



# Upton Community Center

Presentation to Multiple Boards & Committees

January 7, 2021

# AGENDA

- The Team
- Where We Are Now
- Design Update: Floor Plan and Elevations
- Rendered Views
- Project Budget Information
- Next Steps
- Schedule

# THE TEAM

## Upton Community Center Building Committee

James Brochu, Chair  
Paul Flaherty Vice Chair  
Steven Rakitin  
Mike Howell  
Dee Hakala  
Justin Pollard  
Jay Rodriguez

## User Group

Matthew Bachtold (Library)  
Janice Nowicki (COA)

## Owner's Project Manager – The Vertex Companies, Inc.

Steven Kirby  
Jon Lemieux

## Designer – Turowski2 Architecture, Inc.

Peter Turowski  
Libby Turowski  
Bill Sylvia



# TIMELINE FOR WHERE WE ARE NOW

- **August 2018** – Municipal Community Center Feasibility Committee established
- **January to October 2019** – Feasibility Design by Turowski2 Architecture
- **November 5, 2019** – Design funds appropriated
- **January 2020** – Community Center Building Committee established
- **May 2020** – Contract signed for Owner's Project Manager services – Schematic through Bidding
- **July 2020** – Contract signed for Designer services – Schematic Design through Bidding
- **June through December 2020** – Site and wetlands survey work through Town consultant
- **August 11, 2020** – Kickoff meeting with Turowski2
- **August 14, 2020** – Programming and Spaces Needs discussions started
- **September 10 and 25, 2020** – Soil borings conducted
- **September 21, 2020** – Meeting with Water and Sewer Department
- **September 22, 2020** – Design progress review with Town departments
- **September 23, 2020** – Informational meeting with Conservation Commission

# TIMELINE FOR WHERE WE ARE NOW

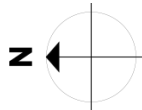
- **September 29, 2020** – Orientation of building on the site determined
- **October 6, 2020** – Site visit to Library and COA; further programming discussions
- **October 6, 2020** – Layout of building orientation at the site for CCBC
- **October 27, 2020** – Test pit excavation with DPW and civil engineer
- **October thru December 2020** – Discussion with VFW regarding Shared Parking Agreement
- **November 20, 2020** – Initial meeting with Fire Department
- **November 24, 2020** – Informational meeting with Planning Board
- **November 30, 2020** – Schematic Design complete including drawings and cost estimate
- **December 8, 2020** – Value engineering discussions
- **December 14, 2020** – FF&E and Programming review meeting #2 with end users
- **January 5, 2020** – Board of Selectmen's meeting for Shared Parking Agreement
- **January 6, 2020** – Community Preservation Committee meeting

**TOTAL OF 11 BUILDING COMMITTEES MEETING TO DATE SINCE AUGUST 2020**

# DESIGN UPDATE | Existing Site Plan

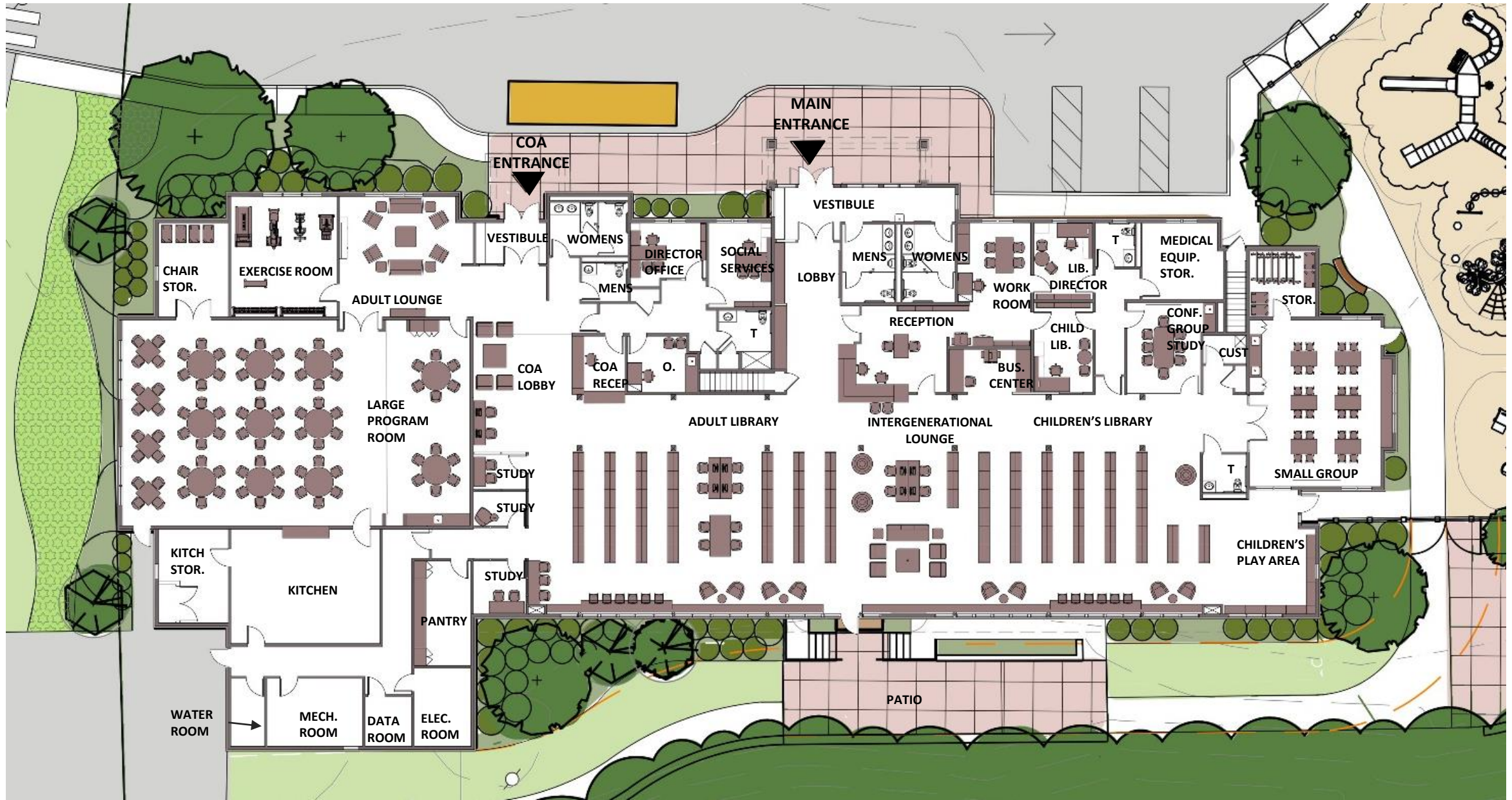


DESIGN UPDATE | Site Plan With Building Overlay





A diagram showing a circle with a horizontal radius vector labeled  $z$  pointing to the left.





## DESIGN UPDATE | Exterior Elevations



North Elevation



South Elevation



East Elevation



West Elevation





RENDERED VIEW | View from North East



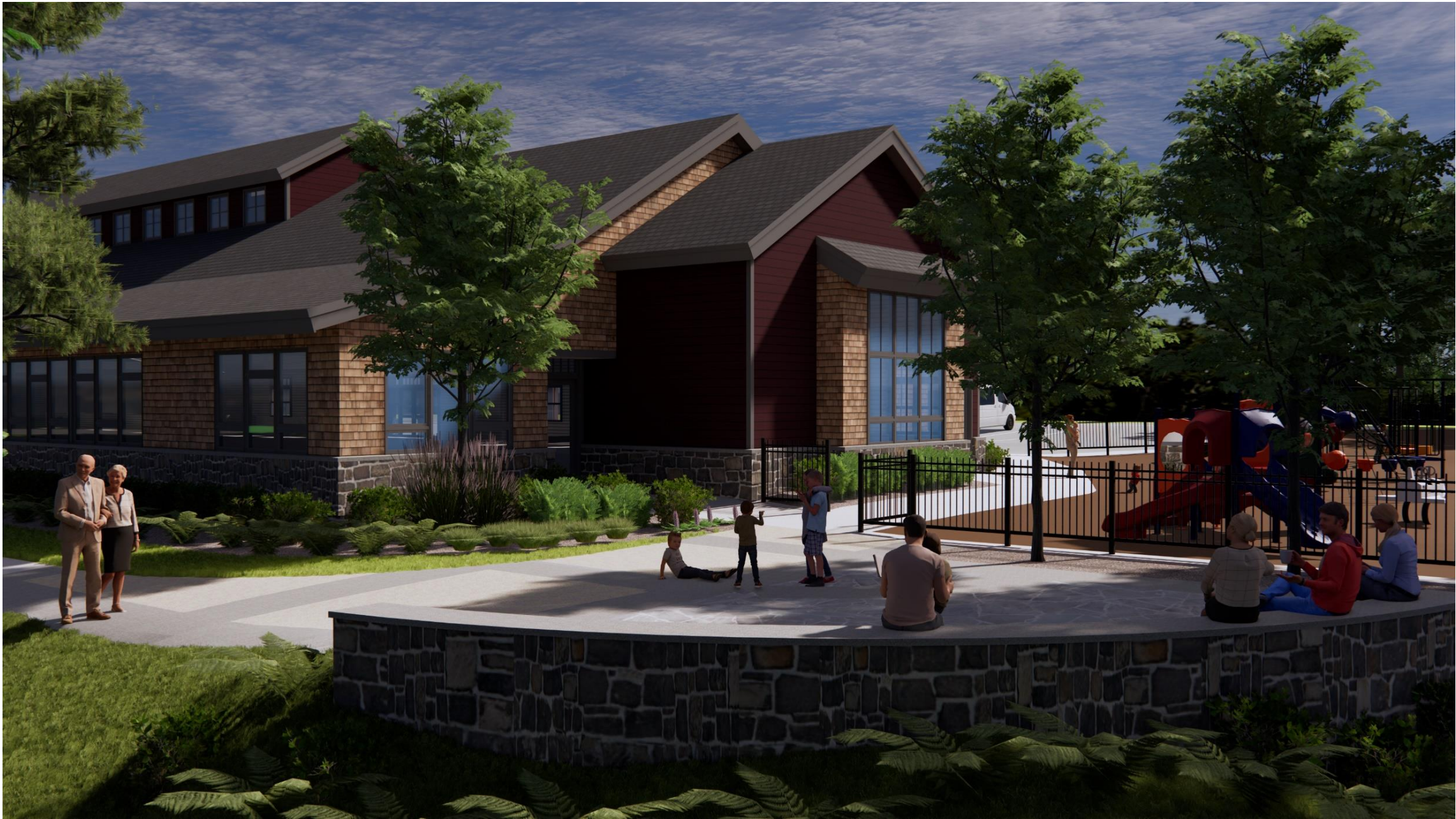


RENDERED VIEW | View from South East





RENDERED VIEW | View from South West





RENDERED VIEW | View from North East





## RENDERED VIEW | Bird's Eye View from the South East



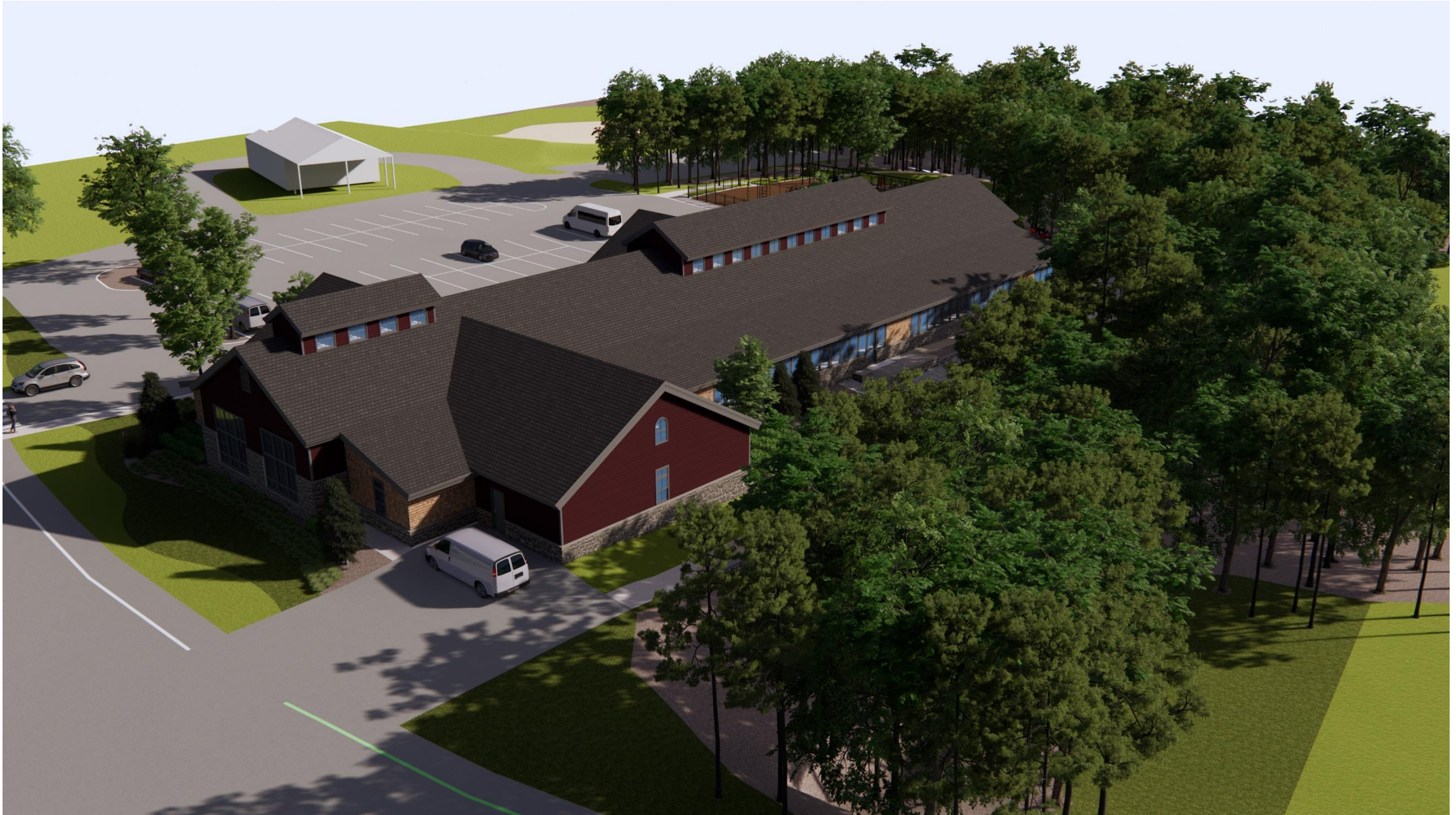


## RENDERED VIEW | Bird's Eye View from the South West





## RENDERED VIEW | Bird's Eye View from the North West





# PROJECT BUDGET INFORMATION

**TOTAL ESTIMATED APPROPRIATION: \$12,355,893**  
less potential CPC Funding

**VERTEX**

Upton Community Center  
Total Project Budget

DRAFT

12/29/2020

**TOTAL  
CONSTRUCTION  
COST:  
\$9,950,000**

**ESTIMATED  
PROJECT COSTS  
BY YEAR:**

**2010 - \$8.33M  
2020 - \$12.36M  
2030 - \$18.70M**

	7/7/2020 TPB		12/8/2020 TPB		12/16/2020 TPB	
Total Appropriation (to date)	\$ 700,000.00		\$ 700,000.00		\$ 700,000.00	
	\$ -		\$ -		\$ -	
TOTAL FUNDING	\$ 700,000.00		\$ 700,000.00		\$ 700,000.00	
Soft Costs:		7/7/20 Notes		12/8/20 Notes		12/16/20 Notes
A/E Fees -						
SD through bidding	\$ 698,548.00	T2 proposal 7/7/20	\$ 698,548.00		\$ 698,548.00	
CA services	\$ 219,000.00	est	\$ 219,000.00		\$ 219,000.00	
A/E reimbursables	\$ -		\$ -		\$ 20,000.00	new
PV and geothermal design						
OPM Fees - Vertex						
SD through bidding	\$ 110,144.00	contract - Vertex	\$ 110,144.00		\$ 110,144.00	
CA services @ 12 months + Closeout	\$ 432,000.00	est	\$ 432,000.00		\$ 440,000.00	
Owner Testing - Ch17 Construction and Materials Testing	\$ 25,000.00	est	\$ 25,000.00		\$ 25,000.00	
Survey - CMG	\$ 5,000.00	contract	\$ 5,000.00		\$ 5,000.00	
Survey amendment #1			\$ 3,800.00		\$ 3,800.00	
Survey Police detail			\$ 216.00		\$ 216.00	
Geotechnical - Design	included in T2		included in T2		included in T2	
Geotechnical - construction monitoring			\$ 15,000.00		\$ 15,000.00	
Haz Mat :						
Soil Testing, Design and monitoring	\$ -		\$ -		\$ 19,000.00	New
Utility backcharge	\$ 20,000.00	est	\$ 30,000.00	increase	\$ 30,000.00	
IT - phone/data/internet/cable	\$ 50,000.00	T2 est	\$ 50,000.00		\$ 50,000.00	
FF&E	\$ 300,000.00	T2 est	\$ 438,328.00		\$ 375,000.00	reduced
HVAC Cx	\$ 30,000.00	est	\$ 30,000.00		\$ 30,000.00	
Advertisement - BidDocsOnline	\$ 5,000.00	est	\$ 5,000.00		\$ 5,000.00	
Printing					\$ 5,000.00	new 12/29
Moving/Temp Facilities	\$ 25,000.00	est	\$ 25,000.00		\$ 25,000.00	
Legal	\$ 5,000.00	est	\$ 5,000.00		\$ 10,000.00	increase
BR Insurance	\$ 30,000.00	est	\$ 30,000.00		\$ 30,000.00	
Soil testing - Haz mat			\$ 6,000.00		\$ -	See above
PB peer review			\$ 3,000.00		\$ 3,000.00	
AV			\$ 50,000.00		\$ 50,000.00	
Security By Owner - Design, material, installation			\$ 15,000.00		\$ 15,000.00	
Mass DOT permitting					\$ 20,000.00	updated 12/29
Soft cost contingency	\$ 49,500.00		\$ 49,500.00		\$ 110,185.40	5%
Hard Costs						
Construction	\$ 7,344,225.00	estimate 10/24/19	\$ 10,851,625.00	PM&C estimate	\$ 9,900,000.00	reduced
Generator			\$ 100,000.00	est	\$ 50,000.00	est
Alternate #1 - basement 1200SF			\$ -		\$ -	
Alternate #2 - SIP over wood purlin ilo T&G deck			\$ -		\$ -	
Construction contingency	\$ 734,422.50	10%	\$ 1,085,162.50		\$ 792,000.00	From 10 to 8%
Total Project Subtotal	\$ 10,082,839.50		\$ 14,282,323.50		\$ 13,055,893.40	
Balance of Funding needed	\$ (9,382,839.50)		\$ (13,582,323.50)		\$ (12,355,893.40)	



## PROJECT BUDGET INFORMATION | Feasibility Study vs Schematic Design

### Total Project Costs:

Feasibility Study: \$9,382M

Current SD/VE Total Project Costs: \$12,355M

- **Escalation:**  
Construction Start Date July 2021 vs. June 2020
- **Programming Updates:**
  - 13,728 SF in Feasibility Study
  - 17,686 SF in Schematic Design (SD)
  - 17,487 SF after SD/VE
  - 15,304 SF Ground Floor; 2,183 SF Attic Utility and Storage
- **Site Expansion to Include a Significant Portion of VFW Property**
  - 59,000 SF Town; 37,500 VFW
- **Utility Connections:** Gas and Sewer
  - Gas and Sewer +/- 300' per Survey
- **Site Conditions:**
  - Rock and Soil Conditions
- **COVID 19 Impact on Material Costs**

# PROJECT BUDGET INFORMATION | CPC



## TOTAL ESTIMATED GRANT REQUEST \$557,400

### VERTEX

Upton Community Center  
Playground and Site Improvement Costs - CPC Funds

Costs from PM&C SD cost estimate dated 11/25/20

<b>G1010 Site Prep and Demo</b>			
015	Protect play equipment	\$	2,500.00
017	Remove existing trees	\$	15,000.00
019	Clear and grub	\$	10,000.00
021	Strip topsoil	\$	7,950.00
<b>G2010 Site Improvements</b>			
063	Stabilized stone dust		
064	6" crushed stone	\$	520.00
065	Stabilized stine dust	\$	7,535.00
088	Fencing		
088	4' fence	\$	28,475.00
089	4' single gate	\$	1,700.00
090	4' double gate	\$	3,000.00
092	Site landscape play area grass - see 108		
093	New playground equipment	\$	20,000.00
094	Relocate playground equipment	\$	50,000.00
095	Safety surfacing		
096	8" crushed stone	\$	8,200.00
097	Pour in place surfacing	\$	217,620.00
098	Playground curbing	\$	13,500.00
099	Other site furnishings (50%)	\$	12,500.00
100	Boulders (VE)	\$	11,200.00
075	Concrete plaza paving (VE)	\$	33,000.00
<b>G2020 Site Landscape</b>			
108	Loam and seed (4% based on SF)	\$	469.00
	Subtotal	\$	443,169.00
	10% Design and estimating contingency	\$	44,316.90
	2% Escalation	\$	8,863.38
	Subtotal	\$	496,349.28
	5% General conditions	\$	24,817.46
	2% General requirements	\$	9,926.99
	1.4% Insurance	\$	6,948.89
	0.9% Bond	\$	4,467.14
	3% OH/P	\$	14,890.48
	<b>TOTAL</b>	<b>\$</b>	<b>557,400.24</b>

## RECENT AND UPCOMING MEETINGS & NEXT STEPS

- **January 5th:** BOS
- **January 6th:** CPC
- **January 7th:** Multiple Boards and Committees Workshop
- **January 11th:** Library Board of Trustees
- **January 12th:** BC Meeting Authorize to Proceed to DD



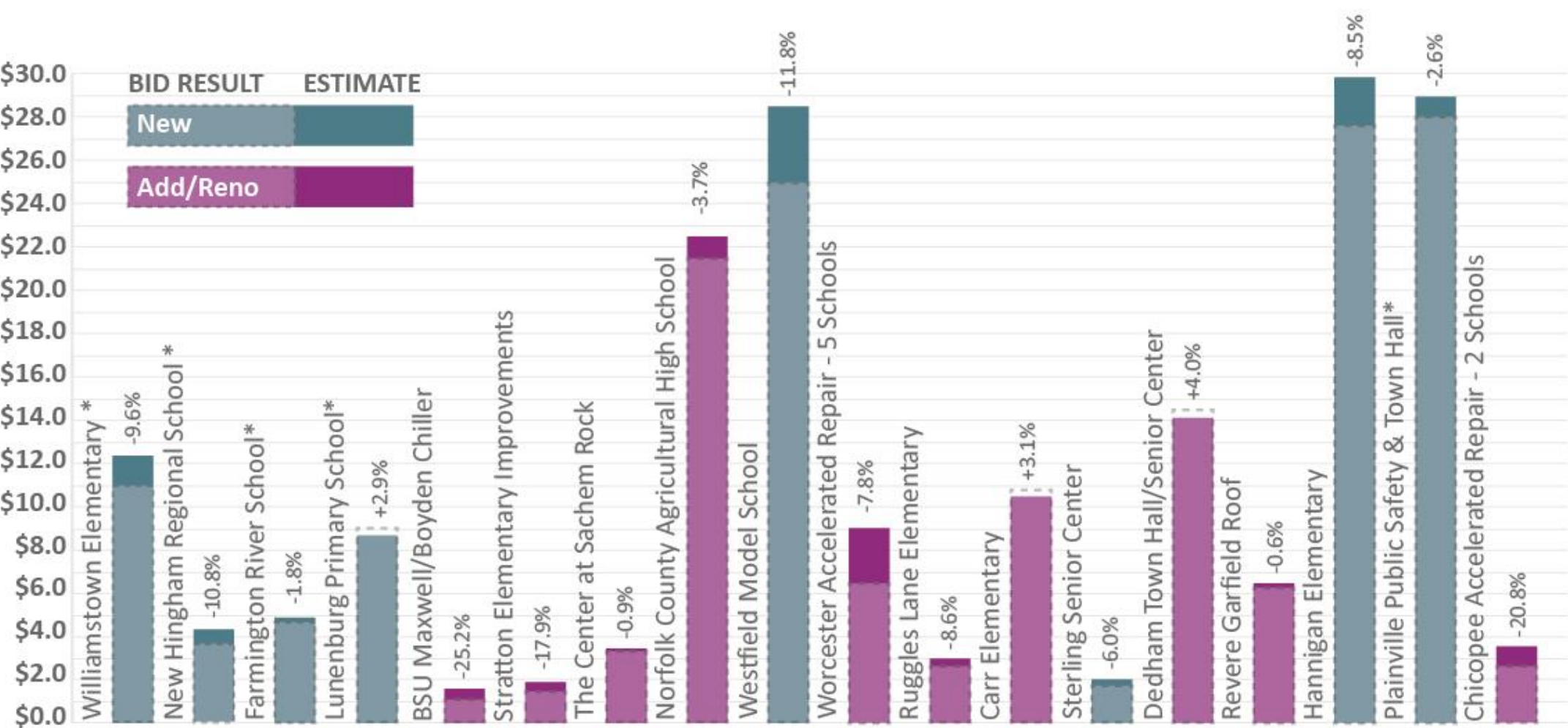
# DESIGN SCHEDULE

- **Design Development:** January 15 – February 26
  - To Cost Estimator on February 12
  
- **Permitting:** February 26 – April 9
  - To PB and Con Comm on February 26
  
- **Construction Documents:** February 26 – April 30
  - CD Estimate Complete April 27
  
- **Bidding:** May 5 – June 8
  
- **Projected Town Meeting:** May 6
  - Town Meeting with 60% CD Estimate



# PROJECT BUDGET INFORMATION

## DESIGN TEAM BUDGET CONTROL EXPERIENCE



\*Projects while with other firms or collaborations

**T2 and the design team brings a strong and proven track record in bringing projects in on budget and maintaining project budgets through construction.**





Thank You