



Harvard, Massachusetts
29 October 2014

HARVARD TOWN HALL RENOVATION

LLB ARCHITECTS

Base Renovation Construction Costs

A	Total Direct Costs		
	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 - R56 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

	Total Direct Costs	\$902,458
	General Conditions/Requirements	\$90,246
	Profit	\$49,635
	P&P Bond	\$15,635
	Permit	NIC
	Contingency	\$174,037
	Escalation (fall 2014)	\$24,640

\$1,256,651

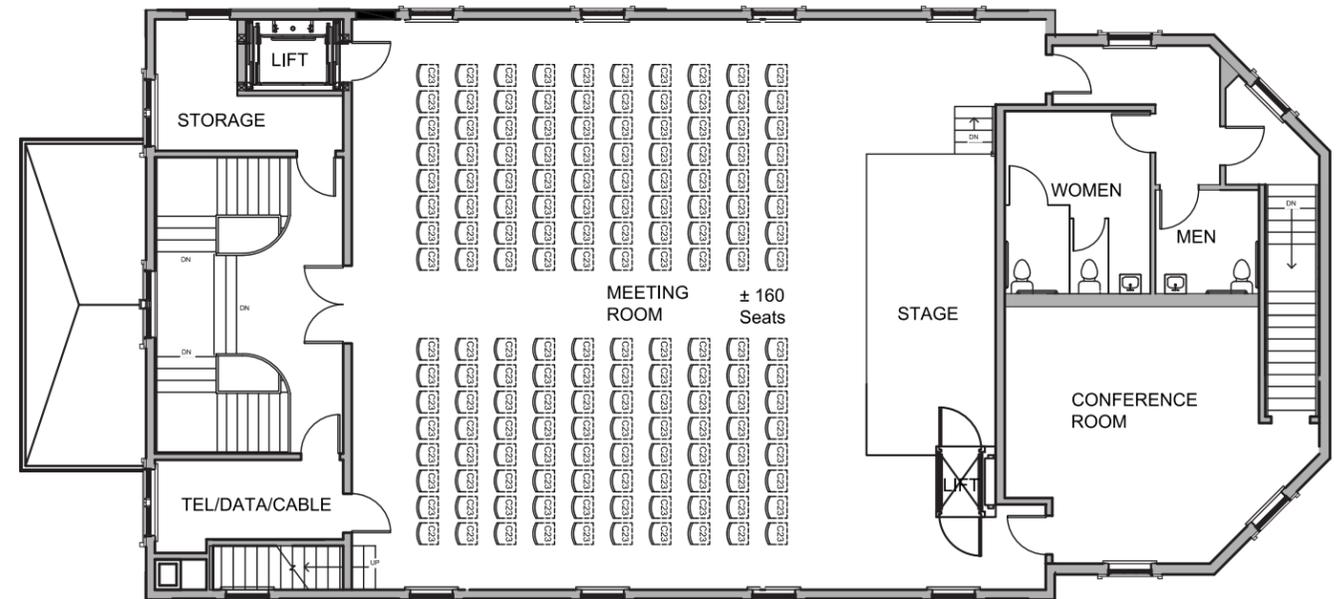
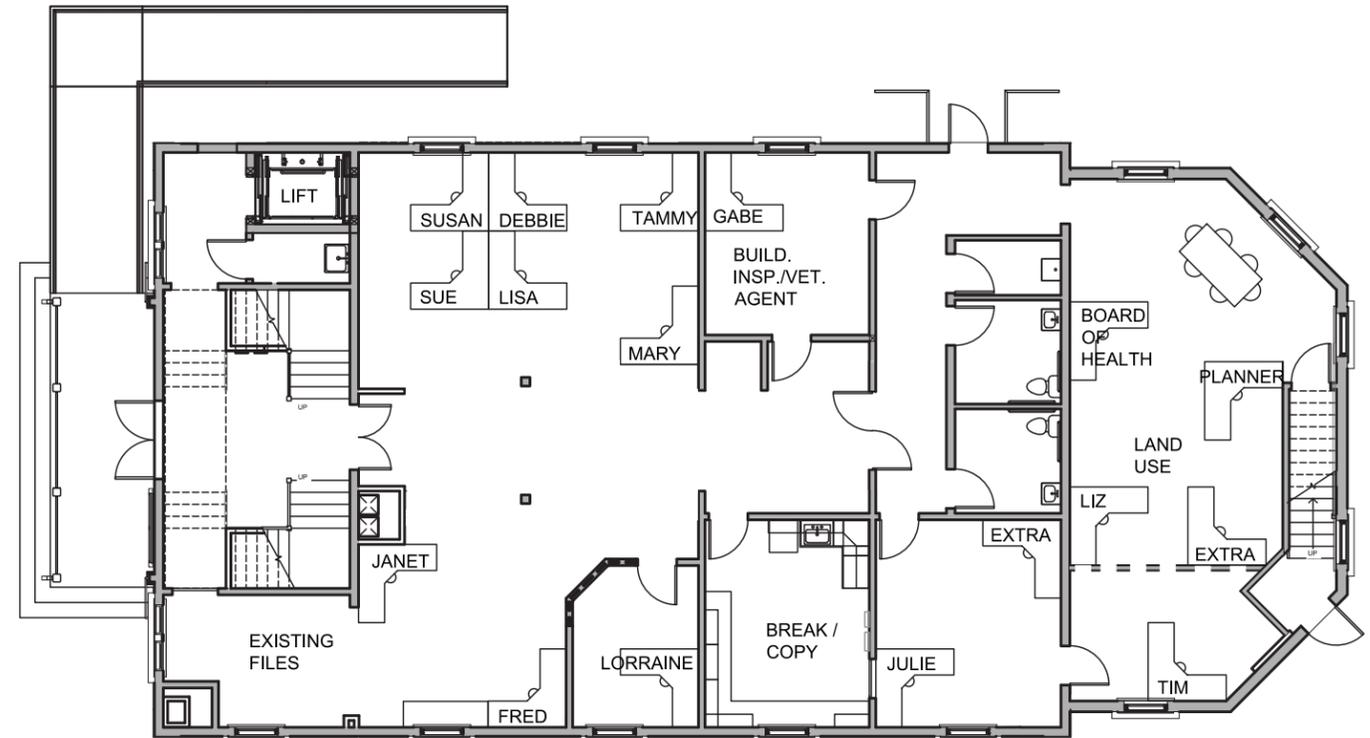
Add Alternate Combination "C"
(insulate with icynene)

	Sprinkler Fire Protection throughout ***select a roof insulation with fire protection	-	\$308,961
	Infill Areaway off Basement	-	\$5,834
	Insulation - Walls - Cellulose no vapor barrier	-	not selected
	Insulation - Walls - Cellulose, vapor barrier, re-plaster interior	-	not selected
	Insulation - Walls - Icynene, re-plaster interior	-	\$209,575
	Insulation - Roof - R56 Batt and vapor barrier	-	not selected
	Insulation - Roof - Icynene	-	\$71,358
	Acoustic Spray Ceiling in Meeting Room	-	\$52,293
	Upgrade Main Electric Service	-	not selected
	New Asphalt Shingle Roof	-	\$95,533
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	Utility Lighting in Crawlspace	-	\$11,646
	Utility Lighting in Attic	-	\$13,732
	Air conditioning in Second Floor Meeting Room	-	not selected

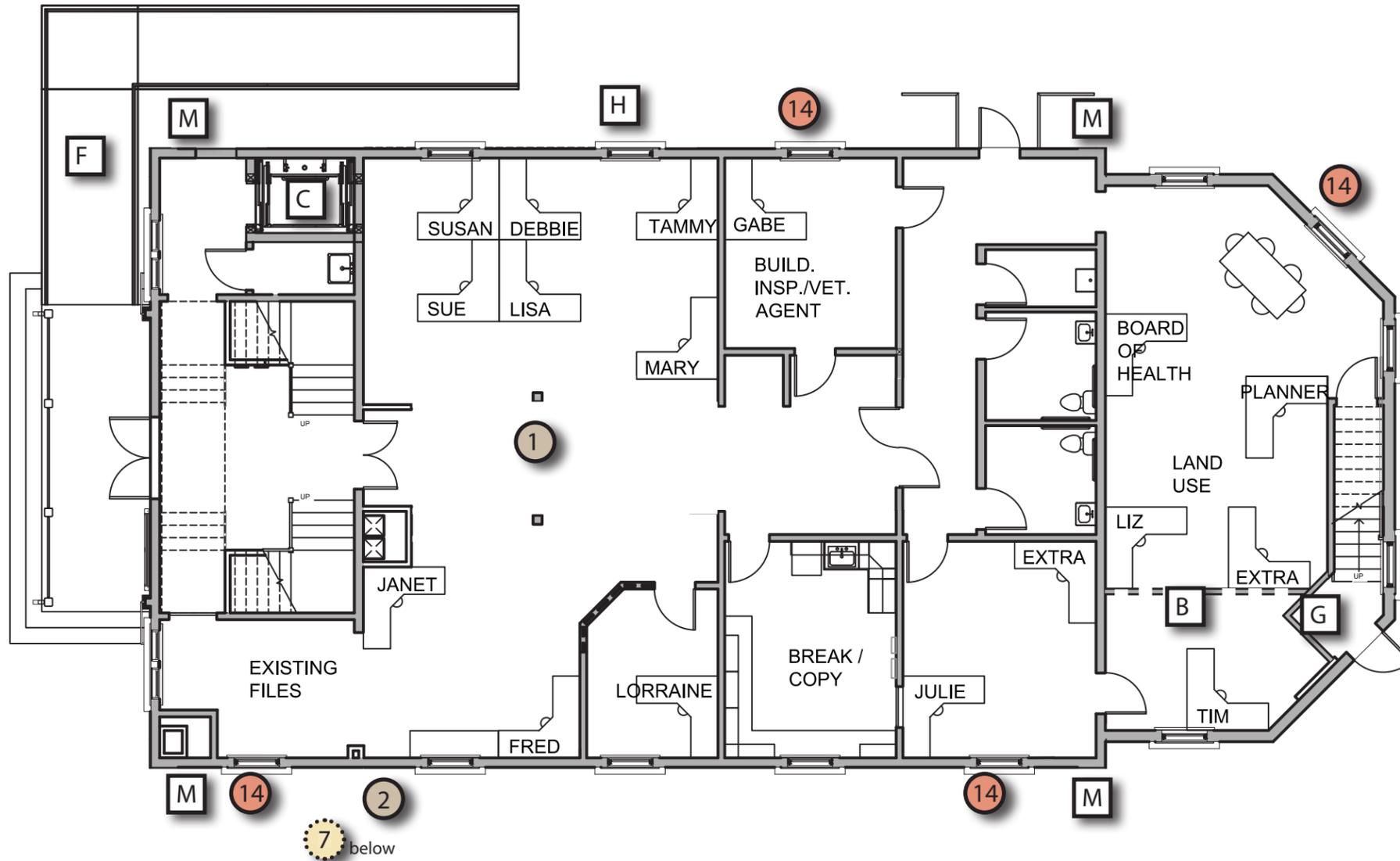
\$2,266,095

	Window Replacement	-	\$135,461
	Restore Cupola	-	\$52,614
	New Emergency Generator	-	not selected

\$2,454,170



Option 1b

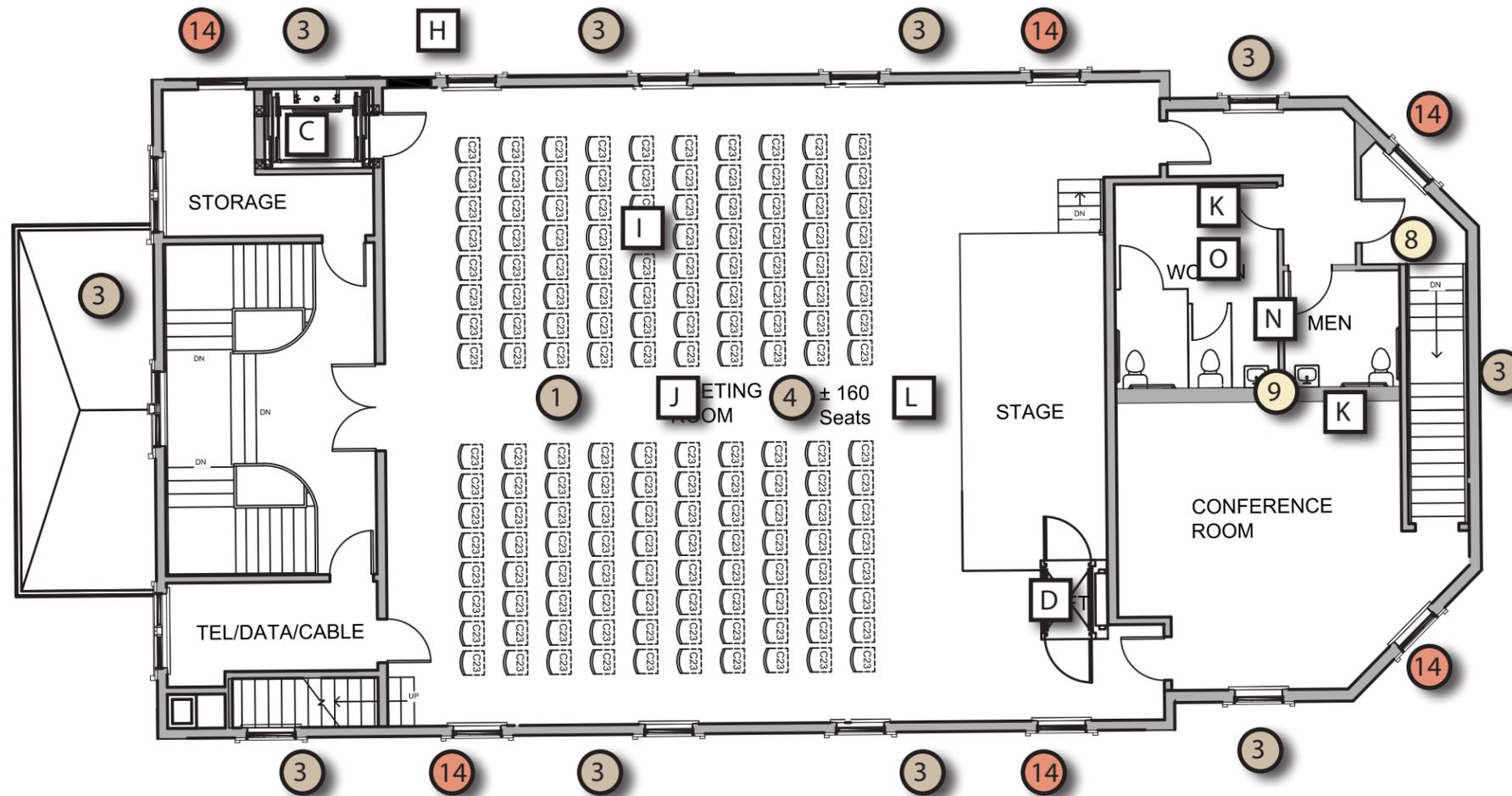


First Floor Plan

- 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

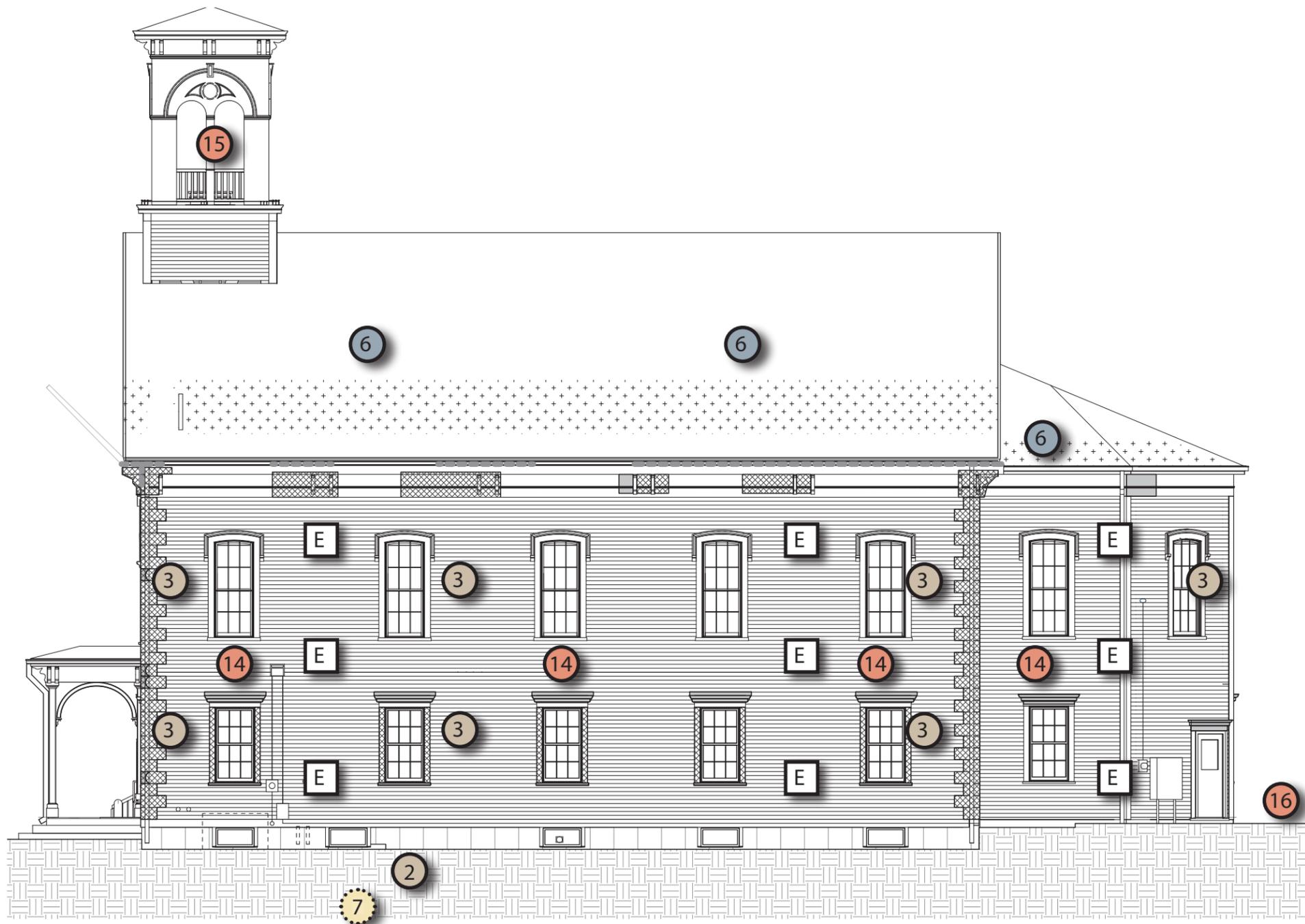
Option 1b



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.
- 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



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.
- 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
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- 6 New Asphalt Shingle Roof / Remove Chimneys
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- ~~13 Air conditioning in Second Floor Meeting Room~~
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- 15 Restore Cupola
- ~~16 New Emergency Generator~~

ADD ALTERNATES