

S M M E M A I N I & M C K E E A R C H I T E C T S

From: Joseph McDonough, P.E. – Town of Wellesley
Facilities Directors  D : 10/05/2012

: Joseph McDonough
D : 10/05/12
P : 2

SCR – Space Condition Review

Included with each building is a floor plan and a set of new room numbers where no consistent room numbering existed, and a database record for each space in the building. The space designation also includes site areas such as entrance drive, parking lots and play areas. Each space has condition assessments for the following categories: Functional Adequacy, Accessibility, Room Finishes, Acoustics and Sound Control, Climate Control, Lighting, Electrical systems, Information Technology, Support Facilities, Site Efficiency, and Physical Condition. Each of these categories also has a three-level evaluation and follows the MSBA's format for summary of spaces to easily use this data for MSBA projects in the future.

Prioritization Factors

The conditions and recommendations also include a range of factors to help prioritize the urgency, importance and special opportunities for repairs and improvements as follows:

Urgency (*listed from most urgent to least urgent*):

- A. Safety – This will include Fire Alarm, Sprinklers, Egress paths and exits and CO contamination.
- B. Health – This will include Imminent IAQ concerns, Temperature/heat issues, Imminent health Hazards
- C. Maintenance (repairs) – All items which require repairs including but not limited to General Construction, Exterior Envelope, Roof, Plumbing, HVAC, Electrical and Technology.
- D. Infrastructure (replacement) - All items which require replacement including but not limited to General Construction, Exterior Envelope, Roof, Plumbing, HVAC, Electrical and Technology.
- E. Non Priority projects – any item which does not fall into one of the categories above.

Importance:

- A. Essential – Must have to continue a program or system
- B. Highly Desirable – Would enhance a program or system, a measurable impact
- C. Desirable – Would result in an improvement to a program or system, has a benefit but could be combined with another larger project or a grant funded project.

Special Opportunity:

: Joseph McDonough

: Joseph McDonough
D : 10/05/12
P : 5

The elementary schools are in varying conditions with modular classrooms at most locations that are not performing efficiently but are still needed for space. Existing modular classrooms are recommended for replacement with permanent construction in support of the current and projected enrollments. A comprehensive renovation of the Middle School to complete the work that was significantly truncated several years ago is a beneficial long term plan for the town.

The database is intended as a tool to help quantify and prioritize these projects so they can be adequately funded and planned-for.

Massachusetts General Law requires an Owner's Project Manager (OPM) for construction projects expected to cost \$1.5 million or more. The Town should evaluate the most appropriate time to engage an OPM to assist in the planning for major, multi-year construction projects.

Review of these recommendations by the town's School Building Committee (SBC) and the Permanent Building Committee (PBC) are essential to balance the program and pedagogical needs of the School Committee with the town resources being managed by the PBC.

The following pages describe each school building in more detail with a summary of specific recommendations.

: Joseph McDonough
D : 10/05/12
P : 6

PAWS - Preschool at Wellesley

CIVIL: The overall site functions as intended, t

: Joseph McDonough
D : 10/05/12
P : 7

Katherine Bates School

CIVIL: The overall site functions as intended. There are some minor accessibility deficiencies relating to the basketball court behind the school, slopes for some of the egress landings, walkways, and handicap parking spaces, the elevated courtyard on the north side of the school, and the general need for additional curb ramps. Overall safety is adequate, except that deteriorating stanchion pockets where rails connect to concrete ramp and stair wall caps. Circulation during pick-up times creates congestion at the Elmwood Road/Westgate Road intersection due to insufficient queue length on Elmwood Road and parked cars on Westgate Road. No dedicated loading area provided. Site features in overall good condition with some paved parking lots and drive aisle in fair condition due to mild to moderate fatigue cracking.

STRUCTURAL: The building is in good structural condition. It is a steel structure with cast-in-place concrete foundation. There are a few exposed steel pipe-columns near the entrance where the paint is chipping and the steel is rusting.

ARCHITECTURAL: Built in 1953 and including a significant addition in 2004, the Bates School is in generally good condition. Some exterior work at the 1953 wing would improve the efficiency of exterior doors and windows and limit water intrusion at the classroom doors to the outside.

TECHNOLOGY: The existing telecommunications infrastructure is adequate, however additional cable infrastructure will be required to support future wireless access equipment. Power upgrades in the telecommunications equipment room will be required to support network electronic equipment upgrades. Upgrades to air cooling systems should be considered in both of the telecommally.2(C9gA in 19ort)6(f6iun)5ci(ort net)8

: Joseph McDonough
D : 10/05/12
P : 9

adding card access control, CCTV system and upgrading the intrusion detection system to include motion detection.

MECHANICAL: The school is served by a steam heating system with unit ventilators, rooftop exhaust and finned tube radiation in the classrooms. The boiler plant was upgraded in 2009 with two new Cleaver Brooks gas-fired steam boilers. The control system a pneumatic system that is generally old and in poor condition, except for upgrades made for the boiler system controls. The modular classrooms are served by dedicated, unitary rooftop heating and cooling units, which recently had economizers added to them.

PLUMBING: Toilet fixtures in the original portion of the building with the exception of Cafeteria toilets do not meet modern consumption standards nor ADA requirements. The classrooms are served by point-of use electric water heaters in the ceiling which show signs of previous catastrophic failure. Hot water to the building is provided by a single 75 gallon water heater. Storage temperature at the heater is too low at 110F. Service to the building is below necessary code-required temperature levels.

The fire protection system installed in 2008 is code compliant.

: Joseph McDonough
D : 10/05/12
P : 10

Hardy School

CIVIL: Overall site functions as intended, though some safety, accessibility, and circulation deficiencies were observed. No sight lighting is provided beyond the building mounted lights and adjacent street lights. Rails surrounding lower level boiler room egress are not adequate for child safety. Additional fire hydrant coverage should be considered for some northern portions of the school. Quantity of handicap parking spaces is inadequate. Multiple building egress points are not accessible from the site, including all of the modulares, and some walkways do not fully comply with slope requirements. No dedicated loading facility exists, and dumpster locations are not at grade with adjacent egress. Parent queuing during pick-up times sometimes extends beyond Hardy Road and onto Weston Road. Due to traffic volume on Weston Road, congestion was observed at Hardy Road / Weston Road intersection during drop-off and pick-up times. Walkway network around the school could be improved. Cracked and spalling concrete ramp and exterior stairs are significantly deteriorated. The parking lot and portions of the walkway network are in fair/poor condition due to moderate to severe fatigue cracking, and repaving in those areas should be considered in the next few years.

STRUCTURAL: The building is in adequate structural condition. Portions are framed with cast in place concrete beams and slab, and other areas are framed with wood joist and wood roof trusses. There are some cracks in some CMU walls. The original wood floors have a noticeable deflection, but not too dramatic. There may be wood rot in the attic near roof leaks (some wood rafters showed signs of water stains. Modular Classrooms are well past their useful service life. T-111 siding is worn and enclosure of the crawlspace has been a regular problem. HVAC system for these classrooms is inadequate.

ARCHITECTURAL: The second oldest school in the town built in 1925 has several additions including modular classrooms well past their intended service life. Although all of the classrooms are in good general condition, the basic building infrastructure is poor in several areas. The building has an elevator serving both levels, but the accessible entrances are neither energy efficient nor located to enhance building security. The building is largely uninsulated and employs inefficient and noisy unit ventilators. The building has asbestos in pipe insulation (in non-public crawl spaces) and mastic adhering floor and ceiling tiles. Although clad in brick, the modular classrooms have the usual issues with crawlspace integrity and generally weak quality of enclosure.

TECHNOLOGY: There is only one data closet requiring cable lengths that exceed the 100 meter industry standard. The Wide Area Network is not reliable dropping Food Service and INet access. Local network connectivity is adequate. The building requires additional cabling to support full wireless access connectivity. Network equipment rooms require power upgrades to support future equipment upgrades.

ELECTRICAL: Existing electrical systems including power distribution, lighting and fire alarm systems

: Joseph McDonough
D : 10/05/12
P : 11

should be given to adding card access control, CCTV system and upgrading the intrusion detection system to include motion detection.

MECHANICAL: The building is heated with a steam system and the classrooms are served with steam unit ventilators with rooftop exhaust and finned tube radiation for heating. The control system is pneumatic and is in poor condition. The boiler plant was renovated recently and there are two Weil-McLain gas-fired steam boilers installed to support the school that are in very good condition. The control system is a mix of old pneumatic controls that are in poor condition and serve the occupied zones and newer DDC controls, which were installed with the boiler upgrade.

PLUMBING: Building piping is in very poor condition and uninsulated. Existing toilet fixtures are antiquated, high-flow type. A single 75-gallon water heater installed in 2005 supplies the entire building directly. Storage temperature at the water heater and supply temperature to the building are inadequate or do not meet code. The school experienced a major, age-related break in the cast-iron waste piping in 2012. There is no mixing valve apparent nor does the building hot water appear to be circulated. Hot water supply delay at the furthest fixture is significant. Building service is not bypassed.

No fire protection system installed for the wood framed school but it is strongly recommended.

: Joseph McDonough
D : 10/05/12
P : 12

Hunnewell School

CIVIL: Overall site functions as intended, though some safety, accessibility, and circulation deficiencies were observed. Additional fire hydrant coverage should be considered for portions of the school greater than 200' from the closest hydrant. No loading dock or dedicated loading facility provided, and trash/recycling dumpsters are not easily accessible from school. Some walkways exceed code requirements for slope, and some building egress points are not accessible due to stepped landings. Circulation within the site is minimal. All bus and parent loading and unloading takes place along Cameron Street, which is less than ideal due to safety reasons. Cameron Street is restricted to one-way traffic during these times. On-site parking is not adequate for the school's daily needs and is a major problem in this area. Hardscape surfaces and site features in overall good condition, with some isolated areas in fair to poor condition. Isolated repairs or repaving in these isolated areas should be considered in the next few years.

STRUCTURAL: There is a concrete column in the boiler room that is in urgent need of repair. The base is severely deteriorated, with multiple steel reinforcing bars exposed. Otherwise, the building is in fair structural condition. Portions of the building/additions are framed with structural steel, wood roof trusses, and cast-in-place concrete foundations. There are minor some cracks in some of the CMU walls. The condition of the wood rafters near roof leaks should be monitored if the roof leaks have not been addressed.

ARCHITECTURAL: The 1938 building has had two major additions. The modular classroom addition in 1995 is now past its service life. The exterior enclosure is minimally insulated and the windows are mostly single-paned. The building has asbestos. According to the latest AHERA report, the asbestos in the classrooms has been removed, but there is still material to be removed in the attic. The toilets and drinking fixtures in the building are minimally accessible. Although well-maintained, the classrooms have outdated light fixtures and ventilation units. The school has reported persistent roof leaks in the Cafetorium related to the dormers, and also problems with the gutters.

: Joseph McDonough
D : 10/05/12
P : 13

been set to 105 F or less at the request of the School nurse. Some modular classrooms are served by small storage point-of-use Ariston electric water heaters. Piping and hangers under building show signs of significant deterioration as does the building gas piping. Boiler blowdown, storm water and condensate (i.e., clearwater waste) appear to be intermingled at the sump pit.

: Joseph McDonough
D : 10/05/12
P : 14

Schofield School

CIVIL: Overall site functions as intended, though some safety, accessibility, and circulation deficiencies were observed. Only one (1) fire hydrant is within close proximity of the school, and supplementing with additional hydrant(s) should be considered. No guardrail or barrier exists on the north side of the main access drive from Cedar Street to protect pedestrians or vehicles from the adjacent steep downslope.

: Joseph McDonough
D : 10/05/12
P : 15

MECHANICAL: The school is heated by hot water heating plant comprised of one conventional cast iron boiler and one high-efficiency, condensing-type boiler with a primary-secondary pumping system to provide variable volume flow to the building loads. The classrooms are heated and ventilated through unit ventilators, fin tube radiation and a common exhaust system. The unit ventilators are past their useful service life and should be replaced with more efficient units. Current standards may require two units to replace the old ventilators to assure adequate fresh air and lower fan speeds for acoustic control. Common spaces are served by heating and ventilating units, fin tube radiation and cabinet unit heaters. The control system is, except for the boilers and hot water pumps, pneumatic and in poor condition. The modular classrooms are served by independent rooftop units, one per classroom and economizers were recently added..

PLUMBING: The building water service taps off a 6" Fire line inside the building. The building bypass is unmetered and pressure to the building not reduced (see 1.2.5.5 (a) and (b) in the BMPRS J2.5.5 (a) and (b) section).

: Joseph McDonough
D : 10/05/12
P : 16

Sprague School

: Joseph McDonough
D : 10/05/12
P : 18

Upham School

CIVIL: Overall site functions as intended, though some safety, accessibility, and circulation deficiencies were observed. Parking lot and overflow parking lots are insufficiently lit, as existing pole mounted site lights are inoperable. Multiple walkways exceed code requirements for slope, as well as the handicap accessible parking spaces and the route from the spaces to the front entrance. Route from handicap parking spaces is not protected or isolated from traffic using the front bus loop. A majority of the bituminous play areas have steeper than recommended slopes and do not meet accessible code requirements. No loading dock or dedicated loading facility provided. Parking lot is inadequate for staff needs. Parent queueing area does not appear sufficient, and overall circulation patterns for vehicles and pedestrians are less than ideal. Drainage along north face of building is not adequate and has created interior moisture issues. Hardscape surfaces and site features in overall fair to poor condition. Repaving of some areas is should be considered in the next few years.

STRUCTURAL: The building is in fair structural condition. It is framed with steel joist supported by masonry walls. There are some minor cracks in some of the CMU corridor walls and the brick walls in the gymnasium.

ARCHITECTURAL: Although small and added to twice, many of the original finishes in the school are long past their useful service life. Classrooms are well maintained but have original surface mounted fluorescent fixtures, stained and broken ceiling tile, and noisy, inefficient thru-wall fancoil units. Daylight is good but window are shaded by the original metal blinds. Some exterior doors are poorly sealed and reveal large gaps with daylight. Walls are uninsulated and most windows are single-paned. MODS are well past their lifetime. Vandalism issue as the rear roof is accessible from ground. Pipe insulation above main corridor is suspected to have asbestos according to the most recent AHERA report and should be abated within a few years. Some wiring has asbestos jacketed insulation.

TECHNOLOGY: There is only one network closet in the building that is shared with an office. The building requires additional cabling to support full wireless access connectivity. The local sound system is new. Network equipment room will require power upgrades to support future equipment upgrades

ELECTRICAL: Existing electrical systems including power distribution, lighting and fire alarm systems were recently upgraded, however, not throughout the entire building. In general, electrical systems are in fair and operational condition, but upgrades are required. Except for the newer energy-efficient lighting system in Multi-purpose/Gym room, the lighting system is outdated and not of the energy-efficient concept. Exit signs shall be upgraded to meet Code. Quantity of power outlets in many spaces is insufficient. Panels, feeders and branch wiring circuits that are older than thirty years shall be replaced. Fire alarm system needs some upgrades too. Exterior lighting is limited to building-mounted lights, in poor condition. There is no lighting at the parking lot. There is no emergency generator at site. There are no CCTV, door access control or intrusion detection systems are provided except for key pad. Consideration should be given to adding card access control, CCTV system and upgrading the intrusion detection system to include motion detection.

MECHANICAL: The school is heated by hot water heating plant comprised of one conventional cast iron boiler and one high-efficiency, condensing-type boiler with a primary-secondary pumping system for distribution to the building loads. The classrooms are heated and ventilated through unit ventilators, fin tube radiation and a common exhaust system. Common spaces are served by heating and ventilating units, fin tube radiation and cabinet unit heaters. The control system is, except for the boilers and hot water pumps, pneumatic and in poor condition.

: Joseph McDonough
D : 10/05/12
P : 19

PLUMBING: Fixtures are antiquated, high-flow type. Original building hot water is supplied directly from a single 48-gallon water heater installed in 2010 with no main mixing valve. Storage temperature could not be confirmed. Hot water temperatures throughout the modulars served by point-of-use electric storage water heaters are excessive as observed.

No fire protection system has been installed.

: Joseph McDonough
D : 10/05/12
P : 20

: Joseph McDonough
D : 10/05/12
P : 21

The classrooms are served by unit ventilators, fin tube radiation and common exhaust systems for their heating and ventilating needs. Common spaces are provided with heating and cooling through central air handling units that are mostly configured with DX type cooling. The administration area, however, is provided with cooling through a small air cooled chiller. The control system is a Johnson DDC system that is in good condition.

PLUMBING: The building plumbing and fire protection systems were upgraded in 2005. Building fixtures were replaced at that time with low-flow and handicapped accessible units as necessary. Hot water for the North Wing of the Middle School is produced by an 80-gallon electric water installed in 2003 (Confirm Ground and First only?). The main building is served by and 85-gallon gas-fired water heater installed in 2007. Temperature out to the building at the main mixing valve was 124F. A new acid waste system piping system was installed at the time of the renovation. Lab waste is neutralized at local lime chip tanks. Users report odors at the tanks which are untrapped between the lab sink and chip tank. Kitchen grease trap is reported to be subject to overflowing. Food Prep sinks were not wasted indirectly. The gas range did not appear to be interlocked with the exhaust fan. No main solenoid valve was observed on the gas system. Hot water to the dish washer and pot sink were not up to temperature.

Fire protection system appears to be code-compliant. Operation of Kitchen exhaust fan and makeup air units should be confirmed to meet local AHJ requirements.

: Joseph McDonough
D : 10/05/12
P : 22

Wellesley High School

CIVIL: The site for the new high school raises all of the ground floor space above the flood plain. Paving is designed to minimize runoff through areas of porous paving, bio swales and retention/infiltration structures. Landscaping is selected to be drought-tolerant and indigenous for this area.

STRUCTURAL: The new high school features slab on grade foundations below the academic wings and pile-supported structured slabs below the athletic and admin wing. The steel frame composite slab construction meets or exceeds all current seismic requirements.

ARCHITECTURAL: The high school was opened in February 2012 and will be monitored closely during the first year to assure the high performance of the building is being realized. It is insulated beyond the requirements of the current building code and is fully code compliant in all other aspects.

TECHNOLOGY: The building has the latest technology for Smartboards and Wi-m(s.)R4t5.5(r)-maT6teuljdir5ui

: Joseph McDonough
D : 10/05/12
P : 23

Field House

CIVIL: Overall site functions as intended, although some safety and circulation deficiencies were observed. No fire hydrants are located within 200' of the building. Site lighting is not provided at the parking/circulation loop. Accessibility is adequate. Route to trash and recycling dumpsters is limited by locked swing gates. Vehicular circulation in the access road becomes congested and sometimes even restricted during drop-off and pick-up times. Hardscape surfaces and site features in overall good condition.

STRUCTURAL: The structure appears to be framed with wood trusses on CMU load bearing walls. There are several minor cracks in the perimeter walls, but the structure is in adequate condition.

ARCHITECTURAL: An ad hoc utility building, this facility does not confirm to the energy code for walls and doors, and does not meet the accessibility code for the bathroom and shower. It lacks windows for security reasons, but the interior spaces would benefit from some natural light from skylights or some glazing in the roll-up doors.

TECHNOLOGY: None – internet access is required.

ELECTRICAL: Existing electrical systems including power distribution, lighting and fire alarm systems are in good and operational condition. Lighting levels are adequate for space use. There is no exterior lighting system. There is no emergency generator at the site. Existing security system

MECHANICAL: The Field House is provided with heat from individual gas-fired unit heaters, each individually vented through the roof. The bathroom is provided with an exhaust fan that is controlled through the light switch.

PLUMBING: The Field House is used for vehicle parking and maintenance. There are no floor drains. The parking bays wash out by gravity to a site catch basin. Field House sinks drain to an interior drywell. A service sink is served by an ejector and vents directly to the interior space. Hot water is provided by a single 40-gallon gas-fired water heater. No backflow protection is installed on the ¾" building water service entrance. There is no emergency shower or eyewash for the vehicle maintenance area.

The building is not served by a fire protection system.

MEMORANDUM

To : Joseph McDonough, P.E. – Town of Wellesley Facilities Directors Date : 10/11/2012
From: Anthony Iacovino, AIA Project Number : 12005
Project : Wellesley Public Schools Conditions Assessment & Feasibility Study
Re : Cost Estimate Summary
Director : L. Finnegan - SMMA

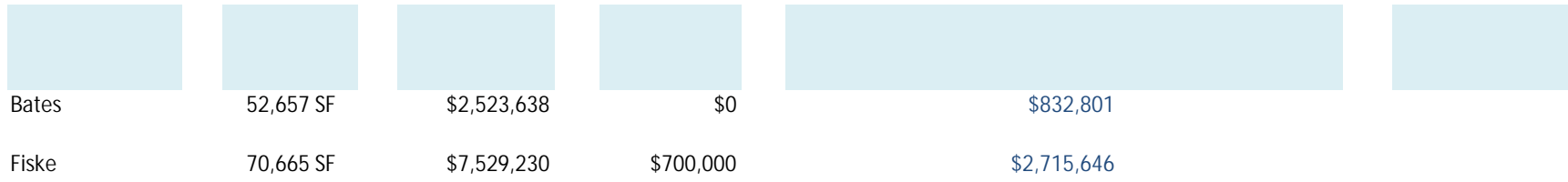
The attached cost estimates were prepared by SMMA and Daedalus Project Inc. to quantify the costs associated with the various recommendations in the facilities assessment prepared by SMMA from February to October of 2012. These costs are intended as a companion to the database and the cost data will be included in the database turned over to the town. The costs are divided into three main

: Joseph McDonough
D : 10/05/12
P : 2

Each of these categories is broken down into cost per square foot by category. Additional specific costs like hazardous material abatement or remobilization of modular classrooms are included as appropriate to each building. Although the estimate is based on the recommendation to replace the modular classrooms with permanent construction, the condition of these building elements varies and the priorities of one school over another are not reflected. These costs cover temporary relocation and service of the existing modulars to provide temporary space during construction.

All of the costs indicated assume a multi-phased construction approach where work would be isolated to a small area of a given building at a time and phased to minimize the disruption of the operations by

Summary Costs
SMMA PNUM: 12005



Bates	\$0	\$832,801	\$2,523,638	52,657 SF	\$2,523,638	\$0
Fiske	\$700,000	\$2,715,646	\$7,529,230	70,665 SF	\$7,529,230	\$700,000

Town of Wellesley

GSF: 52,657 SF

1	Mechanical Upgrades	\$341,085	\$112,558	\$18,857
2	Bathroom Renovation	\$63,800	\$21,054	\$3,527
3	Electrical Lighting and Fire Alarm	\$651,884	\$215,122	\$36,041

Town of Wellesley

GSF: 70,665 SF

1	Mechanical Upgrades	\$852,281	\$281,253	\$47,120	
2	Bathroom Renovation	\$182,000	\$60,060	\$10,062	
3	Electrical Lighting and Fire Alarm	\$1,448,302	\$477,940	\$80,072	
4	Windows and Doors	\$706,565	\$233,166	\$39,064	
5	Site Improvements	\$1,014,013	\$334,624	\$56,062	
6	Fire Protection (Sprinklers)	\$397,491	\$131,172	\$21,976	
7	Interior Finishes	\$1,964,855	\$648,402	\$108,631	
8	Other Work	\$720,183	\$237,660	\$39,817	
Hazardous Material Removal		\$441,665	\$145,749	\$24,418	
		\$700,000	\$231,000	\$38,701	
NSF: 1,907 SF					

Notes

Mechanical Upgrades included Heating and Ventilation but not general Air Conditioning
 Modular costs include Mobilization, Relocation and Demobilization for temporary use during construction
 Site costs include new Hydrant but piping cannot be estimated without further survey information.

Town of Wellesley

GSF: 45,909 SF

1

Town of Wellesley

GSF: 44,943 SF

1	Mechanical Upgrades	\$807,769	\$266,564	\$44,659		
2	Bathroom Renovation	\$504,375	\$166,444	\$27,885		
3	Electrical Lighting and Fire Alarm	\$1,050,333	\$346,610	\$58,070		
4	Windows and Doors	\$346,990	\$114,507	\$19,184		
5	Site Improvements	\$329,750	\$108,818	\$18,231		
6	Fire Protection (Sprinklers)	\$0	\$0	\$0		
7	Interior Finishes	\$990,461	\$326,852	\$54,759		
8	Other Work	\$368,001	\$121,440	\$20,346		

Town of Wellesley

GSF: 232,590 SF

1	Mechanical Upgrades	\$2,691,413	\$888,166	\$148,800
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2

Town of Wellesley

GSF: 8,895 SF

1	Mechanical Upgrades	\$58,750	\$19,388	\$3,248	
2	Bathroom Renovation	\$0	\$0	\$0	
3	Electrical Lighting and Fire Alarm	\$35,914	\$11,851	\$1,986	
4	Windows and Doors	\$0	\$0	\$0	
5	Site Improvements	\$41,638	\$13,740	\$2,302	
6	Fire Protection (Sprinklers)	\$0	\$0	\$0	
7	Interior Finishes	\$127,928	\$42,216	\$7,073	
8	Other Work	\$0	\$0	\$0	
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	Hardous Material Removal	\$0	\$0	\$0	
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		\$0	\$0	\$0	
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Notes

Mechanical Upgrades included Heating and Ventilation but not general Air Conditioning

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SF: 43,563 SF

1	Mechanical Upgrades	\$1,055,769	\$348,404	\$58,370
2	Bathroom Renovation	\$277,060	\$91,430	\$15,318
3	Electrical Lighting and Fire Alarm	\$1,045,935	\$345,158	\$57,826
4	Windows and Doors	\$387,200	\$127,776	\$21,407
5	Site Improvements	\$469,250	\$154,853	\$25,943
6	Fire Protection (Sprinklers)	\$219,144	\$72,317	\$12,116
7	Interior Finishes	\$931,159	\$307,283	\$51,481
8	Other Work	\$288,794	\$95,302	\$15,966

Town of Wellesley

GSF: 68,188 SF

1	Mechanical Upgrades	\$87,500	\$28,875	\$4,838	
2	Bathroom Renovation	\$7,188	\$2,372	\$397	
3	Electrical Lighting and Fire Alarm	\$420,628	\$138,807	\$23,255	
4	Windows and Doors	\$0	\$0	\$0	
5	Site Improvements	\$233,875	\$77,179	\$12,930	
6	Fire Protection (Sprinklers)	\$0	\$0	\$0	
7	Interior Finishes	\$468,790	\$154,701	\$25,918	
8	Other Work	\$980,200	\$323,466	\$54,192	
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	Hardous Material Removal	\$0	\$0	\$0	
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		\$0	\$0	\$0	
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Notes

Mechanical Upgrades included Heating and Ventilation but not general Air Conditioning

Town of Wellesley

GSF: 36,481 SF

1	Mechanical Upgrades	\$888,513	\$293,209	\$49,123
2	Bathroom Renovation	\$203,000	\$66,990	\$11,223
3	Electrical Lighting and Fire Alarm	\$985,405	\$325,184	\$54,480
4	Windows and Doors	\$270,940	\$89,410	\$14,979
5	Site Improvements	\$605,125	\$199,691	\$33,455
6	Fire Protection (Sprinklers)	\$250,807	\$82,766	\$13,866
7	Interior Finishes	\$307,405	\$101,444	\$16,995
8	Other Work	\$3,000	\$990	\$166
Hardous Material Removal		\$228,008	\$75,243	\$12,606
		\$500,000	\$165,000	\$27,643

NSF: 1,980 SF

Notes

Mechanical Upgrades included Heating and Ventilation but not general Air Conditioning
 Modular costs include Mobilization, Relocation and Demobilization for temporary use during construction
 Site costs include new Hydrant but piping cannot be estimated without further survey information.