

TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE
Project Submission Form – FY15

Submitter:

Douglas MacDougal Recreation Director &
 Dr. Edward Heller Chairman,
 Weston Case Campus Master Plan Committee

Submission Date:

1-10-14

Submitter's Address:

Weston Town Hall
 11 Town House Road
 Weston MA, 20493

Phone #: 781-891-0701 = Ed Home

E-mail Address:

macedougall.d@westonmass.org
 HellerE@weston.org

Purpose: (Check all that apply)

- Acquisition, creation, or preservation of open space or the rehabilitation/restoration of open space if acquired or created with CPA funds _____
- Acquisition, creation, preservation, or rehabilitation/restoration of recreational land Yes, check
- Acquisition, creation, preservation, or support of community housing (low and moderate income housing for individuals and families, including low or moderate income senior housing) or the rehabilitation/restoration of community housing if acquired or created with CPA funds _____
- Acquisition, preservation, or rehabilitation/restoration of historic resources _____

Project Name and Brief Description:

Case Campus Master Plan - Package 4: The creation of interconnected pedestrian paths to create a "Cultural Town Center", connecting multigenerational town owned buildings and activating an underutilized town asset. The pathways will connect the library, recreation center, 3 elementary schools, council on aging, playing fields, town pool and school administration buildings. Restoration of an arboretum area by planting mature trees in an area vacated by the demolition of existing Field School.

How This Project Helps to Preserve Weston's Character:

The arboretum tree plantings will restore the natural vistas and character along the School Street scenic roadway. This project activates an underutilized town parcel that will bring the building occupants outside to promote a healthy walking environment while reducing the need to drive from building to building. These pathways will allow the patrons, students and town employees to intermingle while celebrating the rural character of Weston.

Projected Cost:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources
2015	\$1,404,000	\$1,186,000	
2016	\$816,000	\$0	
2017			
Total	\$2,220,000	\$1,186,000	

For Community Preservation Committee Use:

Received on:

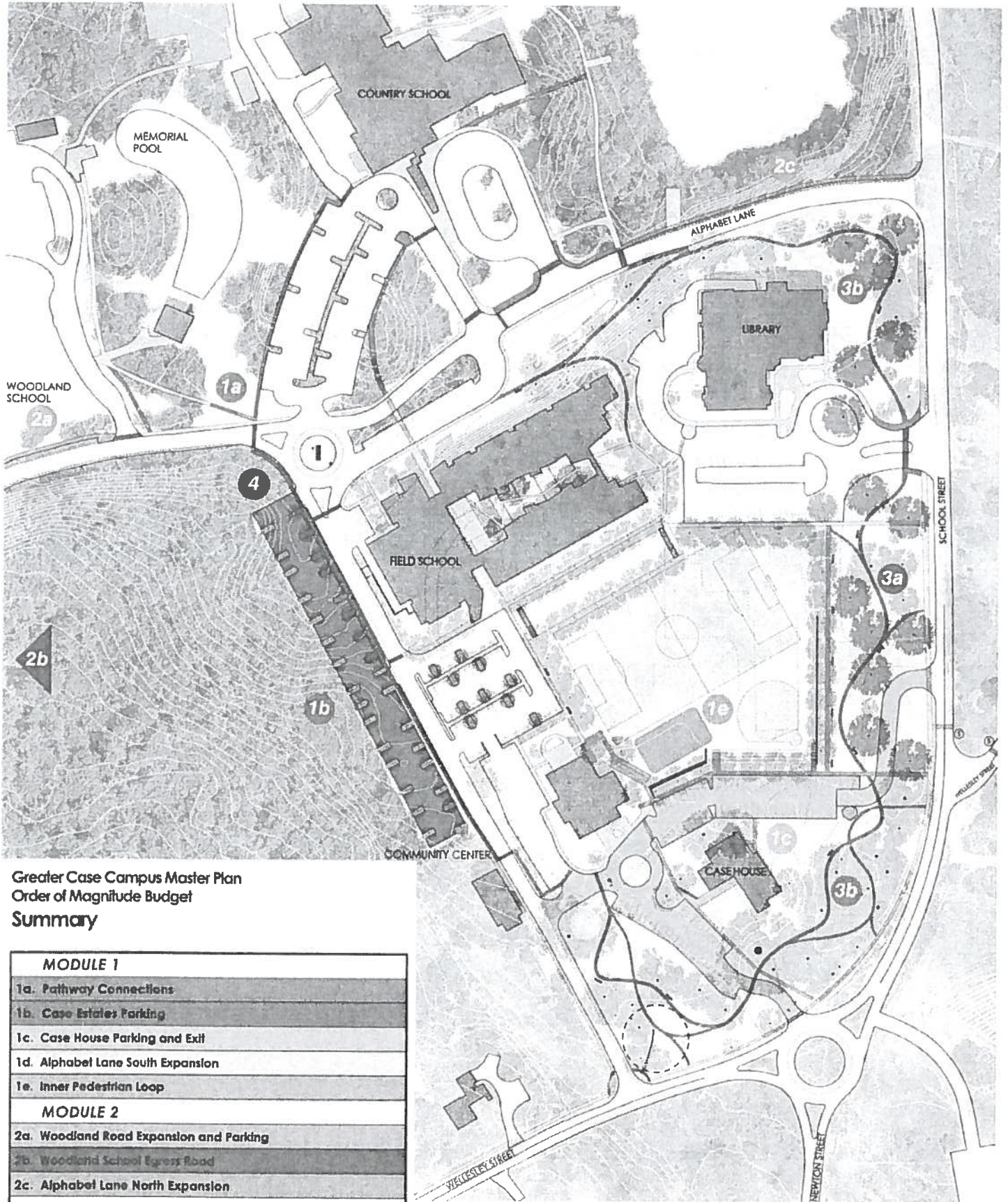
Associated Town Department/Committee:

Reviewed on:

Determination:

**Weston Case Campus Master Plan Package 4 Projects
Order of Magnitude Project Costs**

Descriptions	Component	Construction Costs	Soft Costs	Grand Totals	Potential Funding Source
Package 4 - Case Campus Improvements Along School Street.					
1c. Recreation Center & Case House Parking Reconfiguration & Traffic Access	1e. Inner Pedestrian Loop	\$430,000	\$120,000	\$550,000	CPC Funding
	3a. Arboretum Tree Plantings	\$816,000	\$218,000	\$1,034,000	Town Meeting General Fund
	3b. Outer Pedestrian Loop (Legacy Trail)	\$168,000	\$56,000	\$224,000	CPC Funding
	Package 4 Total	\$319,000	\$93,000	\$412,000	CPC Funding
				\$2,220,000	



**Greater Case Campus Master Plan
Order of Magnitude Budget
Summary**

MODULE 1
1a. Pathway Connections
1b. Case Estate Parking
1c. Case House Parking and Exit
1d. Alphabet Lane South Expansion
1e. Inner Pedestrian Loop
MODULE 2
2a. Woodland Road Expansion and Parking
2b. Woodland School Egress Road
2c. Alphabet Lane North Expansion
MODULE 3
3a. Aracatum Planting
3b. Outer Pedestrian Loop
MODULE 4
4. KIOSK

SCALE 50' 250' 1/8 MILE

Case Campus Master Plan
Project Soft Costs

PACKAGE 4

Category

1e. Inner Pedestrian Loop	Recreation Center & Case House Parking Reconfigure &	3a. Arboretum Tree Plantings	3b. Outer Pedestrian Loop (Legacy Trail)
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Package
Total

Design
Design A/E Services
Civil Survey
Geotechnical & Soil Services
Additional A/E Services
Reimbursable Expenses

10%

\$ 43,000	\$ 81,600	\$ 16,800	\$ 31,900	\$ 173,300
\$ 6,000	\$ 15,000	\$ 5,000	\$ 5,000	\$ 31,000
\$ 3,000	\$ 5,000	\$ -	\$ 3,000	\$ 11,000
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 11,200

Other Soft Costs
Legal Services
Cost Estimating
Bid Printing & Advertising
Project Management
Testing & Inspections
Builder's Risk Insurance
Reimbursable Expenses

5%

\$ -	\$ 1,000	\$ -	\$ -	\$ -
\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 8,000
\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 6,000
\$ 21,500	\$ 40,800	\$ 8,400	\$ 15,950	\$ 86,650
\$ 2,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 7,000
\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 6,000
\$ 3,000	\$ 2,500	\$ 3,000	\$ 3,000	\$ 11,500

Contingencies
Construction and Project

7%

\$ 30,100	\$ 57,120	\$ 11,760	\$ 22,330	\$ 121,310
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Total Soft Cost
Escalation
Total Soft Cost with Escalation

0.0 - 5%

\$ 116,900	\$ 212,320	\$ 54,260	\$ 90,480	\$ 473,960
\$ 2,923	\$ 5,308	\$ 1,357	\$ 2,262	\$ 11,849
\$ 120,000	\$ 218,000	\$ 56,000	\$ 93,000	\$ 487,000

Category

1e. Inner Pedestrian Loop	1c. Recreation Center & Case House Parking Reconfigure & Traffic Access	3a. Arboretum Tree Plantings	3b. Outer Pedestrian Loop (Legacy Trail)
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Escalation 0 This year	0.00%
Escalation 1 year	2.50%

Hard Cost	\$ 430,000	\$ 816,000	\$ 168,000	\$ 319,000
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Total Project Costs by Component	\$ 550,000	\$ 1,034,000	\$ 224,000	\$ 412,000
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Feasibility Study

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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MODULE 1e - Inner Pedestrian Loop

G SITEWORK

G11 SITE PREPARATION

Site Demolition and Preparation

Site clearing 22,950 sf 0.50 11,475

Site Earthwork

Strip topsoil, remove off site 425 cy 15.00 6,375

Excavate for pavement profile; includes removal off site 850 cy 30.00 25,500

Excavation and backfill for retaining walls 1 ls 15,000.00 15,000

Fine grading 2,550 sy 2.00 5,100

Erosion control barrier 800 lf 12.00 9,600

SUBTOTAL SITE PREP AND DEMO

73,050

G20 SITE IMPROVEMENTS

Pedestrian paving

Asphalt paving

gravel base; 8" thick 118 cy 32.00 3,776

Asphalt paving 4,770 sf 2.22 10,589

Crosswalks

Thermaplastic Paint to crosswalks 176 sf 15.00 2,640

Site Improvements:

Outdoor Ice Rink/sunken garden allowance 1 ls 200,000.00 NIC

Retaining wall; AV 8 feet high; stone faced 110 ~~260~~ lf 970.00 ~~253,200~~ 106,700

New ramp 1 ls 30,000.00 30,000

Terraced seating walls 120 lf 500.00 60,000

Spread existing amended topsoil, 6" @ seeded areas 425 cy 14.00 5,950

New trees 26 ea 1,600.00 41,600

New seeded areas 22,950 sf 0.20 4,590

SUBTOTAL SITE IMPROVEMENTS

411,345

TOTAL - SITE DEVELOPMENT PHASE 1e	\$484,395
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Description of Markups applied above

GENERAL CONDITIONS	6.00%
BONDS	2.00%
INSURANCE	0.90%
PERMIT	
OVERHEAD AND FEE	5.0%
ESCALATION	3.0%
DESIGN AND PRICING CONTINGENCY	15.0% 10%

Total 27%

Subtotal = \$338,895

27% Markup \$91,502

Total cost \$430,000



Feasibility Study

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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MODULE 1c - Case House Parking and Exit

Recreation Center Parks Reconfiguration

G SITEWORK

G11 SITE PREPARATION

Site Demolition and Preparation
Site clearing

45,000 sf 0.50 22,500

Site Earthwork

Note we have assumed that the material to be removed off site is clean material; no additional costs for removal of contaminated material has been included

Strip topsoil, remove off site 833 cy 15.00 12,495
 Excavate for pavement profile; includes removal off site; assumed 1 feet 2,083 cy 35.00 72,905
 Fine grading 5,000 sy 2.00 10,000
 Erosion control barrier 1,700 lf 12.00 20,400
 SUBTOTAL SITE PREP AND DEMO 138,300

G20 SITE IMPROVEMENTS

Parking paving

gravel base; 12" thick 1,606 cy 32.00 51,392
 Asphalt paving 4,817 sy 25.00 120,425
 New curb cut 3 loc 15,000.00 45,000
 Parking lines, roadway painting and signage 1 ls 5,000.00 5,000
 Granite curbing 2,514 lf 32.00 80,448
 Granite border to driveway to school street 500 lf 60.00 NIC
 Granite bollards to driveway to school street; assumed 10 feet O.C. 50 loc 1,600.00 NIC

Crosswalks

Thermoplastic Paint to crosswalks 432 sf 10.00 4,320

Landscaping & Plantings:

Spread existing amended topsoil, 6' @ seeded areas 233 cy 26.00 6,058
 New seeded areas 12,570 sf 0.20 2,514
 Planting allowance 1 ls 15,000.00 15,000
 SUBTOTAL SITE IMPROVEMNETS 330,157

G30 CIVIL MECHANICAL UTILITIES

Storm Sewer

Allowance for drainage 1 ls 100,000.00 100,000
 SUBTOTAL 100,000

G40 ELECTRICAL UTILITIES

Site Lighting

Allowance for parking lot lighting 1 ls 50,000.00 50,000
 SUBTOTAL 50,000

Description of Markups applied above

GENERAL CONDITIONS	6.00%
BONDS	2.00%
INSURANCE	0.90%
PERMIT	
OVERHEAD AND FEE	5.0%
ESCALATION	3.0%
DESIGN AND PRICING CONTINGENCY	15.0%

Sub Total = \$618,457

32% Markup \$197,586
 Total = \$816,000

PMC - Project Management Cost

PM&C

Town of Weston
Greater Case Campus Masterplan
Weston, MA

06-Mar-13

Feasibility Study

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
MODULE 3a - Arboretum Planting							
G SITEWORK							
G20	SITE IMPROVEMENTS						
	Large caliper trees	14	ea	10,000.00	140,000		
	SUBTOTAL SITE IMPROVEMNETS					140,000	
Sub TOTAL - SITE DEVELOPMENT PHASE 3a						\$140,000	

Description of Markups applied above

GENERAL CONDITIONS	6.00%
BONDS	2.00%
INSURANCE	0.90%
PERMIT	

OVERHEAD AND FEE	5.0%
ESCALATION	3.0%

DESIGN AND PRICING CONTINGENCY 3% ~~15.0%~~ ~~10%~~

Total 20%

20% Markup \$28,000

Total Cost \$168,000

Feasibility Study

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
MODULE 3b - Outer Pedestrian Loop (Lessey Trail)							
G SITEWORK							
G11	SITE PREPARATION						
	<u>Site Demolition and Preparation</u>						
	Site clearing	16,800	sf	1.00	16,800		
	<u>Site Earthwork</u>						
	<u>Note we have assumed that the material to be removed off site is clean material; no additional costs for removal of contaminated material has been included</u>						
	Strip topsoil, remove off site	311	cy	15.00	4,665		
	Excavate for pavement profile; includes removal off site; assumed 1 feet	778	cy	35.00	27,230		
	Fine grading	1,867	sy	2.00	3,734		
	Erosion control barrier	430	lf	12.00	5,160		
	SUBTOTAL SITE PREP AND DEMO					57,589	
G20	SITE IMPROVEMENTS						
	<u>Gravel Walkway</u>						
	gravel walkway; 12" thick	622	cy	36.00	22,392		
	<u>Landscaping & Plantings:</u>						
	Spread existing amended topsoil, 6" @ seeded areas	241	cy	26.00	6,266		
	New seeded areas	13,000	sf	0.20	2,600		
	Planting allowance	1	ls	50,000.00	50,000		
	SUBTOTAL SITE IMPROVEMNETS					81,258	
G40	ELECTRICAL UTILITIES						
	<u>Site Lighting</u>						
	Allowance for bollard lighting; every 50 feet	56	loc	2,000.00	112,000		
	SUBTOTAL					112,000	
Sub TOTAL - SITE DEVELOPMENT PHASE 3b						\$250,847	

Description of Markups applied above

GENERAL CONDITIONS	6.00%
BONDS	2.00%
INSURANCE	0.90%
PERMIT	
OVERHEAD AND FEE	5.0%
ESCALATION	3.0%
DESIGN AND PRICING CONTINGENCY	15.0% 10%

Total 27%

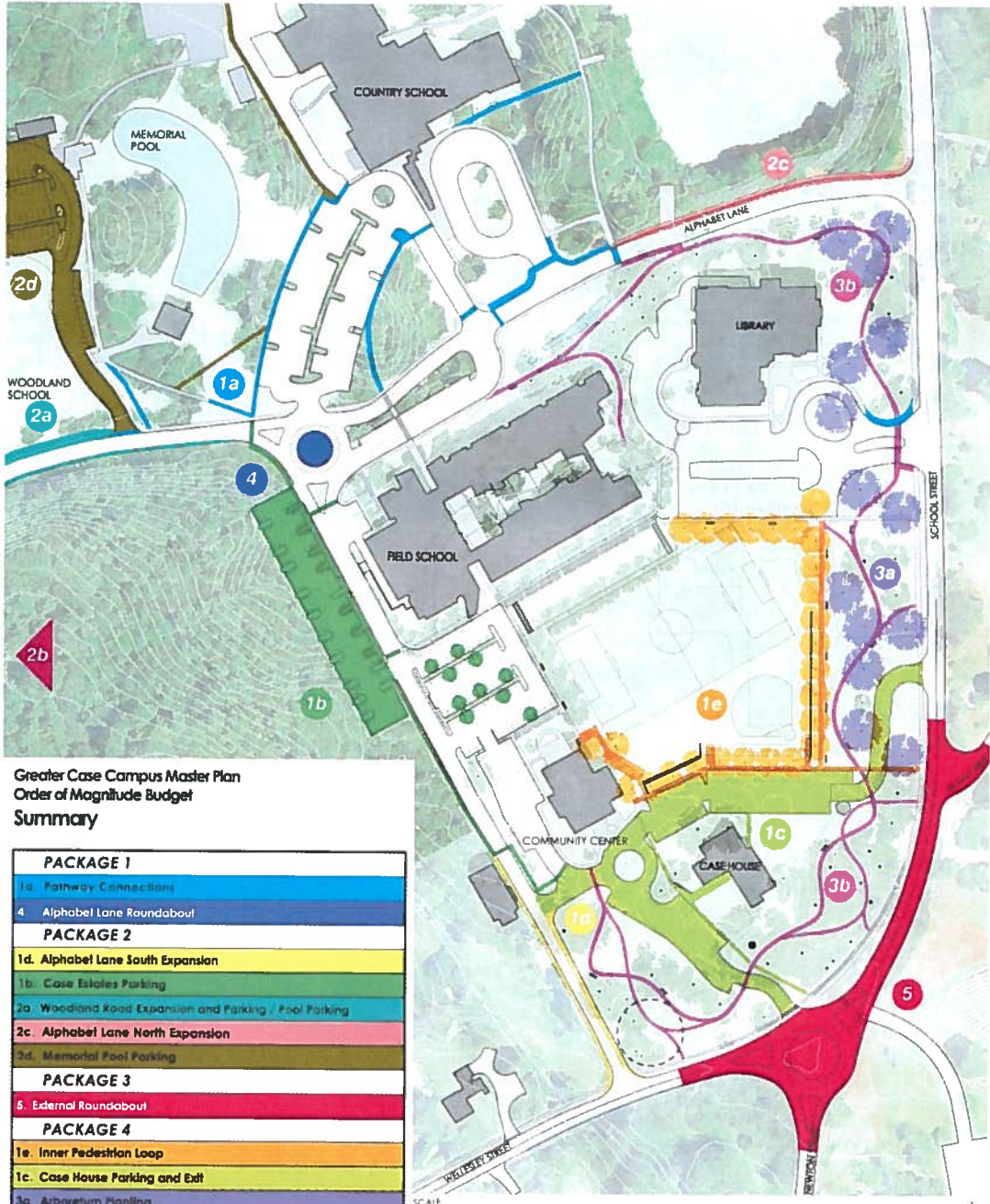
27% Markup \$67,729

Total cost \$319,000



SCALE 50' 250' 1/8 MILE

GREATER CASE CAMPUS MASTER PLAN
Town of Weston by Jonathan Levi Architects
FIELD SCHOOL



**Greater Case Campus Master Plan
Order of Magnitude Budget
Summary**

PACKAGE 1
1a Pathway Connections
4 Alphabet Lane Roundabout
PACKAGE 2
1d Alphabet Lane South Expansion
1b Case Estates Parking
2a Woodland Road Expansion and Parking / Pool Parking
2c Alphabet Lane North Expansion
2d Memorial Pool Parking
PACKAGE 3
5 External Roundabout
PACKAGE 4
1e Inner Pedestrian Loop
1c Case House Parking and Exit
3a Arboretum Planting
3b Outer Pedestrian Loop
PACKAGE 5
2b Woodland School Egress Road
4 Klask

SCALE 30 250 1/8 MILE

GREATER CASE CAMPUS MASTER PLAN
Town of Weston
GCCMP
by Jonathan Levi Architects

