New Public Works Facility
Town of Acton, Ma

40% Design Development Cost Estimate **DD Reconciled Comparison** 3/27/2025

TCi Construction Cost Estimating

CONSTRUCTION COST SUMMARY IN CSI FORMAT	*TCI*	*PM&C*	*Difference*
DIV. 2 DEMOLITION			
020500 Demolition	$231,120	$190,000	$41,120
024500 Hazardous Material Abatement	$115,125	$147,250	($32,125)
DIV. 3 CONCRETE			
033000 Cast-in-Place Concrete	$1,953,476	$1,642,396	$311,080
DIV. 4 MASONRY			
042000 Unit Masonry (part of 040001 FSB)	$415,060	$376,148	$38,912
DIV. 5 METALS			
051200 Structural Steel Framing	w/ PEMB	w/ PEMB	
053100 Steel Decking	w/ PEMB	w/ PEMB	
055000 Metal Fabrications (part of 050001 FSB)	$410,730	$562,572	($151,842)
DIV. 6 WOODS & PLASTICS			
061000 Rough Carpentry	$41,060	$37,499	$3,561
064020 Interior Architectural Woodwork & Casework	$80,390	$83,140	($2,750)
DIV. 7 THERMAL & MOISTURE PROTECTION			
072100 Thermal Insulation	$169,038	$275,499	($106,461)
072700 Air Barriers & Waterproofing (part of 070001 FSB)	$331,582	$164,411	$167,171
074600 Cement Board Siding and Trim	$0	$0	$0
075400 Membrane Roofing (part of 070002 FSB)	$0	$0	$0
075450 Asphalt Roofing System (part of 070002 FSB)	$0	$0	
077200 Roof Accessories	$11,700	$5,000	
078410 Penetration Firestopping	$12,775	$2,500	$10,275
079200 Joint Sealants (part of 070001 FSB)	w/ 072700	w/ 072700	w/ 072700
DIV. 8 DOORS & WINDOWS			
081110 Doors and Frames	$95,085	$105,845	($10,760)
083110 Access Doors and Frames	$0	$0	$0
083310 Overhead Coiling Doors	$250,400	$265,800	($15,400)
084110 Aluminum Windows	$323,850	$304,658	$19,192
084500 Aluminum Windows and Storefronts	inc above	inc above	
084550 Skylights	$48,000	$0	$48,000
084555 Sunshades	$65,000	$0	$65,000
084600 Translucent Windows	$195,000	$282,500	($87,500)
087100 Door Hardware	$42,000	$56,100	($14,100)
088000 Glazing	$34,250	$11,795	$22,455
089000 Louvers and Vents	$15,000	$990	$14,010
DIV. 9 FINISHES			
092110 Gypsum Board Assemblies	$610,025	$455,113	$154,912
093000 Tiling	$62,700	$154,544	($91,844)
095100 Acoustical Ceilings	$64,100	$30,730	$33,370
096510 Resilient Flooring and Accessories	$57,000	$25,605	$31,395
096550 Carpet	$17,160	$0	$17,160
097300 Resinous flooring and base	$23,400	$0	$23,400
099000 Painting and Coating (part of 090007 FSB)	$301,835	$189,562	$112,273
DIV 10 SPECIALTIES			
101400 Signage & Displays	$13,000	$23,140	($10,140)
102800 Toilet Accessories	$12,058	$8,350	$3,708
104400 Fire Protection Specialties	$3,000	$4,900	($1,900)
106500 Toilet Partitions	$7,750	$10,100	($2,350)
108500 Lockers	$35,000	$11,870	$23,130
109400 Screen Partitions	$9,300	$0	$9,300
109500 Fall Arrest	$25,000	$50,000	($25,000)
109600 Wall Protection	$0	$10,000	($10,000)
DIV. 11 EQUIPMENT			
113100 Appliances	$0	$6,600	($6,600)
118100 Industrial Equipment	$848,500	$747,000	$101,500
DIV. 12 FURNISHINGS			
122110 Horizontal Louver Blinds	$18,660	$7,482	$11,178
122510 Recessed Grilles	$0	$0	$0

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DIV. 13 SPECIAL CONSTRUCTION			
13100 Pre-fabricated Metal Building	$4,808,585	$5,054,448	($245,863)
DIV. 21 FIRE SUPPRESSION			
210000 Fire Suppression	$441,576	$384,468	$57,108
DIV. 22 PLUMBING			
220000 Plumbing - FSB	$1,161,159	$1,008,448	$152,711
DIV. 23 HVAC			
220000 HVAC - FSB	$4,519,001	$4,680,231	($161,230)
DIV. 26 ELECTRICAL			
260000 Electrical - FSB	$1,872,406	$1,670,432	$201,974
DIV. 31 EARTHWORK			
311000 Site Clearing	$231,975	$253,510	($21,535)
312000 Earthwork	$1,147,920	$1,386,961	($239,041)
312500 Erosion and Sedimentation Controls	inc above	inc above	
315000 Ground Improvements	$0	$0	$0
DIV. 32 EXTERIOR IMPROVEMENTS			
321216 Asphalt Paving	$685,904	$667,514	$18,390
321213 Portland Cement Concrete Paving	$16,800	$12,630	$4,170
321613 Curbs and Gutters	inc above	inc above	
323100 Site Improvements	$28,000	$91,182	($63,182)
329000 Landscaping	$100,000	$148,618	($48,618)
DIV. 33 UTILITIES			
331000 Site Water Distribution	$69,060	$96,818	($27,758)
333000 Sanitary Sewerage Utilities	$232,900	$231,493	$1,407
334000 Storm Drainage	$612,045	$666,366	($54,321)
335000 Gas	$0	$0	$0
SUBTOTAL DIRECT (TRADE) COST	***$22,876,460***	***$22,602,218***	***$274,242***
GENERAL CONDITIONS & REQUIREMENTS	$2,516,411	$2,474,940	$41,471
GL INSURANCE	$320,270	$494,989	($174,719)
BONDS	$411,776	$247,494	$164,282
GC - OVERHEAD & PROFIT	$1,044,997	$989,977	$55,020
DESIGN AND PRICING CONTINGENCY	$2,037,744	$1,808,177	$229,567
ESCALATION TO 4TH QUARTER 2025 BID OPENING	$584,153	$339,033	$245,120
TOTAL BASE CONSTRUCTION COSTS	**$29,791,811**	**$28,956,831**	**$834,980**