

Town of Seekonk
South End Fire Station
Building Committee

Committee Members Attendance:

☒ James Tusino (Chairman) ☒ Michael Bourque (Vice Chairman) ☒ Nicholas Rondeau (Clerk)
☒ Oscar Elmasian (Member) ☐ David Sullivan (Member)

Regular Attendees:

☒ Shawn Cadime – Town Administrator | ☐ Carol Ann Days – Assistant Town Administrator/HR Director
☒ Dan Tavares – CGA (Principal) | ☒ MaryBeth Carney – CGA (Project Manager)
☐ Ted Galante – TGAS | ☒ Paolo Carissimi – TGAS | ☒ Simona Bartali -TGAS

Other Attendees: Mr. Chris Zorra

| _____ |

Meeting Date: 9/1/2022 Time: 7:00 PM

In Person meeting

Motion made by Mr. Bourque, seconded by Mr. Elmasian; to call the meeting to order at 7:04pm.
All in favor All members present vote yes, Mr. Elmasian, Mr. Rondeau, Mr. Tusino, Mr. Bourque.

Please notify the Chairman at this time, if anyone watching this meeting is also audio and/or visually recording the meeting.

Simona Bartali is recording the meeting. Saw recorder on the table.

Agenda:

- 1.) Consider the Approval of Bills and Invoices.
 - a. Motion to approve CGA Invoice SFS-007, Motion made by Mr. Tusino, Seconded by Mr. Bourque All in favor Mr. Rondeau, Mr. Tusino, Mr. Bourque.
 - b. Motion to approve TGAS Invoice 2208-03, Motion made by Mr. Bourque, Seconded by Mr. Elmasian. All in favor, Mr. Bourque, Mr. Tusino, Mr. Rondeau, Mr. Elmasian.
- 2.) Community Speaks: Any one present or any questions submitted by email.
 - a. Nothing from Mr. Zorra. And no emails received.
- 3.) General Announcements or procedural matters.
 - a. Nothing at this time.
- 4.) Updates and/or announcements from CGA (OPM).
 - a. OPM Progress Report See Addendum II: Mr. Jeff Mello – Building Inspector inspected the building (old School Admin. 69 School St), and the interior stairs and landing were unsafe was

Town of Seekonk
South End Fire Station
Building Committee

recommended to remove and a temporary building of a stairs and landing to be made. Mr. Cadime mentioned the cost has to be estimated to move forward.

- b. The test pits can be done soon and DPW can assist with that. But the boring holes should be done when the building is taken down.
- c. Next meetings:
- d. 9/15/22: Building Systems (Virtual)
- e. 9/26/22: 50% Design Development Package for Review.
- f. 9/29/22: Furniture and Equipment (Virtual) [layout]
- g. 10/03/22: 50% Design Development Owner review comments due.
- h. 10/13/22: Communications FF&E (Virtual)
- i. 10/27/22: Int. Finishes & DD Package (In-person)

5.) Updates and/or announcements from Architecture Firm.

- a. Mr. Carissimi and Mr. Galante presented documents.
- b. Last meeting was a discussion about flat roof vs gable or A frame type roof. Today we want to go over some renderings and options.
- c. New Fire Station with Site plan. We have the type of roof, and have some of the roof furniture (skylights, AC/Heat units, to name a few.)
- d. Presented the views and Addendum I: Schematic Designs.
- e. Exterior views Brick type structure of the bays with glass garage doors. Overhang over the bay doors. "Seekonk South End Station" over the Overhang.
- f. Member Sullivan Arrived.
- g. Brought some samples.
- h. Rest of the building Fire and Communications side of the building a type of siding, clapboard, wooden with clips. Mention of maintenance of the wood, cement type Fiber cement board. Light gray or dark gray with a cinder block type bottom skirt about 3' to 4' up from the ground. Then Clapboard type. Wood siding vs cement type material. Price is about the same, the maintenance is the issue or difference. Looks like black molding around windows, doors etc.
- i. 2nd Option, beige color vs grayish color.
- j. Option mentioned have the CMU (Clapboard) on the bottom and have brick or cinder block type on the top.
- k. Maybe a brick across the whole building but two different colors, or tints. Red brick for Apparatus Bay and a maroon type for living and Comms center. We really don't want wood, so we don't have to worry about the maintenance.
- l. Longevity and maintenance brick lasts longer, vs the fiber cement board.
- m. Maybe have a canopy or portico over the main entrance. The same canopy over the apparatus bay to have over the main entrance.
- n. There will be a screening type of material above to hide the roof mounted mechanical.
- o. Thought was mentioned is it worth having a door close/near to the generator for access.
- p. Also, the generator running will it cause sound issues for sleeping for the bunks.
- q. Server room remove the windows.

Town of Seekonk
South End Fire Station
Building Committee

- r. Fire Station color red on the Apparatus Bay.
- s. In the apparatus bay, bull nose corners.
- t. The CMU type material little darker on the first 3' to 4' height and then change the color as you go up. Just to have a little transition.
- u. To have a tight tank separate tank for the drains in the bay from the septic system.
- v. Outlets and data drops. Electrical outlets at each gear locker for electrical tools etc.
- w. Radiant heat from the ceiling. With ceiling fans.

6.) Approval of minutes for the following meetings:

- a. Motion to approve the August 18, 2022, meeting minutes; as presented; made by Mr. Elmasian, Seconded by Mr. Bourque, All in favor Yes with. Mr. Sullivan, Mr. Rondeau, Mr. Tusino, Mr. Bourque, Mr. Elmasian.

7.) Discuss the next steps, and the next meeting date.

- a. Next meeting will be with the OPM and Architect with the Architect's next meeting.

8.) Next meeting will be:

- a. September 15th, 2022 at 7:00pm. Virtual.

Next meeting: Date: 9/15/2022

Time: 7:00 pm.

Motion to adjourn made by: Mr. Tusino, seconded by: Mr. Sullivan; at 8:34 pm. All in favor Yes, Mr. Rondeau, Mr. Sullivan, Mr. Tusino, Mr. Elmasian, Mr. Bourque in favor.



CGA Project Management, LLC

P.O. Box 3147

Fall River, MA 02722

INVOICE

Town of Seekonk
100 Peck Street
Seekonk, MA 02771

Project: Seekonk South End Fire Station
Invoice #: SFS-007
Invoice Date: 8/31/2022
Original Contract Amount: \$ -
Amended Contract Amount: \$ -
Total Contract Amount: \$ -

Description	Contract Amount	Previously Billed	Total Earned	% Complete	Current Billing
Designer Procurement	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	100%	\$ -
Preconstruction Phases	\$ 60,000.00	\$ 15,000.00	\$ 20,000.00	33%	\$ 5,000.00
Abatement/Demolition	\$ 2,000.00	\$ -	\$ -	0%	\$ -
Construction Phase	\$ 168,000.00	\$ -	\$ -	0%	\$ -
Project Closeout	\$ 6,000.00	\$ -	\$ -	0%	\$ -
Summary	\$ 240,000.00	\$ 19,000.00	\$ 24,000.00	10%	\$ 5,000.00

TOTAL DUE: \$ 5,000.00

Please remit payment to:
CGA Project Management, LLC
P.O. Box 3147
Fall River, MA 02722

Payment Terms: Thirty (30) days

Invoice 2208-03
16-Aug-22

TGAS No. 2208.00

Seekonk Fire Department New Building Design

Client:

Shawn Codime

Town Administrator

100 Peck Street

Seekonk MA 02771

scadime@seekonk-ma.gov

Location:

Seekonk New Building

Project Site location

Seekonk, MA 02771

Architect:

The Galante Architecture Studio, Inc.

146 Mount Auburn Street

Cambridge, MA 02138

617.576.2500

For Architectural Services

Architectural Design Services:	Contract	Percent Completed	Prior Invoiced	Current Invoice	Completed to date
Schematic Design	\$65,695.05	100.00%	\$ 49,271.29	\$ 16,423.76	\$ 65,695.05
Design Deveopment	\$87,593.40	0.00%	\$ -	\$ -	
Construction Documents	\$131,390.10	0.00%	\$ -	\$ -	
Bidding and Negotiation	\$21,898.35	0.00%	\$ -	\$ -	
Construction Administration	\$109,491.75	0.00%	\$ -	\$ -	
Project Close Out	\$21,898.35	0.00%	\$ -	\$ -	
Subtotal for Basic Ser	\$ 437,967.00		\$ 49,271.29	\$16,423.76	\$ 65,695.05

Reimbursable Expenses this period			
Description			Total
Mileage / Transportation / Parking			
subtotal			0.00
	x		1.1
Subtotal for reimbursable expenses			<u>\$0.00</u>

TOTAL THIS INVOICE			\$16,423.76
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Past Due Invoice	2208-002		\$32,847.53
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Total Due			<u>\$49,271.29</u>
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OPM Progress Report

Seekonk South End Fire Station Building Committee

9.01.2022

➤ **UPDATES, DISCUSSIONS, and ACTION ITEMS:**

- Jeff Mello, Building Inspector, recently toured the existing School Street building and determined that the interior stairs and landing were unsafe. The rest of the structure appeared to be fine. He is requiring the stairs and landing be removed and new temporary stairs and landing installed. Once completed, the consultant could assess the building for hazardous materials and develop abatement plan. It is anticipated that the abatement and demolition of the structure would be completed this fall.
- A meeting was held on August 31st with CES, the designer's MEP consultants, Captain Bourque, and Donna Wunschel to review HVAC system options on behalf of communications and the fire department.
- CGA prepared a DRAFT Request for Proposals (RFP) for third party building commissioning. We are finalizing the requirements with the Town and will assist with the procurement for these services as soon as possible.
- The Town signed-off on the property survey, which was performed on August 25th. The Town expects to receive the survey by end of September.
- CGA is coordinating test pit and soil boring requirements with TGAS and the Town. Ideally, this activity would take place following building demolition if this occurs soon. The engineers need information to develop structural and site related design parameters. There were four test pits conducted as part of the feasibility study, which was shared with TGAS. The Town will coordinate equipment needs with DPW.
- TGAS shared draft of the Designer Development documents, including cost estimate, and delivered copies of the Schematic Design documents for record.
- Please find the attached Design Development Work Plan with list of Building Committee meetings and Potential Project Schedule prepared by TGAS. Below is an outline of these dates and activities, which will continue to be confirmed and updated.

➤ **PROJECT SCHEDULE (subject to change):**

- **06/06/22 – 08/12/22: Schematic Design (Completed)**
- **08/15/22 – 11/07/22: Design Development**
 - **09/01/22: Building Committee Meeting: Building Exterior Material (In-Person)**
 - **09/15/22: Building Committee Meeting: Building Systems (Virtual)**
 - **09/26/22: 50% Design Development Package for Review**
 - **09/29/22: Building Committee Meeting: Furniture and Equipment (Virtual)**
 - **10/03/22: 50% Design Development Owner review comments due**
 - **10/13/22: Building Committee Meeting: Communications FF&E (Virtual)**
 - **10/27/22: Building Committee Meeting: Int. Finishes & DD Package (In-Person)**
 - **11/07/22: 100% DD Owner review comments due**
 - **11/10/22: TGAS receives Notice to Proceed (NTP) to move into CD Phase**
- **11/10/22 – 03/10/23: Construction Documents**
 - **12/12/22: 50% CD Package for Review**



OPM Progress Report

- 12/19/22: 50% CD Owner review comments due
- 01/02/23: 50% CD Cost Estimates due– Meeting needed to review
- 02/06/23: 90% CD Package for Review
- 02/13/23: 90% CD Owner review comments due
- 02/20/22: 90% CD Cost Estimates due– Meeting needed to review
- **03/09/23 – 04/26/23: Contractor Bidding**
 - 03/09/23: Submit Central Register and legal advertisement
 - 03/15/23: Construction Bid Documents Available
 - 04/05/23: Filed Subcontractor Bids Due
 - 04/26/23: General Contractor Bids Due
- **05/08/23: TOWN MEETING**
- **TBD BALLOT REFERENDUM VOTE**
- 05/25/23: Award General Contractor Bid (Deadline: 6/7/23, 30 days from GC Bids)
- 05/29/23: General Contractor's Notice to Proceed
- June 2023 – July 2024: Construction Administration / Closeout

➤ **INVOICES:**

- TGAS submitted Invoice #3 (attached) in the amount of \$16,423.76, which closes out Schematic Design services. CGA has reviewed this invoice and recommends approval.

➤ **PRECONSTRUCTION PROJECT BUDGET:**

Project Budget	Budget	Committed	Billed to Date	Balance
OPM (SD-BID)	\$ 66,000	\$ 66,000	\$ 19,000	\$ 47,000
A&E (SD-BID)	\$ 306,577	\$ 306,577	\$ 65,695	\$ 240,882
Other				\$ -
Other				\$ -
Budget Subtotal	\$ 372,577	\$ 372,577	\$ 84,695	\$ 287,882

➤ **OTHER**

- Permitting & Regulatory submissions, approvals, variances (Local, State, & Federal)?
- Local/State/Federal Historic Commission Project Notification & Approval?

➤ **PROPOSED BUILDING COMMITTEE MEETING DATES (subject to change):**

- 09/15/22
- 09/29/22
- 10/13/22
- 10/27/22 (In-Person)

Design Development Work Plan				
ITEM	TIMELINE	REQUIRED	TASK	GOAL
Building's interior layout	August 18th	FD reps, Communications reps, FS building committee	TGAS to send out updated plans	Team to provide comments and feedback on interior layout
Building's exterior material	September 1st	FD reps, Communications reps, FS building committee	TGAS to present several material options	Team to decide which option to proceed with
Building's systems	September 15th	FD reps, Communications reps, FS building committee	TGAS and consultants to present building systems	Team to provide feedback and possibly make decisions on building's systems
FD furniture and equipment	September 29th	FD reps, FS building committee	TGAS to present plan with FD furniture and equipment	FD reps to provide feedback and possibly make decisions on furniture and equipment type and location
Communications furniture and equipment	October 13th	Communications reps, FS building committee	TGAS to present plan with Communications furniture and equipment	Communications reps to provide feedback and possibly make decisions on furniture and equipment type and location
Building's interior finishes	October 29th	FD reps, Communications reps, FS building committee	TGAS to present DD package	Team to provide feedback and possibly make decisions on interior finishes

617.576.2500

Invoice 2208-03
16-Aug-22

TGAS No. 2208.00

Seekonk Fire Department New Building Design

Client:

Shawn Codime
Town Administrator
100 Peck Street
Seekonk MA 02771
scadime@seekonk-ma.gov

Location:

Seekonk New Building
Project Site location
Seekonk, MA 02771

Architect:

The Galante Architecture Studio, Inc.
146 Mount Auburn Street
Cambridge, MA 02138
617.576.2500

For Architectural Services

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Reimbursable Expenses this period				
	Description			Total
	Mileage / Transportation / Parking			
	<i>subtotal</i>			0.00
		x		1.1
	<i>Subtotal for reimbursable expenses</i>			<i>\$0.00</i>

TOTAL THIS INVOICE	\$16,423.76
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Past Due Invoice	2208-002	\$32,847.53
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Total Due	\$49,271.29
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THE **GALANTE** ARCHITECTURE STUDIO

FIRE STATION SPECIALISTS



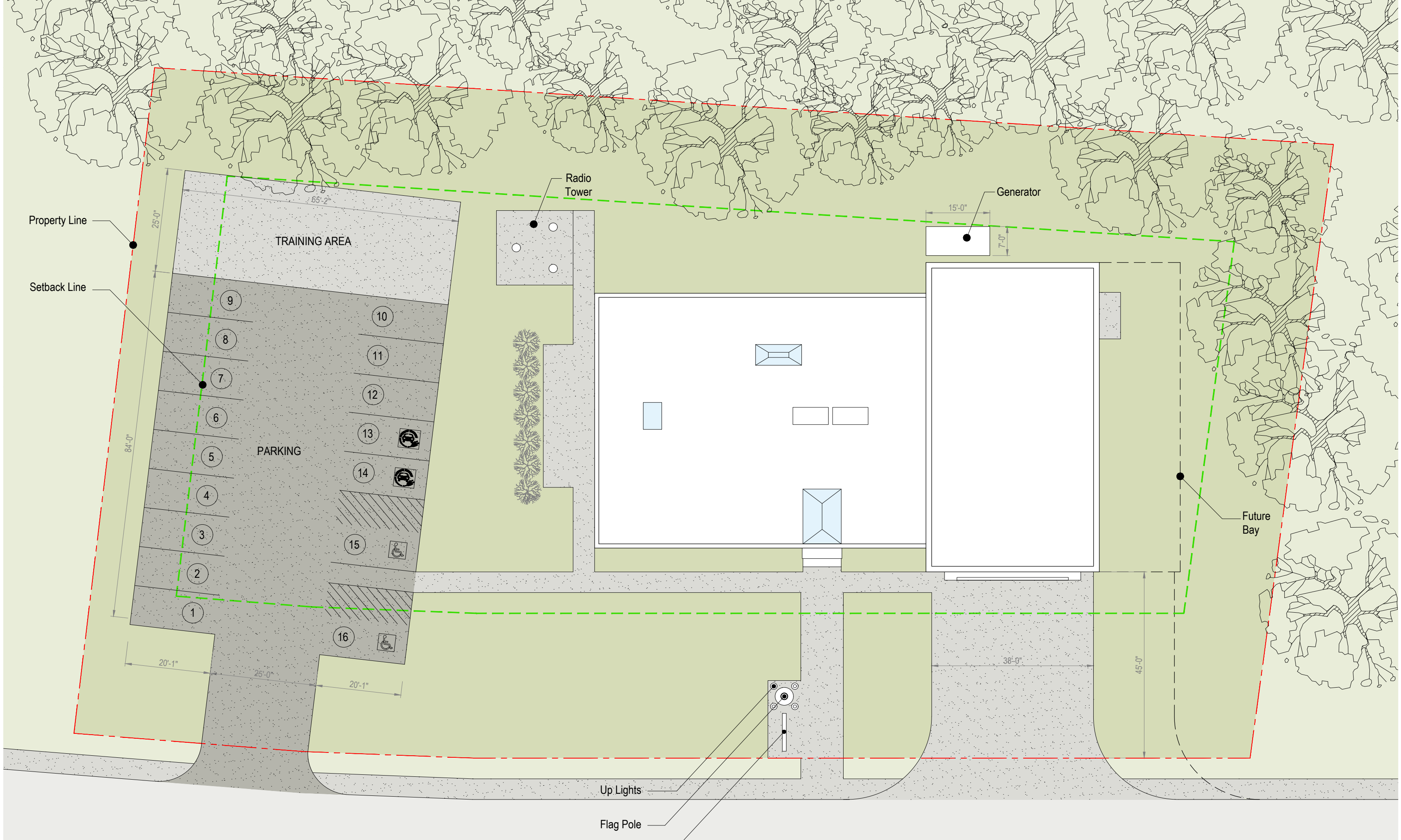
TOWN OF SEEKONK **NEW FIRE STATION**

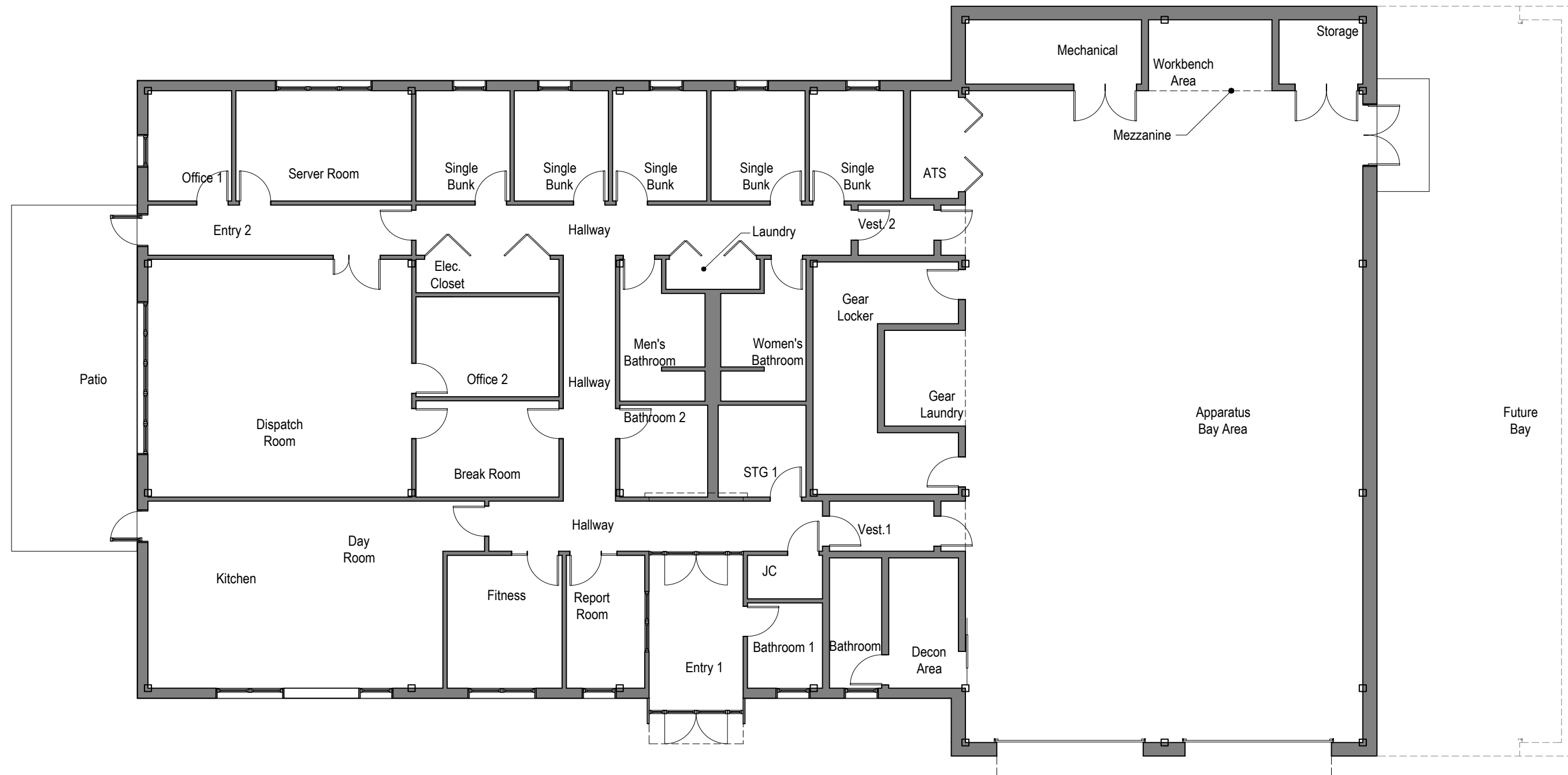
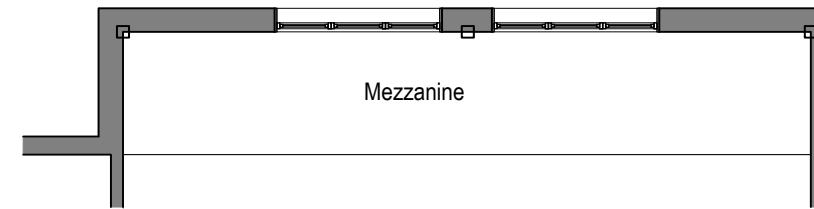
September 1st, 2022

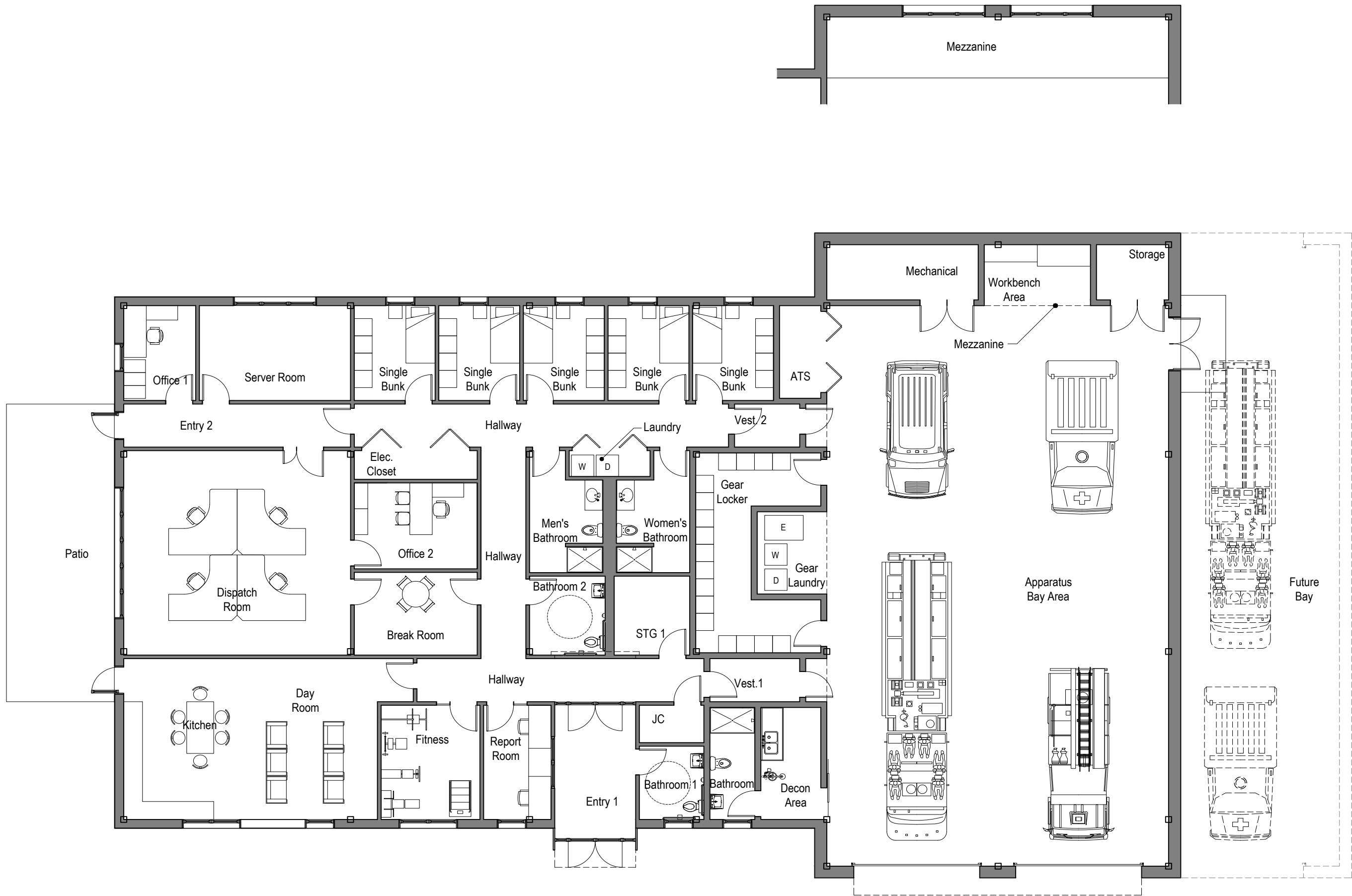
The Galante Architecture Studio
146 Mount Auburn Street
Cambridge, MA 02138

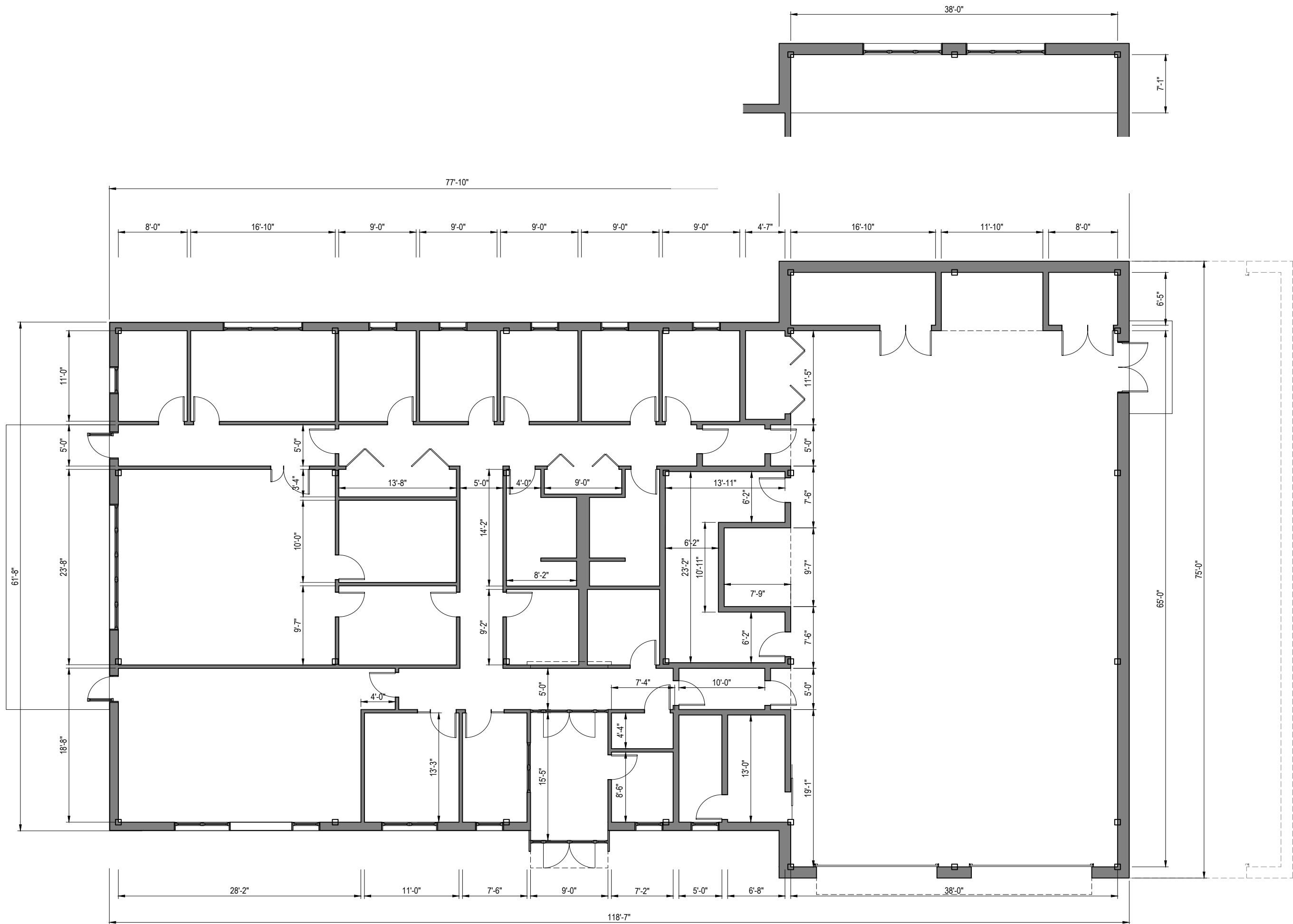
NEW FIRE STATION

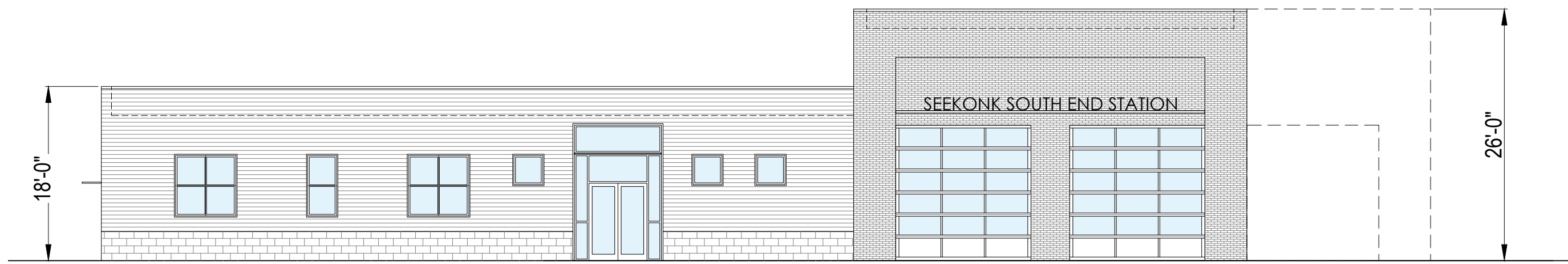






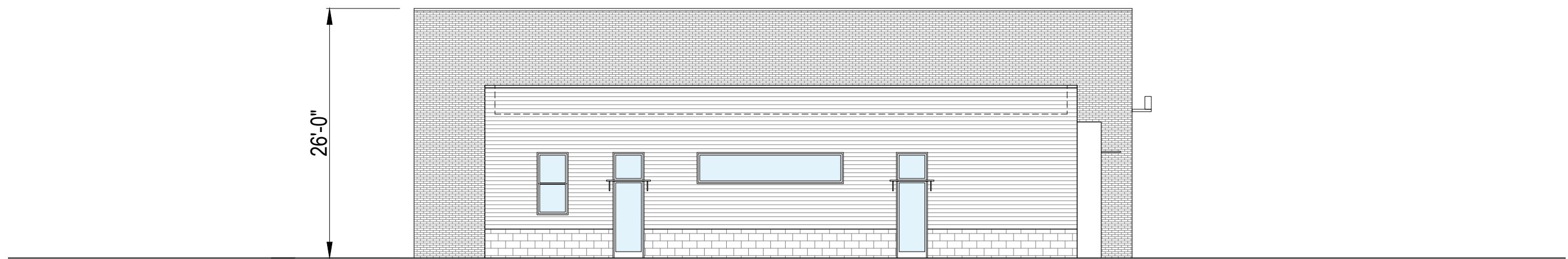






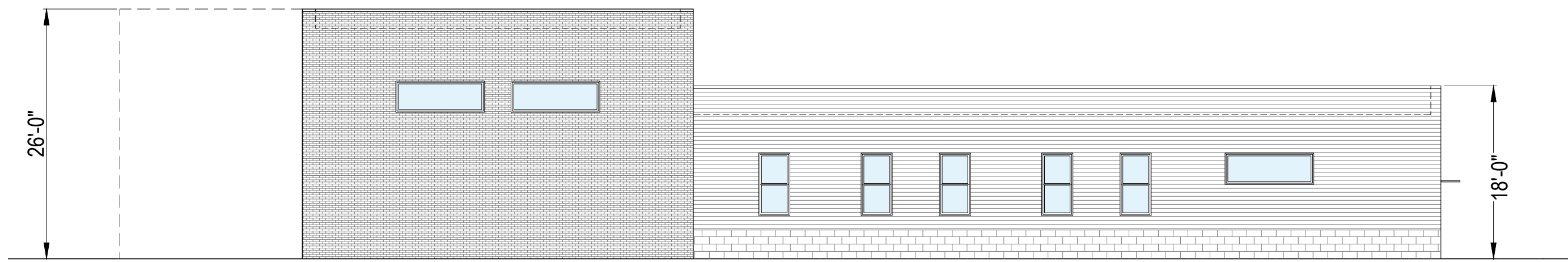
1 South Elevation

Scale: 3/16" = 1'-0"



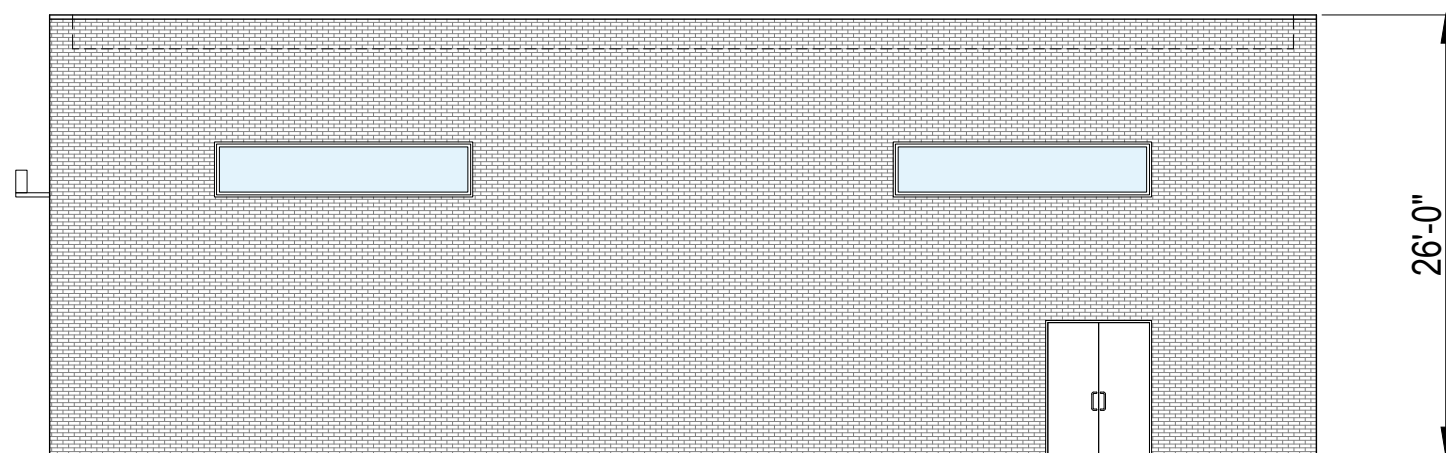
2 West Elevation

Scale: 3/16" = 1'-0"



① North Elevation

Scale: 3/16" = 1'-0"

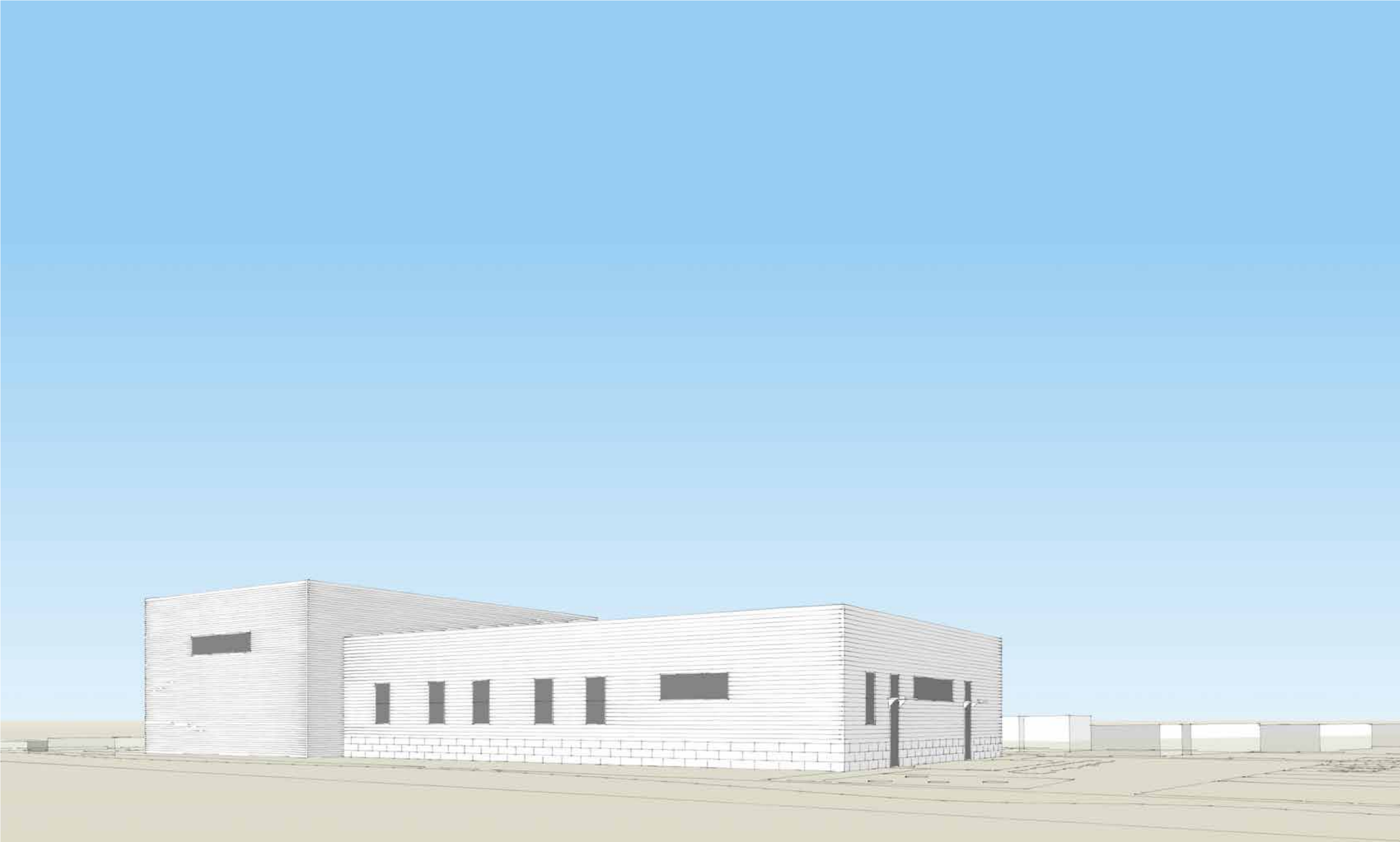


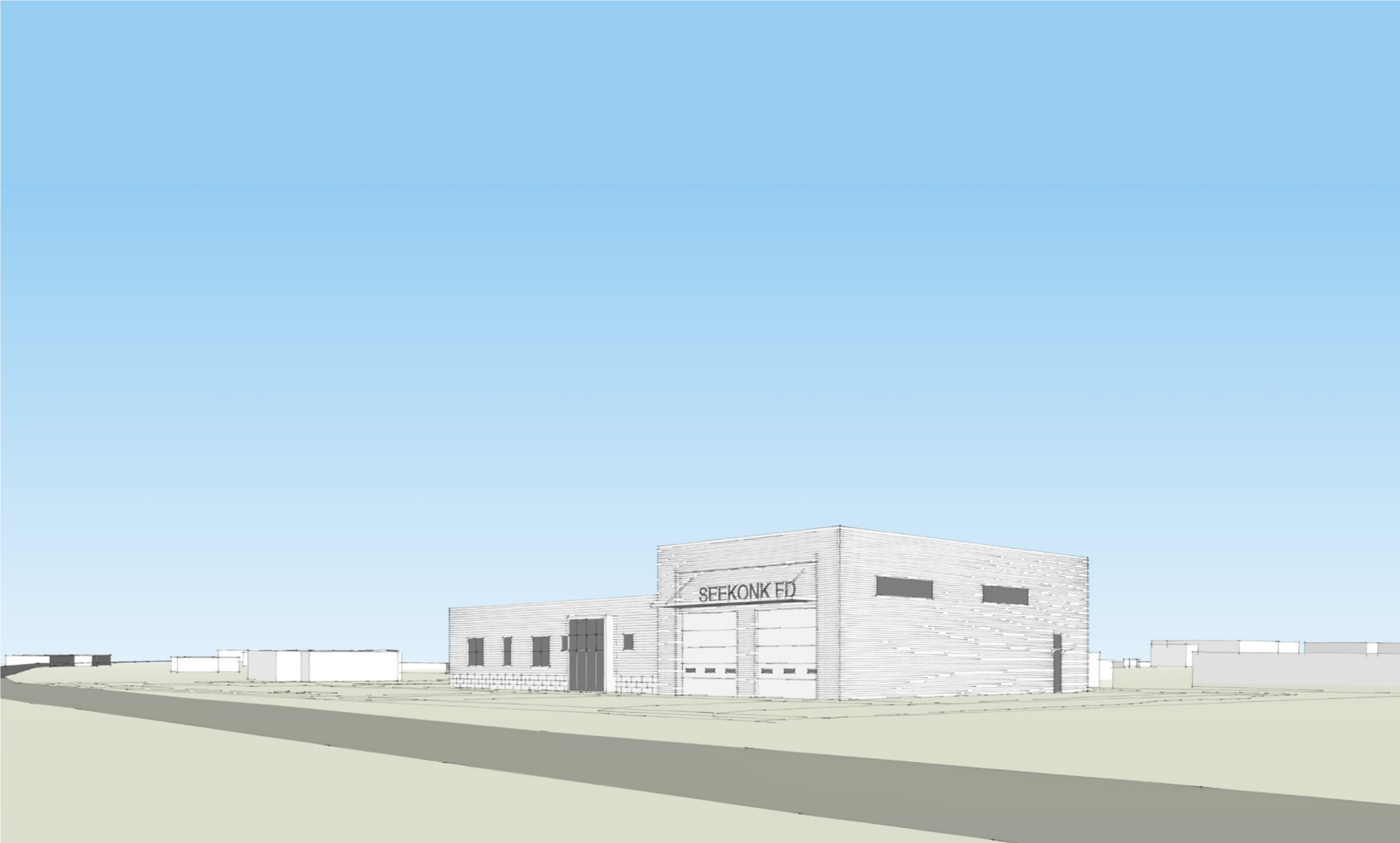
2 East Elevation

Scale: 3/16" = 1'-0"









THREE MORE OPTIONS



An architectural rendering of a modern, single-story building. The building features a combination of light-colored masonry and dark brown panel siding. It has large windows and a flat roof. In the foreground, there is a grassy area with some small shrubs. To the left, a person is riding a bicycle, and an American flag is visible. To the right, a dark car is parked. A tall, thin tower is visible in the background. The text "EXTERIOR" is written in large, bold, red letters, and "Masonry + Panel Siding" is written in large, black letters below it.

EXTERIOR

Masonry + Panel Siding









An architectural rendering of a modern building with a mix of masonry and panel siding. The building features a large, multi-paned glass door and several windows. A tall, thin tower is visible in the background. The foreground shows a grassy area with some shrubs, a sidewalk, and a few people (a person on a bicycle, a person walking, and a person in a fire uniform). An American flag is flying on a pole to the left. A dark car is parked on the right. The text "EXTERIOR" is in large red letters, and "Masonry + Panel Siding" is in large black letters, both centered over the building.

EXTERIOR

Masonry + Panel Siding









An architectural rendering of a two-story masonry building. The building has a light orange or tan facade on the left side and a darker brown facade on the right. It features several windows and a large garage-style door. A tall, lattice-structured crane stands behind the building. In the foreground, there is a grassy area with some small shrubs. To the left, a person is riding a bicycle, and an American flag flies on a pole. To the right, a dark-colored car is parked, and a person is walking. The sky is clear and blue.

EXTERIOR Masonry Building









TGAS +



NEW FIRESTATION
TOWN OF SEEKONK
SCHOOL STREET
SEEKONK, MA

DRAFT for Internal Review

TGAS - Conceptual Construction Cost Estimate

SUMMARY	8,270 GSF	
DIV.2 EXISTING CONDITIONS / SITE DEMOLITION		No Work
DIV.3 CONCRETE	\$23.94 /GSF	\$198,000
DIV.4 MASONRY	\$29.38 /GSF	\$243,000
DIV.5 METALS	\$53.20 /GSF	\$440,000
DIV.6 WOOD, PLASTICS AND COMPOSITES	\$10.88 /GSF	\$90,000
DIV.7 THERMAL AND MOISTURE PROTECTION	\$62.88 /GSF	\$520,000
DIV.8 DOORS AND WINDOWS	\$24.91 /GSF	\$206,000
DIV.9 FINISHES	\$58.28 /GSF	\$482,000
DIV.10 SPECIALTIES	\$13.54 /GSF	\$112,000
DIV.11 EQUIPMENT	\$4.96 /GSF	\$41,000
DIV.12 FURNISHINGS	\$1.33 /GSF	\$11,000
DIV.13 SPECIAL CONSTRUCTION	\$0.00 /GSF	No Work
DIV.21 FIRE SUPPRESSION	\$10.52 /GSF	\$87,000
DIV.22 PLUMBING	\$32.29 /GSF	\$267,000
DIV.23 HVAC	\$70.74 /GSF	\$585,000
DIV.26 ELECTRICAL	\$56.95 /GSF	\$471,000
DIV.30 SITEWORK	\$64.81 /GSF	\$536,000
SUBTOTAL, Rounded	\$518.62 /GSF	\$4,289,000
GENERAL CONDITIONS AND OH & P	\$93.35 /GSF	18% \$772,000
SUBTOTAL	\$611.97 /GSF	\$5,061,000
DESIGN CONTINGENCY	\$91.78 /GSF	15% \$759,000
SUBTOTAL	\$703.75 /GSF	\$5,820,000
CONSTRUCTION/OWNER CONTINGENCY	\$0.00 /GSF	By Owner
SUBTOTAL - TODAY'S DOLLARS	\$703.75 /GSF	\$5,820,000
ESCALATION TO MIDPOINT OF CONSTRUCTION AT ROUGHLY 18 months at 6.5% -1Q2024	\$70.13 /GSF	10% \$580,000
		\$6,400,000
	\$773.88 /GSF	SAY \$6,400,000

PROBABLE CONSTRUCTION COST RANGE BETWEEN

\$5,440,000	AND	\$7,360,000
\$658		\$890
\$/GSF		\$/GSF

AREAS	
First Floor	8,000 GSF
- Mezzanine	270 GSF
	8,270 GSF
Exterior Wall Area	
- Brick at Apparatus Bay	2,180 sf
- Cmu	600
- Horizontal Siding	2,910 sf
- Glass Entry	250 sf
- Windows	490 sf
- Overhead Doors	390 sf
- Doors	110 sf
- Mechanical Roof Screen	1,200 sf
	8,130 sf

NEW FIRESTATION
TOWN OF SEEKONK
SCHOOL STREET
SEEKONK, MA

DRAFT for Internal Review

TGAS - Conceptual Construction Cost Estimate

DIVISION 2 - EXISTING CONDITIONS

NO WORK THIS SECTION

DIVISION 3 - CONCRETE

\$198,000

03 30 00 - CAST-IN-PLACE CONCRETE

Foundations :-

Column Footings	20	cy	\$770	\$15,400
Continuous Footings	35	cy	\$800	\$28,000
Foundation Walls	34	cy	\$1,200	\$40,800
Pilasters / Column Bases	7	cy	\$1,200	\$8,400
Step Footings / Walls [according to grade changes]	1	Allowance	\$1,000	\$1,000
Slab On Grade				
- 4" thick	64	cy	\$560	\$35,840
- Sunken Floor at Server Room and Dispatch	160	lf	\$25	\$4,000
- 6" thick	72	cy	\$530	\$38,160
- Control Joints	500	lf	\$10	\$5,000
- Smooth Trowel Finish [per finish schedule]	3,075	sf	\$1.60	\$4,920
- Install Trench Drain (Provided by Others)	32	lf	\$15	\$480
Vapor Barrier	9,200	sf	\$1.15	\$10,580
Set Anchor Bolts	22	sets	\$55	\$1,210
Grout Base Plates	22	ea	\$45	\$990
Miscellaneous Embedded Items	1	ls	\$2,500	\$2,500
Wheel Guards				Not Included

Structure

Misc. Equipment Pads	1	ls	\$1,000	\$1,000
Hardeners				Not Included

Not Included
\$198,280
\$198,280

DIVISION 4 - MASONRY

\$243,000

04 22 00 - MASONRY

Exterior Wall Cavity Wall System	2,180	sf	\$55	\$119,900
- Red Brick Skin				Included Above
- Membrane and Insulation				See Division 7
- Ground Face Block				Included Above
- Xc For Brick Reveal	1	ls	\$5,000	\$5,000
CMU at Exterior Wall	600	sf	\$30	\$18,000
Interior CMU				
- Wall Type 4 as 8" CMU	2,930	sf	\$34	\$99,620

\$99,620
\$242,520
\$242,520

NEW FIRESTATION
TOWN OF SEEKONK
SCHOOL STREET
SEEKONK, MA

28-Jul-22

DRAFT for Internal Review

TGAS - Conceptual Construction Cost Estimate

DIVISION 5 - METALS **\$440,000**

05 12 00 - STRUCTURAL STEEL FRAMING

Structural Steel	32	ton	\$5,750	\$184,000	
Allowances For Additional Steel	6	ton	\$5,750	\$35,650	
- Connections [10% additional steel]	3	ton		Included Above	
- Framing at Openings	1	ton		Included Above	
- Misc. Dunnage and Equipment Support	2	ton		Included Above	
				<u>\$219,650</u>	\$219,650

05 30 00 - METAL DECKING

1 1/2" x 22ga Galv Steel Deck	8,000	sf	\$12	<u>\$96,000</u>	
				\$96,000	\$96,000

05 50 00 - METAL FABRICATIONS [FILED SUB -BID]

Miscellaneous Metals [Interior]	8,270	sf	\$5	\$41,350	
- Miscellaneous Lintels				Included Above	
- Embedded Galv Angles at OHD Sills				Included Above	
- Toilet Partition Supports				Included Above	
- Anchor Bolts				Included Above	
Angle / Seismic Bracing at CMU Walls	420	lf	\$110	\$46,200	
Bollards at Overhead Doors	4	ea	\$1,100	\$4,400	
Overhead Door Frames	2	ea	\$2,000	\$4,000	
Mezzanine					
- 36" High Pipe Guardrail	38	lf	\$110	\$4,180	
- Mezzanine Stairs / Ladder	1	flt	\$7,500	\$7,500	
Miscellaneous Metals [Exterior Wall]	8,130	sf	\$0.50	\$4,065	
- Galvanized Steel Roof Ladder w/Cage	1	ls	\$9,100	\$9,100	
- Ships ladder at Roof Elevation Change	1	ls	\$3,300	<u>\$3,300</u>	
				\$124,095	\$124,095
				<u>\$439,745</u>	\$439,745

DIVISION 6 - WOOD, PLASTICS and COMPOSITES **\$90,000**

06 10 00 - ROUGH CARPENTRY

Plywood Decking at Mezzanine	270	sf	\$6	\$1,620	
8 inch Light Ga. Joists at Mezzanine	270	sf	\$10	\$2,700	
Interior Blocking	8,270	sf	\$2	\$16,540	
<i>Roof Blocking</i>					
- Parapet Blocking	450	lf	\$10	\$4,500	
- Cant Strip	530	lf	\$6	\$3,180	
- Miscellaneous Blocking	1	ls	\$1,000	\$1,000.00	
Unload and Distribute Doors and Frames	20	hrs	\$100	\$2,000	
Install Doors / Frames and Hardware					
- Exterior	21	hrs	\$100	\$2,100	
- Interior	204	hrs	\$100	\$20,400	
Install Toilet Accessories	24	hrs	\$100	<u>\$2,400</u>	
				\$56,440	\$56,440

06 20 00 - FINISH CARPENTRY

Running Trim [window sills]	1	Allowance	\$2,000	\$2,000	
Break Room					
- Base and Wall Cabinetry	14	lf	\$600	\$8,400	
- Solid Surface Counter Top	14	lf	\$150	\$2,100	
<i>Kitchen</i>					
- Base and Wall Cabinetry	24	lf	\$600	\$14,400	
- Solid Surface Counter Top	24	lf	\$150	\$3,600	
<i>Restrooms</i>					
- Vanity and Counter [3'-6"]	2	ea	\$1,750	<u>\$3,500</u>	
				<u>\$34,000</u>	\$34,000
				<u>\$90,440</u>	\$90,440

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DIVISION 7 - THERMAL and MOISTURE PROTECTION						\$520,000
07 10 00 - DAMPROOFING and WATERPROOFING						
Dampproofing at Foundation Wall	2,000	sf	\$2.50	\$5,000		
				\$5,000		\$5,000
07 21 00 - THERMAL INSULATION						
Rigid Insulation at Exterior Wall						
- Exterior Wall	2,180	sf	\$4	\$8,720		
- Soffits				Not Applicable		
Perimeter Insulation [assumed 4'-0"]	1,600	sf	\$4	\$6,400		
Batt Insulation at Exterior Wall				Included w/Division 9		
Miscellaneous Insulation	1	ls	\$5,000	\$5,000		
				\$20,120		\$20,120
07 26 01 - UNDER-SLAB VAPOR BARRIER						
Vapor Barrier at slab on grade	9,200	sf	\$0.60	\$5,520		
				\$5,520		\$5,520
07 27 27 - FLUID-APPLIED MEMBRANE AIR BARRIERS						
Fluid-Applied Membrane Air Barrier						
- Exterior Wall	5,690	sf	\$5	\$28,450		
- Soffits				Not Applicable		
				\$28,450		\$28,450
07 42 13 - METAL WALL PANELS						
Mechanical Screen at Roof						
- Structural System	1,200	sf	\$18	\$21,600		
- Metal Panels	1,200	sf	\$30	\$36,000		
				\$57,600		\$57,600
07 46 00 - SIDING						
Horizontal Siding	2,910	sf	\$18	\$52,380		
				\$52,380		\$52,380
07 54 23 - THERMOPLASTIC-POLYOLEFIN ROOFING						
Roof at Main Building						
- Membrane Roof w/Insulation	8,000	sf	\$34	\$272,000		
- Membrane Turnup at Parapet	1,540	sf	\$12	\$18,480		
Walkway Pads - say 5% of Area	400	sf	\$9	\$3,600		
				\$294,080		\$294,080
07 62 00 - SHEET METAL FLASHING and TRIM						
Counter Flashing						
- Parapets	451	lf	\$15	\$6,765		
- Building To Roof	75	lf	\$15	\$1,125		
Scuppers / Rainwater Management	1	Allowance	\$10,000	\$10,000		
Miscellaneous Flashings [Roof Top Curbs.]	1	ls	\$2,500	\$2,500		
				\$20,390		\$20,390
07 72 00 - ROOF ACCESSORIES						
Parapet Caps	450	lf	\$65	\$29,250		
				\$29,250		\$29,250
07 84 00 - FIRESTOPPING						
Fire Stop Systems	8,270	sf	\$0.30	\$2,481		
				\$2,481		\$2,481
07 92 00 - JOINT SEALANTS						
Caulking and Sealants	8,270	sf	\$0.60	\$4,962		
				\$4,962		\$4,962
				\$520,233		\$520,233

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DIVISION 8 - OPENINGS					\$206,000
08 11 13 - HOLLOW METAL DOORS and FRAMES					
<i>Exterior</i>					
Type 1 HM Frame					
- 3'-4"x 12'-0"	3	ea	\$480	\$1,439	
HM Door Type 2 - 3'-4"x 7'-2"	3	ea	\$400	\$1,200	
<i>Interior</i>					
HM Frames					
- 3'-0"x 7'-0"	30	ea	\$180	\$5,400	
- 4'-6"x 7'-0"	1	ea	\$200	\$200	
- 6'-0"x 7'-0"	1	ea	\$350	\$350	
HM Type F Doors					
- 3'-0"x 7'-0"	5	lvs	\$400	\$2,000	
HM Type HG Doors					
- 3'-0"x 7'-0"	2	lvs	\$450	\$900	
				\$11,489	\$11,489
08 14 00 - WOOD DOORS					
<i>Flush Wood Doors</i>					
- 3'-0"x 7'-0"	14	lvs	\$400	\$5,600	
- 1'-0" x 7'-0"	1	lv	\$200	\$200	
HG Wood Doors					
- 3'-0"x 7'-0"	12	lvs	\$450	\$5,400	
Bi-Fold Closet Doors	2	loc	\$1,500	\$3,000	
				\$14,200	\$14,200
08 36 13 - SECTIONAL OVERHEAD DOORS					
<i>Aluminum Overhead Doors</i>					
- 14'-0"x 14'-0"	2	ea	\$16,000	\$32,000	
				\$32,000	\$32,000
08 41 13 - ALUMINUM FRAMED ENTRANCES and STOREFRONTS					
<i>Exterior</i>					
Glass Entry	250	sf	\$125	\$31,250	
- Xc Doors	1	pr	\$7,500	\$7,500	
Interior Glass Walls	1	Allowance	\$5,000	\$5,000	
Report Room Window	1	ea	\$2,500	\$2,500	
				\$46,250	\$46,250
08 51 13 - ALUMINUM WINDOWS					
<i>Exterior Windows</i>					
	490	sf	\$115	\$56,350	
				\$56,350	\$56,350
08 60 00 - ROOF WINDOWS and SKYLIGHTS					
<i>Pre Manufactured Dome Skylights say 48"x 48"</i>					
	3	ea	\$5,000	\$15,000	
				\$15,000	\$15,000
08 71 00 - DOOR HARDWARE					
<i>Hardware</i>					
	37	lvs	\$650	\$24,050	
				\$24,050	\$24,050
08 88 00 - GLAZING					
<i>Glazing at Exterior Door Clerestory Light</i>					
Glass at HG Doors	50	sf	\$45	\$2,248	
Stenciled Numbers On Glazed Overhead Doors	14	ea	\$350	\$4,900	
				Not Included	
				\$7,148	\$7,148
				\$206,486	\$206,486

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DIVISION 9 - FINISHES				\$482,000	
09 21 16 - GYPSUM BOARD ASSEMBLIES					
<i>Exterior Wall Backup [incl parapets]</i>		3,510	sf	\$22	\$77,220
- 6" Metal Stud					Included Above
- 5/8" GWB					Included Above
- Vapor Barrier [Interior]					Included Above
- Batt Insulation					Included Above
- Plywood Sheathing					Included Above
<i>Interior Partitions</i>					
- Ptn GWB Both Sides 3-5/8 mtl stud		8,610	lf	\$15	\$129,150
- Plumbing Wall		450	lf	\$22	\$9,900
					<u>\$216,270</u>
\$216,270					
09 50 00 - CEILINGS					
<i>Ceilings</i>		8,270	sf		
- Exposed Structure at Apparatus Bay		4,440	sf		Exposed Structure
- ACT Ceilings		3,830	sf	\$8	\$30,640
					<u>\$30,640</u>
\$30,640					
09 60 00 - FLOORING					
<i>Floors</i>		8,270	sf		
- Entry Lobby		160	sf	\$15	\$2,400
- Rubber		1,860	sf	\$10	\$18,600
- LVT Break Room / Kitchen		760	sf	\$12	\$9,120
- Epoxy		3,700	sf	\$22	\$81,400
- Carpet Tile		110	sf	\$5	\$550
- Fitness Room Floor		170	sf	\$18	\$3,060
- Raised Floor at Dispatch and Server Room		880	sf	\$30	\$26,400
- Ceramic Tile		360	sf	\$23	\$8,280
- Mezzanine		270	sf		No Finish
<i>Wall Base</i>					
- Ceramic Tile		210	lf	\$21	\$4,410
- Epoxy Base		500	lf		Not Required
- Rubber Base		1,210	lf	\$2.50	\$3,025
					<u>\$157,245</u>
\$157,245					
09 70 00 - WALL FINISHES					
Ceramic Tile [7'-0 h.]		1,460	sf	\$20	\$29,200
Paint CMU		10,040	sf	\$2.50	\$25,100
Paint Walls		12,280	sf	\$1.50	\$18,420
<i>Paint Doors and Frames</i>					
- HM Frames		35	ea	\$100	\$3,500
- HM Doors		10	lvs	\$125	\$1,250
					<u>\$77,470</u>
\$77,470					
					<u>\$481,625</u>
\$481,625					

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DIVISION 10 - SPECIALTIES						\$112,000
10 11 19 - FIXED MARKERBOARDS and TACKBOARDS						
Tackboards						
						Not Included In This Estimate
						\$0
						\$0
10 14 19 - CUT METAL LETTERS						
Cut Metal Letters - 24" Tall						
	9	ea	\$500	\$4,500		
						\$4,500
						\$4,500
10 14 21 - ARCHITECTURAL DOOR SIGNS						
ADA and MAAB Compliant Interior Signage and Graphics						
	1	ls	\$5,000	\$5,000		
						\$5,000
						\$5,000
10 28 00 - TOILET ACCESSORIES						
<i>Accessible Restrooms - 130 and 131</i>						
- 42" Grab Bars						
	4	ea	\$60	\$240		
- Coat Hook - Bobrick: B-542						
	5	ea	\$32	\$160		
- Soap Dispenser - Bobrick: B-4112						
	5	ea	\$90	\$450		
- Toilet Paper Holder - Bobrick: B-2888						
	5	ea	\$86	\$430		
- Mirror - Frameless - Bobrick: B-15562436						
	5	ea	\$235	\$1,175		
- Waste Receptacle - Bobrick: B-220816						
	5	ea	\$296	\$1,480		
- Sanitary Napkin Disposal - Bobrick: B-270						
	2	ea	\$42	\$84		
- Shower Curtain Rod - Bobrick: B-6047 x 36						
	3	ea	\$36	\$108		
- Shower Curtain Ring - Bobrick: (7x) 204-1						
	21	ea	\$2	\$32		
- Shower Curtain - Bobrick: 204-2						
	3	ea	\$42	\$126		
Install Toilet Accessories						
						See Division 6
						\$4,285
						\$4,285
10 44 00 - FIRE PROTECTION ACCESSORIES						
Miscellaneous Equipment						
- Hose and Ladder Racks						
	1	Allowance		5000		
- 24 Bottle SCBA						
- Air Hose Reel						
						Not Included In This Estimate
						Not Included In This Estimate
						\$5,000
						\$5,000
10 44 16 - FIRE EXTINGUISHERS and CABINETS						
Portable fire extinguishers						
	3	ea	\$100	\$300		
Fire extinguisher cabinets-semi recessed						
	3	ea	\$300	\$900		
						\$1,200
						\$1,200
10 51 00 - GEAR RACK STORAGE COMPONENTS						
20" Wide Turnout Gear Lockers						
	16	ea	\$2,500	\$40,000		
						\$40,000
						\$40,000
10 51 01 - PHENOLIC LOCKERS						
Bunk Room Lockers - 30 x 84 Phenolic Lockers						
	20	ea	\$1,900	\$38,000		
						\$38,000
						\$38,000
10 73 16 - CANOPIES						
Manufactured Canopies						
	120	sf	\$75	\$9,000		
- Apparatus Bay						
	80	sf		Included Above		
- Exterior Entries (3 Locations)						
	40	sf		Included Above		
						\$9,000
						\$9,000
10 75 00 - FLAGPOLES						
Aluminum Flagpole to Withstand 100MPH min						
	1	ea	\$5,000	\$5,000		
3'x5' American Flag (CFCL)						
	1	ea	\$200	\$200		
						\$5,200
						\$5,200
						\$112,185
						\$112,185

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DIVISION 11 - EQUIPMENT **\$41,000**

11 23 00 - LAUNDRY SERVICE EQUIPMENT

Top Load Washer	1	ea	\$1,000	\$1,000	
Single Load Dryer	1	ea	\$1,000	\$1,000	
				<u>\$2,000</u>	\$2,000

11 23 26 - COMMERCIAL WASHERS AND EXTRACTORS

Extractor 65 lb Capacity	1	Allowance	\$30,000	\$30,000	
Washer				Included Above	
Turnout Gear Drying Cabinet				Included Above	
Stainless Steel Sink at Decon Area				<u>Included w/Plumbing</u>	
				\$30,000	\$30,000

11 40 00 - FOOD SERVICE EQUIPMENT

Refrigerator 27.80 cu ft	1	ea	\$2,200	\$2,200	
Dishwasher	1	ea	\$1,000	\$1,000	
Microwave 2.20 cu ft	1	ea	\$800	\$800	
Range - 6 Burner	1	ea	\$3,000	\$3,000	
Range Hood 60"	1	ea	\$1,100	\$1,100	
Disposal	1	ea	\$650	\$650	
				<u>\$8,750</u>	\$8,750
				<u>\$40,750</u>	\$40,750

DIVISION 12 - FURNISHINGS **\$11,000**

12 24 00 - WINDOW SHADES

Manually Operated Blinds	490	sf	\$12	\$5,880	
				<u>\$5,880</u>	\$5,880

12 48 13 ENTRANCE FLOOR MATS

Recessed Floor Mat at Entry	36	sf	\$60	\$2,160	
Walk Off Mats at Secondary Entries	3	ea	\$110	\$330	
				<u>\$2,490</u>	\$2,490

12 57 00 - INDUSTRIAL FURNITURE

Work Bench	1	Allowance	\$2,500	\$2,500	
				<u>\$2,500</u>	\$2,500
				<u>\$10,870</u>	\$10,870

SITEWORK AREAS

Site Components		
Building	8,000	sf
Concrete		
- Training Pad	1,630	sf
- Radio Tower Pad	320	sf
- Apparatus Bay Apron	2,250	sf
- Sidewalks	2,520	sf
- Generator Pad	50	sf
Flagpole / Building Signage Pad	140	sf
Asphalt Paving	6,550	sf
<u>Landscaped Areas, assumed Lawns</u>	<u>18,640</u>	<u>sf</u>
Site Area	40,100	sf

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SITework					\$536,000
Temporary Works					
- Construction Fence	800	If	\$7	\$5,600	
- Temporary Barricades and Lights	1	ls	\$2,500	\$2,500	
				\$8,100	\$8,100
Site Demolition					
<i>Assume Building / Foundations / Septic Tank / On Site Paving etc. Have Been Removed By Others</i>					
Miscellaneous Site Demolition					
- Remove Curb at School Street	300	If	\$14	\$4,200	
- Remove Sidewalks at School Street	1,200	sf	\$5	\$6,000	
				\$10,200	\$10,200
Erosion Controls					
Straw Wattles and Silt fence	800	If	\$7	\$5,600	
Stone Entry Aprons	1,000	sf	\$3	\$3,000	
Concrete Washout Basin	1	ea	\$2,000	\$2,000	
				\$10,600	\$10,600
Clear, Grub and Strip Topsoil					
Site Clearing / Strip Topsoil / Haul Away	40,100	sf	\$0.80	\$32,080	
				\$32,080	\$32,080
Earthwork					
Rough Grade Site	0	sf	\$0.20	\$0	
				\$0	\$0
Building Earthwork					
Exc /Backfill Foundations and Haul Away Excess Mtl	310	If	\$40	\$12,400	
Slab Gravel w/ Finegrading	341	cy	\$55	\$18,755	
Interior Haunch Shaping (24"+)	500	If	\$15	\$7,500	
Excavation For Underslab Utilities	1	Allowance	\$10,000	\$10,000	
				\$48,655	\$48,655
Grading and Graveling					
- Concrete Paving Sub Grade	288	sf	\$55	\$15,840	
- Asphalt Paving Sub-Grade	187	cy	\$55	\$10,285	
- Stone Under SOG	340	cy	\$55	\$18,700	
				\$44,825	\$44,825
SITE IMPROVEMENTS					
Site Concrete					
- Training Pad	1,630	sf	\$16	\$26,080	
- Radio Tower Pad	320	sf	\$16	\$5,120	
- Apparatus Bay Apron [Heavy Duty]	2,250	sf	\$16	\$36,000	
- Sidewalks	2,520	sf	\$14	\$35,280	
- Generator Pad	50	sf	\$16	\$800	
- Flagpole Base and Site Sign Pad	1	ls	\$2,500	\$2,500	
Paving					
- Asphalt Paving	728	sy	\$38.00	\$27,656	
- Utility Trench Patch	1	Allowance	\$15,000	\$15,000	
Curbs					
- Granite Curbs at School Street - assume some re-use of existing	200	If	\$40	\$8,000	
- PC Concrete Curbs at Parking Lot				Not Included	
				\$156,436	\$156,436
Landscaping, Topsoil Placement and Seeding					
Imported Topsoil	397	cy	\$45	\$17,865	
Seeding	18,640	sf	\$0.25	\$4,660	
Landscape / Trees and Plantings	1	Allowance	\$10,000	\$10,000	
				\$32,525	\$32,525
Miscellaneous Site Furnishings					
Parking Lot Striping	1	ls	\$3,000	\$3,000	
Site Signs	1	ls	\$15,000	\$15,000	
				\$18,000	\$18,000
SITE UTILITIES					
Water Distribution					
Domestic / Fire Service / Hydrant and Connect To Existing	160	If	\$200	\$32,000	
				\$32,000	\$32,000
Sanitary Sewers					
On Site Septic System	1	Allowance	\$35,000	\$35,000	
				\$35,000	\$35,000
Storm Water Management					
Stormwater Infiltration System / Roof Leader and Foundation Drain	1	Allowance	\$50,000	\$50,000	
				\$50,000	\$50,000
Fuel Distribution Utilities					
Buried Propane Service [ALLOWANCE] Tank by Service Provider	1	Allowance	\$2,500	\$2,500	
				\$2,500	\$2,500
Electrical Utilities					
Site Lighting / Secondary Electrical Service / Site Communications	1	Allowance	\$55,000	\$55,000	
				\$55,000	\$55,000
				\$535,921	\$535,921

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Fire Protection								
Job			Date	\$/GSF	Location Factor	Escalation to Today	Seekonk \$/GSF Today	
Onsett FD HQ	14,720	GSF	26-Aug-19	\$9.59	98%	120%	\$11.24	\$10.56
New Bedford	25,400	GSF	27-Jun-19	\$9.04	98%	121%	\$10.65	Average of 4
Northbridge FD - Low Bid/Estmate Averaged	28,900	gsf	08-Mar-22	\$9.55	97%	102%	\$9.44	
Dennis FD - Low Bid/Estmate Averaged	22,480	gsf	23-Jul-21	\$10.39	99%	107%	\$10.92	
Cambridge - SD Estimate	40,060	gsf	04-Aug-20	\$7.04	91%	113%	\$7.25	Discount - too big a building

Plumbing								
Job			Date	\$/GSF	Location Factor	Escalation to Today	Seekonk \$/GSF Today	
Onsett FD HQ	14,720	GSF	19-Aug-22	\$28.96	98%	120%	\$33.96	\$32.32
New Bedford	25,400	GSF	19-Jun-22	\$29.09	98%	121%	\$34.28	Average of 4
Northbridge FD - Low Bid/Estmate Averaged	28,900	gsf	22-Mar-22	\$29.53	97%	102%	\$29.19	
Dennis FD - Low Bid	22,480	gsf	23-Jul-21	\$30.29	99%	107%	\$31.83	
Cambridge - SD Estimate	40,060	gsf	04-Aug-20	\$17.95	91%	113%	\$18.49	Discount - too big a building

HVAC								
Job			Date	\$/GSF	Location Factor	Escalation to Today	Seekonk \$/GSF Today	
Onsett FD HQ	14,720	GSF	19-Aug-22	\$44.30	98%	120%	\$51.94	Different HVAC System
New Bedford	25,400	GSF	19-Jun-22	\$70.00	98%	121%	\$82.50	\$70.80
Northbridge FD - Low Bid/Estmate Averaged	28,900	gsf	22-Mar-22	\$62.97	97%	102%	\$62.25	Average of 3
Dennis FD - Low Bid/Estmate Averaged	22,480	gsf	23-Jul-21	\$64.37	99%	107%	\$67.64	
Cambridge - SD Estimate	40,060	gsf	04-Aug-20	\$112.28	91%	113%	\$115.69	Different HVAC System

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Electrical								
Job			Date	\$/GSF	Location Factor	Escalation to Today	Seekonk \$/GSF Today	
Onsett FD HQ - Avg. Bid	14,720	GSF	19-Aug-22	\$43.14	98%	120%	\$50.58	\$56.91
New Bedford - Avg. Bid	25,400	GSF	19-Jun-22	\$35.93	98%	121%	\$42.35	Average of 5
Northbridge FD - Low Bid/Estmate Averaged	28,900	gsf	22-Mar-22	\$63.99	97%	102%	\$63.25	
Dennis FD - Low Bid/Estmate Averaged	22,480	gsf	23-Jul-21	\$67.39	99%	107%	\$70.82	
Cambridge - SD Estimate	40,060	gsf	04-Aug-20	\$55.84	91%	113%	\$57.54	

Escalation Calculations

Onsett FD HQ - Avg. Bid	26-Aug-19	100%	6.5%	
	26-Aug-20	100%	100%	
	26-Aug-21	107%	107%	
	28-Jul-22	113%	113%	
			120%	106%
New Bedford - Avg. Bid	27-Jun-19	100%	6.5%	
	27-Jun-20	100%	100%	
	27-Jun-21	107%	107%	
	27-Jun-22	113%	113%	
			121%	
Northbridge FD - Low Bid/Estmate Averaged	8-Mar-22	100%	6.5%	
			100%	
	28-Jul-22	100%	102%	102%
Dennis FD - Low Bid/Estmate Averaged	23-Jul-21	100%	6.5%	
			100%	
	28-Jul-22	100%	107%	
Cambridge - SD Estimate			6.5%	
	4-Aug-20	100%	100%	
	4-Aug-21	100%	107%	
	4-Aug-22	107%	113%	