



Harvard, Massachusetts
29 October 2014

HARVARD TOWN HALL RENOVATION

LLB ARCHITECTS

Base Renovation Construction Costs

A	Total Direct Costs		\$902,458
	General Conditions/Requirements	10%	\$90,246
	Profit	5%	\$49,635
I	P&P Bond	1.50%	\$15,635
O	Permit		NIC
	Contingency	16.5%	\$174,037
	Escalation (fall 2014)	2%	\$24,640

Total Base Construction Cost

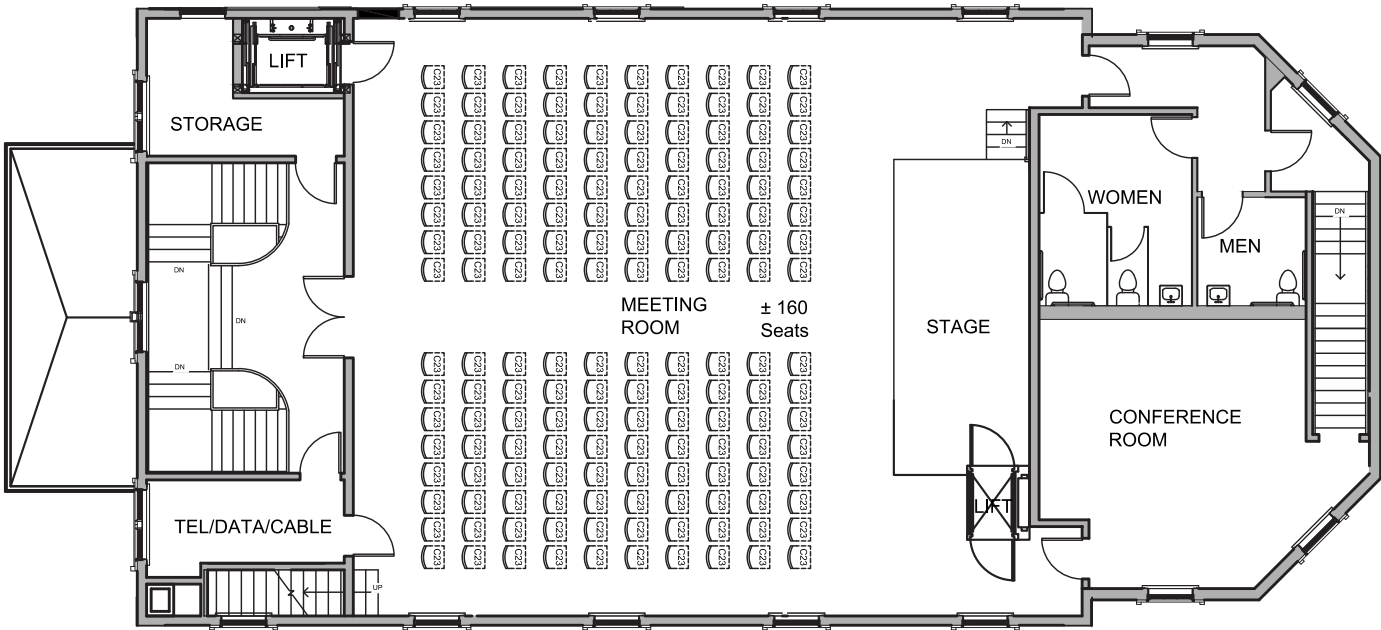
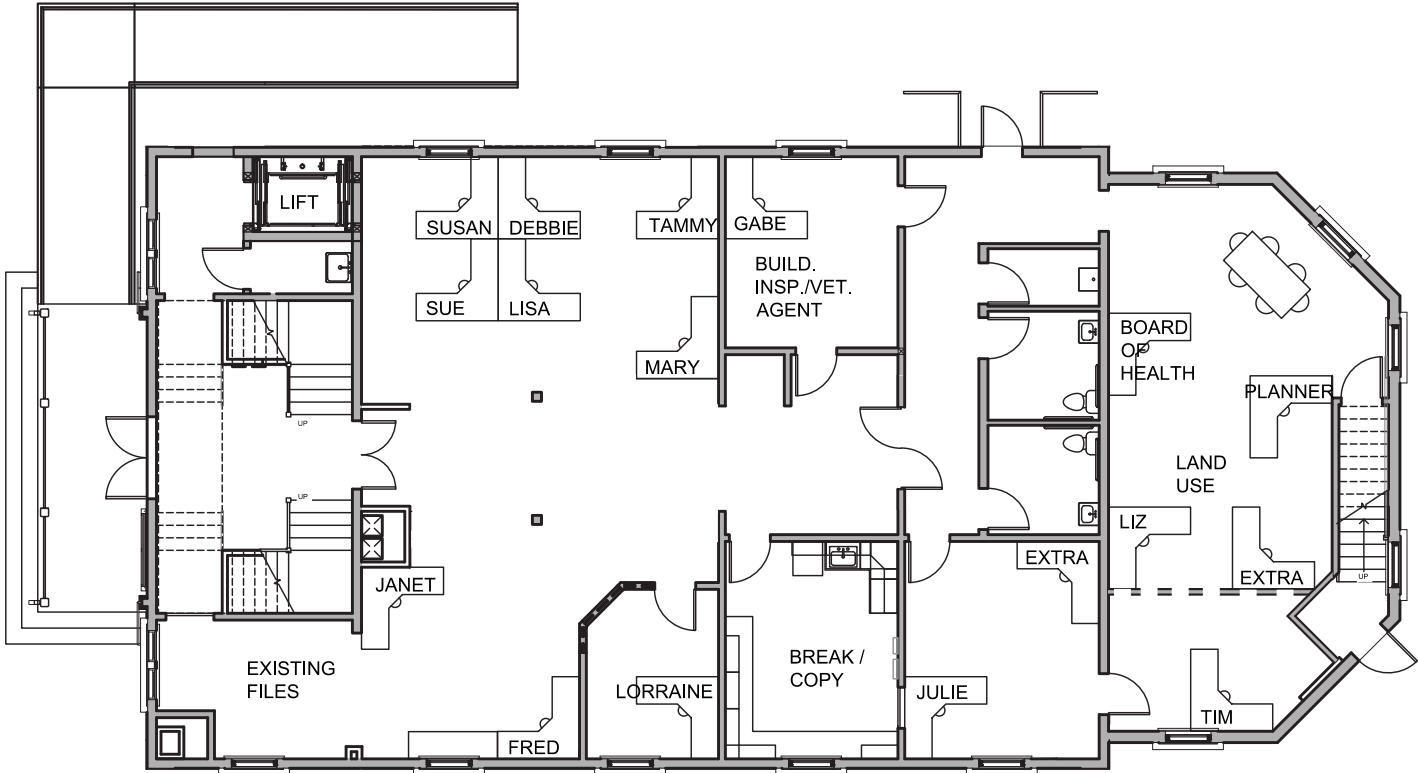
\$1,256,651

Add Alternates Construction Costs

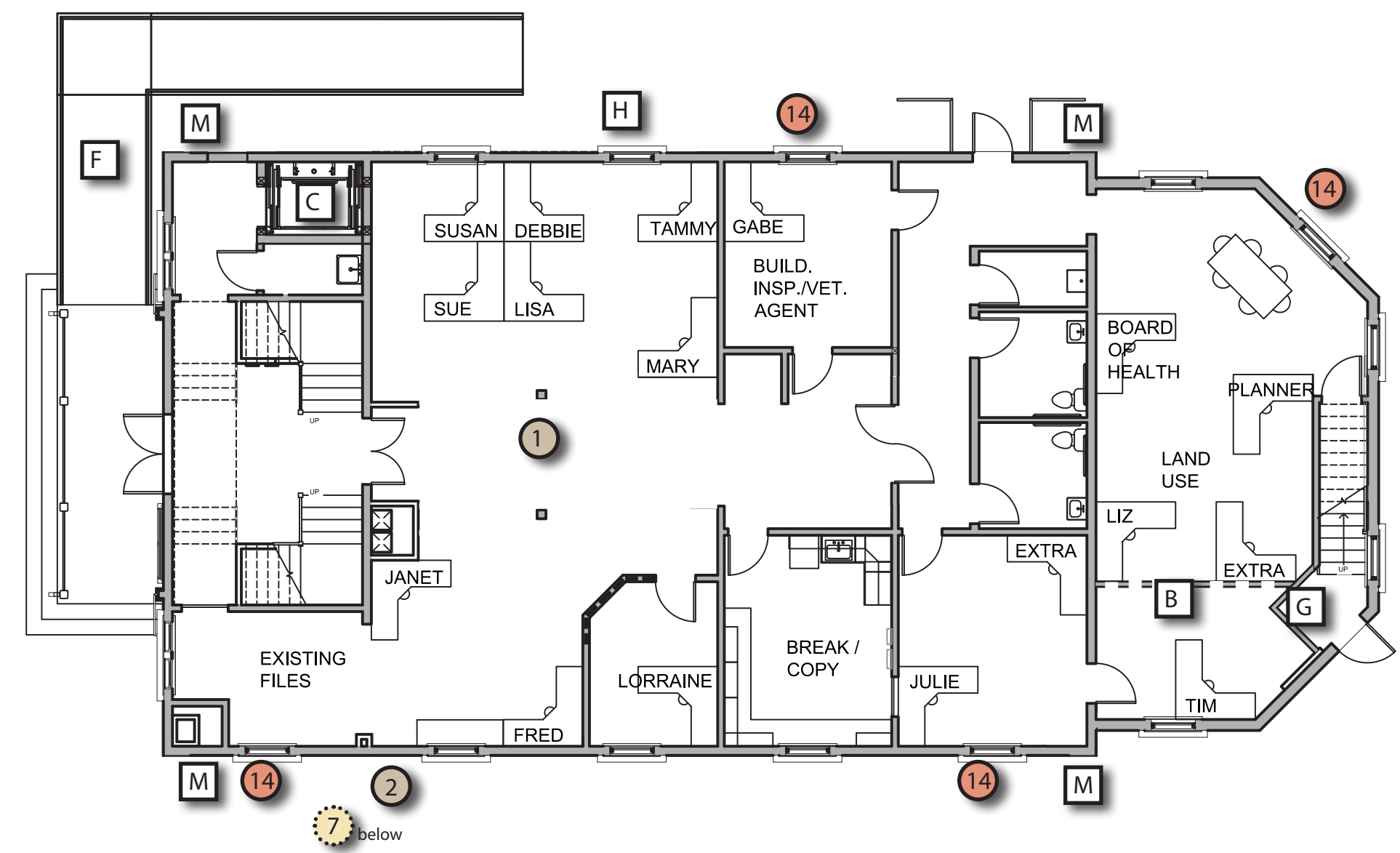
Add Alternate Combination "C"
(insulate with icynene)

1	Sprinkler Fire Protection throughout ***select a roof insulation with fire protection	-	\$308,961
2	Infill Areaway off Basement	-	\$5,834
3	Insulation - Walls - Cellulose no vapor barrier	-	not selected
3.1	Insulation - Walls - Cellulose, vapor barrier, re-plaster interior	-	not selected
3.2	Insulation - Walls - Icynene, re-plaster interior	-	\$209,575
3.3	Insulation - Roof - R38 Batt and vapor barrier	-	not selected
3.4	Insulation - Roof - Icynene	-	\$71,358
4	Acoustic Spray Ceiling in Meeting Room	-	\$52,293
5	Upgrade Main Electric Service	-	not selected
6	New Asphalt Shingle Roof	-	\$95,533
7	New Condensing Boilers	-	\$73,054
8	Back Stair reconfiguration to code	-	\$77,040
9	Back Stage reconfiguration to additional offices	-	\$34,725
10	Insulated Vapor Seal Blanket in Crawlspace	-	\$55,693
11	Utility Lighting in Crawlspace	-	\$11,646
12	Utility Lighting in Attic	-	\$13,732
13	Air conditioning in Second Floor Meeting Room	-	not selected
Total			\$2,266,095
14	Window Replacement	-	\$135,461
15	Restore Cupola	-	\$52,614
16	New Emergency Generator	-	not selected
Total			\$2,454,170

Design Option 1b



Option 1b



First Floor Plan

- A

 Structural foundation reinforcement of rear “apse” addition.
 - ~~B~~

~~Renovate first floor rear “apse” addition to include two office spaces.~~
 - C

 New HC lift in existing construction (with new constructed shaft).
 - D

 New HC Stage lift
 - E

 Replace, repaint exterior siding; Restore, repaint trim.
 - F

 Extend Ramp to front door.
 - G

 Reinforce and enclose rear stair.
 - H

 Remove existing fire escape.
 - I

 Demolish existing temporary offices in meeting room on second floor.
 - J

 Reinforce ceiling in second floor meeting room.
 - K

 Replace antique electric panel, clean up electrical throughout
 - L

 Replace lighting in second floor meeting room.
 - M

 Repair / modify exterior grading immediately adjacent to the building to provide positive slope away from the building.
 - N

 Additional Mens’ and Womens’ toilets on Second Floor.
 - O

 Miscellaneous Electrical updates
-
- 1

 Sprinkler Fire Protection throughout
 - 2

 Infill Areaway off Basement
 - 3

 Spray Foam Building Envelope Insulation
 - 4

 Acoustic Spray Ceiling in Meeting Room
 - ~~5~~

~~Upgrade Main Electric Service~~
 - 6

 New Asphalt Shingle Roof / Remove Chimneys
 - 7

 New Condensing Boilers
 - 8

 Back Stair reconfiguration to code
 - 9

 Back Stage reconfiguration to additional offices
 - 10

 Insulated Vapor Seal Blanket in Crawlspace
 - 11

 Utility Lighting in Crawlspace
 - 12

 Utility Lighting in Attic
 - ~~13~~

~~Air conditioning in Second Floor Meeting Room~~
 - 14

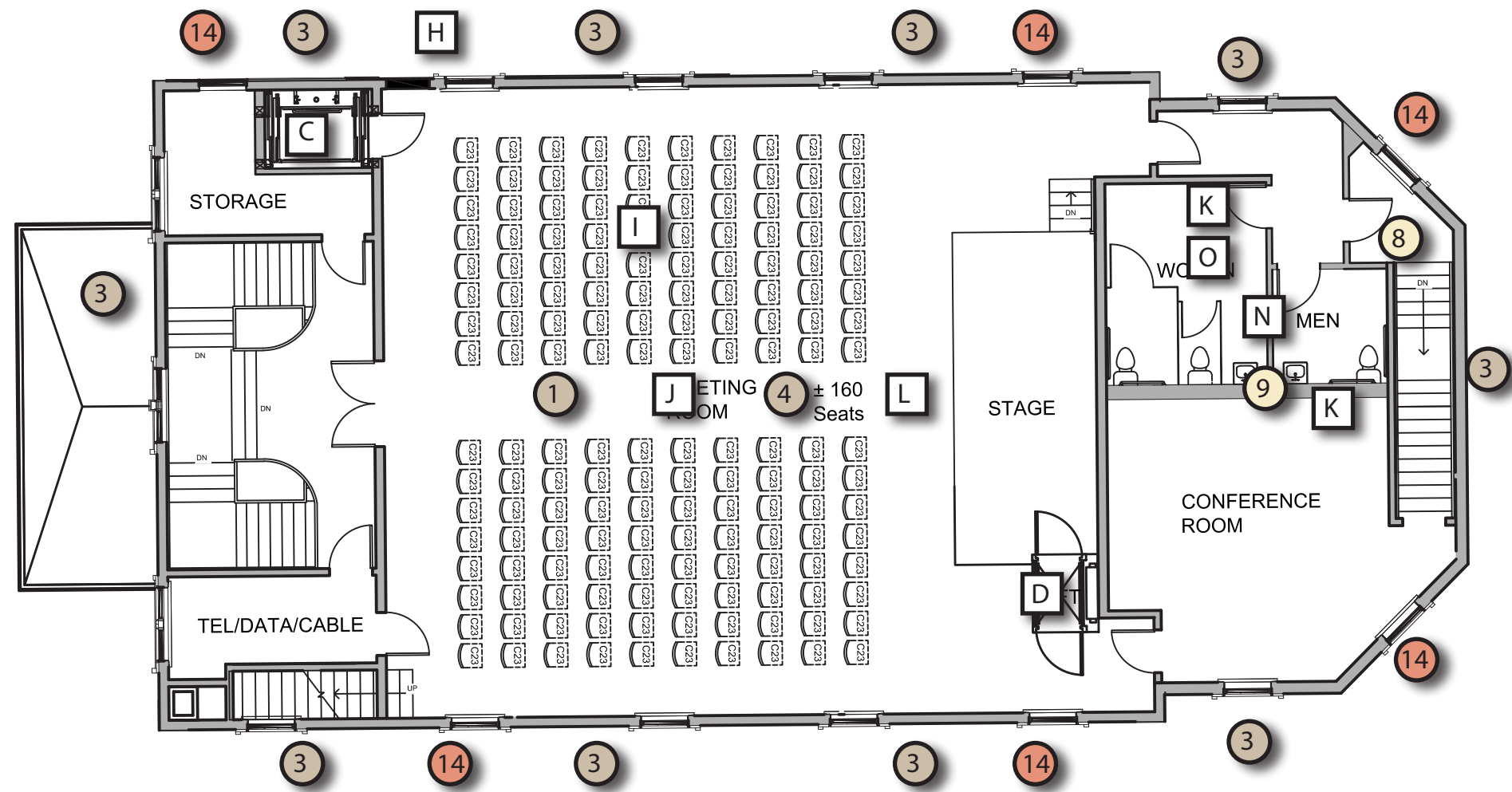
 Window Replacement
 - 15

 Restore Cupola
 - ~~16~~

~~New Emergency Generator~~

ADD ALTERNATES

Option 1b



Second Floor Plan

- A

 Structural foundation reinforcement of rear “apse” addition.
- ~~B~~

~~Renovate first floor rear “apse” addition to include two office spaces.~~
- C

 New HC lift in existing construction (with new constructed shaft).
- D

 New HC Stage lift
- E

 Replace, repaint exterior siding; Restore, repaint trim.
- F

 Extend Ramp to front door.
- G

 Reinforce and enclose rear stair.
- H

 Remove existing fire escape.
- I

 Demolish existing temporary offices in meeting room on second floor.
- J

 Reinforce ceiling in second floor meeting room.
- K

 Replace antique electric panel, clean up electrical throughout
- L

 Replace lighting in second floor meeting room.
- M

 Repair / modify exterior grading immediately adjacent to the building to provide positive slope away from the building.
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 Infill Areaway off Basement
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 Spray Foam Building Envelope Insulation
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 Acoustic Spray Ceiling in Meeting Room
- ~~5~~

~~Upgrade Main Electric Service~~
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 New Asphalt Shingle Roof / Remove Chimneys
- 7

 New Condensing Boilers
- 8

 Back Stair reconfiguration to code
- 9

 Back Stage reconfiguration to additional offices
- 10

 Insulated Vapor Seal Blanket in Crawlpace
- 11

 Utility Lighting in Crawlpace
- 12

 Utility Lighting in Attic
- ~~13~~

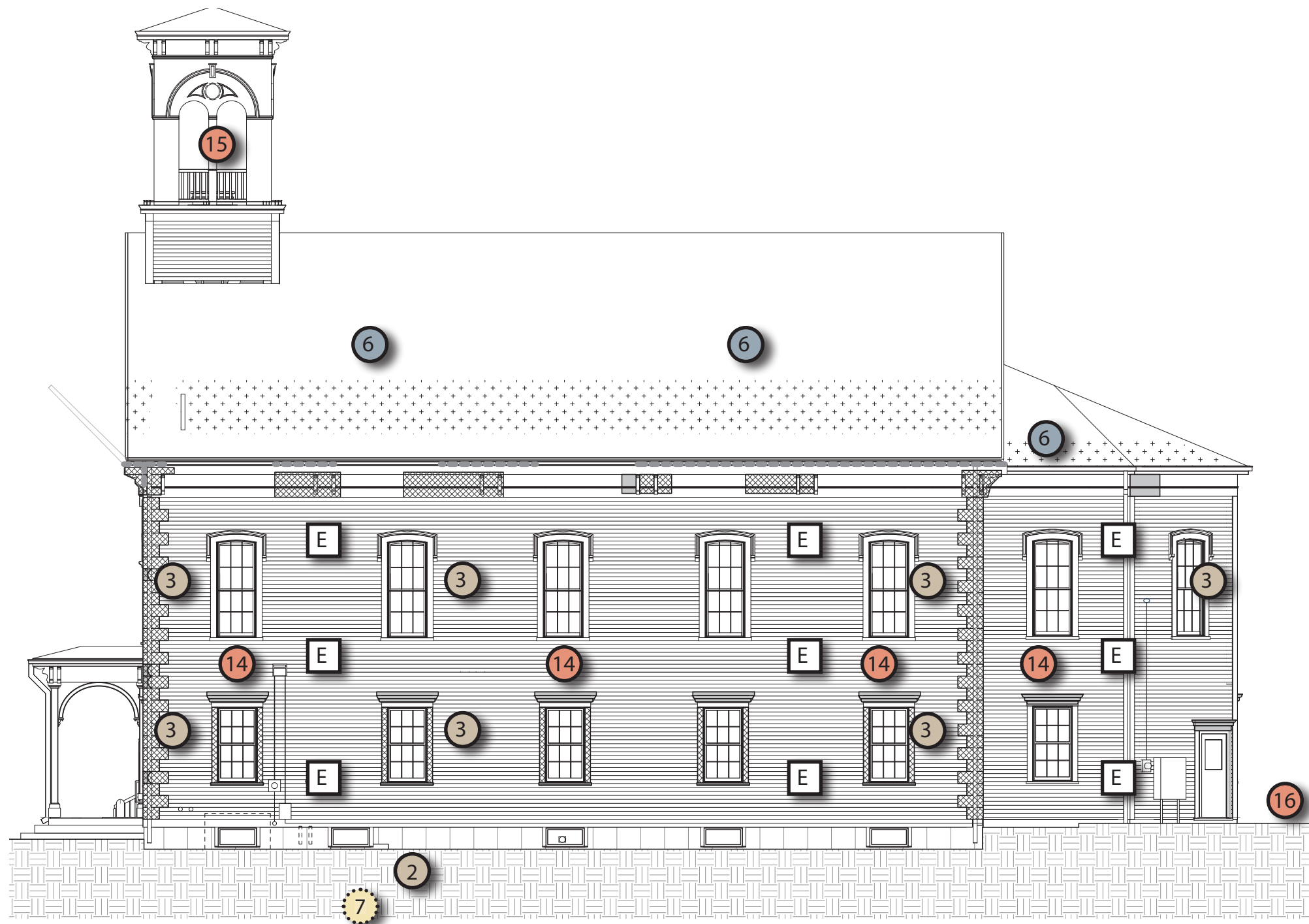
~~Air conditioning in Second Floor Meeting Room~~
- 14

 Window Replacement
- 15

 Restore Cupola
- ~~16~~

~~New Emergency Generator~~

ADD ALTERNATES



East Elevation

- A Structural foundation reinforcement of rear "apse" addition.
 - ~~B Renovate first floor rear "apse" addition to include two office spaces.~~
 - C New HC lift in existing construction (with new constructed shaft).
 - D New HC Stage lift
 - E Replace, repaint exterior siding; Restore, repaint trim.
 - F Extend Ramp to front door.
 - G Reinforce and enclose rear stair.
 - H Remove existing fire escape.
 - I Demolish existing temporary offices in meeting room on second floor.
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 - L Replace lighting in second floor meeting room.
 - M Repair / modify exterior grading immediately adjacent to the building to provide positive slope away from the building.
 - N Additional Mens' and Womens' toilets on Second Floor.
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 - 14 Window Replacement
 - 15 Restore Cupola
 - ~~16 New Emergency Generator~~

ADD ALTERNATES