



Conceptual Design Estimate

Southampton Senior Center on College Highway Site

Southampton, MA

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Prepared for:
Town of Southampton

March 3, 2025

**Southampton Senior Center**

o College
Southampton, MA

3-Mar-25

Conceptual Design Estimate

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
NEW SENIOR CENTER at o COLLEGE				
	Mar-26			
SENIOR CENTER BUILDING - NEW CONSTRUCTION		12,300	\$505.08	\$6,212,491
SITEWORK				\$2,010,730
SUB-TOTAL		12,300	\$668.55	\$8,223,221
ESCALATION	3.0%			\$246,697
DESIGN AND PRICING CONTINGENCY	10.0%			\$846,992
SUB-TOTAL		12,300	\$757.47	\$9,316,910
GENERAL CONDITIONS	7.0%			\$652,184
GENERAL REQUIREMENTS	3.0%			\$279,507
PHASING PREMIUM				
BONDS	1.00%			\$93,169
INSURANCE	1.80%			\$186,152
PERMIT				Waived
OVERHEAD + PROFIT	3.0%			\$315,838
TOTAL OF ALL CONSTRUCTION		12,300	\$881.61	\$10,843,760



Southampton Senior Center

o College Avenue Site

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3-Mar-25

Conceptual Design Estimate

This Conceptual cost estimate was produced from drawings, narratives and other documentation prepared by Abacus and their design team dated March 31, 2022. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractors overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under C.149 to DCAMM certified general contractors, and DCAMM certified sub-contractors, open specifications for materials and manufacturers.

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

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency
- Contaminated soils removal



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GFA

12,300

CONSTRUCTION COST SUMMARY IN CSI FORMAT

Subtotal *ONE STORY OPTION*
Total

NEW BUILDING

DIV. 2 EXISTING CONDITIONS	\$0
DIV. 3 CONCRETE	\$359,571
DIV. 4 MASONRY	\$0
DIV. 5 METALS	\$95,700
DIV. 6 WOODS, PLASTICS & COMPOSITES	\$659,611
DIV. 7 THERMAL & MOISTURE PROTECTION	\$913,037
DIV. 8 DOORS & WINDOWS	\$675,975
DIV. 9 FINISHES	\$798,478
DIV. 10 SPECIALTIES	\$200,960
DIV. 11 EQUIPMENT	\$97,380
DIV. 12 FURNISHINGS	\$154,720
DIV. 13 SPECIAL CONSTRUCTION	\$0
DIV. 14 CONVEYING SYSTEMS	\$0
DIV. 21 FIRE SUPPRESSION	\$123,000
DIV. 22 PLUMBING	\$298,000
DIV. 23 HVAC	\$986,125
DIV. 26 ELECTRICAL	\$744,550
DIV. 31 EARTHWORK	\$105,384

SUBTOTAL DIRECT (TRADE) COST	\$6,212,491
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