	1,980.00	5,940		
260000	Dual EVR Ready Station w/ (2) 50A Rec, base, box	5 ea	1,665.00	8,325		
260000	4" PVC, 4 600 Mcm UG	40 lf	117.00	4,680		
260000	4" Rigid, 4 600 Mcm	20 lf	162.00	3,240		
260000	1 1/4" PVC, 3#6, #8 UG	940 lf	12.60	11,844		
260000	2" PVC Cdt, UG empty	300 lf	6.30	1,890		

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

March 10, 2025

<i>CSI Code</i>	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
<u>Pump Chamber</u>							
260000	1 1/4" PVC, 3#6, #8 UG	200	lf	12.60	2,520		
260000	60 Amp Disconnect WP	1	ea	1,485.00	1,485		
<u>Utilities, Service, Generator Fdrs:</u>							
260000	Tie in @ Exist HV Manhole	1	ls	3,150.00	3,150		
260000	HV Manhole, new	1	ls	8,550.00	8,550		
260000	4" PVC CDT (primary empty) UG	1,000	lf	13.50	13,500		
260000	Utility Transformer Pad, Grounding	1	ls	3,150.00	3,150		
260000	4" PVC, 4 600 Mcm, (secondary), UG	800	lf	108.00	86,400		
260000	4" PVC CDT (spare) UG	400	lf	14.40	5,760		
260000	4" PVC CDT (BESS) UG	880	lf	14.40	12,672		
260000	EG Docking Station 800 Amp	1	ea	13,500.00	13,500		
260000	4" PVC, 4 600 Mcm, (GDS)	400	lf	112.50	45,000		
<u>Telecommunications System</u>							
260000	Tie in @ Exist Tel Manhole	1	ls	2,070.00	2,070		
260000	4" PVC CDT UG (Tel, empty)	1,800	lf	14.40	25,920		
260000	24x24" Tel Handhole	1	ea	3,150.00	3,150		
260000	24-Strand Armored Fiber Optic Cable	1,000	lf	10.80	10,800		
<u>Misc</u>							
260000	Temp Power and Lighting	1	ls	3,600.00	3,600		
260000	Misc Site Demo	1	ls	2,700.00	2,700		
260000	Misc Eqpt Rentals	1	ks	3,150.00	3,150		
<u>Ductbanks</u>							
312000	E&B Elec/communication duct banks	1,200	lf	45.00	54,000		
312500	E&B Lighting poles, EV and circuitry	600	lf	35.00	21,000		
3300	Encase duct banks in concrete	178	cy	285.00	50,730		
	SUBTOTAL					470,016	
<u>Landscaping</u>							
<u>Trees</u>							
329000	8' trees	3	ea	2,500.00	7,500		
329000	3" caliper trees	8	ea	2,000.00	16,000		
<u>Shrubs</u>							
329000	5 gal	54	ea	295.00	15,930		
<u>Perennials, grasses and vines</u>							
329000	1 gal perennials	120	ea	65.00	7,800		
329000	3 gal perennials	73	ea	95.00	6,935		
<u>Lawns</u>							
329000	Low mow fescue sod	38,100	sf	0.75	28,575		
329000	Turf Sod	13,550	sf	2.00	27,100		
<u>Mitigation</u>							
<u>Trees</u>							
329000	6-8' trees	4	ea	2,500.00	10,000		
329000	8-10' trees	6	ea	2,800.00	16,800		
329000	2" caliper trees	17	ea	1,800.00	30,600		
<u>Shrubs</u>							
329000	3 gal	219	ea	275.00	60,225		
<u>Perennials, grasses and vines</u>							
329000	1 gal perennials	380	ea	65.00	24,700		
<u>Lawns</u>							
329000	Mix seed	9,385	sf	0.75	7,039		
<u>Lawns</u>							
329000	L - 6" Lawn soil from stockpile	981	cy	10.00	9,810		
329000	P - 12" Planting bed soil	371	cy	55.00	20,405		
329000	S - 18" Planting bed soil	544	cy	55.00	29,920		
329000	Irrigation system allowance	1	ls	40,000.00	40,000		
	SUBTOTAL					359,339	
TOTAL - SITEWORK							4,393,519

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------------------	-----	------	--------------	---------------	--------------	---------------

COMMUNITY CENTER BUILDING

GROSS FLOOR AREA CALCULATION

Level 1

20,145

TOTAL GROSS FLOOR AREA (GFA)						20,145 GSF
-------------------------------------	--	--	--	--	--	-------------------

A10 BUILDING FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Footings & walls (form, rebar and concrete)

3300	Perimeter foundation 2' x 1' Strip footings	81	cy	1,100.00	89,100	
3300	Perimeter foundation 8" frost walls	142	cy	1,100.00	156,200	
3300	Interior under wall 2' x 1' thickened slab	51	cy	1,100.00	56,100	
3300	F2.5 column footings	3	cy	1,200.00	3,600	
3300	F3 column footings	8	cy	1,200.00	9,600	
3300	F4 column footings	5	cy	1,200.00	6,000	
3300	F5 column footings	12	cy	1,200.00	14,400	
3300	P1-3 Piers	13	cy	1,200.00	15,600	
7210	R15 rigid insulation to foundation walls	3,150	sf	5.00	15,750	
7270	Dampproofing to walls	5,473	sf	3.00	16,419	
	SUBTOTAL					382,769

A1030 LOWEST FLOOR CONSTRUCTION

5" Slab on grade

7210	R15 rigid insulation at underslab through-out	19,500	sf	5.00	97,500	
3300	Vapor barrier	19,500	sf	2.00	39,000	
3300	Reinforcing	22,425	sf	1.50	33,638	
3300	Concrete - 5" thick	341	cy	185.00	63,085	
3300	Placing concrete	341	cy	30.00	10,230	
3300	Finishing and curing concrete	19,500	sf	1.00	19,500	
3300	Control joints - saw cut	19,500	sf	0.10	1,950	
3300	Isolation joints at columns	19,500	sf	0.25	4,875	
	<u>Miscellaneous</u>					
3300	Moisture mitigation mix	341	cy	45.00	15,345	
3300	Equipment pads and curbs	1	ls	5,000.00	5,000	
	SUBTOTAL					290,123

TOTAL - FOUNDATIONS						\$672,892
----------------------------	--	--	--	--	--	------------------

B10 SUPERSTRUCTURE

B1020 ROOF CONSTRUCTION

Wood framing

06100	2x6 exterior walls	9,800	sf	6.00	58,800	
06100	5 1/4 x 5 1/4 wd columns	62	ea	550.00	34,100	
06100	5 1/4 x 7 wd columns	2	ea	650.00	1,300	
06100	SW26-1 shear walls (2x, plywood and ties)	5,500	sf	16.00	88,000	
06100	SW26-2 shear walls (2x, plywood and ties)	6,500	sf	18.00	117,000	
06100	SW26-3 shear walls (2x, plywood and ties)	2,600	sf	20.00	52,000	
06100	(3) 2x10 headers	75	lf	65.00	4,875	
06100	(3) 1-3/4 x 9 1/4 LVL headers	17	lf	75.00	1,275	
06100	(3) 1-3/4 x 11 1/4 LVL headers	360	lf	85.00	30,600	
06100	(3) 1-3/4 x 16 LVL headers	104	lf	95.00	9,880	
06100	(3) 1-3/4 x 18 LVL headers	24	lf	100.00	2,400	
06100	(3) 1-3/4 x 14 LVL headers	290	lf	90.00	26,100	
06100	(2) 1-3/4 x 11 1/4 LVL headers	70	lf	68.00	4,760	
06100	(2) 1-3/4 x 14 LVL headers	8	lf	70.00	560	
06100	5-1/4 x 18 PSL	16	lf	65.00	1,040	
06100	1-3/4 x 11 7/8 LSL	35	lf	36.00	1,260	
06100	Attic floor framing - 11 7/8" TJI 560 16" oc and P1 plywood	4,600	sf	23.00	105,800	
06100	Attic floor framing - 14" LSL 16" oc and P1 plywood	600	sf	24.00	14,400	
06100	Attic floor framing - 14" LSL 12" oc and P1 plywood	1,500	sf	25.00	37,500	
06100	Attic floor framing - 2x12 16" oc and P1 plywood	600	sf	20.00	12,000	
06100	Roof framing - (2) 1 3/4"x16" LVL 16" oc and P1 plywood	12,700	sf	25.00	317,500	
06100	Roof framing - 11 7/8" LSL 16" oc and P1 plywood	2,800	sf	24.00	67,200	
06100	Roof framing - 1 3/4"x11 7/8" LSL 16" oc and P1 plywood	3,400	sf	23.00	78,200	
06100	Roof framing - 7x18 PSL	260	lf	75.00	19,500	
06100	Roof (2) 1-3/4 x 16 LVL	100	lf	95.00	9,500	
06100	Roof (3) 1-3/4 x 16 LVL	160	lf	95.00	15,200	
06100	Roof (3) 1-3/4 x 14 LVL	260	lf	90.00	23,400	
06100	Roof (3) 1-3/4 x 18 LVL	60	lf	100.00	6,000	
06100	Fasteners, connections and misc framing	20,145	sf	0.80	16,116	
	SUBTOTAL					1,156,266

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	<u>Structural steel</u>						
05120	HSS5x5x3/8 - Columns	5,382	lbs				
05120	HSS6x4x1/2 - Columns	6,480	lbs				
05120	HSS6x6x3/8 - Columns	1,080	lbs				
05120	HSS6x6x5/8 - Columns	1,500	lbs				
05120	HSS5x5x3/8 - roof columns	460	lbs				
05120	HSS5x5x1/2 - Columns	2,700	lbs				
05120	W12 tapered at overhang	1,680	lbs				
05120	HSS20x12x1/2 F&G	11,520	lbs				
05120	HSS20x12x1/4 Operable Partition supports	8,025	lbs				
05120	HSS6x6x3/8	1,248	lbs				
05120	W10x33	660	lbs				
05120	W21x55	1,980	lbs				
05120	W12x35	6,720	lbs				
05120	W16x31	2,790	lbs				
05120	W18x50	5,500	lbs				
05120	W24x62	2,604	lbs				
05120	W14x30	1,200	lbs				
05120	W12x26	2,340	lbs				
05120	W10x39	468	lbs				
05120	W12x30	5,400	lbs				
05120	W18x40	4,680	lbs				
05120	W14x43 sloped	5,031	lbs				
05120	W14x48 sloped	3,072	lbs				
05120	Truss 1	5,850	lbs				
05120	Fasteners, connections and misc framing	4,419	lbs				
05120	Total steel	46.4	tns	6,000.00		278,400	
	<u>Miscellaneous</u>						
05120	R - 1 1/2" 18ga roof deck	1,600	sf	7.00		11,200	
05500	Misc metals	20,145	sf	0.25		5,036	
	SUBTOTAL						294,636
TOTAL - SUPERSTRUCTURE							\$1,450,902

B20 EXTERIOR CLOSURE

B2010	EXTERIOR WALLS						
	<u>Back-up wall assembly</u>						
9900	Interior paint	12,499	sf	1.00		12,499	
7210	Interior poly vapor barrier	14,705	sf	1.00		14,705	
6100	2x wood framing					w B1020	
6100	R11 insulated sheathing panel (Dupont ArmorWall Plus)	14,705	sf	9.00		132,345	
7210	R21 insulation	14,705	sf	4.00		58,820	
7270	Air/Vapor barrier	14,705	sf	3.00		44,115	
7210	R10 rigid	14,705	sf	6.00		88,230	
	<u>Finish</u>						
7210	Fiber Cement Faces Rigid Insulation	1,800	sf	25.00		45,000	
7480	Terracotta Tile cladding	6,800	sf	75.00		510,000	
7460	Standing seam metal panel and trim	600	sf	55.00		33,000	
7490	Prefinished channel Lap Wood siding	4,300	sf	35.00		150,500	
7545	Break metal trim	2,255	lf	30.00		67,650	
7490	6/4 Treated Wood Trim	1,650	lf	22.00		36,300	
9900	Paint wood trim	1,650	lf	5.00		8,250	
	<u>Misc</u>						
7545	Metal and fabric flashings	2,200	lf	7.00		15,400	
7920	Caulking and sealants	14,705	sf	0.50		7,353	
	SUBTOTAL						1,224,167
B2020	WINDOWS & DOORS						
	<u>Fiberglass Windows</u>						
84110	A - 3'-6" x 9'-2"	103	ea	1,911.00		196,833	
84110	B - 3'-6" x 7'-2" operable	9	ea	1,988.00		17,892	
84110	C - 3'-6" x 7'-2"	5	ea	1,491.00		7,455	
84110	D - 3'-6" x 7'-2"	18	ea	1,988.00		35,784	
84110	E - 3'-6" x 2'	11	ea	420.00		4,620	
84110	G - 3'-6" x 9'-2" operable	1	ea	2,548.00		2,548	
84110	H - 3'-6" x 4'	78	ea	840.00		65,520	
84110	M - 3'-6" x 5'-6"	4	ea	1,155.00		4,620	
84110	Install	229	ea	320.00		73,280	
	<u>Storefront</u>						
84500	SF05	140	sf	160.00		22,400	
84500	SF06	311	sf	160.00		49,760	
84500	SF07	28	sf	160.00		4,480	
	<u>Louvers</u>						
8900	LV-1	11	ea	2,500.00		27,500	

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	<u>Shading</u>						
84650	Aluminum shading system	1,100	sf	150.00	165,000		
	<u>Doors</u>						
84500	12'-4" x 76' sliding alum/glass	2	ea	18,500.00	37,000		
84500	12' x 10' Folding glass wall system	1	ea	35,000.00	35,000		
84500	3'x 8' alum/glass	4	ea	5,500.00	22,000		
84500	3'-2" x 8' alum/glass	4	ea	5,600.00	22,400		
8111	3' x 8' insulated alum doors and frame	3	ea	3,500.00	10,500		
8111	3'-2" x 8' insulated alum doors and frame	9	ea	3,600.00	32,400		
8111	3'-8" x 8' insulated alum doors and frame	1	ea	3,700.00	3,700		
8111	3'-2" x 4'-11" insulated alum doors and frame	2	ea	2,500.00	5,000		
8710	Auto openers	2	ea	6,500.00	13,000		
8710	HW	28	ea	1,250.00	35,000		
	<u>Misc</u>						
7545	Metal and fabric flashings	2,400	lf	12.00	28,800		
7920	Backer rod & double sealant	2,400	lf	15.00	36,000		
	SUBTOTAL					958,492	

TOTAL - EXTERIOR CLOSURE \$2,182,659

B30 ROOFING

CSI Code	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
B3010	ROOF COVERINGS						
	<u>Roofing</u>						
7540	Membrane roof system (includes VB, R55 & coverboard)	5,450	sf	38.00	207,100		
7540	Membrane roof system (includes VB & coverboard)	2,200	sf	28.00	61,600		
7545	Asphalt roof system (includes VB, R55 & coverboard)	16,300	sf	28.00	456,400		
7545	Alum flashing cap	485	lf	95.00	46,075		
7720	Gutters	680	lf	45.00	30,600		
7720	Down spouts	18	ea	600.00	10,800		
	<u>Entry canopy</u>						
84650	Glazed prefab roof system	400	sf	200.00	80,000		
	SUBTOTAL					892,575	

TOTAL - ROOFING \$892,575

C10 INTERIOR CONSTRUCTION

CSI Code	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
C1010	PARTITIONS						
9211	Type 1 partitions	270	sf	18.00	4,860		
9211	Type 1A partitions	2,400	sf	19.00	45,600		
9211	Type 1E partitions	375	sf	20.00	7,500		
9211	Type 2A partitions	6,300	sf	22.00	138,600		
9211	Type 2C partitions	345	sf	21.00	7,245		
9211	Type 3 partitions	450	sf	16.00	7,200		
9211	Type 3A partitions	120	sf	17.00	2,040		
9211	Type 3D partitions	600	sf	18.00	10,800		
9211	Type 3E partitions	600	sf	19.00	11,400		
9211	Type 12 partitions GWB/Insul (2x6 stud and ply with shear walls B1020)	10,545	sf	11.00	115,995		
7920	Sealants & caulking at partitions	20,145	sf	0.35	7,051		
7841	Fire stopping	20,145	sf	0.45	9,065		
6100	Rough blocking	2,850	lf	9.00	25,650		
	SUBTOTAL					393,006	

CSI Code	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
C1020	INTERIOR AND EXTERIOR DOORS						
	<u>Frames</u>						
8111	A - 3x8 Alum	39	ea	650.00	25,350		
8111	A - 3-6x8 Alum	1	ea	700.00	700		
8111	A - 5x8 Alum	1	ea	750.00	750		
8111	A - 6x8 Alum	4	ea	775.00	3,100		
8111	B - 3x8 with sidelite Alum	6	ea	1,200.00	7,200		
8111	A - 3x5 Alum	2	ea	500.00	1,000		
	<u>Doors</u>						
8140	1 - 3x8 flush WD doors	10	ea	700.00	7,000		
8140	1 - 3-6x8 flush WD doors	1	ea	725.00	725		
8140	2 - 3x8 full glass panel WD doors	17	ea	745.00	12,665		
8140	3 - 3x8 vision lite WD doors	9	ea	850.00	7,650		
8140	4 - (2) 3x8 flush WD doors	6	ea	700.00	4,200		
8111	4 - (2) 3x8 flush HM doors	2	ea	700.00	1,400		

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	<u>Storefront</u>						
84500	SF01	256	sf	145.00	37,120		
84500	SF02	154	sf	145.00	22,330		
84500	SF03	48	sf	145.00	6,960		
84500	SF08	264	sf	145.00	38,280		
84500	SF09	57	sf	145.00	8,265		
84500	2 - 3x8 SF alum/glass doors	5	ea	3,000.00	15,000		
	<u>Special doors</u>						
11410	Multi-purpose - 35' movable fabric partitions	2	ea	30,625.00	61,250		
11410	Fitness - 38' movable fabric partition	1	ea	33,250.00	33,250		
11410	Activity room - 20' movable glass partition	1	ea	30,000.00	30,000		
11410	COA & HS Lounge - 24' movable glass partition	1	ea	36,000.00	36,000		
8331	Fitness storage - Overhead coiling door	1	ea	12,600.00	12,600		
	<u>Misc</u>						
8311	Allowance for access doors	10	ea	250.00	2,500		
8710	Hardware	45	lvs	650.00	29,250		
8140	Install	45	lvs	285.00	12,825		
8800	Glazing	475	sf	50.00	23,750		
	SUBTOTAL					441,120	
C1030	SPECIALTIES / MILLWORK						
	<u>COA & HS Lounge - 3&5/A-901</u>						
6402	1 1/2" Maple frame	40	lf	45.00	1,800		
6402	Full height cabinets (linoleum panel cabinets)	10	lf	500.00	5,000		
	<u>COA & HS Corridor - 2/A-901</u>						
6402	Frame and Counter (maple frame and solid surface counters)	9	lf	450.00	4,050		
	Filing cabinets					by others	
6402	Maple plywood magazine holder	1	ea	900.00	900		
10950	5' x 4" Display board	1	ea	650.00	650		
	<u>Nurse/Wellness - 1/A-901</u>						
6402	Base cabinet and counter (linoleum panel cabinets and solid surface counters)	8	lf	475.00	3,800		
6402	Wall cabinets (maple frame/linoleum panel cabinets)	8	lf	250.00	2,000		
6402	1 1/2" Maple frame	24	lf	45.00	1,080		
	<u>COA & HS Lounge - 5/A-901</u>						
6402	Curved desk with wood slat front	8	lf	1,200.00	9,600		
6402	Base knee space	4	lf	350.00	1,400		
6402	Solid surface counter	12	lf	400.00	4,800		
	<u>Coffee Bar - 1/A902</u>						
6402	Base cabinet and counter (linoleum panel cabinets and solid surface counters)	14	lf	450.00	6,300		
6402	Wall cabinets (linoleum panel cabinets)	14	lf	250.00	3,500		
6402	1 1/2" Maple frame	30	lf	45.00	1,350		
	<u>Community Gathering - 4/A-902</u>						
6402	Base cabinet and counter (linoleum panel cabinets and solid surface counters)	10	lf	475.00	4,750		
6402	1 1/2" Maple frame	26	lf	45.00	1,170		
	<u>Multi-Purpose rooms/Corridor 1/A-903</u>						
6402	Base cabinet and counter (linoleum panel cabinets and solid surface counters)	8	lf	475.00	3,800		
6402	Wall cabinets (linoleum panel cabinets)	8	lf	250.00	2,000		
6402	Maple veneer panels	450	sf	45.00	20,250		
6402	1 1/2" Maple frame	24	lf	45.00	1,080		
	<u>Multi-Purpose rooms west 3/A-903</u>						
6402	Base cabinet and counter (linoleum panel cabinets and solid surface counters)	11	lf	475.00	5,225		
6402	Solid surface counter	12	lf	300.00	3,600		
6402	1 1/2" Maple floating shelves	33	lf	75.00	2,475		
6402	Maple veneer panels	64	sf	45.00	2,880		
6402	1 1/2" Maple frame	56	lf	45.00	2,520		
	<u>PRD Admin north 1/A-904</u>						
6402	Full height wall cabinets (3) (linoleum panel cabinets)	9	lf	500.00	4,500		
6402	Wall cabinets (linoleum panel cabinets)	11	lf	250.00	2,750		
6402	1 1/2" Maple frame	55	lf	45.00	2,475		
	<u>PRD Admin south 2/A-904</u>						
6402	Base cabinet and counter (linoleum panel cabinets and solid surface counters)	12	lf	475.00	5,700		
6402	Wall cabinets (linoleum panel cabinets)	5	lf	250.00	1,250		
6402	Solid surface counter	14	lf	300.00	4,200		
6402	1 1/2" Maple frame	30	lf	45.00	1,350		
10950	6' x 4' Display board	1	ea	700.00	700		
	Filing cabinets					by others	
	<u>Fitness A & B 1/A-905 (2)</u>						
6402	1 1/2" Maple frame for bench and storage	28	lf	45.00	1,260		
6402	Upper/lower storage cabinets	48	lf	225.00	10,800		
6402	Lower bench top (linoleum)	24	lf	175.00	4,200		
6402	Back wall (linoleum)	192	sf	35.00	6,720		

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<u>Activity room 4/A-905</u>						
6402	16	lf	475.00	7,600		
6402	6	lf	250.00	1,500		
6402	6	lf	500.00	3,000		
6402	48	lf	45.00	2,160		
10950	1	ea	3,500.00	3,500		
<u>PRD kitchenette 5/A-905</u>						
6402	4	lf	475.00	1,900		
6402	2	lf	250.00	500		
6402	16	lf	35.00	560		
6402	24	lf	45.00	1,080		
<u>Leap 5-8 7/A-905</u>						
6402	8	lf	475.00	3,800		
6402	6	lf	500.00	3,000		
6402	46	lf	45.00	2,070		
6402	16	lf	35.00	560		
6402	1	ea	3,500.00	3,500		
<u>Leap 1/4/A-906</u>						
6402	24	lf	475.00	11,400		
6402	36	lf	500.00	18,000		
6402	96	ea	250.00	24,000		
6402	216	lf	45.00	9,720		
6402	24	lf	35.00	840		
10950	3	ea	3,500.00	10,500		
6402	3	ea	2,500.00	7,500		
<u>Leap Kitchen</u>						
6402	13	lf	475.00	6,175		
6402	13	lf	250.00	3,250		
6402	24	lf	45.00	1,080		
<u>Leap Kitchen Counter/West</u>						
6402	16	lf	475.00	7,600		
6402	4	lf	250.00	1,000		
6402	16	lf	45.00	720		
<u>Restrooms</u>						
6402	21	lf	425.00	8,925		
<u>Exterior windows</u>						
6402	229	windows	200.00	45,800		
<u>Restrooms and Lockers</u>						
10650	4	ea	1,650.00	6,600		
10650	10	ea	1,250.00	12,500		
10280	11	ea	20.00	220		
10280	11	ea	265.00	2,915		
10280	14	ea	125.00	1,750		
10280	20	ea	25.00	500		
10280	7	ea	275.00	1,925		
10280	7	ea	200.00	1,400		
10280	17	ea	75.00	1,275		
10280	1	ea	250.00	250		
<u>Misc</u>						
10280	81	ea	35.00	2,835		
10850	22	ea	275.00	6,050		
6100	1	ls	2,500.00	2,500		
10440	8	ea	275.00	2,200		
8800	264	sf	45.00	11,880		
10140	20,145	sf	1.00	20,145		
8311	6	ea	1,500.00	9,000		
5500	20,145	sf	0.25	5,036		
7920	20,145	sf	0.30	6,044		
					428,150	
TOTAL - INTERIOR CONSTRUCTION						\$1,262,276

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------------------	-----	------	--------------	---------------	--------------	---------------

C30 INTERIOR FINISHES

C3010	WALL FINISHES					
9900	Paint to walls	51,150	sf	1.75	89,513	
6100	FRP panel at kitchen walls	900	sf	12.00	10,800	
6402	Solid surface wall panels at wet walls	740	sf	65.00	48,100	
	SUBTOTAL					148,413
C3020	FLOOR FINISHES					
9651	Linoleum	7,800	sf	12.00	93,600	
9730	Epoxy 1	1,100	sf	16.00	17,600	
9730	Epoxy 2	500	sf	16.00	8,000	
9730	Epoxy 3	180	sf	16.00	2,880	
9651	Flotex	2,200	sf	14.00	30,800	
9690	Birch sprung subfloor	5,200	sf	15.00	78,000	
12511	Recessed entry grilles	550	sf	25.00	13,750	
9651	Rubber base	3,410	lf	6.00	20,460	
9651	Floor prep	16,980	sf	0.50	8,490	
9900	Sealed concrete	1,230	sf	1.00	1,230	
	SUBTOTAL					274,810
C3030	CEILING FINISHES					
	<u>Interior</u>					
9510	ACT - 2x2 Acoustical ceiling tile	4,400	sf	10.00	44,000	
9510	CACT - 2x2 kitchen ceiling	500	sf	12.00	6,000	
9510	ACP - Acoustical plank ceiling	5,150	sf	11.00	56,650	
9211	GWB - Gypsum wall board ceiling	3,900	sf	15.00	58,500	
9211	GWB soffits	650	lf	75.00	48,750	
9510	WACT - Wood 2x2 ACT	3,100	sf	35.00	108,500	
6402	BPWD - Birch plywood panel	700	sf	50.00	35,000	
9900	Paint to GWB ceilings and soffits	7,150	sf	1.50	10,725	
	<u>Exterior</u>					
9211	Canopy - 8" C studs & sheathing	3,125	sf	15.00	46,875	
7490	CHL - Channel Lap	575	sf	40.00	23,000	
7490	LWDP - 40x72 linear wood panel	2,150	sf	45.00	96,750	
9211	EGWB - Exterior Gypsum wall board ceiling	400	sf	15.00	6,000	
9900	Paint to GWB ceilings and soffits	400	sf	2.00	800	
	SUBTOTAL					541,550
TOTAL - INTERIOR FINISHES						964,773

D20 PLUMBING

D20	PLUMBING					
	<u>Equipment</u>					
220000	Water Meters	2	ea	2,463.50	4,927	
220000	Main Backflow Preventor Assembly - BFP 1	1	ea	5,005.00	5,005	
220000	Backflow Preventor Assembly - BF 2	4	ea	715.00	2,860	
220000	Make Up Water Stations	2	ea	2,665.00	5,330	
220000	Heat Pump Water Heater - WH 1	1	ea	9,165.00	9,165	
220000	Electric Water Heater - WH 2	2	ea	4,477.50	8,955	
220000	Electric Water Heater - WH 3	1	ea	4,477.50	4,478	
220000	Recirc Pump	3	ea	1,495.00	4,485	
220000	Expansion Tank - PET 1	1	ea	1,885.00	1,885	
220000	Expansion Tanks - PET 2	2	ea	1,105.00	2,210	
220000	Thermostatic Mixing Valve - TV 1	1	ea	10,692.50	10,693	
220000	Thermostatic Mixing Valve - TV 2	1	ea	4,810.00	4,810	
220000	Instantaneous Water Heaters - WH 4	5	ea	1,187.50	5,938	
220000	Instantaneous Water Heaters - WH 5	7	ea	1,187.50	8,313	
220000	Trap Primers	10	ea	375.00	3,750	
220000	Grease Interceptor - Interior	1	ea	8,562.50	8,563	
220000	Grease Interceptor - Exterior	1	ea	19,562.50	19,563	
220000	Plumbing Specialties	1	ls	17,550.00	17,550	
220000	Food Service Equipment Connections	6	ea	910.00	5,460	
220000	Equipment Connections	45	ea	845.00	38,025	

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<u>Fixtures</u>						
220000 Water Closets	17	ea	1,430.00	24,310		
220000 Urinals	1	ea	1,300.00	1,300		
220000 Lavatories	11	ea	1,365.00	15,015		
220000 Shower	1	ea	2,990.00	2,990		
220000 Sinks - SK 1	5	ea	1,332.50	6,663		
220000 Sinks - SK 2	1	ea	1,722.50	1,723		
220000 Sinks - SK 3	1	ea	1,787.50	1,788		
220000 Mop Basin	1	ea	1,293.50	1,294		
220000 Bottle Fill Station W/ Remote Chiller	2	ea	3,770.00	7,540		
220000 Washer Box	1	ea	513.50	514		
220000 Hose Bibbs	4	ea	235.00	940		
220000 Wall Hydrants	4	ea	315.00	1,260		
220000 Floor Drains	12	ea	595.00	7,140		
220000 Floor Sinks	5	ea	735.00	3,675		
220000 Clean Outs	16	ea	250.00	4,000		
220000 Roof Drains	3	ea	795.00	2,385		
220000 Vent Thru Roof	22	ea	275.00	6,050		
220000 Food Service Fixture Rough Ins	9	ea	780.00	7,020		
220000 Fixture Rough Ins	40	ea	650.00	26,000		
<u>Piping</u>						
220000 Water - 1/2"	300	lf	24.13	7,239		
220000 Water - 3/4"	750	lf	26.15	19,613		
220000 Water - 1"	132	lf	30.16	3,981		
220000 Water - 1 1/4"	120	lf	33.39	4,007		
220000 Water - 1 1/2"	240	lf	37.00	8,880		
220000 Water - 2"	150	lf	42.23	6,335		
220000 UG Water - 2"	150	lf	82.46	12,369		
220000 UG SAN - 2"	40	lf	79.98	3,199		
220000 UG SAN - 3"	280	lf	87.95	24,626		
220000 UG SAN - 4"	420	lf	102.09	42,878		
220000 SAN - 1 1/4"	40	lf	36.20	1,448		
220000 SAN - 1 1/2"	100	lf	42.23	4,223		
220000 SAN - 2"	120	lf	58.32	6,998		
220000 SAN - 3"	80	lf	76.42	6,114		
220000 SAN - 4"	170	lf	80.44	13,675		
220000 UG VENT - 2"	20	lf	79.98	1,600		
220000 UG VENT - 4"	20	lf	102.09	2,042		
220000 VENT - 1 1/2"	50	lf	42.23	2,112		
220000 VENT - 2"	400	lf	58.32	23,328		
220000 UG STORM - 3"	480	lf	87.95	42,216		
220000 STORM - 3"	250	lf	76.42	19,105		
220000 UG Kitchen Waste - 2"	20	lf	89.25	1,785		
220000 UG Kitchen Waste - 3"	120	lf	104.51	12,541		
220000 UG Kitchen Vent - 3"	100	lf	104.51	10,451		
220000 Kitchen Vent - 3"	100	lf	83.53	8,353		
220000 Water Piping Insulation	1,692	lf	8.66	14,653		
<u>Trade Requirements</u>						
220000 Project Supervision	320	hrs	130.00	41,600		
220000 Coordination	220	hrs	130.00	28,600		
220000 SUBTOTAL					667,543	
TOTAL - PLUMBING						\$667,543

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------------------	-----	------	--------------	---------------	--------------	---------------

D30 HVAC

D30 HVAC

Equipment

230000	(6) VRF Condensing Units	76	ton	2,125.00	161,500	
230000	Branch Controllers	3	ea	2,275.00	6,825	
230000	VRF FCU A	1	ea	2,405.00	2,405	
230000	VRF FCU B	1	ea	2,665.00	2,665	
230000	VRF FCU C	1	ea	2,405.00	2,405	
230000	VRF FCU D	1	ea	2,860.00	2,860	
230000	VRF FCU E	1	ea	5,070.00	5,070	
230000	VRF FCU F	1	ea	3,900.00	3,900	
230000	VRF FCU G	1	ea	4,160.00	4,160	
230000	VRF FCU H	1	ea	4,355.00	4,355	
230000	VRF FCU I	1	ea	2,860.00	2,860	
230000	VRF FCU J	1	ea	2,665.00	2,665	
230000	VRF FCU K	1	ea	2,860.00	2,860	
230000	VRF FCU L	1	ea	2,665.00	2,665	
230000	(7) Indoor Energy Recovery Ventilator - ERV 1 thru 7	6,435	cfm	5.50	35,393	
230000	Electric Duct Heaters - EDH 1 thru 8	8	ea	2,275.00	18,200	
230000	Ductless Split System - 1.5 Ton	1	ea	3,445.00	3,445	
230000	Condensate Pumps - CP 1	13	ea	650.00	8,450	
230000	Electric Cabinet Unit Heaters - ECUH A	6	ea	1,820.00	10,920	
230000	Electric Unit Heaters - EUH A	10	ea	1,095.00	10,950	
230000	Electric Radiant Panels - RP A	8	ea	1,235.00	9,880	
230000	VAV Boxes - VAV A	4	ea	1,170.00	4,680	
230000	Kitchen Exhaust Fan - KEF 1	1	ea	6,045.00	6,045	
230000	Kitchen Exhaust Fan - KEF 2	1	ea	4,485.00	4,485	
230000	Dehumidifier - DH A	15	ea	4,517.50	67,763	
230000	Linear Diffusers	81	ea	585.00	47,385	
230000	Register, Grilles, & Diffusers	75	ea	292.50	21,938	
230000	Louvers	12	ea	1,365.00	16,380	
230000	Seismic Restraints	1	ls	4,680.00	4,680	
230000	Vibration Isolation	1	ls	5,330.00	5,330	

Sheetmetal

230000	Galvanized	21,892	lbs	17.35	379,826	
230000	Grease Duct	400	lbs	24.05	9,620	
230000	Aluminum Liquid Tight	100	lbs	25.35	2,535	
230000	Sheet Metal Specialties	1	ls	19,599.05	19,599	
230000	Equipment Connections	1	ls	12,740.00	12,740	

Piping

230000	Refrigerant Suction	300	lf	78.00	23,400	
230000	Refrigerant Liquid	300	lf	31.50	9,450	
230000	Refrigerant Line Set	13	ea	1,105.00	14,365	
230000	Refrigerant Specialties	1	ls	9,443.00	9,443	
230000	Condensate Drain	390	lf	45.50	17,745	
230000	Equipment Connections	1	ls	12,675.00	12,675	

Insulation

230000	Duct FSK Wrap	14,887	sf	4.35	64,758	
230000	Fire Wrap	260	sf	21.25	5,525	
230000	Refrigerant Piping	600	lf	14.65	8,790	
230000	Condensate Drain Piping	390	lf	11.35	4,427	

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<u>Controls</u>						
230000		VEF Condensing Units	3 ea	4,330.00	12,990	
230000		Branch Selectors	3 ea	1,245.00	3,735	
230000		VRF FCUs	12 ea	1,850.00	22,200	
230000		Indoor Energy Recovery Ventilators	7 ea	4,110.00	28,770	
230000		Electric Duct Heaters	8 ea	895.00	7,160	
230000		Ductless Split System	1 ea	2,640.00	2,640	
230000		Condensate Pumps - CP 1	12 ea	330.00	3,960	
230000		Electric Cabinet Unit Heaters - ECUH A	6 ea	1,332.50	7,995	
230000		Electric Unit Heaters - EUH A	10 ea	1,332.50	13,325	
230000		Electric Radiant Panels - RP A	8 ea	1,332.50	10,660	
230000		VAV Boxes - VAV A	4 ea	1,020.00	4,080	
230000		Kitchen Exhaust Fan - KEF 1	1 ea	1,165.00	1,165	
230000		Kitchen Exhaust Fan - KEF 2	1 ea	1,165.00	1,165	
230000		Dehumidifier - DH A	15 ea	1,165.00	17,475	
230000		Plumbing Systems - Control, Monitoring, Status, & Alarm	1 ls	5,410.00	5,410	
230000		Electrical Systems - Control, Monitoring, Status, & Alarm	1 ls	5,410.00	5,410	
230000		BMS Network	1 ls	17,300.00	17,300	
<u>Commissioning</u>						
230000		Start Up	160 hrs	130.00	20,800	
230000		Testing, Adjusting, and Balancing	320 hrs	130.00	41,600	
230000		3rd Party Cx Assist	120 hrs	135.00	16,200	
<u>Trade Requirements</u>						
230000		Coring & Fire Stopping	1 ls	5,115.00	5,115	
230000		Hoisting & Rigging	1 ls	11,570.00	11,570	
230000		Project Supervision	600 hrs	130.00	78,000	
230000		Coordination	300 hrs	130.00	39,000	
		SUBTOTAL				1,455,742

TOTAL - HVAC	\$1,455,742
---------------------	--------------------

D40	FIRE PROTECTION
------------	------------------------

D40	FIRE PROTECTION					
210000	Service Equipment, DCV, switches, valves, FDC and misc	1	ls	18,500.00	18,500	
210000	4" mains and riser piping	550	lf	48.00	26,400	
210000	2" mains and riser piping	200	lf	38.00	7,600	
210000	1" branch piping	4,810	lf	34.00	163,540	
210000	Pendant head assembly	180	ea	155.00	27,900	
210000	Upright head assembly	9	ea	135.00	1,215	
210000	Sidewall assembly	10	ea	155.00	1,550	
210000	Dry sidewall assembly	9	ea	170.00	1,530	
210000	Dry pendant assembly	18	ea	165.00	2,970	
210000	Attic and concealed area side and upright head assembly	255	ea	125.00	31,875	
<u>Trade Requirements</u>						
210000	Project Supervision	100	hrs	130.00	13,000	
210000	Coordination	80	hrs	130.00	10,400	
210000	Shops & Calcs	1	ls	7,500.00	10,000	
	SUBTOTAL					316,480

TOTAL - FIRE PROTECTION	\$316,480
--------------------------------	------------------

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------------------	-----	------	--------------	---------------	--------------	---------------

D50	ELECTRICAL
------------	-------------------

CSI Code	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
D50	ELECTRICAL						
	<u>Light Fixtures</u>						
260000	Type L1A	4	ea	128.25	513		
260000	Type L1B	8	ea	128.25	1,026		
260000	Type L2	24	ea	324.90	7,798		
260000	Type L3A	14	ea	282.15	3,950		
260000	Type L4	56	ea	342.00	19,152		
260000	Type L5	2	ea	684.00	1,368		
260000	Type L6 4'	55	ea	145.35	7,994		
260000	Type L6 6'	4	ea	222.30	889		
260000	Type L7	44	ea	307.80	13,543		
260000	Type L10	3	ea	790.88	2,373		
260000	Type L11	38	ea	436.05	16,570		
260000	Type L14 6'D	1	ea	2,052.00	2,052		
260000	Type L15	68	ea	333.45	22,675		
260000	Type L20 WP	4	ea	641.25	2,565		
260000	Type L21	7	ea	282.15	1,975		
260000	Type L22	7	ea	350.55	2,454		
260000	Type L23	16	ea	641.25	10,260		
260000	Type L25	8	ea	312.08	2,497		
260000	Type UC4	1	ea	256.50	257		
260000	Type L17 Exterior Wallpack	12	ea	624.15	7,490		
260000	Exit	24	ea	256.50	6,156		
260000	Type L8	574	lf	145.35	83,431		
260000	Type L8B	80	lf	145.35	11,628		
260000	Type L9	94	lf	115.43	10,850		
260000	Type L12	56	lf	128.25	7,182		
260000	Type L13	910	lf	145.35	132,269		
260000	Type LR13	52	lf	145.35	7,558		
260000	Type L26	12	lf	132.53	1,590		
	<u>Branch Circuitry</u>						
260000	3/4" Emt, 4#12	4,255	lf	8.55	36,380		
260000	MC Cable	9,855	lf	4.28	42,179		
260000	3/4" Emt, 4#10	160	lf	10.26	1,642		
260000	Signal Cable	3,000	lf	0.86	2,580		
	<u>Lighting Controls</u>						
260000	Vive HUB	4	ea	1,282.50	5,130		
260000	Power Pack PP	4	ea	119.70	479		
260000	Relay R	10	ea	209.48	2,095		
260000	NLC Controller	36	ea	256.50	9,234		
260000	ELC Controller	18	ea	256.50	4,617		
260000	Switches 120v	6	ea	56.43	339		
260000	Occupancy Sensor 120v wall	5	ea	145.35	727		
260000	Vacancy Sensor 120v wall	8	ea	145.35	1,163		
260000	Switches SLV, wireless	27	ea	94.05	2,539		
260000	Switches SLVD, wireless	49	ea	94.05	4,608		
260000	Switches SLVO, wireless	7	ea	94.05	658		
260000	Occupancy Sensor clg wireless	42	ea	111.15	4,668		
260000	Vacancy Sensor clg wireless	16	ea	111.15	1,778		
260000	Photo Sensor clg, wireless	11	ea	111.15	1,223		
260000	Duplex Receptacles	58	ea	55.58	3,224		
260000	Junc Boxes, Misc	3	ea	38.48	115		
260000	Receptacles GFI	36	ea	70.11	2,524		
260000	Receptacles Quad	6	ea	94.05	564		
260000	Duplex Receptacles, plug load	91	ea	64.13	5,836		
260000	Receptacles Quad, plug load	21	ea	102.60	2,155		
260000	Receptacles GFI Quad, plug load	7	ea	128.25	898		
260000	Plug Load Controller	31	ea	256.50	7,952		
260000	Floor Power Outlet	2	ea	265.05	530		
260000	Emergency Station E	4	ea	179.55	718		
260000	Emergency Station P	7	ea	179.55	1,257		
260000	Call for Aid Light	4	ea	205.20	821		
260000	Mech Control Relay EQR	7	ea	153.90	1,077		
260000	Exh Hood Conn's	1	ls	555.75	556		
260000	Auto Door Operator Conn's	12	ea	119.70	1,436		
260000	Receptacles GFI WP	16	ea	132.53	2,120		
260000	Receptacles copier	1	ea	55.58	56		
260000	30 Amp Receptacles	4	ea	85.50	342		

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	<u>Power Circuitry</u>						
260000	1/2" Emt, 2#14	300	lf	6.65	1,995		
260000	3/4" Emt, 4#12	4,750	lf	7.60	36,100		
260000	3/4" Emt, 4#10	2,845	lf	8.55	24,325		
260000	1" Emt, 4#6	1,760	lf	14.25	25,080		
260000	1 1/4" Emt, 4#4	80	lf	13.30	1,064		
260000	1 1/4" Emt, 4#3	860	lf	20.90	17,974		
260000	1 1/4" Emt, 4#2	830	lf	23.75	19,713		
260000	2 1/2" Emt, 4 4/0	260	lf	52.25	13,585		
260000	3" Emt, 4 350Mcm	80	lf	71.25	5,700		
260000	4" Emt, 4 600 Mcm	40	lf	104.50	4,180		
260000	1 1/2" Emt Cdt	60	lf	13.30	798		
260000	3" Emt Cdt	620	lf	20.90	12,958		
260000	3" PVC Cdt, empty UG	440	lf	12.35	5,434		
260000	Pullbox, future PV	4	ea	475.00	1,900		
260000	1" Pvc, 4#6 UG	160	lf	11.40	1,824		
260000	1 1/4" Pvc, 4#3 UG	360	lf	16.15	5,814		
260000	2 1/2" Pvc, 4 4/0 UG	160	lf	42.75	6,840		
260000	4" PVC, 4 600 Mcm UG	160	lf	111.15	17,784		
260000	Lightning Protection & Grounding	1	ls	3,325.00	3,325		
260000	Service Grounding	1	ls	2,850.00	2,850		
	<u>Power Equipment</u>			#VALUE!			
260000	100 Amp Panel Board	6	ea	3,325.00	19,950		
260000	225 Amp Panel Board	1	ea	4,750.00	4,750		
260000	225 Amp Panel Board	1	ea	3,800.00	3,800		
260000	225 Amp Panel Board, 2-Section	2	ea	8,075.00	16,150		
260000	400 Amp Panel Board, 2-Section	1	ea	13,300.00	13,300		
260000	600 Amp Panel Board, 2-Section	1	ea	17,100.00	17,100		
260000	2000/1600 Amp Main Switchboard	1	ea	71,250.00	71,250		
260000	SPD @ Swbd	1	ea	855.00	855		
260000	SPD @ Panel	7	ea	2,137.50	14,963		
260000	Utility Meter Pan	1	ea	491.63	492		
260000	MMU Metering Cabinet	1	ea	6,840.00	6,840		
260000	CT's for MMU	10	ea	684.00	6,840		
260000	2200VA EM Lighting Inverter	2	ea	11,875.00	23,750		
260000	Manual Snap Switch Starter	1	ea	119.70	120		
260000	Manual Snap Switch Starter 2P	75	ea	141.08	10,581		
260000	20/2 Amp Disconnect	6	ea	470.25	2,822		
260000	30/2 Amp Disconnect	15	ea	470.25	7,054		
260000	30 Amp Disconnect	14	ea	636.98	8,918		
260000	60/2 Amp Disconnect	14	ea	855.00	11,970		
260000	100 Amp Disconnect	5	ea	1,197.00	5,985		
260000	100 Amp Disconnect , Kit	1	ea	1,197.00	1,197		
260000	200 Amp Disconnect	5	ea	2,137.50	10,688		
260000	200 Amp Disconnect, Kit	1	ea	2,137.50	2,138		
260000	Install 10HP VFD FBO	1	ea	641.25	641		
	<u>Fire Alarm</u>						
260000	3/4" Rigid, 3#10	50	lf	13.68	684		
260000	MC/ Teflon Cable	3,000	lf	4.70	14,100		
260000	Pull Station	5	ea	153.90	770		
260000	Audible/Visual	23	ea	256.50	5,900		
260000	Smoke Detector	2	ea	282.15	564		
260000	Heat Detector	11	ea	282.15	3,104		
260000	Duct Detector	9	ea	641.25	5,771		
260000	Strobe	12	ea	179.55	2,155		
260000	WP Bell	1	ea	226.58	227		
260000	WP Beacon	1	ea	213.75	214		
260000	Annunciator	1	ea	1,453.50	1,454		
260000	Central Equipment FACP (filing, program, test)	1	ea	7,125.00	7,125		
260000	Fused Disc	1	ea	619.88	620		
260000	Communicator	1	ea	153.90	154		
260000	Misc Connections	16	ea	196.65	3,146		
260000	Master Box Radio, Antenna	1	ea	5,557.50	5,558		
260000	Knox Box	1	ea	256.50	257		

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<u>Telecommunications System</u>						
260000		MDF Racks, TTB, PP's, Terms (PBX by others)	1	ls	4,750.00	4,750
260000		Ground Bar	1	ea	491.63	492
260000		4" W Sleeves	6	ea	85.50	513
260000		CAT 6 Cable	10,950	lf	0.94	10,293
260000		24" Cable Tray	40	lf	38.48	1,539
260000		J Hooks	500	lf	1.88	940
260000		4" EMT CDT	300	lf	28.22	8,466
260000		1" EMT CDT	40	lf	9.41	376
260000		AP Outlet	17	ea	42.75	727
260000		Data Outlet w/ Stubup 1C	10	ea	42.75	428
260000		Tel Outlet w/ Stubup 1C	10	ea	42.75	428
260000		Tel/Data Outlet w/ Stubup 2C	14	ea	51.30	718
260000		Floor Tel/Data 2C Outlet	2	ea	256.50	513
<u>Audio/Visual System</u>						
260000		CAT 6 Cable	1,200	lf	1.03	1,236
260000		AV Outlet w/ Stubup 1C	6	ea	42.75	257
260000		Floor AV 1C Outlet	2	ea	265.05	530
260000		Audio Visual System - Empty Conduit	2,100	lf	1.28	2,688
260000		Multi-Purp Rm AV/Video Conf Eqpt & Wiring		NIC		
<u>Security Access Control System</u>						
260000		3/4" Emt, 4#12	240	lf	9.41	2,258
260000		1" EMT CDT	960	lf	9.41	9,034
260000		Signal Cable	2,280	lf	0.94	2,143
260000		Access Control Central Eqpt Panel	1	ea	4,275.00	4,275
260000		Door Junc Box, 120v	12	ea	79.52	954
260000		Door Contact Switch	12	ea	123.98	1,488
260000		REX Pushbutton	12	ea	179.55	2,155
260000		Card Reader	12	ea	513.00	6,156
260000		Electric Strike ES	12	ea	342.00	4,104
260000		ADA Pushplate	16	ea	183.83	2,941
260000		Video Intercom Master Station	2	ea	769.50	1,539
260000		Video Intercom Door Station	1	ea	406.13	406
<u>CCTV System</u>						
260000		1" EMT CDT	650	lf	9.41	6,117
260000		Signal Cable	1,950	lf	0.94	1,833
260000		Central Monitoring/Recording Eqpt	1	ls	4,275.00	4,275
260000		CCTV Camera	4	ea	940.50	3,762
260000		CCTV Camera WP	9	ea	1,410.75	12,697
<u>Sound/PA/Intercom System</u>						
260000		Central Eqpt, Rack, etc	1	ea	855.00	855
260000		CAT 6 Cable	5,100	lf	0.99	5,049
260000		Speaker clg	37	ea	171.00	6,327
260000		Speaker wall	8	ea	171.00	1,368
260000		PA Horn	3	ea	179.55	539
260000		PA Strobe	3	ea	179.55	539
260000		Volume Control	12	ea	115.43	1,385
<u>Misc</u>						
260000		BDA/DAS System/ Emerg Responder Radio	1	ls	25,000.00	25,000
<u>Trade Requirements</u>						
260000		Project Supervision/Coordination	120	hrs	130.00	15,600
260000		Temp Power and Lighting	1	ls	15,000.00	15,000
		SUBTOTAL				1,238,178
TOTAL - ELECTRICAL						\$1,238,178

Lincoln Community Center

6 Ballfield Road
Lincoln, Ma



60% Contract Documents Cost Estimate

GSF 20,145

March 10, 2025

CSI Code DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------------------	-----	------	--------------	---------------	--------------	---------------

E10 EQUIPMENT

E10 EQUIPMENT						
<u>Residential Appliances</u>						
11310	Fridge	1	ea	1,800.00	1,800	
11310	Undercounter fridge	3	ea	1,600.00	4,800	
	SUBTOTAL					6,600
<u>Foodservice Equipment Schedule - (A)</u>						
11510	Trash Chute Fabricated Stainless Steel	1	ls	1,200.00	1,200	
11510	Coffee Dispenser Bunn 34400.0001	1	ea	2,800.00	2,800	
11510	Water Filtration System Services A2 & A12 Everpure EV929322	1	ea	800.00	800	
11510	Refrigerator, Undercounter Hoshizaki HR24C	1	ea	1,600.00	1,600	
11510	Ice/Water Dispenser Hoshizaki DCM-500BAH	1	ea	8,500.00	8,500	
11510	Dry Storage Shelving Metro Metroseal 3	2	ea	1,700.00	3,400	
11510	Utility Carts Cambro BC2254S110	4	ea	800.00	3,200	
11510	Ice Machine & Bin Hoshizaki KM-231BAJ	1	ea	4,000.00	4,000	
11510	Hand Sink Assembly W/ Soap & Towel Dispenser Eagle Group YHFL-5000-0013-00	1	ea	3,000.00	3,000	
11510	Pass Thru Counter Fabricated Custom	1	ea	2,500.00	2,500	
11510	Hot/Cold Well 4-Well Delfield N8656P	1	ea	9,500.00	9,500	
11510	Overshelf, Single Tier Fabricated Stainless Steel	1	ea	1,500.00	1,500	
11510	Clean Dish Table Fabricated Stainless Steel	1	ea	3,500.00	3,500	
11510	Condensate Hood With Light Halton CH	1	ea	2,500.00	2,500	
11510	Dish Machine, Door Type High-Temp Hobart AM16T-BAS-2	1	ea	20,000.00	20,000	
11510	Soiled Dish Table/Pot Sink Fabricated Stainless Steel	1	ea	3,500.00	3,500	
11510	Pre-Rinse Facuet T&S Brass B-0133-BR	1	ea	850.00	850	
11510	Pre-Rinse Faucet T&S Brass B-0133-12-CR-B	2	ea	750.00	1,500	
11510	Hose Reel T&S Brass B-7143-05	1	ea	1,700.00	1,700	
11510	Hose Reel Control Cabinet T&S Brass B-2339-LR	1	ea	2,500.00	2,500	
11510	Wall Shelf, Tubular Fabricated Stainless Steel	1	ea	3,500.00	3,500	
11510	Clean Dish Storage Shelving Metro Metroseal 3	1	ea	800.00	800	
11510	Wall Flashing Fabricated Stainless Steel	4	ea	2,000.00	8,000	
11510	Hand Sink Assembly W/ Soap & Towel Dispenser Eagle Group YHFL-5000-0013-00	1	ea	2,600.00	2,600	
11510	Work Table W/ Sink	1	ea	2,500.00	2,500	
11510	Wall Shelf, Double Fabricated Stainless Steel	1	ea	3,500.00	3,500	
11510	Hot Holding Cabinet Metro C519-CFC-4	2	ea	2,000.00	4,000	
11510	Exhaust Hood With MUA Halton KVE	1	ea	15,000.00	15,000	
11510	Fire Suppression System Ansul Custom	1	ea	8,500.00	8,500	
11510	Wall Flashing Fabricated Stainless Steel	1	ea	3,500.00	3,500	
11510	Refrigerator, Worktop Hoshizaki WR36B	1	ea	3,600.00	3,600	
11510	4-Burner Induction Range With Convection Oven Garland GME36-I20C	1	ea	24,000.00	24,000	
11510	Refrigerator, Reach-In Hoshizaki CR25-HS	1	ea	9,500.00	9,500	
11510	Freezer, Reach-In Hoshizaki CF1S-FS	1	ea	7,500.00	7,500	
<u>Foodservice Equipment Schedule - (B)</u>						
11510	Trash Chute Fabricated Stainless Steel	1	ls	1,200.00	1,200	
11510	Display Case, Pastry Cal-Mil 3610	1	ea	800.00	800	
11510	Refrigerator, Undercounter Hoshizaki HR24C	1	ea	1,600.00	1,600	
11510	Coffee Dispenser Bunn 34400.0001	1	ea	2,800.00	2,800	
11510	Water Filtration System Services B5, Mount U/C Everpure EV929322	1	ea	800.00	800	
11510	Ice/Water Dispenser Hoshizaki DCM-500BAH	1	ea	8,500.00	8,500	
<u>Foodservice Equipment Schedule - (C)</u>						
11510	Work Counter Fabricated Stainless Steel	1	ls	4,500.00	4,500	
11510	Hand Sink With Soap And Towel Dispenser, Drop-In W/ Soap & Towel Dispenser Eagle Group HWB-T	1	ea	2,000.00	2,000	
11510	Microwave Undercounter, Built In ACP RCS10TS	1	ea	700.00	700	
11510	Refrigerator/Freezer, Reach-In Continental Refrigerator D1RFESNHD	1	ea	12,000.00	12,000	
11510	Work Counter W/ 3-Compartment Sink Fabricated Stainless Steel	1	ea	2,500.00	2,500	
11510	Pre-Rinse Faucet T&S Brass B-0133-12-CR-B	1	ea	800.00	800	
11510	Dish Machine, Undercounter Hobart LXNH-2	1	ea	8,500.00	8,500	
	SUBTOTAL					221,250

TOTAL - EQUIPMENT \$227,850

E20 FURNISHINGS

E2010 FIXED FURNISHINGS						
<u>Window Treatment</u>						
12211	Mecho-shades	5,300	sf	12.00	63,600	
	SUBTOTAL					63,600

TOTAL - FURNISHINGS \$63,600

Alternates

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
West Parking area						
<u>Site Demolition & Prep- West Parking</u>						
R&D Bitum Pavement	9,550	sf	1.00	9,550		
R&D Vegetation/Misc	1	ls	3,500.00	3,500		
<u>Paving Prep-West</u>						
HD Paving Gravel Prep/fill Voids	100	cy	60.00	6,000		
<u>Paving and curbing - West</u>						
4" Heavy duty HMA	1,300	sy	45.00	58,500		
BCB	300	lf	10.00	3,000		
<u>Drainage-West</u>						
RCP 12"	96	lf	85.00	8,160		
Stormceptore 450i Water Quality Unit	1	ea	10,000.00	10,000		
OCS	1	ea	9,500.00	9,500		
FES	1	ea	3,500.00	3,500		
Stormtech SC-310 Storm water infiltration system #3(E,B, prep and manifolds)	63	ch	1,975.00	124,425		
SUBTOTAL					236,135	
SUBTOTAL						\$236,135
GENERAL CONDITIONS & REQUIREMENTS						12% \$28,336
GL INSURANCE						1.4% \$3,306
BONDS						1.5% \$3,542
OVERHEAD & PROFIT						5% \$13,566
DESIGN AND PRICING CONTINGENCY						3.5% \$9,971
ESCALATION / MARKET BIDDING CONDITIONS						1% \$2,949
TOTAL ALTERNATE COST						\$297,805
Rain Garden in lieu of lawn and trees						
Deduct base						
8' trees	(3)	ea	2,500.00	(7,500)		
3" caliper trees	(1)	ea	2,000.00	(2,000)		
L - 6" Lawn soil from stockpile	(60)	cy	10.00	(600)		
Add Rain Garden						
Shrubs						
3 gal	100	ea	275.00	27,500		
Perennials, grasses and vines						
1 gal perennials	610	ea	65.00	39,650		
S - 18" Planting bed soil	150	cy	55.00	8,250		
SUBTOTAL					65,300	
SUBTOTAL						\$65,300
DESIGN AND PRICING CONTINGENCY						3% \$1,959
GENERAL CONDITIONS & REQUIREMENTS						12% \$7,836
GL INSURANCE						1.4% \$914
BONDS						1.5% \$980
OVERHEAD & PROFIT						5% \$3,849
DESIGN AND PRICING CONTINGENCY						3.5% \$2,829
ESCALATION / MARKET BIDDING CONDITIONS						1% \$837
TOTAL ALTERNATE COST						\$84,504

Alternates

<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
<i>Additional Mitigation per 3-3-25 narrative</i>						
Trees	13	ea	2,500.00	32,500		
Shrubs	71	ea	275.00	19,525		
Perennials	200	ea	65.00	13,000		
6" Lawn soil from stockpile	21	cy	10.00	210		
Mix seed	1,150	sf	0.75	863		
SUBTOTAL					66,098	
SUBTOTAL						\$66,098
			<i>GENERAL CONDITIONS & REQUIREMENTS</i>		12%	\$7,932
			<i>GL INSURANCE</i>		1.4%	\$925
			<i>BONDS</i>		1.5%	\$991
			<i>OVERHEAD & PROFIT</i>		5%	\$3,797
			<i>DESIGN AND PRICING CONTINGENCY</i>		3.5%	\$2,791
			<i>ESCALATION / MARKET BIDDING CONDITIONS</i>		1%	\$825
TOTAL ALTERNATE COST						\$83,359