



# Quincy Center

## District Improvement Financing

### Phase V Bond Authorization



Council Order 2024 - 038

April 1, 2024

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Quincy Center District  
Phase V Bond Authorization  
April 1, 2024

<b>Item 1.0 Parking Garages</b>	<b>\$</b>	<b>131,500,000</b>
<b>Item 2.0 Building Remediation &amp; Demolition</b>	<b>\$</b>	<b>761,000</b>
<b>Item 3.0 Environmental Remediation</b>	<b>\$</b>	<b>5,524,000</b>
<b>Item 4.0 Utility Improvements</b>	<b>\$</b>	<b>8,715,000</b>
<b>Item 5.0 Surface Improvements</b>	<b>\$</b>	<b>2,605,800</b>
<b>Item 6.0 Constultant Services</b>	<b>\$</b>	<b>3,450,000</b>
<b>Item 7.0 Legal Services</b>	<b>\$</b>	<b>2,875,000</b>
<b>Item 8.0 Operations</b>	<b>\$</b>	<b>750,000</b>

Total Requested Amount \$ 157,000,000

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Quincy Center District  
Phase V Bond Authorization  
April 1, 2024

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**Item 1.0 Parking Garages**

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Ross North Garage	\$	50,000,000
Ross South Garage	\$	78,000,000
Garage Operations & Maintenance	\$	3,500,000
<b>Item 1.0 Parking Garages Subtotal</b>	<b>\$</b>	<b>131,500,000</b>

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# Ross Garage North

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# Project Budget

Ross Parcel - Garage

3/28/2024

Garage GSF 197,367

Parking Spaces: 515 Pending final design & ADA count

LAND BASIS	GARAGE	\$ per GSF	\$ per Space	NOTES
Land Basis	\$ -	\$ -	\$ -	
<b>TOTAL LAND BASIS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
HARD COSTS - CORE/SHELL	GARAGE	\$ per GSF	\$ per Space	NOTES
Contractor Hard Cost	\$ 44,864,457	\$ 227.31	\$ 87,115	Consigli Estimate dated 2.21.24. Includes basement
Contractor Hard Cost Scope Reduction	\$ (1,200,000)	\$ (6.08)	\$ (2,330)	Remove \$1M Design Contingency, Reduce Garage Ceiling Paint \$200K
Construction Escalation	\$ 1,528,256	\$ 7.74	\$ 2,967	Escalation carried at 3.5% of Hard Cost
Building Permit & Water Sewer Rehab Fees	\$ 451,927	\$ 2.29	\$ 878	Building Permit Fees assumed to be waived, Sewer Rehab Fee at 1%
Insurance	\$ -	\$ -	\$ -	Excluded. To be carried by City
Builder's Risk	\$ -	\$ -	\$ -	Excluded. To be carried by City
Preconstruction Services - Consigli	\$ -	\$ -	\$ -	Included in Preconstruction Contract
MBTA Flagging/License/PM	\$ 175,000	\$ 0.89	\$ 340	Based on Draft Force Account Agreement sent by MBTA 3.24
Hard Cost - Other	\$ 100,000	\$ 0.51	\$ 194	Budget for miscellaneous costs
Security / AV Hardware	\$ 100,000	\$ 0.51	\$ 194	Estimate - TBD once scope is developed
Additional Signage	\$ 75,000	\$ 0.38	\$ 146	Additional Signage Scope Hold, \$75K in HC Budget
Project Contingency	\$ 2,304,732	\$ 11.68	\$ 4,475	Carrying 5% of Hard Cost lines
<b>TOTAL HARD COSTS - CORE/SHELL</b>	<b>\$ 48,399,372</b>	<b>\$ 245.23</b>	<b>\$ 93,979</b>	
FINANCING, OPERATING & MANAGEMENT COSTS	GARAGE	\$ per GSF	\$ per Space	NOTES
Financing Costs	\$ -	\$ -	\$ -	Excluded. To be carried by City
Accounting Fees	\$ -	\$ -	\$ -	Excluded. To be carried by City
Financing Legal Fees	\$ -	\$ -	\$ -	Excluded. To be carried by City
Capitalized Interest	\$ -	\$ -	\$ -	Excluded. To be carried by City
Operating Losses	\$ -	\$ -	\$ -	Excluded. To be carried by City
Capitalized Taxes	\$ -	\$ -	\$ -	Excluded. To be carried by City
Redeveloper Fee	\$ 1,460,223	\$ 7.40	\$ 2,835	3% of Development Costs
<b>TOTAL FINANCING, OPERATING &amp; MANAGEMENT COSTS</b>	<b>\$ 1,460,223</b>	<b>\$ 7.40</b>	<b>\$ 2,835</b>	
SOFT COSTS	GARAGE	\$ per GSF	\$ per Space	NOTES
ARCHITECTURAL & ENGINEERING	GARAGE	\$ per GSF	\$ per Space	NOTES
Architect of Record - Walker Consultants	\$ -	\$ -	\$ -	Included in Preconstruction Contract
Structure - Walker Consultants	\$ -	\$ -	\$ -	Included in Walker Consultants Scope
Code - Code Red	\$ -	\$ -	\$ -	Included in Walker Consultants Scope
MEP - NV5	\$ -	\$ -	\$ -	Included in Walker Consultants Scope
Design Architect - DiMella Shaffer	\$ -	\$ -	\$ -	Included in Preconstruction Contract
Landscape & Irrigation	\$ 20,000	\$ 0.10	\$ 39	Allocated Landscape CA Scope
Audio Visual	\$ -	\$ -	\$ -	Excluded
Lighting Designer	\$ -	\$ -	\$ -	Excluded
Sustainability/LEED Consultant	\$ -	\$ -	\$ -	Excluded
Tel/Data/Security Consultant	\$ -	\$ -	\$ -	Included in Preconstruction Contract
Civil Engineering	\$ 20,000	\$ 0.10	\$ 39	Allocated Civil CA Scope
Transportation Engineering	\$ -	\$ -	\$ -	Excluded
Survey / Site As-Built	\$ 20,000	\$ 0.10	\$ 39	Plug for as-built survey
Environmental LSP	\$ -	\$ -	\$ -	Included in Preconstruction Contract
Hydrant Flow Test	\$ 4,000	\$ 0.02	\$ 8	Plug for 2 Hydrant Flow Tests
Geotechnical	\$ -	\$ -	\$ -	Included in Preconstruction Contract
Materials Testing & Inspection	\$ 90,385	\$ 0.46	\$ 176	UTS - 2% of HC
MEP Commissioning	\$ 25,000	\$ 0.13	\$ 49	TBD Plug - Discuss with City
Permit Expeditor	\$ -	\$ -	\$ -	Excluded
Construction Inspections	\$ -	\$ -	\$ -	Excluded - Lender Inspections
3rd Party Code Review	\$ -	\$ -	\$ -	Excluded
Reimbursables	\$ 5,382	\$ 0.03	\$ 10	3% of A&E Soft Costs
<b>Total A&amp;E</b>	<b>\$ 184,767</b>	<b>\$ 0.94</b>	<b>\$ 359</b>	
LEGAL SERVICES & ASSOCIATED CONSULTANTS	GARAGE	\$ per GSF	\$ per Space	NOTES
Legal - Redeveloper	\$ -	\$ -	\$ -	Excluded. To be carried by Redeveloper
Legal - Owner	\$ -	\$ -	\$ -	Excluded. To be carried by City
<b>Total Legal Services &amp; Associated Consultants</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
PROJECT MARKETING & PROMOTIONS	GARAGE	\$ per GSF	\$ per Space	NOTES
Marketing/Advertising	\$ -	\$ -	\$ -	Excluded
Garage Branding	\$ 25,000	\$ 0.13	\$ 49	Plug based on previous projects
FF&E/OS&E/ART	\$ 20,000	\$ 0.10	\$ 39	Office Furniture
Signage Design	\$ 15,000	\$ 0.08	\$ 29	Plug based on proposals received
AV Equipment / Computer Hardware / TVs	\$ 5,000	\$ 0.03	\$ 10	Plug - Office Computer. Other equipment needed?
<b>Total Marketing &amp; Promotion</b>	<b>\$ 65,000</b>	<b>\$ 0.33</b>	<b>\$ 126</b>	
MUNICIPAL FEES & PERMITS	GARAGE	\$ per GSF	\$ per Space	NOTES
Planning Board / Zoning Board Fees	\$ -	\$ -	\$ -	Excluded. To be carried by City
Conservation Commission Fees	\$ -	\$ -	\$ -	Excluded. To be carried by City
Peer Review Fee	\$ -	\$ -	\$ -	Excluded. To be carried by City
Mitigation Fees	\$ -	\$ -	\$ -	Excluded. To be carried by City
National Grid Fees	\$ -	\$ -	\$ -	Excluded. To be carried by City
Stormwater & Drain Permits	\$ -	\$ -	\$ -	Excluded. To be carried by City
Miscellaneous Permits	\$ -	\$ -	\$ -	Excluded. To be carried by City
<b>Total Associates Fees &amp; Permits</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Subtotal Soft Costs</b>	<b>\$ 249,767</b>	<b>\$ 1.27</b>	<b>\$ 485</b>	
Soft Cost Contingency	\$ 24,977	\$ 0.13	\$ 48	10% of Soft Costs
<b>TOTAL SOFT COSTS</b>	<b>\$ 274,744</b>	<b>\$ 1.39</b>	<b>\$ 533</b>	
<b>TOTAL DEVELOPMENT COST</b>	<b>\$ 50,134,339</b>	<b>\$ 254.02</b>	<b>\$ 97,348</b>	

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**Switchpoint Parking Garage**  
**Quincy, MA**

Cost Model - Parking Garage  
February 16, 2024

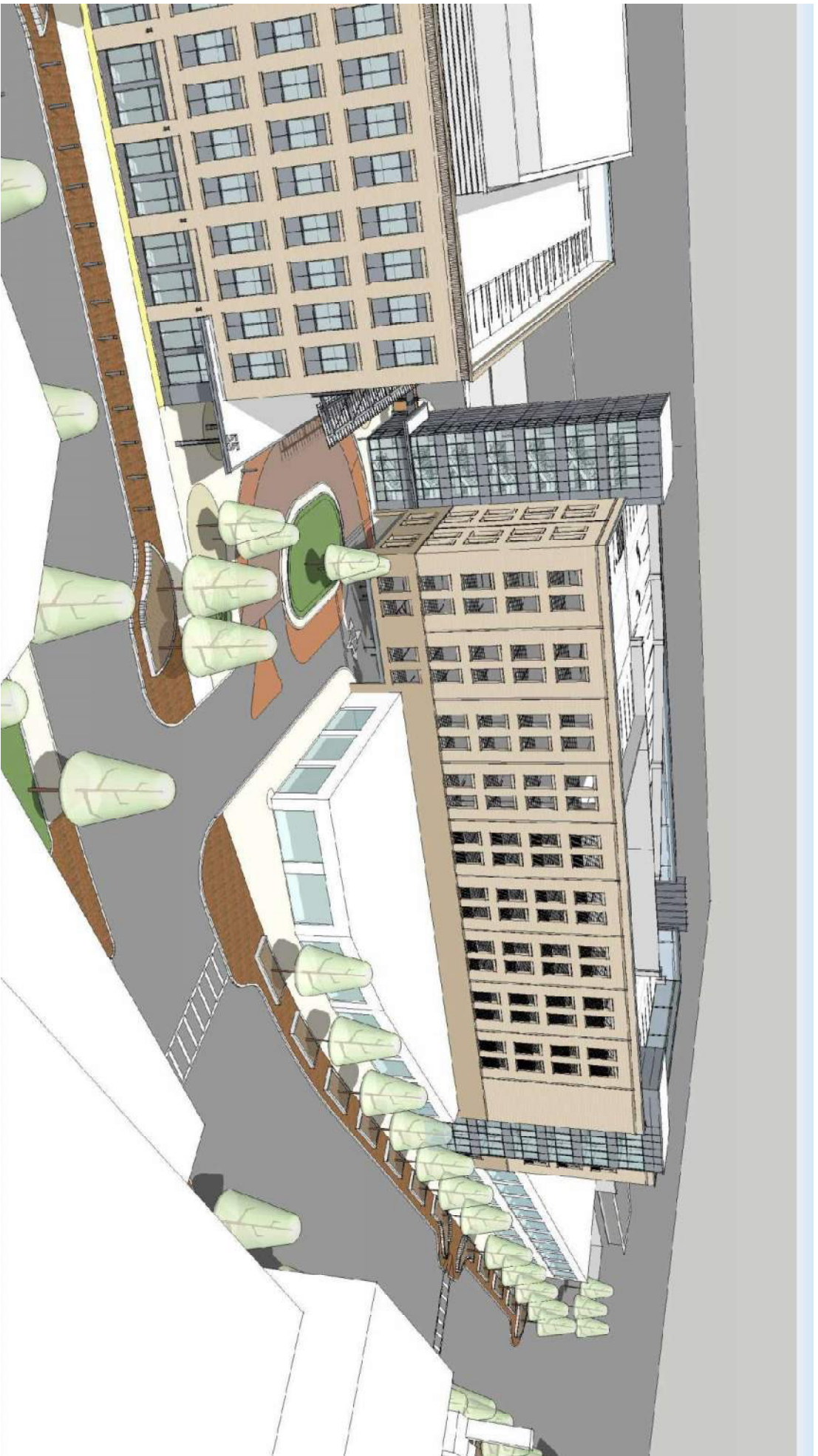
208,173 SF - RESI 197,367 SF - RESI  
518 CARS 515 CARS  
7 FLS GARAGE 7 FLS GARAGE  
0.35 FAÇADE RATIO 0.35 FAÇADE RATIO  
402 GSF/UNIT 383 GSF/UNIT



WBS	DESCRIPTION	PARKING GARAGE 5.19.22		PARKING GARAGE 5.19.22		PARKING GARAGE 2.8.24		SCOPE CHANGES	PARKING GARAGE TOTAL				
		208,400 SF	2,200,000	208,173 SF	2,218,898	197,367 SF	2,341,400		197,367 SF	2,884,437			
03-30	Concrete	10.66	2,200,000	10.66	2,218,898	11.86	2,341,400	Add thickened cantilevered wall footings, thickened wall and piers on east/north wall, taller walls, ejector pits	2.75	543,037	14.61	2,884,437	
03-41	Precast Structural Concrete	50.60	10,444,000	50.60	10,533,715	56.32	11,115,400	Revised precast price Dalley Precast	7.22	1,424,800	63.54	12,540,000	
04-20	Masonry	3.49	718,668	3.49	724,841	3.88	764,900		-	-	3.88	764,900	
05-12	Structural Steel	0.83	173,671	0.83	173,146	0.93	182,700		-	-	0.93	182,700	
05-50	Miscellaneous Metals	3.32	685,804	3.32	691,493	3.70	729,700	Window grille 4'x6' - 264 each	2.73	538,560	6.43	1,268,260	
06-10	Rough Carpentry	0.13	27,125	0.13	27,358	0.15	28,900		-	-	0.15	28,900	
06-25	Finish Carpentry	0.05	10,000	0.05	10,086	0.05	10,600		-	-	0.05	10,600	
07-10	Waterproofing & Joint Sealants	0.49	100,550	0.49	101,414	0.54	107,000	Add Preprufe under SOG, footings & WP at walls - 41,000 sf horiz. and 5,400 sf walls	2.88	598,850	3.53	695,850	
07-50	Membrane Roofing	0.26	54,365	0.26	54,832	0.29	57,900		-	-	0.29	57,900	
08-10	Doors, Frames, Hardware	0.47	97,982	0.47	98,824	0.53	104,300		-	-	0.53	104,300	
08-36	Overhead Doors/Loading Dock Equipment	0.17	35,700	0.17	36,007	0.19	38,000	Remove retail loading dock	(0.19)	(38,000)	-	-	
08-40	Glass & Glazing	0.78	161,350	0.78	162,736	0.87	171,700		-	-	0.87	171,700	
08-41	Façade	7.44	1,536,060	7.44	1,549,255	8.28	1,634,800	Add metal vertical fins (8 each)	1.64	324,000	9.92	1,958,800	
09-21	Drywall & Framing	1.23	253,961	1.23	256,143	1.37	270,300		-	-	1.37	270,300	
09-51	Acoustical Ceilings	0.07	14,850	0.07	14,978	0.08	15,800		-	-	0.08	15,800	
09-65	Resilient Flooring	0.02	3,400	0.02	3,429	0.02	3,600		-	-	0.02	3,600	
09-90	Painting	0.52	107,647	0.52	108,572	0.58	114,600	Paint double tee ceilings white	3.26	642,600	3.84	757,200	
10-01	Specialties	0.14	28,171	0.14	28,413	0.15	30,000	Remove wire mesh partitions at bike room	(0.08)	(15,000)	0.08	15,000	
10-14	Signage	0.34	70,840	0.34	71,247	0.38	75,200		-	-	0.38	75,200	
10-95	Miscellaneous Specialties	0.09	18,200	0.09	18,356	0.10	19,400		-	-	0.10	19,400	
11-12	Parking Equipment	0.67	138,000	0.67	139,185	0.74	146,900		-	-	0.74	146,900	
11-24	Window Washing Equipment	0.15	30,000	0.15	30,258	0.16	31,900		-	-	0.16	31,900	
12-93	Site Furnishings	0.08	16,485	0.08	16,627	0.09	17,500	Remove bike racks	(0.09)	(17,500)	-	-	
14-20	Elevators	2.73	562,537	2.73	567,369	3.03	599,700		-	-	3.03	599,700	
21-01	Fire Protection	6.91	1,426,954	6.91	1,439,212	7.69	1,518,700	Add fire pump and jockey pump	0.63	125,000	8.33	1,643,700	
22-01	Plumbing	2.73	562,979	2.73	567,815	3.04	599,200	Add underdrain ejector pumps	0.25	50,000	3.29	649,200	
23-01	HVAC	4.27	880,669	4.27	888,234	4.75	937,300		-	-	4.75	937,300	
26-01	Electrical	15.99	3,217,784	15.99	3,245,425	17.35	3,424,700	Add 22 EV charging stations	1.47	290,051	19.82	3,714,751	
31-23	Site Work	18.90	3,900,000	18.90	3,933,501	21.03	4,150,700	Add out-of-state contaminated soils disposal, water treatment, underdrain system and SOE	6.71	1,325,308	27.75	5,476,008	
31-25	Landscaping	-	-	-	-	-	-	Add landscaping allowance	1.77	350,000	1.77	350,000	
<b>SUBTOTAL</b>		<b>133</b>	<b>27,475,352</b>	<b>133</b>	<b>27,711,368</b>	<b>148</b>	<b>29,241,800</b>		<b>31</b>	<b>6,131,906</b>	<b>179</b>	<b>35,373,306</b>	
	Design/Estimate Contingency	10.0%	13.31	2,747,500		2,771,137	14.82	2,924,200	3.11	613,151	17.92	3,537,351	
<b>SUBTOTAL 1 (TRADE COSTS)</b>		<b>146</b>	<b>30,222,852</b>	<b>146</b>	<b>30,482,505</b>	<b>163</b>	<b>32,166,000</b>		<b>34</b>	<b>6,744,657</b>	<b>197</b>	<b>38,910,657</b>	
	Construction Contingency	2.0%	2.93	604,500		2.93	609,700	3.26	643,300	0.68	134,900	3.94	778,200
	SDI / Subcontractor Bonds	1.2%	1.76	362,700		1.76	365,800	1.96	386,000	0.41	80,900	2.37	466,900
<b>SUBTOTAL 2</b>		<b>151</b>	<b>31,190,052</b>	<b>151</b>	<b>31,458,005</b>	<b>168</b>	<b>33,195,300</b>		<b>35</b>	<b>6,960,457</b>	<b>203</b>	<b>40,155,757</b>	
	General Conditions	5.0%	7.32	1,511,100		7.32	1,524,100	8.15	1,608,300	1.71	337,200	9.86	1,945,500
	General Requirements	3.5%	5.13	1,057,800		5.13	1,066,900	5.70	1,125,800	1.20	236,100	6.90	1,361,900
<b>SUBTOTAL 3</b>		<b>164</b>	<b>33,758,952</b>	<b>164</b>	<b>34,049,005</b>	<b>182</b>	<b>35,929,400</b>		<b>38</b>	<b>7,533,757</b>	<b>220</b>	<b>43,463,157</b>	
	General Liability Insurance	1.20%	1.96	405,100		1.96	408,600	2.18	431,200	0.46	90,400	2.64	521,600
	Builder's Risk - NIC	-	-	-		-	-	-	-	-	-	-	
	Building Permit - NIC	-	-	-		-	-	-	-	-	-	-	
	Performance & Payment Bond - Excluded	-	-	-		-	-	-	-	-	-	-	
<b>SUBTOTAL</b>		<b>166</b>	<b>34,164,052</b>	<b>166</b>	<b>34,457,605</b>	<b>184</b>	<b>36,360,600</b>		<b>39</b>	<b>7,624,157</b>	<b>223</b>	<b>43,984,757</b>	
	Fee	2.00%	3.31	683,281		3.31	689,152	3.68	727,200	0.77	152,500	4.46	879,700
	Escalation - By Owner	-	-	-		-	-	-	-	-	-	-	
<b>TOTAL COST</b>		<b>169</b>	<b>34,847,333</b>	<b>169</b>	<b>35,146,757</b>	<b>188</b>	<b>37,087,800</b>		<b>39</b>	<b>7,776,657</b>	<b>227</b>	<b>44,864,457</b>	
	Cost/Vehicle \$		67.273		67.851		72.015					87.115	

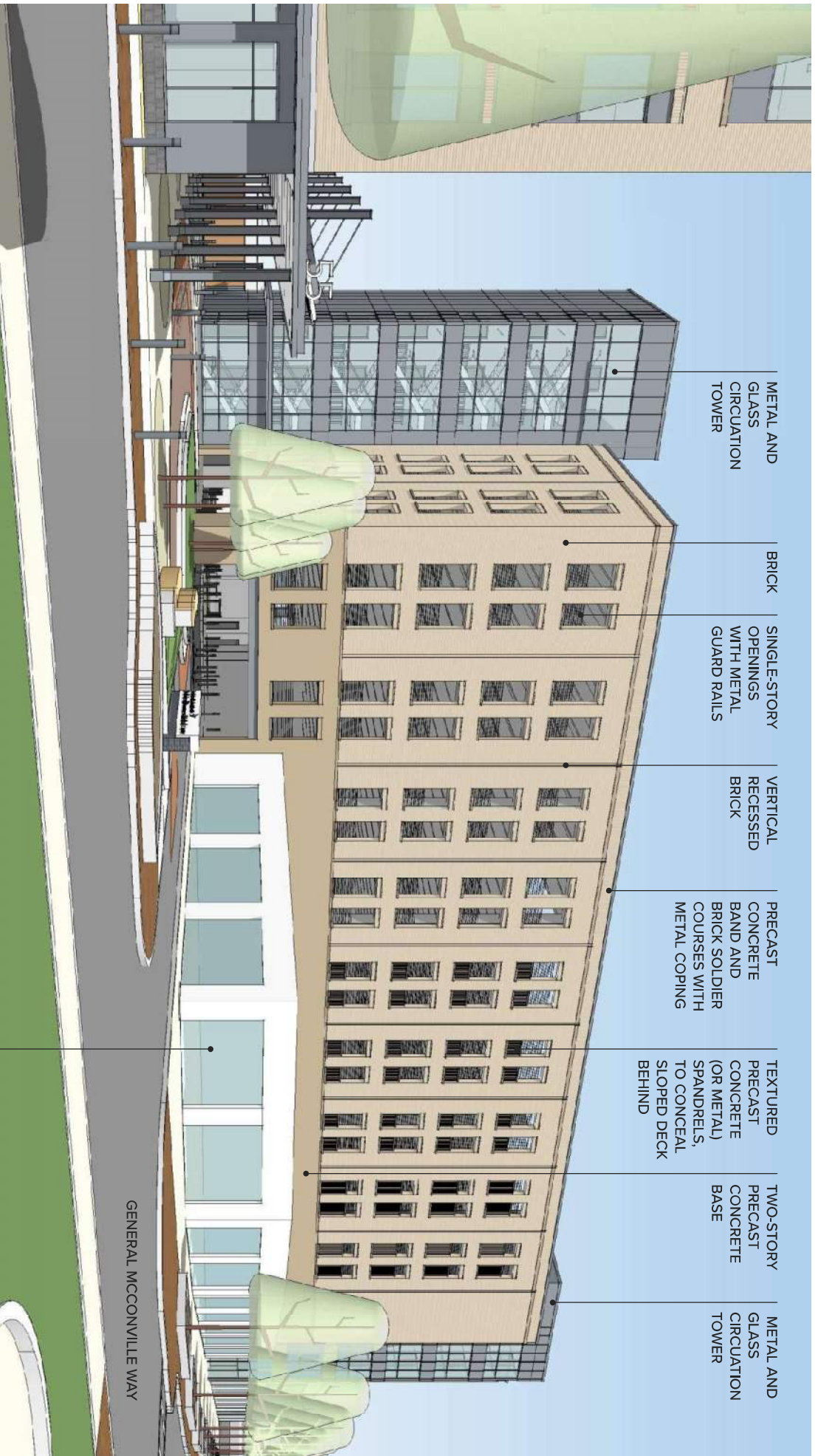
Alternate #1 - Add upper parking level and delete basement level \$ (1,114,566)

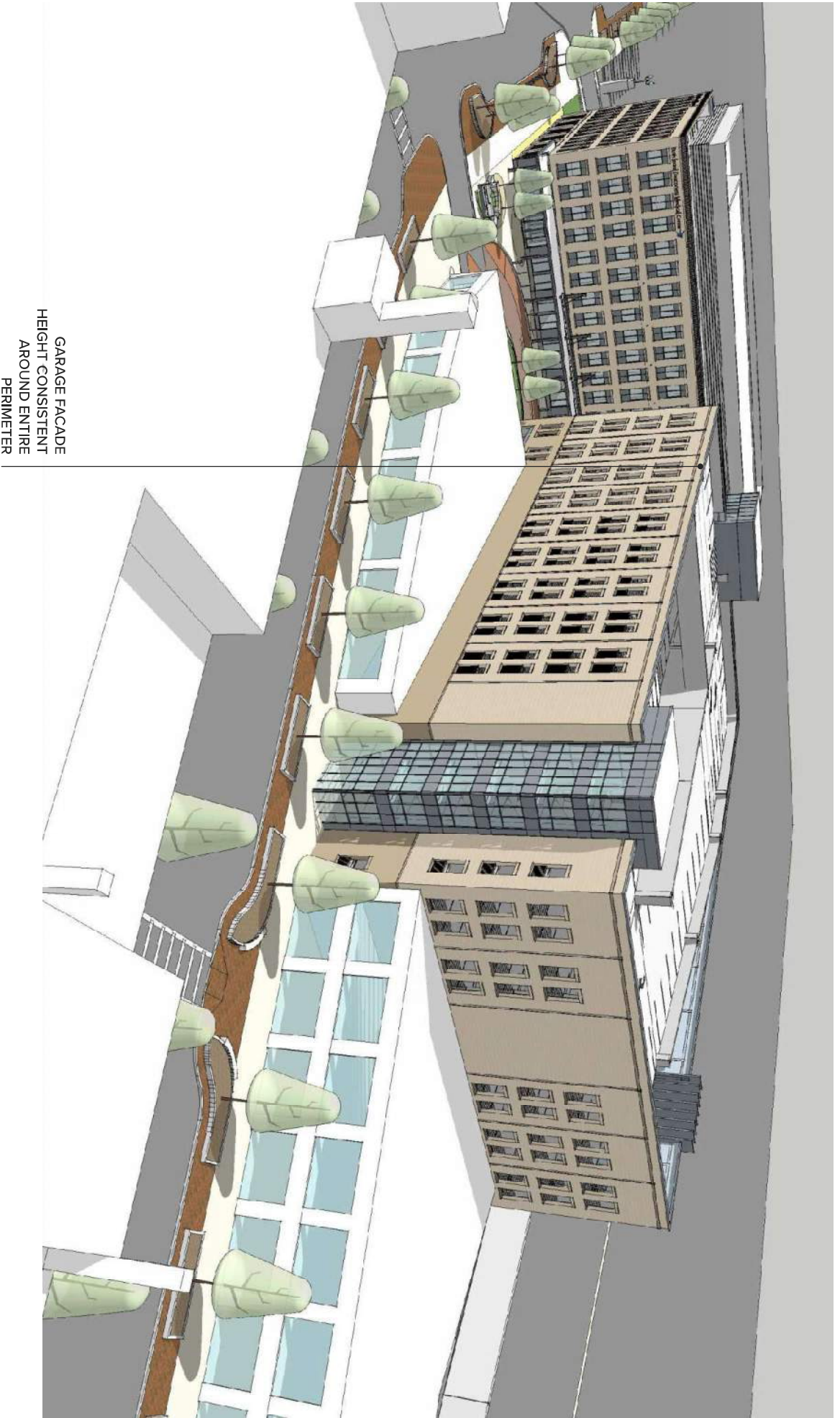
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DIMELLA  
SHAFFER **FOXROCK**

**GARAGE CONCEPT A: AERIAL VIEW FROM THE EAST**  
QUINCY MEDICAL OFFICE BUILDING GARAGE / 22 DECEMBER 2023  
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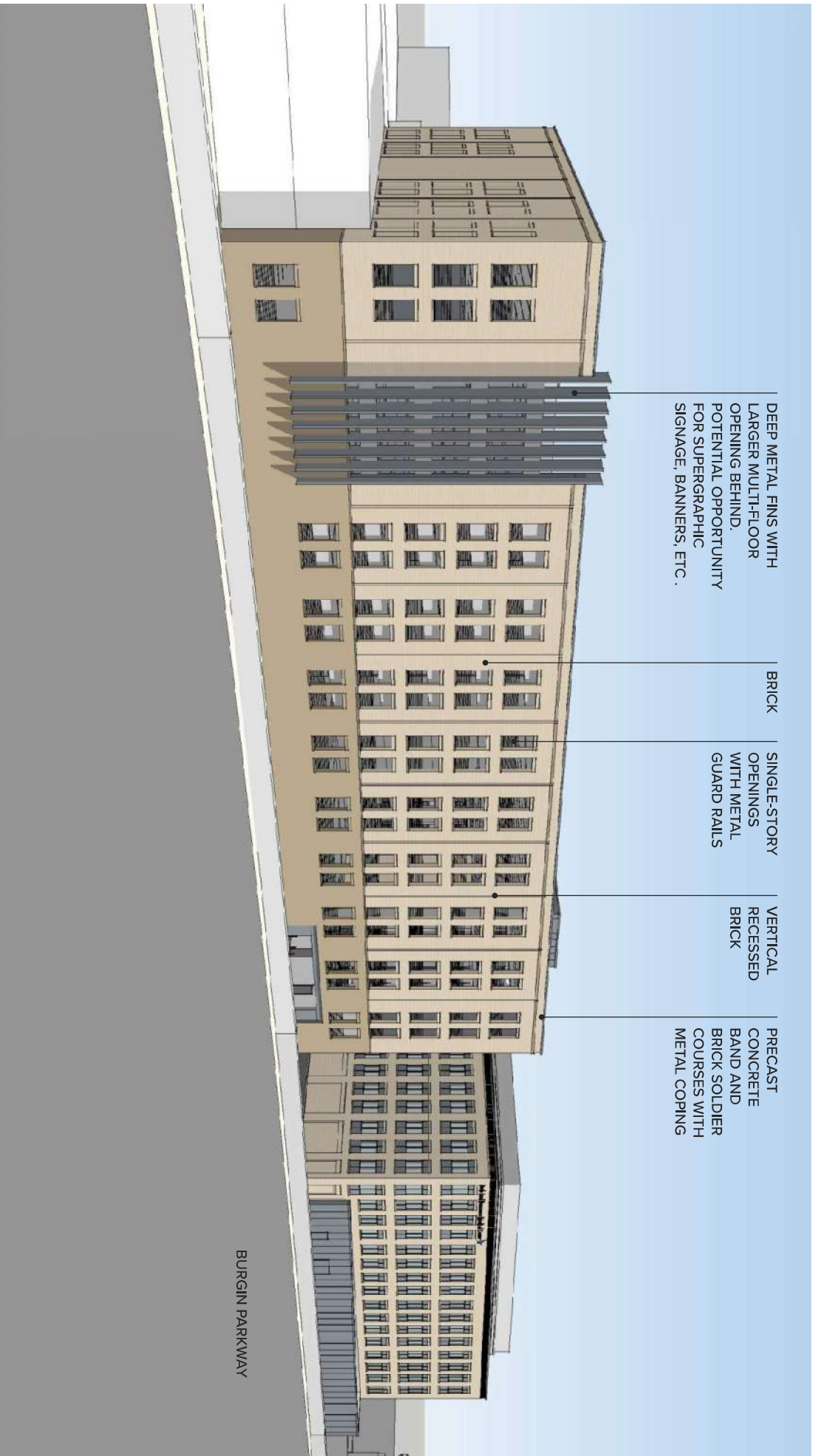


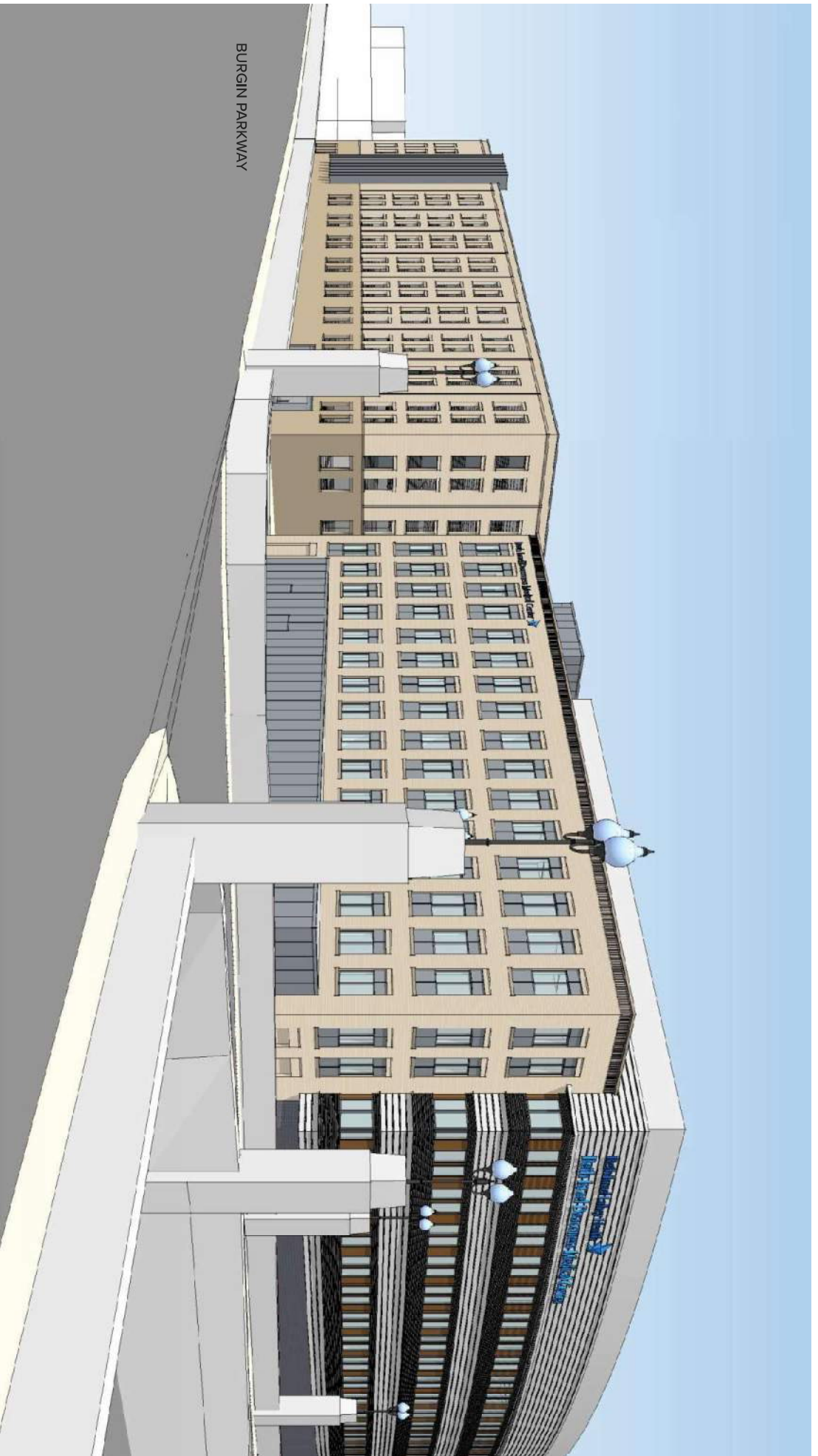


GARAGE FACADE  
HEIGHT CONSISTENT  
AROUND ENTIRE  
PERIMETER

DIMELLA  
SHAFFER **FOXROCK**

GARAGE CONCEPT A: AERIAL VIEW FROM THE NORTH  
QUINCY MEDICAL OFFICE BUILDING GARAGE / 22 DECEMBER 2023  
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DIMELLA  
SHAFFER **FOXROCK**

GARAGE CONCEPT A: EYE LEVEL VIEW FROM THE SOUTHWEST  
QUINCY MEDICAL OFFICE BUILDING GARAGE / 22 DECEMBER 2023  
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TWO-STORY RETAIL

GENERAL MCCONVILLE WAY



# Ross Garage South

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# SITEWORK

Permit Set Dated 2/1/2024

03/07/2024

DIV.	SCOPE ITEMS	QUANTITIES	UNITS	RATE	CURRENT TOTAL
<b>SITE WORK PROJECT REQUIREMENTS</b>					
<b>EXISTING CONDITIONS</b>					
Allow	Building Demolition	1	allow	\$ 120,000.00	120,000
Allow	Abatement	1	allow	\$ 75,000.00	75,000
	Cuts & Caps	1	l.s.	\$ 20,000.00	20,000
	UST / AST Removal	-	nic	\$ -	-
<b>SITE SUBCONTRACTOR &amp; MANAGEMENT</b>					
	Site Mobilization & Demobilization	1	l.s.	\$ 22,000.00	22,000
	Site Engineering and Survey & Layout (Sitework only)	1	l.s.	\$ 62,000.00	62,000
	Site Work Supervision & Management	1	l.s.	\$ 120,000.00	120,000
	Final Site As-Builts	1	l.s.	\$ 20,000.00	20,000
<b>TEMP FENCE &amp; TRAFFIC MANAGEMENT</b>					
	Temp. Fence w/ Scrim & Barriers	1,500	l.f.	\$ 35.00	52,500
	Temp. Fence Maintenance	500	l.f.	\$ 15.00	7,500
	Jersey Barriers	550	l.f.	\$ 90.00	49,500
	Project Gate	3	each	\$ 3,000.00	9,000
	Project Locks & Construction Keying	1	l.s.	\$ 2,500.00	2,500
	Street Permits and Temp Sidewalk Fees	-	nic	\$ -	-
	Covered Walkways	1	allowance	\$ 85,000.00	85,000
Allow	Pedestrian / Traffic Management /CMP	1	allow	\$ 50,000.00	50,000
Allow	GDD Traffic Control for Shutdown	1	allow	\$ 50,000.00	50,000
	Police Details (sitework only)	1	l.s.	\$ 15,000.00	15,000
<b>TOTAL - SITE WORK PROJECT REQUIREMENTS:</b>					<b>760,000</b>

<b>SITE PREP, EXCAVATION &amp; BACKFILL</b>					
<b>SITE PREP</b>					
<u><b>Erosion Control:</b></u>					
	Temp. Entrance Mat for Truck Traffic & Sediment Control	2	each	\$ 5,800.00	11,600
	Hay Bale & Silt Fence	600	l.f.	\$ 22.00	13,200
Allow	Tree Protection	1	allow	\$ 5,000.00	5,000
	Erosion Control Maintenance for SWPPP Compliance (Plan by Others)	1	l.s.	\$ 7,500.00	7,500
	Silt Sacks	12	each	\$ 425.00	5,100
<u><b>Misc. Site Prep:</b></u>					
	Street Sweeping	20	days	\$ 900.00	18,000
	Dust Control	1	l.s.	\$ 7,500.00	7,500
	Site Demolition	1	l.s.	\$ 98,000.00	98,000
	Utility Demolition	1	l.s.	\$ 125,000.00	125,000
	Utility Relocation	-	nic	\$ -	-
Allow	Abandon of Existing Drain Culvert	1	allow	\$ 100,000.00	100,000
	Overhead Wire Removal/Relocation	-	nic	\$ -	-
	Clear & Grub Site	1	l.s.	\$ 15,000.00	15,000
	Dewatering (Recharge on site)	1	l.s.	\$ 30,000.00	30,000
<b>CUTS &amp; FILLS</b>					
<u><b>Soils:</b></u>					
	Strip Fill & Organics Below Building Footprint	-	nic	\$ -	-
	Excavate & Relocate Material	14,500	c.y.	\$ 14.00	203,000
	Export Excess Material (14,500 cy)	-	in below	\$ -	-
Allow	Export Excess Material Allowance (<RCS-1)	11,600	tons	\$ 24.00	278,400
Allow	Export Excess Material Allowance (Unlined Landfill)	11,600	tons	\$ 81.00	939,600
	Import Structural Fill & Place	500	c.y.	\$ 40.00	20,000
<u><b>Ledge &amp; Obstructions:</b></u>					
Allow	Obstruction Removal	1	allow	\$ 100,000.00	100,000
<b>SUPPORT OF EXCAVATION</b>					
	SOE along GDD	2,000	s.f.	\$ 135.00	270,000
	Layout for SOE	1	l.s.	\$ 12,000.00	12,000
	Site Support for SOE	1	l.s.	\$ 22,000.00	22,000
	Vibration Monitoring for SOE	1	l.s.	\$ 35,000.00	35,000

## Proposed Parking Garge Budget 101 General James C. McConville Way

Atlantic Burgin Hannon, LLC  
c/o Atlantic Development  
62 Derby Street  
Hingham, MA 02043

ITEM DESCRIPTION	ADJUSTMENTS			CURRENT TOTAL
<b>Construction Costs</b>				
General Conditions (Placeholder Allowance)				\$ 3,450,000
General Requirements				\$ 1,920,000
Preconstruction				\$ 280,000
COVID-19 Requirements				\$ -
Site Work				\$ 12,916,930
Building Garage				\$ 41,788,890
Building Permit	NIC			\$ -
CM Bond				\$ 329,524
SDI/Subcontractor Bonding				\$ 847,940
Construction Contingency				\$ 3,850,000
Design Contingency				\$ 2,100,000
General Liability Insurance				\$ 754,778
Construction Management Fee				\$ 1,850,000
<b>TOTAL CONSTRUCTION COSTS</b>				<b>\$ 70,088,062</b>
<b>Cost Per Space</b>	<b>800 spaces</b>			<b>\$ 87,610</b>
<b>Owner Costs</b>				
Flagmen				250,000
Signage				150,000
Bike Racks				35,000
Utility Company Backcharges				200,000
Permits & Tap Fee's				200,000
Design				1,300,000
Engineering				600,000
Inspections				200,000
Sewer Rehab Fee				547,063
Development Fee				1,853,000
<b>Total Owner Costs</b>				<b>5,335,063</b>
<b>Owner Contingency</b>				<b>2,600,000</b>
<b>TOTAL CONSTRUCTION, OWNER COSTS &amp; CONTINGENCY</b>				<b>78,023,125</b>

# SITEWORK

Permit Set Dated 2/1/2024

03/07/2024

DIV.	SCOPE ITEMS	QUANTITIES	UNITS	RATE	CURRENT TOTAL
<b>SITE WORK PROJECT REQUIREMENTS</b>					
<b>EXISTING CONDITIONS</b>					
Allow	Building Demolition	1	allow	\$ 120,000.00	120,000
Allow	Abatement	1	allow	\$ 75,000.00	75,000
	Cuts & Caps	1	l.s.	\$ 20,000.00	20,000
	UST / AST Removal	-	nic	\$ -	-
<b>SITE SUBCONTRACTOR &amp; MANAGEMENT</b>					
	Site Mobilization & Demobilization	1	l.s.	\$ 22,000.00	22,000
	Site Engineering and Survey & Layout (Sitework only)	1	l.s.	\$ 62,000.00	62,000
	Site Work Supervision & Management	1	l.s.	\$ 120,000.00	120,000
	Final Site As-Builts	1	l.s.	\$ 20,000.00	20,000
<b>TEMP FENCE &amp; TRAFFIC MANAGEMENT</b>					
	Temp. Fence w/ Scrim & Barriers	1,500	l.f.	\$ 35.00	52,500
	Temp. Fence Maintenance	500	l.f.	\$ 15.00	7,500
	Jersey Barriers	550	l.f.	\$ 90.00	49,500
	Project Gate	3	each	\$ 3,000.00	9,000
	Project Locks & Construction Keying	1	l.s.	\$ 2,500.00	2,500
	Street Permits and Temp Sidewalk Fees	-	nic	\$ -	-
	Covered Walkways	1	allowance	\$ 85,000.00	85,000
Allow	Pedestrian / Traffic Management /CMP	1	allow	\$ 50,000.00	50,000
Allow	GDD Traffic Control for Shutdown	1	allow	\$ 50,000.00	50,000
	Police Details (sitework only)	1	l.s.	\$ 15,000.00	15,000
<b>TOTAL - SITE WORK PROJECT REQUIREMENTS:</b>					<b>760,000</b>

<b>SITE PREP, EXCAVATION &amp; BACKFILL</b>					
<b>SITE PREP</b>					
<b><u>Erosion Control:</u></b>					
	Temp. Entrance Mat for Truck Traffic & Sediment Control	2	each	\$ 5,800.00	11,600
	Hay Bale & Silt Fence	600	l.f.	\$ 22.00	13,200
Allow	Tree Protection	1	allow	\$ 5,000.00	5,000
	Erosion Control Maintenance for SWPPP Compliance (Plan by Others)	1	l.s.	\$ 7,500.00	7,500
	Silt Sacks	12	each	\$ 425.00	5,100
<b><u>Misc. Site Prep:</u></b>					
	Street Sweeping	20	days	\$ 900.00	18,000
	Dust Control	1	l.s.	\$ 7,500.00	7,500
	Site Demolition	1	l.s.	\$ 98,000.00	98,000
	Utility Demolition	1	l.s.	\$ 125,000.00	125,000
	Utility Relocation	-	nic	\$ -	-
Allow	Abandon of Existing Drain Culvert	1	allow	\$ 100,000.00	100,000
	Overhead Wire Removal/Relocation	-	nic	\$ -	-
	Clear & Grub Site	1	l.s.	\$ 15,000.00	15,000
	Dewatering (Recharge on site)	1	l.s.	\$ 30,000.00	30,000
<b>CUTS &amp; FILLS</b>					
<b><u>Soils:</u></b>					
	Strip Fill & Organics Below Building Footprint	-	nic	\$ -	-
	Excavate & Relocate Material	14,500	c.y.	\$ 14.00	203,000
	Export Excess Material (14,500 cy)	-	in below	\$ -	-
Allow	Export Excess Material Allowance (<RCS-1)	11,600	tons	\$ 24.00	278,400
Allow	Export Excess Material Allowance (Unlined Landfill)	11,600	tons	\$ 81.00	939,600
	Import Structural Fill & Place	500	c.y.	\$ 40.00	20,000
<b><u>Ledge &amp; Obstructions:</u></b>					
Allow	Obstruction Removal	1	allow	\$ 100,000.00	100,000
<b>SUPPORT OF EXCAVATION</b>					
	SOE along GDD	2,000	s.f.	\$ 135.00	270,000
	Layout for SOE	1	l.s.	\$ 12,000.00	12,000
	Site Support for SOE	1	l.s.	\$ 22,000.00	22,000
	Vibration Monitoring for SOE	1	l.s.	\$ 35,000.00	35,000

<b>GROUND IMPROVEMENTS</b>					
	Ground Improvements	78,500	s.f.	\$ 40.00	3,140,000
	Layout for Ground Improvements	1	l.s.	\$ 78,000.00	78,000
	Site Support for Ground Improvement	1	l.s.	\$ 124,000.00	124,000
	Footing Pads for Ground Improvements	-	nic	\$ -	-
<b>DEEP FOUNDATIONS - GARAGE</b>					
	Drilled Micropiles along West Foundation (100 ea at 70')	7,000	l.f.	\$ 225.00	1,575,000
	Steel H-Piles at Remaining Foundations (250 ea at 70')	17,500	l.f.	\$ 135.00	2,362,500
	Slab Densification	1	l.s.	\$ 16,000.00	16,000
	Layout/As-built for Piles	1	l.s.	\$ 75,000.00	75,000
	Site Support for Piles	1	l.s.	\$ 115,000.00	115,000
<b>FOUNDATIONS PREP</b>					
	<b><u>Foundations:</u></b>				
	Excavate & Backfill - Garage Grade Beams and Pile Caps	50	days	\$ 4,000.00	200,000
	Excavate & Backfill - Underslab Plumbing Utilities	-	nic	\$ -	-
	Excavate & Backfill - Underslab Electric Utilities	-	nic	\$ -	-
	Bedding Material	-	nic	\$ -	-
	12" Gravel to Underside of Garage Paving	1,900	c.y.	\$ 42.00	79,800
	Foundation Drain	-	nic	\$ -	-
	Fine Grade Slabs	5	days	\$ 3,000.00	15,000
	<b><u>Sub-Slab Systems:</u></b>				
	Underslab Drainage System	-	nic	\$ -	-
	Sub Slab Venting System	-	nic	\$ -	-
<b>TOTAL - SITE PREP, EXCAVATION &amp; BACKFILL:</b>					<b>10,096,200</b>

## UTILITIES

<b>DRAINAGE</b>					
	<b><u>Piping:</u></b>				
	15" HDPE	60	l.f.	\$ 75.00	4,500
	18" HDPE	350	l.f.	\$ 95.00	33,250
	24" HDPE	10	l.f.	\$ 150.00	1,500
	Trench Drains	-	nic	\$ -	-
	<b><u>Structures:</u></b>				
	Catch Basins	-	nic	\$ -	-
	Cleanouts	2	each	\$ 2,000.00	4,000
	Drain Manholes (4')	2	each	\$ 3,500.00	7,000
	Inlet / Outlet Control Structures	2	each	\$ 5,500.00	11,000
Allow	Water Quality Structures (Contech Jellyfish)	1	allow	\$ 100,000.00	100,000
	<b><u>Infiltration &amp; Detention Systems:</u></b>				
	E&B for Infiltration System	400	c.y.	\$ 14.00	5,600
	Crushed Stone	230	ton	\$ 40.00	9,200
	Filter Fabric	2,600	s.f.	\$ 1.00	2,600
	Stormtech MC-4500 Chambers	12	each	\$ 1,400.00	16,800
	Inspection Ports / Misc Fittings	3	each	\$ 1,000.00	3,000
	<b><u>Drain Relocation:</u></b>				
	42" RCP	150	l.f.	\$ 285.00	42,750
	Drain Manholes (8')	2	each	\$ 14,250.00	28,500
	Bedding/Backfill	450	c.y.	\$ 36.00	16,200
Allow	Bypass	1	allow	\$ 50,000.00	50,000
	Dewatering	1	l.s.	\$ 15,000.00	15,000
	Shoring	2	l.s.	\$ 18,500.00	37,000
Allow	Existing Culvert Relocation/Repair under Bldg.	1	allow	\$ 100,000.00	100,000
Allow	Connect to Siphon/Culvert	1	allow	\$ 15,000.00	15,000
	<b><u>Miscellaneous:</u></b>				
	Roof Drains / Downspouts	-	nic	\$ -	-
	Pipe Bedding	120	c.y.	\$ 36.00	4,320
	Flow Fill	-	nic	\$ -	-
	Temporary Shoring	1	l.s.	\$ 4,200.00	4,200
	Permits	1	l.s.	\$ 3,000.00	3,000
	Testing	1	l.s.	\$ 5,000.00	5,000
	Connect to Existing Culvert	1	each	\$ 5,000.00	5,000
Allow	Protect Existing Siphon	1	allow	\$ 10,000.00	10,000
<b>SEWER</b>					
	<b><u>Piping:</u></b>				
	8" SDR 35	270	l.f.	\$ 70.00	18,900
	12" HDPE/SDR	760	l.f.	\$ 60.00	45,600

15" HDPE/SDR	570		l.f.	\$ 75.00	42,750
<b><u>Structures:</u></b>					
Catch Basins	6		each	\$ 3,800.00	22,800
Sewer Manholes	12		each	\$ 4,000.00	48,000
Oil Water Separators	1		each	\$ 6,500.00	6,500
Grease Trap (1,500 Gallon)	1		each	\$ 8,000.00	8,000
<b><u>Sewer Relocation:</u></b>					
Pump Station	1		allow	\$ 50,000.00	50,000
Piping	150		l.f.	\$ 85.00	12,750
Sewer Manholes	1		each	\$ 6,500.00	6,500
Bedding/Backfill	110		c.y.	\$ 36.00	3,960
Flow Fill	30		c.y.	\$ 200.00	6,000
Bypass	1		allow	\$ 20,000.00	20,000
Dewatering	1		l.s.	\$ 10,000.00	10,000
Shoring	1		l.s.	\$ 7,500.00	7,500
Connect to Existing and Repairs	1		each	\$ 15,000.00	15,000
<b><u>Miscellaneous:</u></b>					
Trench Drains	170		l.f.	\$ 250.00	42,500
Pipe Bedding	190		c.y.	\$ 36.00	6,840
Permits	1		l.s.	\$ 3,000.00	3,000
Street Repairs	1		l.s.	\$ 6,500.00	6,500
Temporary Shoring	1		l.s.	\$ 8,000.00	8,000
Connect to Existing	1		each	\$ 5,000.00	5,000
<b>WATER &amp; FIRE SERVICE</b>					
<b><u>Piping:</u></b>					
2" Copper	20		l.f.	\$ 55.00	1,100
4" CLDI	20		l.f.	\$ 110.00	2,200
6" CLDI	150		l.f.	\$ 110.00	16,500
8" CLDI	50		l.f.	\$ 120.00	6,000
<b><u>Valves &amp; Connections:</u></b>					
Fire Hydrants	-		nic	\$ -	-
Curb Stops	3		each	\$ 800.00	2,400
4" Gate Valve	1		each	\$ 1,200.00	1,200
6" Gate Valve	2		each	\$ 2,000.00	4,000
8" Gate Valve	1		each	\$ 3,000.00	3,000
Valve Boxes	4		each	\$ 800.00	3,200
Miscellaneous Bends and Fittings	1		l.s.	\$ 4,200.00	4,200
<b><u>Miscellaneous:</u></b>					
Pipe Bedding	60		c.y.	\$ 36.00	2,160
Flow Fill	10		c.y.	\$ 200.00	2,000
Tappings (6"x12")	1		each	\$ 6,500.00	6,500
Tappings (8"x12")	1		each	\$ 8,000.00	8,000
Permits	1		l.s.	\$ 2,500.00	2,500
Street Repairs	1		l.s.	\$ 7,500.00	7,500
Connect to Existing	2		each	\$ 4,000.00	8,000
Temporary Shoring	1		l.s.	\$ 5,000.00	5,000
Testing	7		each	\$ 2,000.00	14,000
<b>ELECTRIC</b>					
<b><u>Site Electrical &amp; Telecommunications</u></b>					
Electrical Primary/Tel/Cable (Excavation & Backfill - Inside Property)	450		l.f.	\$ 75.00	33,750
Electrical/Tel/Cable Duct Bank (5 conduits)	450		l.f.	\$ 70.00	31,500
Electrical Secondary/Tel/Cable (Excavation & Backfill)	400		l.f.	\$ 60.00	24,000
Concrete for Electrical Primary	200		c.y.	\$ 250.00	50,000
Pipe Bedding	140		c.y.	\$ 36.00	5,040
Flow Fill in Street	-		nic	\$ -	-
Electrical/Telecom Manholes	1		each	\$ 7,500.00	7,500
Electrical Handholes	-		nic	\$ -	-
Overhead Wire Relocation	-		nic	\$ -	-
Transformer Pads	4		each	\$ 6,500.00	26,000
Switchgear Pads	1		each	\$ 5,500.00	5,500
<b><u>Site Lighting:</u></b>					
Site Light Pole Bases	15		each	\$ 1,200.00	18,000
Light Poles	-		nic	\$ -	-
Bollard Lights	-		nic	\$ -	-
E&B for Site Lighting	1,000		l.f.	\$ 30.00	30,000
Conduit & Wiring for Light Poles	1,000		l.f.	\$ 20.00	20,000
<b>GAS</b>					
<b><u>Gas Service:</u></b>					
Excavate & Backfill for Gas Service (Inside Property Only)	350		l.f.	\$ 40.00	14,000

Pipe Bedding	50	c.y.	\$	36.00	1,800
Emergency Gas Back-Up Generator Pad	2	each	\$	7,500.00	15,000
Gas Service (By Local Utility Co.)	-	by Utility Co.	\$	-	-
<b>TOTAL - UTILITIES:</b>					<b>1,312,070</b>

**PAVING & CURBING**

<b>PAVING</b>					
6" Gravel for Paving and Driveways	100	c.y.	\$	42.00	4,200
Fine Grade Existing Subgrade Below WHP Bridge	1,800	s.y.	\$	5.00	9,000
4" Paving Below WHP Bridge	1,800	s.y.	\$	60.00	108,000
6" Pavement Driveways	120	ton	\$	300.00	36,000
Pavement Patch	50	ton	\$	200.00	10,000
Pavement Markings (site) - Crosswalks & Paving Below WHP Bridge	1	l.s.	\$	12,000.00	12,000
<b>CURBING</b>					
Vertical Granite Curb	270	l.f.	\$	85.00	22,950
Concrete Curb	150	l.f.	\$	45.00	6,750
Concrete Backup to Curb	420	l.f.	\$	14.00	5,880
Repairs to Existing Curb	-	nic	\$	-	-
Wheel Stops (inside garage)	-	nic	\$	-	-
<b>TOTAL - PAVING &amp; CURBING:</b>					<b>214,780</b>

**EARTH RETAINAGE (NIC)**

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**SITE IMPROVEMENTS**

<b>AT-GRADE</b>						
<b><u>Hardscape Surfaces:</u></b>						
	6" Gravel for Concrete Walks	320	c.y.	\$	36.00	11,520
	Prep & Grade for Concrete Walks	9	days	\$	3,200.00	28,800
	4" Concrete Walks	13,400	s.f.	\$	14.00	187,600
	8" Gravel for Brick Pavers	110	c.y.	\$	36.00	3,960
	Prep & Grade for Brick Pavers	3	days	\$	3,200.00	9,600
	6" Concrete Slab under Brick Pavers	3,400	s.f.	\$	10.00	34,000
	Brick Pavers	3,400	s.f.	\$	45.00	153,000
<b><u>Landscaping:</u></b>						
Allow	Landscaping (at grade)	1	allow	\$	25,000.00	25,000
	Trees at Street Planters	-	v/Landscapin	\$	-	-
	Planting Soils (Assumed 12" Depth)	-	v/Landscapin	\$	-	-
	Irrigation (design Build by Landscaper)	-	nic	\$	-	-
	Irrigation Sleeves	-	nic	\$	-	-
	Import Topsoil	-	v/Landscapin	\$	-	-
	Regrade Site w/ Topsoil	-	v/Landscapin	\$	-	-
	Sand Based Structural Soil	-	nic	\$	-	-
	Finish Grading	5	days	\$	3,000.00	15,000
<b><u>Fencing &amp; Railings:</u></b>						
Allow	Switchyard Enclosure	1	allow	\$	20,000.00	20,000
<b><u>At-Grade Features:</u></b>						
	Concrete Planter Curb	240	l.f.	\$	100.00	24,000
	Bollards	12	each	\$	1,200.00	14,400
<b><u>Signage:</u></b>						
	Monument Signage	-	nic	\$	-	-
	Site & Directional Signage	10	each	\$	700.00	7,000
<b>LEVEL 2 PODIUM COURTYARD (NIC)</b>						
<b>TOTAL - SITE IMPROVEMENTS:</b>					<b>533,880</b>	

## Garage Building

DIV.	SCOPE ITEMS	QUANTITIES	UNITS	RATE	
<b>03</b>	<b>CONCRETE WORK</b>				
	<b>GARAGE</b>				
	<u>Surveying:</u>	-	l.s.	\$ -	\$ -
	Survey & Layout	1	l.s.	\$ 50,000.00	\$ 50,000
	<u>Precast Concrete: Includes</u>	301,000	s.f.	\$ 79.00	\$ 23,779,000
	<u>Cast In Place Concrete Formwork :</u>	39,360	s.f.	\$ 50.00	\$ 1,968,000
	Footings	-	incl	\$ -	\$ -
	Frost Wall	-	incl	\$ -	\$ -
	Foundation Wall	-	incl	\$ -	\$ -
	Grade Beams	-	incl	\$ -	\$ -
	Elevator Pits	-	incl	\$ -	\$ -
	Slab On Grade	-	incl	\$ -	\$ -
	Haunches	-	incl	\$ -	\$ -
	Reinforcing	-	incl	\$ -	\$ -
	Equipment	-	incl	\$ -	\$ -
	<u>Misc. Concrete Materials:</u>	1	l.s.	\$ 25,000.00	\$ 25,000
	Poly Vapor Barrier @ SOG	39,360	s.f.	\$ 0.50	\$ 19,680
	Concrete Sealer	-	w/div. 07	\$ -	\$ -
	Rigid Insulation @ Foundation Walls	-	nic	\$ -	\$ -
	Rigid Insulation @ SOG	-	nic	\$ -	\$ -
	Premolded Joint Filler/Expansion Material	-	nic	\$ -	\$ -
	Concrete Stair Pan Infills	14	flights	\$ -	\$ -
	Allowance for costs associated with the final garage CIP design (there is still a lot of info missing. Pre-caster will also need to weigh in through design assist).	1	allow	\$ 75,000.00	\$ 75,000
<b>TOTAL DIVISION 03:</b>					<b>\$ 25,916,680</b>
<b>04</b>	<b>MASONRY WORK</b>				
	<b>GARAGE</b>				
	<u>CMU &amp; Reinforcing:</u>	-	l.s.	\$ -	\$ -
	CMU @ Elevator Shafts	-	w/precaster	\$ -	\$ -
	CMU @ Stair Shafts	-	w/precaster	\$ -	\$ -
	Misc CMU Walls	10,000	s.f.	\$ 28.00	\$ 280,000
	Reinforcing Steel @ CMU	-	incl	\$ -	\$ -
<b>TOTAL DIVISION 04:</b>					<b>\$ 280,000</b>
<b>05</b>	<b>METALS</b>				
	<b>GARAGE</b>				
	<u>Structural Steel:</u>	-	nic	\$ -	\$ -
	<u>Misc. Metals:</u>	-	l.s.	\$ -	\$ -
	Misc. Metals/Loose Lintels	1	l.s.	\$ 50,000.00	\$ 50,000
	Elevator Steel	1	ea.	\$ 7,500.00	\$ 7,500
	Metal Handrails/Guardrails @ Precast Stairs	14	flights	\$ 20,000.00	\$ 280,000
	Metal Grating In Openings From Precaster	1	allow	\$ 650,000.00	\$ 650,000
	Vertical Pipe Protection	1	allow	\$ 110,000.00	\$ 110,000
	Overhead Door Frames	-	nic	\$ -	\$ -
<b>TOTAL DIVISION 05:</b>					<b>\$ 1,097,500</b>
<b>06</b>	<b>WOOD, PLASTICS &amp; COMPOSITES</b>				
	<b>GARAGE</b>				
	Misc. Rough Carpentry / Safety	1	l.s.	\$ 75,000.00	\$ 75,000
	Protective Safety / Debris Barrier At Track Facing Façade	1	l.s.	\$ 125,000.00	\$ 125,000

<b>TOTAL DIVISION 06:</b>					<b>\$</b>	<b>200,000</b>
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<b>07 THERMAL &amp; MOISTURE PROTECTION</b>						
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<b>GARAGE</b>						
<b><u>Waterproofing:</u></b>						
Waterproofing @ Foundation Walls	-		l.s.	\$ -	\$	-
Dampproofing @ Foundation Walls	4,470		s.f.	\$ 8.00	\$	35,760
Waterproofing @ Elevator Pits	1		ea.	\$ 15,000.00	\$	15,000
A/WRB @ Garage Exterior Walls	-		nic	\$ -	\$	-
Silene Sealer @ SOG	-		n/a	\$ -	\$	-
Traffic Topping @ SOD	-		nic	\$ -	\$	-
Caulking @ Garage	1		l.s.	\$ 260,000.00	\$	260,000
<b><u>Thermal Insulation:</u></b>						
	-		nic	\$ -	\$	-
<b><u>Siding:</u></b>						
Facade Treatment By Precaster	-		nic	\$ -	\$	-
<b><u>Fireproofing:</u></b>						
	-		nic	\$ -	\$	-
<b><u>Firestopping:</u></b>						
Misc. Firestopping	1		l.s.	\$ 10,000.00	\$	10,000

<b>TOTAL DIVISION 07:</b>					<b>\$</b>	<b>320,760</b>
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<b>08 OPENINGS</b>						
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<b>GARAGE</b>						
<b><u>Doors, Frames &amp; Hardware:</u></b>						
Doors, Frames & Hardware	30		ea.	\$ 1,850.00	\$	55,500
Misc Glass & Glazing	1		allow	\$ 900,000.00	\$	900,000
<b><u>Overhead Doors:</u></b>						
Overhead Coiling Doors	-		l.s.	\$ -	\$	-
Overhead Sectional Doors	-		n/a	\$ -	\$	-



<b>13</b>	<b>SPECIAL CONSTRUCTION - NOT USED</b>				
<b>TOTAL DIVISION 13:</b>					<b>\$ -</b>

<b>14</b>	<b>CONVEYING EQUIPMENT</b>				
<b>GARAGE</b>					
	Elevators ( Non MBTA Garage Spec )	16	stops	\$ 40,500.00	\$ 648,000.00
<b>TOTAL DIVISION 14:</b>					<b>\$ 648,000.00</b>

<b>21</b>	<b>FIRE PROTECTION</b>				
<b>GARAGE</b>					
	Fire Protection @ Garage (Full Dry System )	301,000	s.f.	\$ 7.00	\$ 2,107,000.00
	Fire Pump	1	allow	\$ 120,000.00	\$ 120,000.00
	Schedule 10 - Galvanized Piping	-	incl	\$ -	\$ -
<b>TOTAL DIVISION 21:</b>					<b>\$ 2,227,000.00</b>

<b>22</b>	<b>PLUMBING</b>				
<b>GARAGE</b>					
	Plumbing	301,000	s.f.	\$ 4.00	\$ 1,204,000.00
	Oil/Water Separator	-	w/site	\$ -	\$ -
	Piping System For Generator Fuel	1	allow	\$ 150,000.00	\$ 150,000.00
	Interior Bathroom at Office	1	l.s.	\$ 50,000.00	\$ 50,000.00
	Interior Bathroom at amenity	-	nic	\$ -	\$ -
<b>TOTAL DIVISION 22:</b>					<b>\$ 1,404,000.00</b>

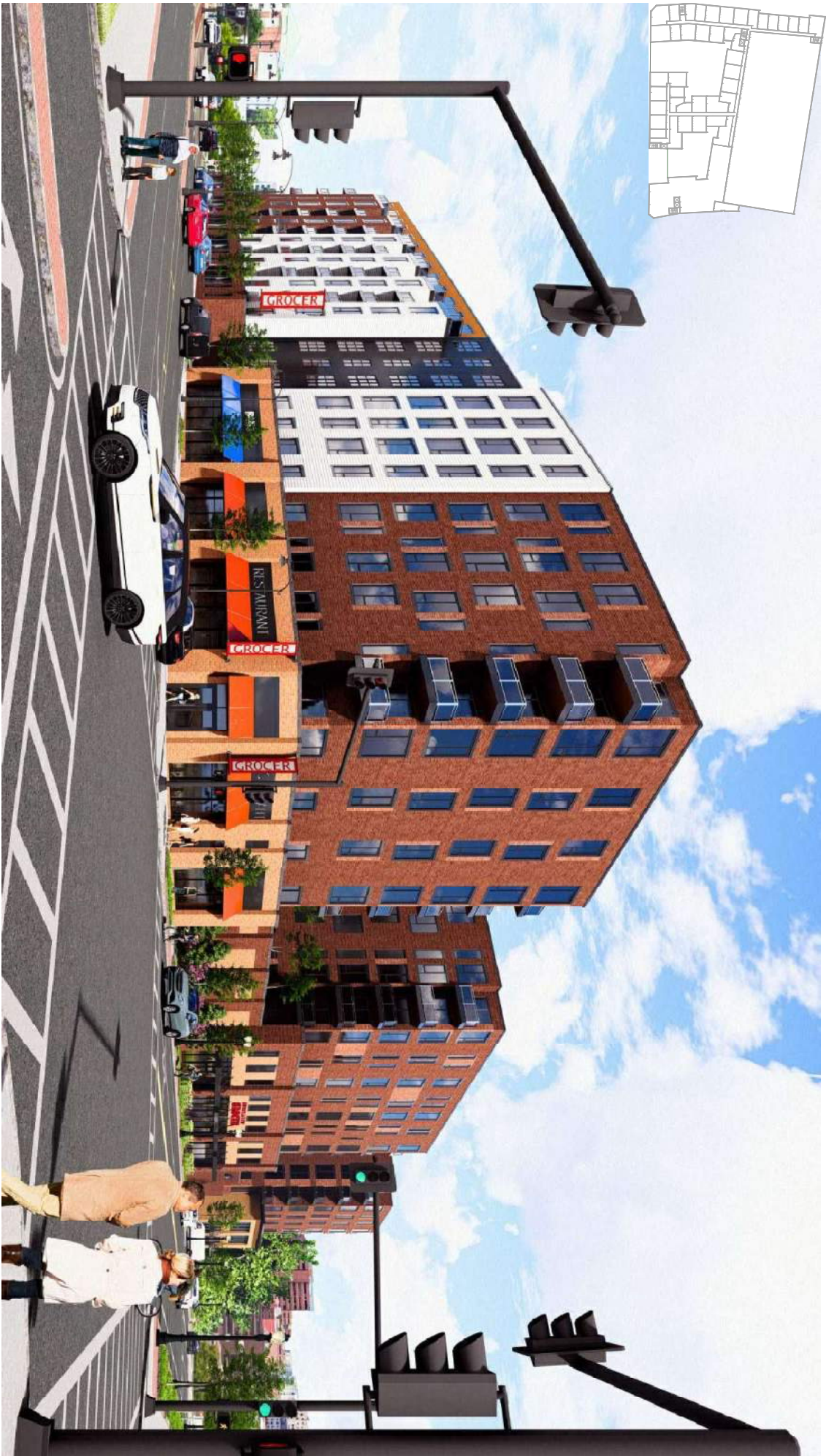
<b>23</b>	<b>MECHANICAL</b>				
<b>GARAGE</b>					
	HVAC - Exhaust	301,000	s.f.	\$ 3.00	\$ 903,000.00
	HVAC - CO Detection	301,000	s.f.	\$ 0.50	\$ 150,500.00
	HVAC @ Garage Vestibules	1	allowance	\$ 185,000.00	\$ 185,000.00
<b>TOTAL DIVISION 23:</b>					<b>\$ 1,238,500.00</b>

<b>26</b>	<b>ELECTRICAL</b>				
<b>GARAGE</b>					
	<u>Electrical:</u>				
	Electrical @ Garage	301,000	s.f.	\$ 12.00	\$ 3,612,000.00
	Generator	1	allow	\$ 250,000.00	\$ 250,000.00
	<u>Car Charging:</u>				
	Car Charging Station Infrastructure (conduit only)	-	n/a	\$ -	\$ -
	Car Charging Station Equipment	150	each	\$ 10,000.00	\$ 1,500,000.00
	Future Car Charging Stations	-	by Owner	\$ -	\$ -
	<u>Heat Trace:</u>				
		-	n/a	\$ -	\$ -
<b>TOTAL DIVISION 26:</b>					<b>\$ 5,362,000.00</b>

<b>TOTAL GARAGE BUILDING BUDGET</b>					<b>\$ 41,788,890</b>
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7



101 GENERAL MCCONVILLE WAY

GENERAL MCCONVILLE WAY LOOKING NORTH

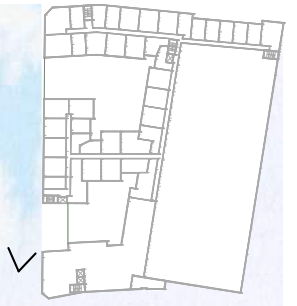




101 GENERAL MCCONVILLE WAY

GENERAL MCCONVILLE WAY LOOKING SOUTH

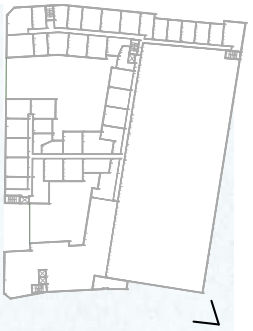




101 GENERAL MCCONVILLE WAY

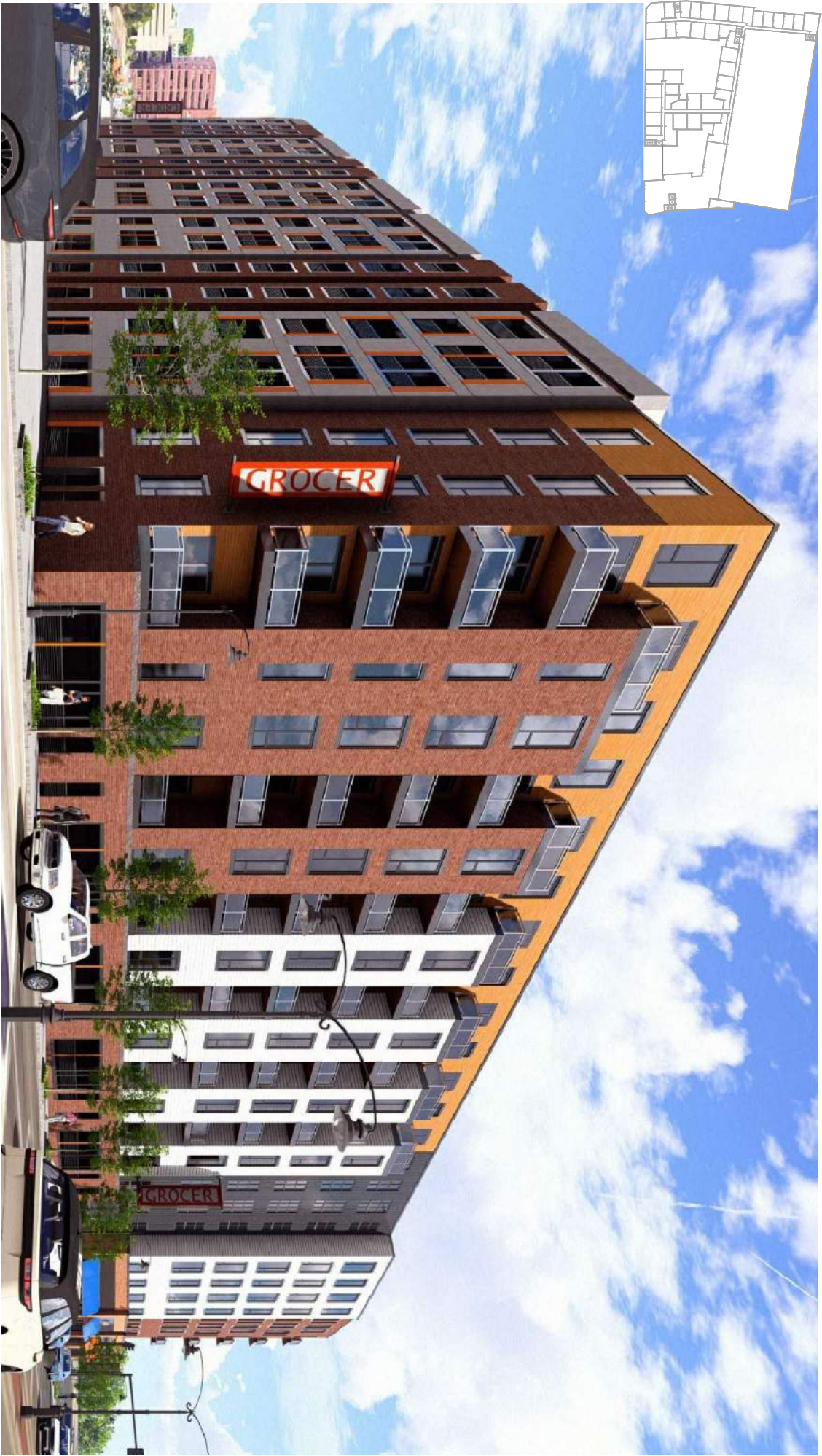
GENERAL MCCONVILLE WAY LOOKING SOUTH





101 GENERAL MCCONVILLE WAY

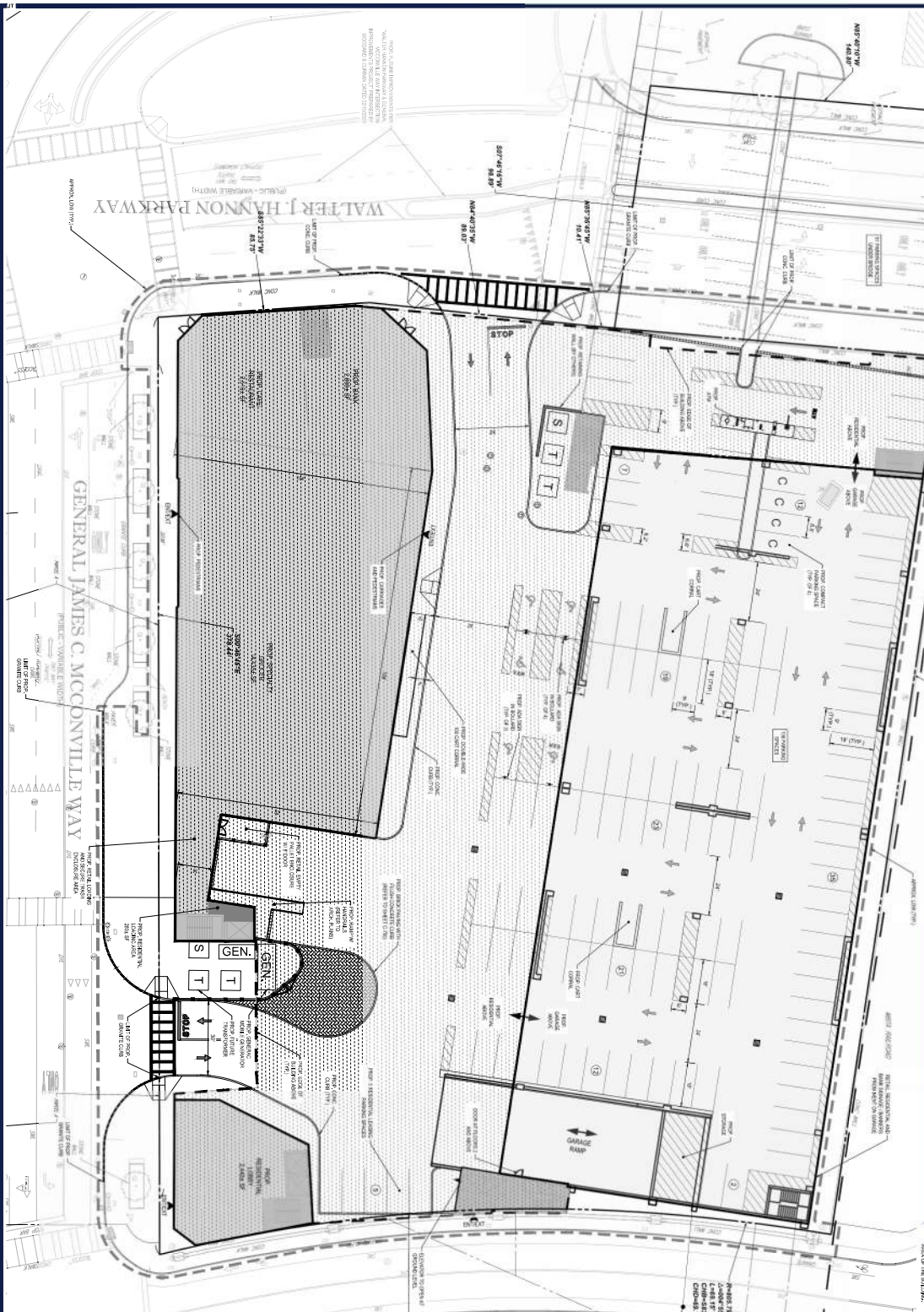
GENERAL DUNFORD DRIVE LOOKING EAST



101 GENERAL MCCONVILLE WAY

WALTER J HANNON PARKWAY LOOKING EAST





PARKING TABLE		PARKING CALCULATION	
TYPE PARKING	COUNT	REQUIREMENTS	PROVIDED
RESIDENTIAL	141	MIN. 1 PER UNIT	141
COMMERCIAL	141	MIN. 1 PER 100 SF OF GROSS FLOOR AREA	141
TOTAL PARKING	282	TOTAL GROSS FLOOR AREA (GFA)	14,100 SF
		TOTAL GROSS FLOOR AREA (GFA)	14,100 SF
		TOTAL GROSS FLOOR AREA (GFA)	14,100 SF

ZONING ANALYSIS TABLE	
ZONING DISTRICT	COMMERCIAL (C-301)
PERMITTED USES	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, SERVICE, PROFESSIONAL, EDUCATIONAL, RECREATION, CULTURAL, PUBLIC USE, PUBLIC BUILDING, PUBLIC USE, PUBLIC BUILDING, PUBLIC USE, PUBLIC BUILDING
PROPOSED USE	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, SERVICE, PROFESSIONAL, EDUCATIONAL, RECREATION, CULTURAL, PUBLIC USE, PUBLIC BUILDING, PUBLIC USE, PUBLIC BUILDING
CONFORMANCE	YES

UNIT MIX SCHEDULE		GROSS AREA SCHEDULE	
ROOM NAME	COUNT	AREA	PERCENTAGE
RESIDENTIAL	141	14,100	100%
COMMERCIAL	141	14,100	100%
OFFICE	141	14,100	100%
RETAIL	141	14,100	100%
PROFESSIONAL	141	14,100	100%
EDUCATIONAL	141	14,100	100%
RECREATION	141	14,100	100%
CULTURAL	141	14,100	100%
PUBLIC USE	141	14,100	100%
PUBLIC BUILDING	141	14,100	100%

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO SHEET FOR ADDITIONAL NOTES**



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**811**  
 CALL BEFORE YOU DIG  
 ALWAYS CALL 811  
 BY THE 8th DAY OF THE MONTH

**AD ATLANTIC**  
 100 GENERAL  
 MAP 118E, LOTS 33 & 37  
 MAP 118E, LOTS 38 & 39  
 95, 100, AND 105 BARRINGTON  
 MAP 118E, LOTS 33 & 37  
 MAP 118E, LOTS 38 & 39  
 CITY OF CUNY  
 MAP 118E, LOTS 33 & 37  
 MAP 118E, LOTS 38 & 39  
 MEMPHIS, TENNESSEE

**BOHLER**  
 512 TURNING ROAD  
 BOHLER, TENNESSEE 37020  
 Phone: (615) 480-8800  
 www.BohlerEngineering.com

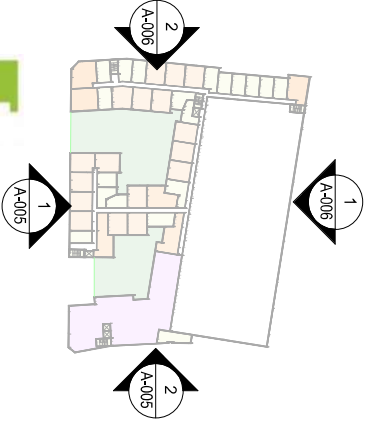
**CS-301**  
 SITE LAYOUT PLAN  
 SHEET NUMBER  
 DATE: 04-11-2024  
 P: 2024-04-10



1 EAST ELEVATION  
1" = 40'-0"



2 NORTH ELEVATION  
1" = 40'-0"

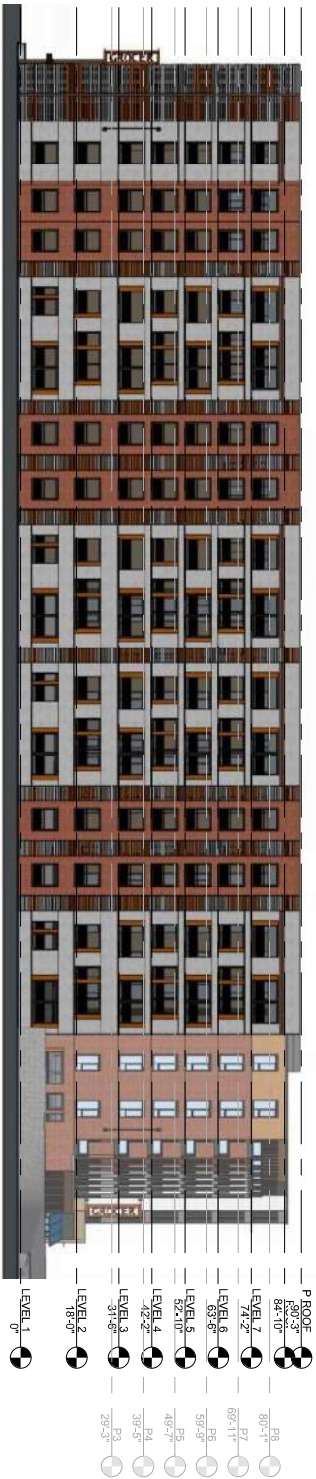


101 GENERAL MCCONVILLE WAY



1" = 40'-0"

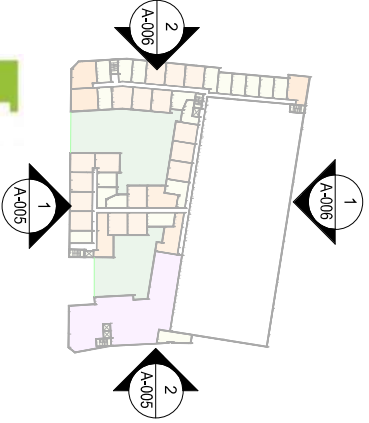
ELEVATIONS



1 WEST ELEVATION  
1" = 40'-0"



2 SOUTH ELEVATION  
1" = 40'-0"

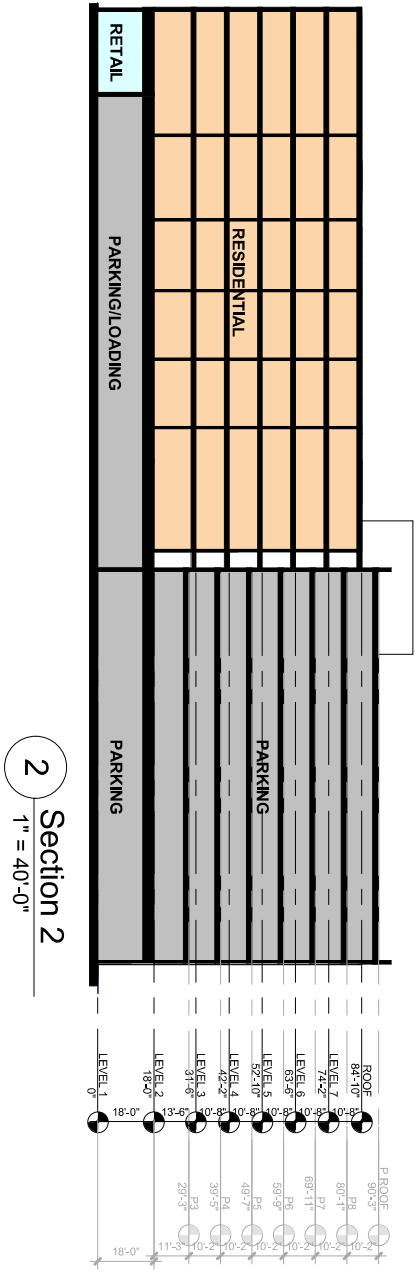
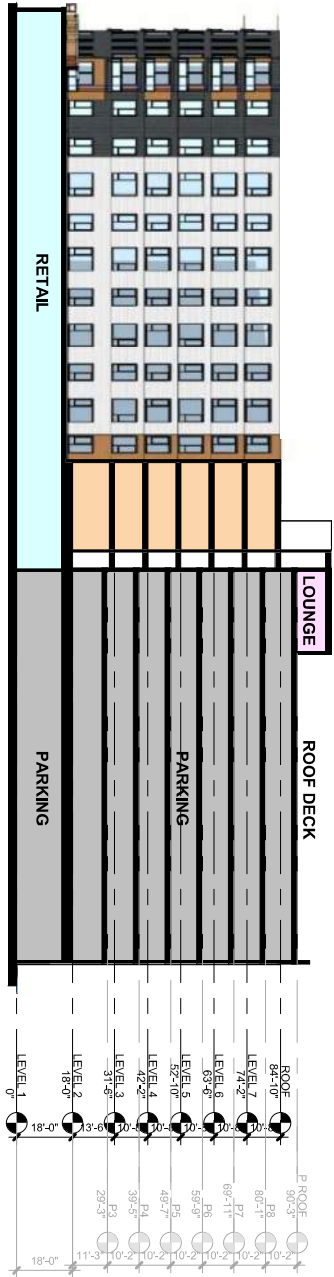
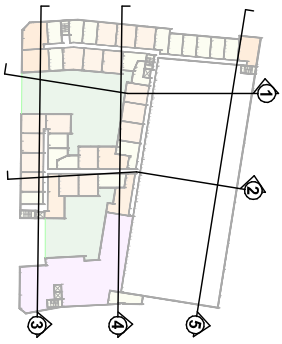


101 GENERAL MCCONVILLE WAY



1" = 40'-0"

ELEVATIONS

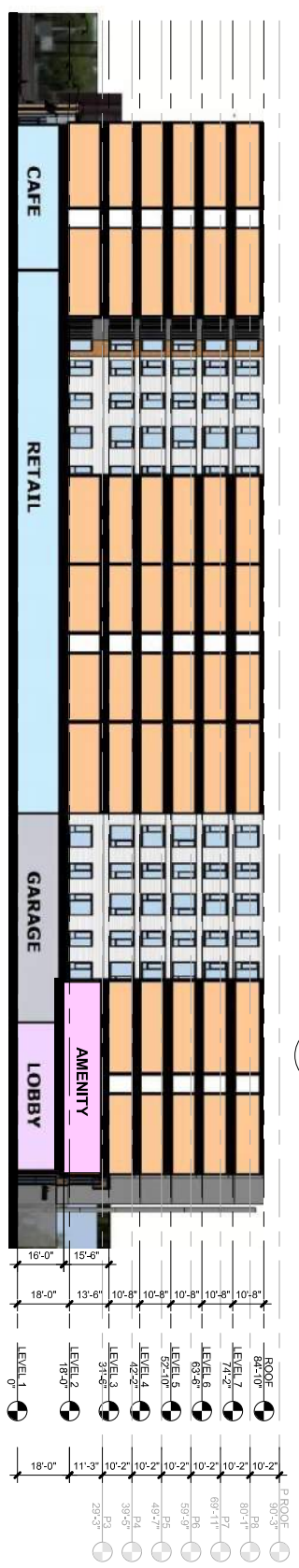
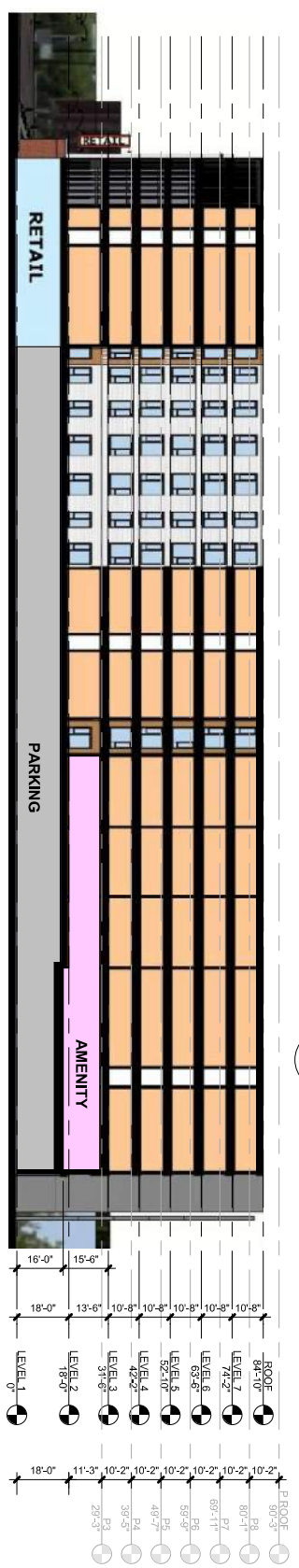
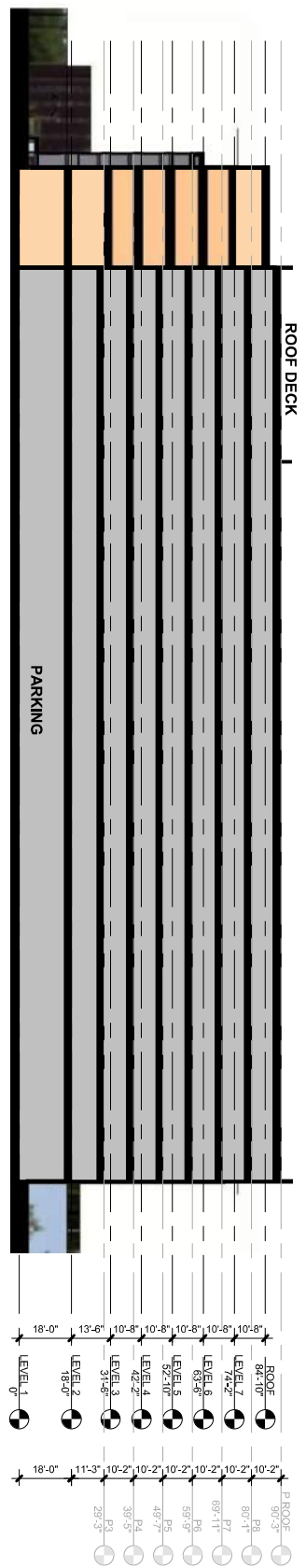
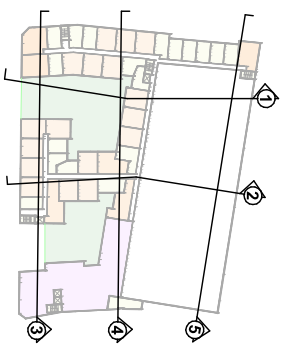


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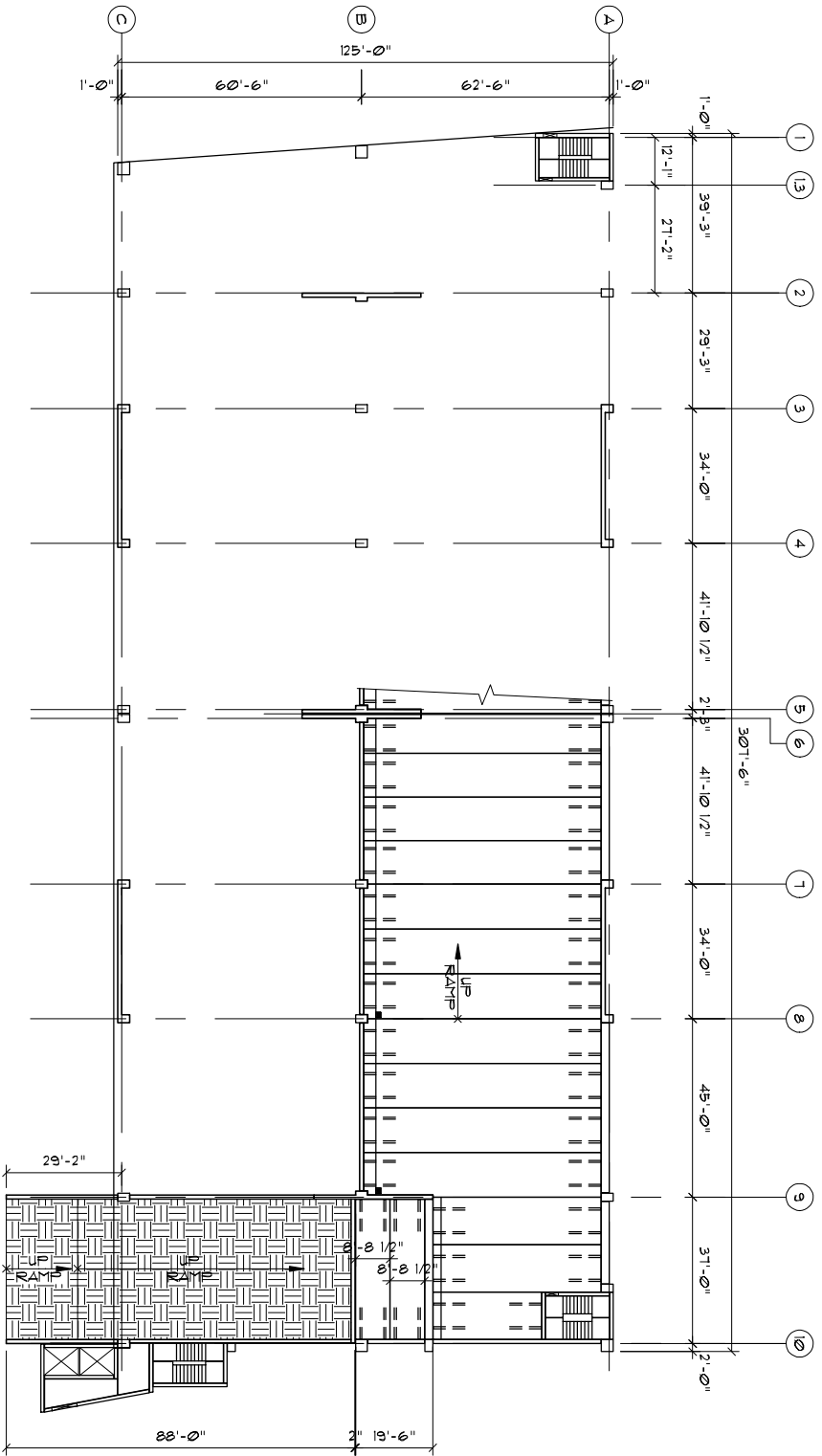


1"=40'-0"

SECTIONS



SECTIONS



LEVEL-8 =105'-8"	LEVEL-15 =52'-0"
LEVEL-7 =94'-0"	
LEVEL-6 =89'-4"	
LEVEL-5 =74'-8"	
LEVEL-4 =64'-0"	
LEVEL-3 =53'-4"	
LEVEL-2 =42'-8"	
LEVEL-1 =32'-0"	

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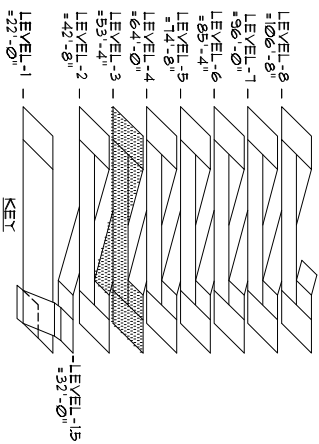
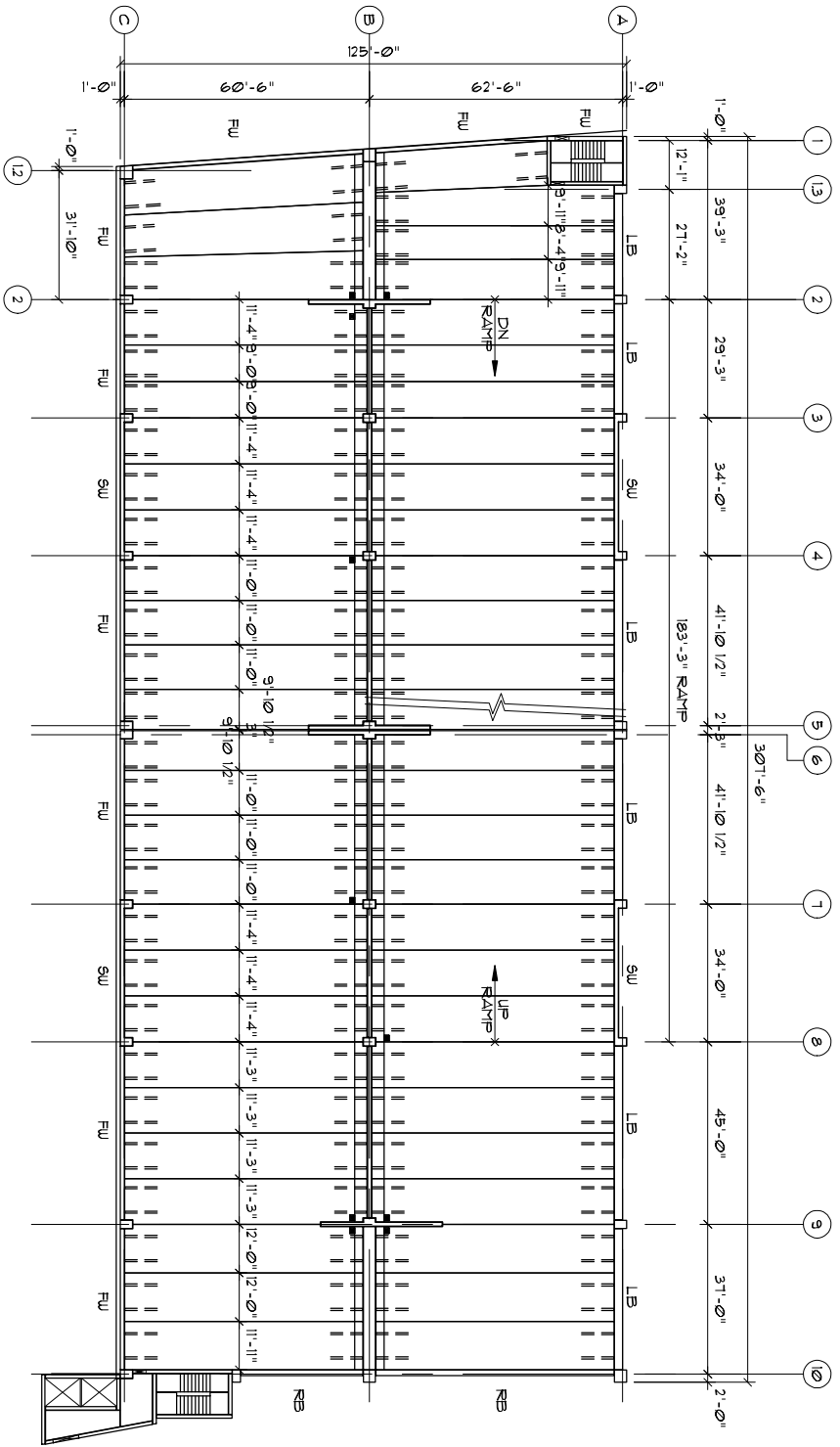
PRECAST STRUCTURAL CONCRETE - MEMBER PRESTRESSED CONCRETE INSTITUTE

QUINCY PARKINGWAY P/G

QUINCY, MA.

LEVEL-1 FRAMING PLAN

DATE:	6/22/23
SCALE:	1" = 30'
DTM:	PBS
JOB NO.:	23013
DMG. NO.:	P2.1



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P.O. BOX 1145, PITTSFIELD, MASSACHUSETTS, 01201 (413) 499-1441  
PRECAST STRUCTURAL CONCRETE - MEMBER PRESTRESSED CONCRETE INSTITUTE

**QUINCY PARKINGWAY P/G**

**QUINCY, MA.**

**LEVEL-3 FRAMING PLAN**

DATE: 6/22/23

SCALE: 1" = 30'

DATE: PBS

JOB NO: 23013

DWG. NO: P2.3



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Quincy Center District  
Phase V Bond Authorization  
April 1, 2024

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**Item 2.0 Building Remediation & Demolition**

---

1384 Hancock Street (Acapulcos)	\$	761,000
<b>Item 2.0 Building Remediation &amp; Demolition Total</b>	<b>\$</b>	<b>761,000</b>

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**GRANITE CITY PARTNERS, LLC**  
1354 HANCOCK STREET, SUITE 200  
QUINCY, MA 02169  
T: 617-481-9315 C: 781-856-2517  
WWW.GRANITECITYPARTNERS.COM

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## MEMORANDUM

To: James Fatseas, Planning Director, City of Quincy  
Robert Stevens, AICP, Deputy Planning Director, City of Quincy  
From: Holli Roche Robinson, Partner  
Date: March 15, 2024  
Re: DIF 5.0 – Building Remediation and Demolition

---

This Memorandum summarizes our project cost estimate for Item 2.0 Building Remediation and Demolition in the Quincy Center DIF District proposed DIF Authorization package dated April 1, 2024. The parcel within our estimate has not yet had hazardous materials assessment surveys performed. Granite City Partners prepared an order of magnitude cost which have been estimated based on recent demolitions within the City of Quincy, and the square footage of the structure located on the parcel. The estimate utilizes an approximate aggregate unit cost for abatement, remediation and the razing of the structure and includes a contingency for the unknown quantity of potential hazardous materials and nature of the work. Additionally, the structure is suspected to have shared walls with an adjacent parcel, therefore, the estimated cost considers protection of those structures, common wall structural improvements and waterproofing.

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Quincy Center District  
Phase V Bond Authorization  
April 1, 2024

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**Item 3.0 Environmental Remediation**

Switchpoint Development (FoxRock)	\$	3,305,000
1455 & 1459 Hancock Street	\$	484,000
101 McConville Way (Atlantic)	\$	1,735,000
<b>Item 3.0 Environmental Remediation Subtotal</b>	<b>\$</b>	<b>5,524,000</b>

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## PROJECT MEMORANDUM

**Date:** January 18, 2024

**To:** James Fatseas, Planning Director, City of Quincy Planning & Community Development

**From:** EBI Consulting

**Subject:** DIF 5.0: Environmental Program Summary

---

This Environmental Program Summary Memo summarizes the project's environmental remediation costs estimated for the Quincy Center District Improvement Financing (DIF) 5.0. These estimated costs are related to:

- Environmental assessment (soil, groundwater, vapor);
- Soil pre-characterization;
- Soil management and remediation;
- Soil transportation and disposal/reuse;
- Regulatory compliance with the Massachusetts Contingency Plan and associated submittals;
- Non-regulatory compliance and submittal;
- Environmental field oversight,
- Environmental consulting, coordination, and management.

The parcels related to these estimated budgets and this Memo include: Medical Office Building parcel (former Ross Garage Parcel), the recently City-acquired 1455 and 1459 Hancock Street properties, and the parcels located south of Generals Bridge. The budget estimates were in part based on our current understanding of the overall project, regulatory obligations, and the structures to be constructed as part of the redevelopment project, along with installation of subsurface utilities, and overall site grading.

## DIF 5.0: ENVIRONMENTAL PROGRAM SUMMARY

January 18, 2024

<b>DIF 5.0: ENVIRONMENTAL PROGRAM SUMMARY</b>		
<b>Medical Office Building Parcel / Former Ross Garage Parcel</b>		
a.	Assessment and Pre-Characterization	\$80,000
b.	Soil Transportation and Disposal	\$3,040,000
c.	Environmental Consulting Services	\$185,000
<b>Total:</b>		<b>\$3,305,000</b>
<b>1455 and 1459 Hancock Street</b>		
a.	Pre-Characterization	\$36,000
b.	Soil Transportation and Disposal	\$370,000
c.	Environmental Consulting Services	\$78,000
<b>Total:</b>		<b>\$484,000</b>
<b>South of Generals Bridge</b>		
a.	Pre-Characterization	\$60,000
b.	Soil Transportation and Disposal	\$1,540,000
c.	Environmental Consulting Services	\$135,000
<b>Total:</b>		<b>\$1,735,000</b>
<b>Grand Total:</b>		<b>\$5,524,000</b>

## PROJECT MEMORANDUM

**Date:** January 18, 2024

**To:** James Fatseas, Planning Director, City of Quincy Planning & Community Development

**From:** EBI Consulting

**Subject:** DIF 5.0: Environmental Summary: Medical Office Building Parcel / Former Ross Garage Parcel

---

This Memo summarizes the project's environmental related costs estimated for the proposed Medical Office Building and former Ross Garage parcel.

Work associated with a redevelopment project that includes a net soil export begins with the environmental pre-characterization of subsurface soil conditions. This process includes the collection of samples throughout the proposed soil export area for laboratory analysis, which is typically performed by the advancement of soil borings and/or test pits. In addition to pre-characterization related to the off-Site transportation and disposal/reuse of soil, an assessment of potential impacts associated with historic operations in the former Commonwealth Building is required. The former building was located along the western portion of the parcel, running parallel with the Burgin Parkway and MBTA commuter rail. Based on the historic use of the building in part as a dry cleaner and past elevated soil vapor analytical results, a subsurface assessment is required that will include both horizontal and vertical grid sampling of soil for laboratory analysis, the installation groundwater monitoring wells and the subsequent sampling and analysis of groundwater. This assessment will provide information to be used for regulatory compliance, address potential vapor intrusion concerns, and detail laboratory data to facilitate the transportation and disposal/reuse of subgrade soils within the area of the former Commonwealth Building.

Soil pre-characterization activities will provide chemical concentrations of both Massachusetts Contingency Plan (MCP)-regulated petroleum- and volatile organic compound (VOC)-impacted soils, and urban fill soil within the parcel. This information will be used to find the appropriate in-state or out-of-state facilities that may be able to accept surplus soils based on chemical concentrations for reuse, disposal, and/or thermal treatment. It is important that both subsurface assessment and pre-characterization activities be performed prior to breaking ground for redevelopment in an attempt to minimize potential unforeseen conditions or earthwork delays.

The environmental data collected during assessment and pre-characterization will provide a roadmap for MassDEP regulatory reporting notifications and/or continued regulatory obligations under the MCP. Currently there is an MCP-listed release site related to the former Ross Garage parcel which will require continued regulatory reporting to the MassDEP. Additionally, new reporting conditions under the MCP are likely given the proposed number of samples required to be collected for laboratory analysis, Site history and former uses of the parcel, and the presence of urban fill soils throughout the work area which are expected to contain metals and other contaminants at levels that would require regulatory reporting and compliance.

**COST BREAKDOWN:**  
**MEDICAL OFFICE BUILDING / FORMER ROSS GARAGE PARCEL**  
January 18, 2024

<b>MEDICAL OFFICE BUILDING / FORMER ROSS GARAGE PARCEL</b>		
<b>a.</b>	<b>Assessment and Pre-Characterization</b>	
	Field Work and Equipment	\$8,000
	Environmental Drilling	\$12,000
	Analytical	\$45,000
	Management and Coordination	\$15,000
	<b>Total:</b>	<b>\$80,000</b>
<b>b.</b>	<b>Soil Management, Transportation and Disposal/Reuse</b>	
	Garage	\$1,600,000
	Utilities and Grading	\$160,000
	Former Commonwealth Building	\$1,280,000
	<b>Total:</b>	<b>\$3,040,000</b>
<b>c.</b>	<b>Environmental Consulting Services</b>	
	Field Work	\$60,000
	Regulatory and Non-Regulatory	\$65,000
	Management and Coordination	\$60,000
	<b>Total:</b>	<b>\$185,000</b>
	<b>Grand Total:</b>	<b>\$3,305,000</b>

## PROJECT MEMORANDUM

**Date:** January 18, 2024

**To:** James Fatseas, Planning Director, City of Quincy Planning & Community Development

**From:** EBI Consulting

**Subject:** DIF 5.0: Environmental Summary: 1455 and 1459 Hancock Street

---

This Memo summarizes the project's environmental related costs estimated for the 1455 and 1459 Hancock Street parcels.

Environmental work associated with both City-owned parcels includes the environmental pre-characterization of the subsurface, both soil and groundwater. Petroleum-impacts to the subsurface in this area of Hancock Street have been well documented and there is a likelihood that petroleum-impacted soil, groundwater, and/or soil vapor will be encountered at both parcels. It has been assumed that the buildings on both parcels will be razed and removed off-Site and that the excavation and removal of soil to a depth of four feet below ground surface will be performed. Therefore, soil pre-characterization is required at both parcels and should be performed soon after the buildings have been removed to minimize any unforeseen subsurface conditions or earthwork delays. The advancement of soil borings and the installation of groundwater monitoring wells are planned based on known petroleum releases to the subsurface at locations hydraulically upgradient of the City parcels. This information will be used to find the appropriate in-state or out-of-state facilities that may be able to accept surplus soils based on chemical concentrations for reuse, disposal, and/or thermal treatment.

The environmental data collected during assessment and pre-characterization will help provide a roadmap for MassDEP regulatory reporting notifications. There are currently no existing listed MCP releases on either of the City-owned parcels. However, given the historic releases of petroleum to both soil and groundwater at an abutting site, it is anticipated that a new MCP regulatory reporting condition will be encountered at one or both Hancock Street parcels. As such, regulatory compliance, and preparation of regulatory submittals in accordance with the MCP will likely be required.

**COST BREAKDOWN:**  
**1455 and 1459 HANCOCK STREET**  
January 18, 2024

<b>1455 AND 1459 HANCOCK STREET</b>		
<b>a.</b>	<b>Assessment and Pre-Characterization</b>	
	Field Work and Equipment	\$4,000
	Environmental Drilling	\$8,000
	Analytical	\$20,000
	Management and Coordination	\$4,000
	<b>Total:</b>	<b>\$36,000</b>
<b>b.</b>	<b>Soil Management, Transportation and Disposal/Reuse</b>	
	1455 Hancock Street	\$130,000
	1459 Hancock Street	\$240,000
	<b>Total:</b>	<b>\$370,000</b>
<b>c.</b>	<b>Environmental Consulting Services</b>	
	Field Work	\$20,000
	Regulatory	\$50,000
	Management and Coordination	\$8,000
	<b>Total:</b>	<b>\$78,000</b>
	<b>Grand Total:</b>	<b>\$484,000</b>

## PROJECT MEMORANDUM

**Date:** January 18, 2024

**To:** James Fatseas, Planning Director, City of Quincy Planning & Community Development

**From:** EBI Consulting

**Subject:** DIF 5.0: Environmental Summary: South of Generals Bridge

---

This Memo summarizes the project's environmental related costs estimated for the redevelopment of the parcels south of Generals Bridge.

As with any redevelopment project involving a net export of soil, waste characterization of soils is required prior to any off-Site removal. For the parcels located south of the bridge that will be developed as part of this project, there are documented urban fill soils present which are located throughout downtown Quincy. These soils will be pre-characterized by the advancement of soil borings and the collection of samples for laboratory analysis. Using data from the sampling and laboratory analysis, soil disposal or reuse options will be formulated. Most of the proposed redevelopment to the south of the bridge will entail slab-on-grade construction and other near surface improvements, however soil will still be generated that will require off-Site removal. Additionally, subsurface utility installation, and site grading, which will also include the removal of an existing soil berm that runs parallel to the Burgin Parkway and MBTA tracks, will generate soil that ultimately will require off-Site removal.

An existing MassDEP-listed release site is located directly south and abutting the Bridge and based on historic research, likely extends to the north side of the IHOP property. This MCP release site has documented soil with elevated metals and polycyclic aromatic hydrocarbon concentrations, which are typical of urban fill soil. However, this urban fill soil also contains documented asbestos that was likely the result of a former building being razed and the building and roofing materials left within the basement of the former structure. As a result, it is anticipated that asbestos-containing soil may be encountered which will require proper handling, monitoring, and removal in accordance with both the MCP and MassDEP asbestos regulations. This work will be overseen by both a Massachusetts Licensed Site Professional and licensed asbestos monitor. Urban fill soil containing asbestos is not permitted to be disposed of in any Massachusetts landfills and will require transportation and disposal out-of-state.

Both MCP regulatory submittals and MassDEP asbestos remediation submittals will be required for the handling and management of any asbestos-containing soil. The data collected during pre-characterization activities at other locations will provide a roadmap for MassDEP regulatory reporting notifications under the MCP, if required. New reporting conditions under the MCP are expected given the proposed number of samples required to be collected for laboratory analysis and the presence of urban fill soils throughout the work area.

**COST BREAKDOWN:**  
**SOUTH OF GENERALS BRIDGE**

January 18, 2024

<b>SOUTH OF GENERALS BRIDGE</b>		
<b>a.</b>	<b>Assessment and Pre-Characterization</b>	
	Field Work and Equipment	\$8,000
	Environmental Drilling	\$10,000
	Analytical	\$30,000
	Management and Coordination	\$12,000
	<b>Total:</b>	<b>\$60,000</b>
<b>b.</b>	<b>Soil Management, Transportation and Disposal/Reuse</b>	
	Asbestos Soil and Urban Fill - RTN 3-34957	\$1,210,000
	Utilities and Site Grading	\$200,000
	Berm Parallel to MBTA Tracks	\$130,000
	<b>Total:</b>	<b>\$1,540,000</b>
<b>c.</b>	<b>Environmental Consulting Services</b>	
	Field Work	\$60,000
	Regulatory	\$75,000
	Management and Coordination	\$50,000
	<b>Total:</b>	<b>\$185,000</b>
	<b>Grand Total:</b>	<b>\$1,785,000</b>



Quincy Center District  
Phase V Bond Authorization  
April 1, 2024

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**Item 4.0 Utility Improvements**

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Coddington Electrical Undergrounding	\$	8,715,000
<b>Item 4.0 Utility Improvements Subtotal</b>	<b>\$</b>	<b>8,715,000</b>

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250 Royall Street | Suite 200E  
Canton, Massachusetts 02021

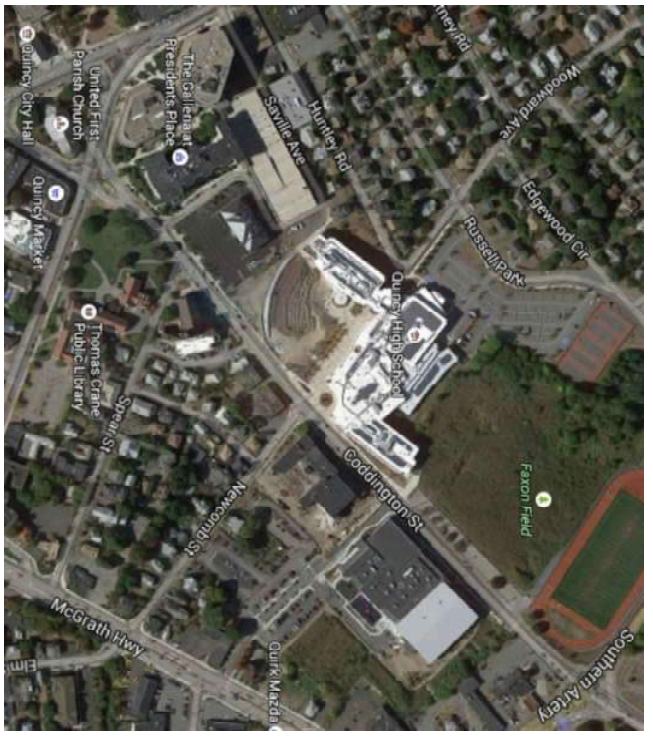
CLIENT City of Quincy, Massachusetts  
PROJECT Coddington Street Duct Banks  
ESTIMATE BY Greg Betsold  
PROJECT NO. 229256.07  
DATE MARCH 2024

**Coddington Street Electric and Telecommunication Duct Banks  
Opinion of Probable Construction Cost**

Item #	Description	Unit	Quantity	Unit Cost	Total Cost
<b>Site Preparation</b>					
120.1	UNCLASSIFIED EXCAVATION	CY	1850	\$70.00	\$129,500.00
580	CURB REMOVED AND RESET	FT	3200	\$50.00	\$160,000.00
	REMOVE AND DISPOSE UTILITY POLE	EA	18	\$2,000.00	\$36,000.00
877.3	SIGN POST REMOVED AND STACKED	EA	20	\$65.00	\$1,300.00
874.1	STREET SIGN REMOVED AND RESET	EA	20	\$212.50	\$4,250.00
415.1	PAVEMENT STANDARD MILLING	SY	8200	\$10.00	\$82,000.00
				<b>Sub Total</b>	<b>\$413,050.00</b>
<b>Layout and Materials</b>					
472	TEMPORARY ASPHALT PATCHING	TON	765	\$300.00	\$229,500.00
402	DENSE GRADED CRUSHED STONE FOR SUB-BASE	CY	1725	\$95.00	\$163,875.00
701	CEMENT CONCRETE SIDEWALK	SY	2075	\$100.00	\$207,500.00
706	BRICK WALK	SY	75	\$575.00	\$43,125.00
	ACCESSIBLE CURB RAMP	EA	9	\$2,200.00	\$19,800.00
	CONCRETE APRON	EA	2	\$3,500.00	\$7,000.00
702	HOT MIX ASPHALT	TON	915	\$299.50	\$274,042.50
868.06	6 INCH REFLECTORIZED WHITE LINE (EPOXY)	FT	6900	\$1.13	\$7,797.00
				<b>Sub Total</b>	<b>\$952,639.50</b>
<b>Electrical</b>					
	STREET LIGHTING	EA	37	\$20,000.00	\$740,000.00
811.27	ELECTRIC HANDHOLE - (MUNICIPAL STANDARD)	EA	37	\$2,500.00	\$92,500.00
804.2	2 INCH ELECTRICAL CONDUIT TYPE NM - PLASTIC (UL)	FT	2575	\$5.65	\$14,548.75
	#2 COPPER EHTYLENE PROPYLENE RUBBER-INSULATED WIRE	FT	12175	\$4.67	\$56,857.25
	#2 COPPER EHTYLENE PROPYLENE RUBBER-INSULATED WIRE INSTALLATION	FT	12175	\$0.97	\$11,809.75
	RED MAGNETIC WARNING TAPE	FT	2255	\$2.00	\$4,510.00
142	CLASS B TRENCH EXCAVATION	CY	2965	\$45.00	\$133,425.00
	5 INCH ELECTRICAL CONDUIT TYPE NM - PLASTIC -(UL)	FT	14400	\$50.00	\$720,000.00
	PLASTIC CONDUIT SPACERS 7.5" OC	EA	480	\$63.00	\$30,240.00
901	4000 PSI, 1.5 INCH, 565 CEMENT CONCRETE	CY	275	\$1,770.00	\$486,750.00
	ELECTRICAL VAULT	EA	6	\$16,000.00	\$96,000.00
	NATIONAL GRID SERVICE	LS	1	\$135,000.00	\$135,000.00
				<b>Sub Total</b>	<b>\$2,386,640.75</b>
<b>Telecommunication</b>					
	RED MAGNETIC WARNING TAPE	FT	1960	\$2.00	\$3,920.00
142	CLASS B TRENCH EXCAVATION	CY	2650	\$45.00	\$119,250.00
	QUINCY FIBER OPTIC WIRING	LS	1	\$50,000.00	\$50,000.00
	FIRE ALARM WIRING	LS	1	\$50,000.00	\$50,000.00
826.51	FIRE ALARM PEDESTAL	EA	3	\$4,400.00	\$13,200.00
	5 INCH ELECTRICAL CONDUIT TYPE NM - PLASTIC -(UL)	FT	17640	\$50.00	\$882,000.00
	PLASTIC CONDUIT SPACERS 7.5" OC	EA	600	\$63.00	\$37,800.00
901	4000 PSI, 1.5 INCH, 565 CEMENT CONCRETE	CY	335	\$1,770.00	\$592,950.00
	TELECOMMUNICATION VAULT	EA	6	\$16,000.00	\$96,000.00
811.27	ELECTRIC HANDHOLE - (MUNICIPAL STANDARD)	EA	5	\$2,500.00	\$12,500.00
	COMCAST FEE ESTIMATE	LS	1	\$100,000.00	\$100,000.00
	VERIZON FEE ESTIMATE	LS	1	\$100,000.00	\$100,000.00
				<b>Sub Total</b>	<b>\$2,057,620.00</b>
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$5,809,950.25</b>
MOBILIZATION/DEMOLITION (5% OF CONSTRUCTION SUBTOTAL)					\$290,497.51
ENGINEERING, SURVEY, DESIGN, PERMITTING, ADMINISTRATION, RESIDENT ENGINEER; (10%)					\$580,995.03
TRAFFIC CONTROL (ALLOWANCE 5%)					\$290,497.51
POLICE DETAIL (ALLOWANCE 5%)					\$290,497.51
CONTINGENCIES (25%)					\$1,452,487.56
<b>CONSTRUCTION TOTAL</b>					<b>\$8,714,925.38</b>
<b>ESTAMATED CONSTRICITON TOTAL</b>					<b>\$8,715,000.00</b>

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# CODDINGTON STREET – OVERHEAD TO UNDERGROUND PROJECT – CIVIL CONSTRUCTION – WR #14319176





DRAWING NO.	DRAWING LIST	CONTENT
G-0		COVER
G-1		GENERAL NOTES, ABBREVIATIONS AND LEGEND
SK-200		OVERALL LAYOUT
SK-201 TO SK-205		PLAN AND PROFILE
SK-300		DUCT BANK DETAILS
SK-301		MH DETAILS
SK-302 TO SK-305		MH CARDS

**PROJECT DESCRIPTION:**

THIS PROJECT IS TO FACILITATE THE RELOCATION OF ALL OVERHEAD ELECTRIC UTILITIES ON CODDINGTON ST TO UNDERGROUND AS PART OF THE CITY OF QUINCY'S BEAUTIFICATION PROJECT.

\*\*\*HAZARD – ENERGIZED CABLE AND GAS LINES\*\*\*

			
REV	DESCRIPTION	DATE	BY
A	Preliminary for Review	2/29/2018	ML
B	Final Update	7/7/2023	ML
		DATE	BY
		7/7/2023	ML
Coddington St OH to U/G Quincy, MA			

**GENERAL NOTES:**

- CONTRACTOR TO PROVIDE AS-BUILT INFORMATION 15 DAYS AFTER COMPLETION OF CONDUIT INSTALLATION WORK.
- THE LOCATIONS OF UNDERGROUND STRUCTURES SHOWN HEREIN ARE DEEMED TO BE CORRECT OR COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY. ANY DISCREPANCIES SHOULD BE INCORPORATED IN THE AS-BUILT.
- ANY QUESTIONS REGARDING THE CIVIL ENGINEERING DESIGN OF THESE STRUCTURES SHOULD BE REFERRED TO THE DESIGN ENGINEER.
- DO NOT UTILITY FROM THESE PLANS WITHOUT FIRST CONTACTING NATIONAL GRID OR OTHER UTILITY COMPANIES.
- NATIONAL GRID PERSONNEL SHALL BE INSPECTED AND APPROVED BY THE CONTRACTOR. NATIONAL GRID PERSONNEL SHALL BE PROVIDED WITH A PHOTOGRAPH AND CONTACT INFORMATION FOR NATIONAL GRID PERSONNEL UNDER SUPERVISION OF NATIONAL GRID CONSTRUCTION SUPERVISOR.
- CONTRACTOR TO PROVIDE ALL PERSON UTILITIES FROM THEIR OWNERS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY. ANY DISCREPANCIES SHOULD BE INCORPORATED IN THE AS-BUILT.
- PROTECT ALL MUNICIPAL, STATE, AND FEDERAL SURVEY CONTROL MONUMENTS AND BENCH MARKS. CONTRACTOR TO CONTACT OFFICE OF MASS SURVEYING WORK AS REQUIRED.
- PROTECT ALL PLANTS AND TREES AND THEIR ROOT SYSTEMS FROM MECHANICAL SOIL HANDLING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY. ANY DISCREPANCIES SHOULD BE INCORPORATED IN THE AS-BUILT.
- THE FOLLOWING MINIMUM CLEARANCES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED:
 

	CROSSING	PARALLEL
GAS MAIN	12"	12"
WATER MAIN	12"	12"
TELEPHONE/COMMUNICATION FACILITIES	12"	12"
STEEL AND SAWTAY SERVICES	12"	12"
RAIL ROAD PROXIMITY	50'	50'

- CONTRACTOR TO RECORD AND DOCUMENT A SINGLE, MULTI-SHADE SET PHOTOLOG MANAGEMENT OF THE CONSTRUCTION PROJECT AND MAKE SURE TO PROTECT ALL INFORMATION FROM THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY. ANY DISCREPANCIES SHOULD BE INCORPORATED IN THE AS-BUILT.
- REFER TO ALL NATIONAL GRID CIVIL CONSTRUCTION SPECIFICATIONS INCLUDED IN THE FIELD CONSTRUCTION TO USE ACCEPTABLE ALTERNATE DEVICES TO MEET BANK INSTALLATION. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY. ANY DISCREPANCIES SHOULD BE INCORPORATED IN THE AS-BUILT.
- CONCRETE WORK SHALL BE NOTIFIED FOR EVERY MANHOLE THIS IS NOT IN PAYMENT. SEE SR-200 FOR DETAILS.


PLEASE NOTE: CLEARANCES FROM OTHER UTILITIES SHALL BE MAINTAINED WHEREVER POSSIBLE. IF THE 12" MINIMUM CLEARANCE CANNOT BE MAINTAINED, CONTRACTOR SHALL NOTIFY THE UTILITY OWNER FOR LESS THAN MINIMUM CLEARANCE.


**DISTRIBUTION DRAWING INDEX**

CIVIL & PROFILE DRAWINGS	REFER TO DRAWINGS	DETAIL DRAWINGS
SR-200	SR-200	SR-300
SR-201	SR-302	SR-301
SR-202	SR-303	
SR-203	SR-304	
SR-204	SR-305	
SR-205		

**NOTE: NOT ALL DESCRIPTIONS LISTED BECAUSE NOT USED FOR THIS PROJECT**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC	ASPHALT CURB	AC	ASPHALT CURB
AS	ASPHALT SIDEWALK EXPANSION	AS	ASPHALT SIDEWALK EXPANSION
BS-1	BITUMEN FLOORING	BS-1	BITUMEN FLOORING
BS-2	BITUMEN FLOORING	BS-2	BITUMEN FLOORING
BS-3	BITUMEN FLOORING	BS-3	BITUMEN FLOORING
BS-4	BITUMEN FLOORING	BS-4	BITUMEN FLOORING
BS-5	BITUMEN FLOORING	BS-5	BITUMEN FLOORING
BS-6	BITUMEN FLOORING	BS-6	BITUMEN FLOORING
BS-7	BITUMEN FLOORING	BS-7	BITUMEN FLOORING
BS-8	BITUMEN FLOORING	BS-8	BITUMEN FLOORING
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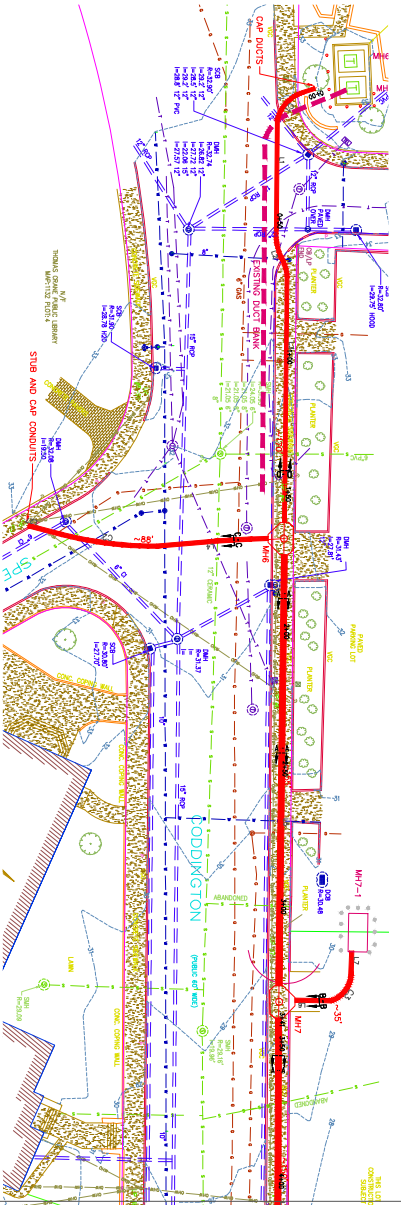
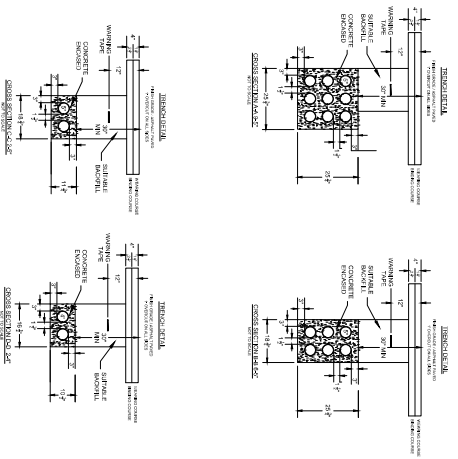


REV	DESCRIPTION	DATE	BY	CHK	APP
A	Preparation for Review	2/29/2008	AM	EAH	
B	Final Update	7/7/2023	PK	SKH	

DATE	7/7/2023
BY	PK
CHK	SKH
APP	

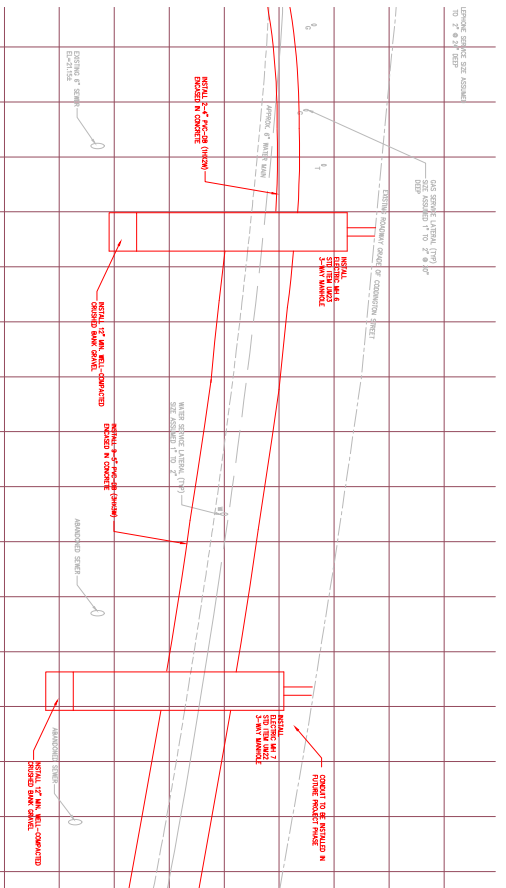
Coddington St OH to U/G Quincy, MA





ID	LENGTH	BEARING	START POINT	END POINT
L1	41.607	N51° 07' 02.35"E	N: 291724.7457 E: 791006.332	N: 2917273.575 E: 791038.720
L2	1.016	S31° 14' 12.99"W	N: 2917279.445 E: 791043.683	N: 2917278.576 E: 791043.156
L3	269.267	N51° 07' 00.24"E	N: 2917286.946 E: 791048.619	N: 2917455.974 E: 791258.223
L4	22.270	S44° 23' 15.59"E	N: 2917328.368 E: 791138.532	N: 2917312.453 E: 791154.111
L5	156.760	S51° 12' 54.27"W	N: 2917448.512 E: 791249.121	N: 2917350.317 E: 791126.926
L6	12.897	S38° 33' 12.58"E	N: 2917466.539 E: 791241.411	N: 2917456.453 E: 791249.450
L7	8.784	N52° 07' 55.13"E	N: 2917460.965 E: 791222.554	N: 2917466.357 E: 791229.488
L8	150.055	N50° 41' 57.29"E	N: 2917455.974 E: 791258.223	N: 2917551.018 E: 791374.340
L27	12.826	S24° 51' 37.52"E	N: 2917283.231 E: 791172.702	N: 2917271.594 E: 791178.094

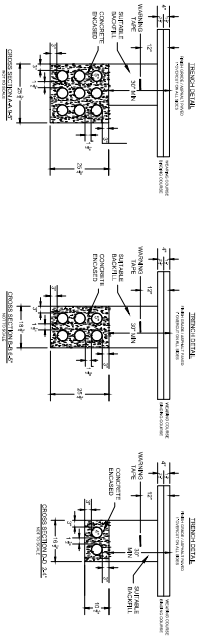
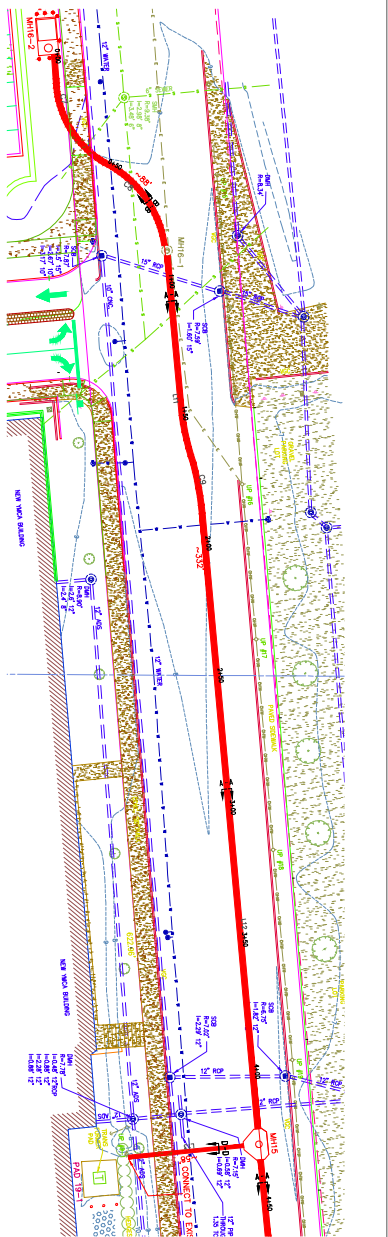
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C1	14.022	S85° 58' 40.98"E	N: 2917248.400 E: 790992.910	N: 2917247.457 E: 791006.332
C2	34.728	S32° 27' 55.01"E	N: 2917312.453 E: 791154.111	N: 2917283.231 E: 791172.702
C3	12.712	N89° 07' 31.11"E	N: 2917466.357 E: 791229.488	N: 2917466.539 E: 791241.411



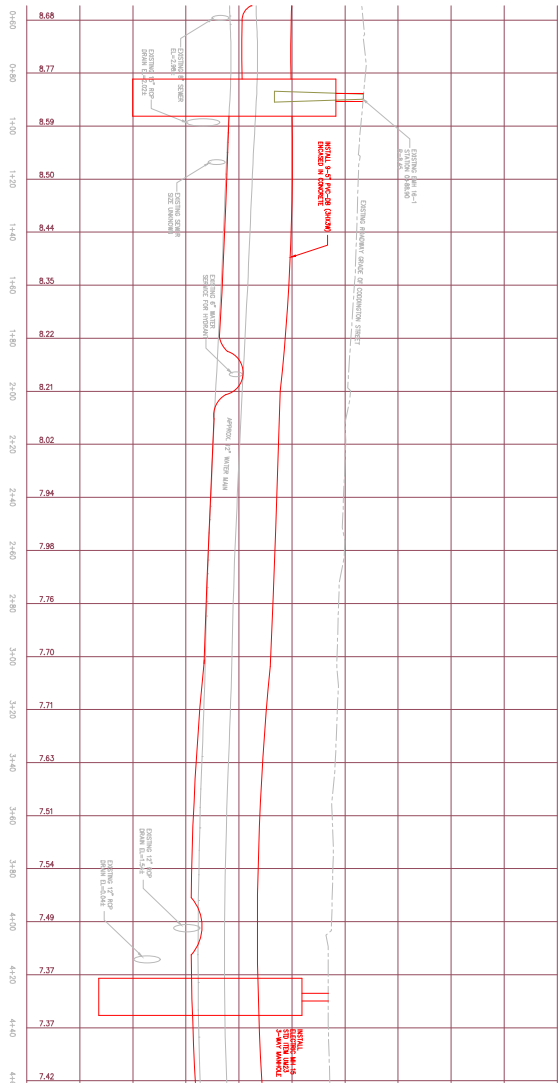
Coddington St OH to UG  
Quincy, MA

REV	DESCRIPTION	DATE	DESIGN	CHECK	APP'D
A	Preliminary for Review	2/29/2021	ML	LSB	SMH
B	Final Update	7/7/2023	ML	SNL	SMH





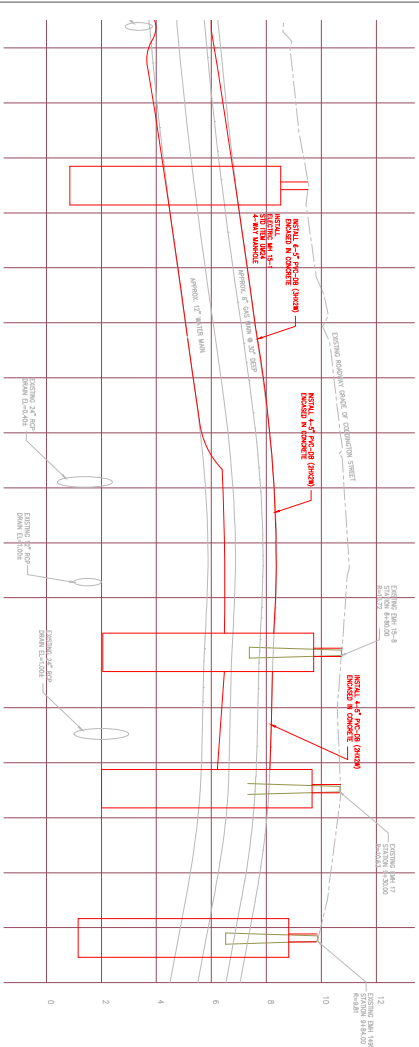
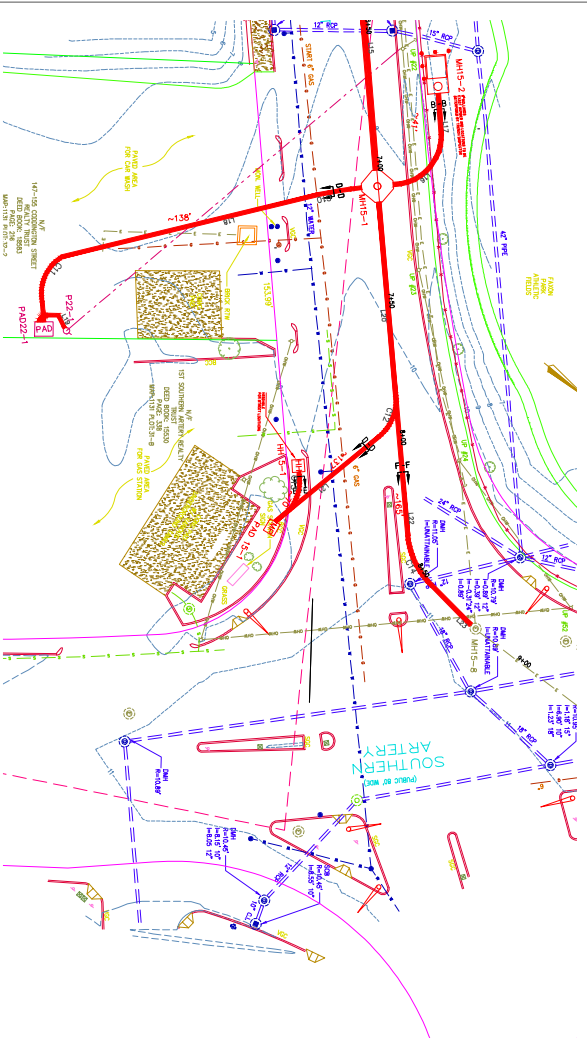
ID	LENGTH	BEARING	START POINT	END POINT
L11	60.281	N45° 16' 07.04"E	N: 2917917.290 E: 791806.588	N: 2917959.715 E: 791849.413
L12	233.030	N45° 17' 45.77"E	N: 2917989.206 E: 791873.084	N: 2918153.129 E: 792038.710
L13	43.665	S45° 11' 45.73"E	N: 2918153.072 E: 792047.063	N: 2918122.302 E: 792078.045
L14	112.372	N44° 58' 09.49"E	N: 2918161.361 E: 792047.056	N: 2918240.863 E: 792126.473
ID	LENGTH	CHORD DIRECTION	START POINT	END POINT
C7	38.177	N20° 28' 24.48"E	N: 2917842.386 E: 791781.788	N: 2917876.612 E: 791794.567
C8	36.216	N11° 45' 15.17"E	N: 2917876.612 E: 791794.567	N: 2917910.944 E: 791801.710
C9	19.056	N40° 17' 49.22"E	N: 2917974.687 E: 791860.772	N: 2917989.206 E: 791873.084



REV	DESCRIPTION	DATE	DESIGN	CHECK	APP'D
A	Preliminary for Review	2/29/2018	AM	LSM	
B	Final Update	7/7/2023	SM	SM	

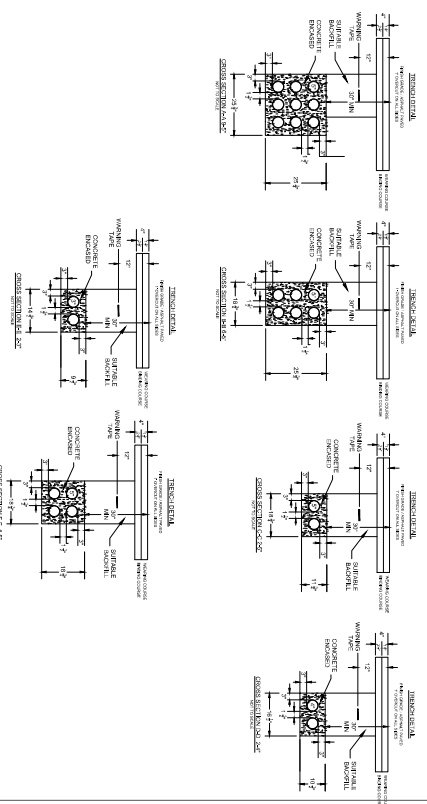
DATE	BY	CHKD	APP'D
7/7/2023	SM	SM	
7/7/2023	SM	SM	

Codification SI-OH to U/G  
Quincy, MA



ID	LENGTH	BEARING	START POINT	END POINT
L15	156.656	N45° 46' 08.86"E	N: 2918240.863 E: 792126.473	N: 2918350.138 E: 792238.722
L16	2.234	S78° 02' 38.88"E	N: 2918364.398 E: 792227.804	N: 2918363.935 E: 792229.990
L17	14.994	N46° 25' 59.19"E	N: 2918349.902 E: 792202.755	N: 2918360.235 E: 792213.619
L18	96.055	S53° 12' 02.50"E	N: 2918339.746 E: 792258.743	N: 2918282.207 E: 792335.658
L19	5.171	N23° 49' 58.90"E	N: 2918294.648 E: 792352.972	N: 2918299.378 E: 792355.062
L20	69.643	S45° 28' 12.83"W	N: 2918407.226 E: 792296.699	N: 2918358.387 E: 792247.052
L21	48.949	N78° 50' 04.80"W	N: 2918403.280 E: 792360.677	N: 2918412.758 E: 792312.654
L22	121.722	N45° 30' 18.80"E	N: 2918358.387 E: 792247.052	N: 2918443.695 E: 792333.878
L23	22.645	N05° 59' 20.18"E	N: 2918459.752 E: 792342.014	N: 2918482.274 E: 792344.376

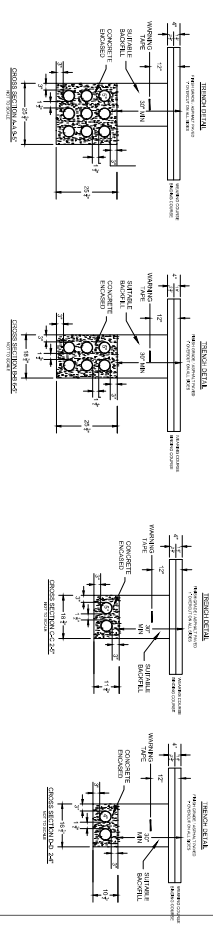
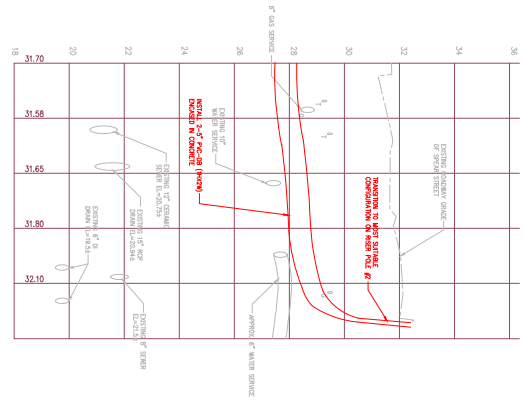
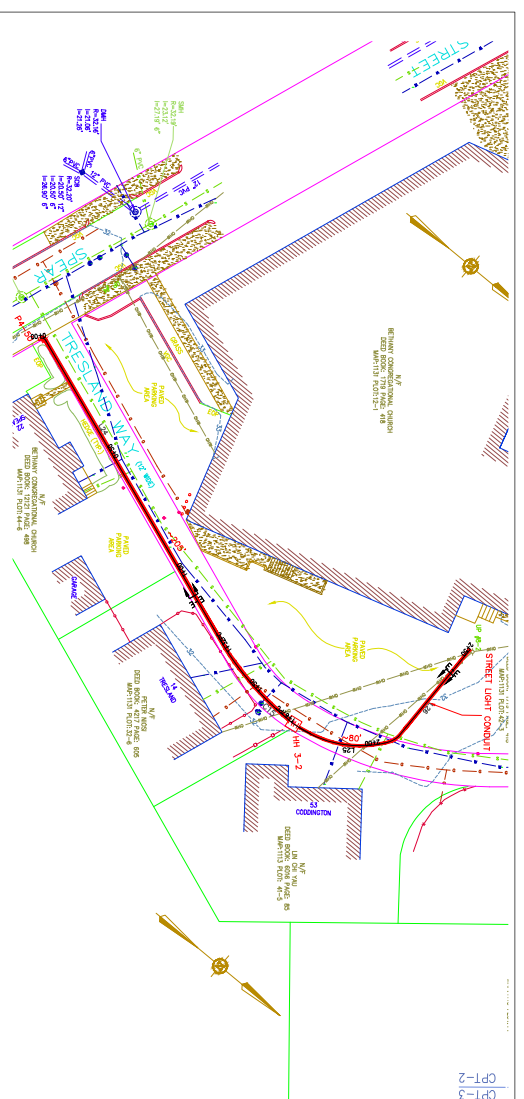
ID	LENGTH	CHORD DIRECTION	START POINT	END POINT
C10	15.738	S48° 25' 50.12"E	N: 2918350.186 E: 792246.971	N: 2918339.746 E: 792258.743
C11	18.915	N74° 44' 17.29"E	N: 2918282.207 E: 792335.658	N: 2918286.885 E: 792352.800
C12	17.636	S70° 52' 30.94"W	N: 2918412.758 E: 792312.654	N: 2918407.226 E: 792296.699
C13	14.596	S64° 04' 49.07"W	N: 2918404.537 E: 792353.982	N: 2918398.362 E: 792341.277
C14	18.302	N26° 52' 08.69"E	N: 2918443.695 E: 792333.878	N: 2918459.752 E: 792342.014



Coddington St/OH to UG  
Quincy, MA

REV	DESCRIPTION	DATE	DESIGN	CHECK	APP'D
A	Preliminary for Review	3/29/2008	AM	LSM	
B	Final Updates	7/7/2003	SK	SK	SKM

DATE	BY	CHKD	APP'D
7/7/2003	SK	SK	SKM



ID	LENGTH	BEARING	START POINT	END POINT
L24	129.273	S20° 13' 42.56"W	N: 2917341.376 E: 791444.947	N: 2917220.076 E: 791400.248
L25	3.720	N36° 03' 06.63"W	N: 2917398.320 E: 791443.566	N: 2917401.328 E: 791441.377
L26	37.024	S89° 53' 54.92"W	N: 2917410.236 E: 791425.548	N: 2917410.170 E: 791388.524

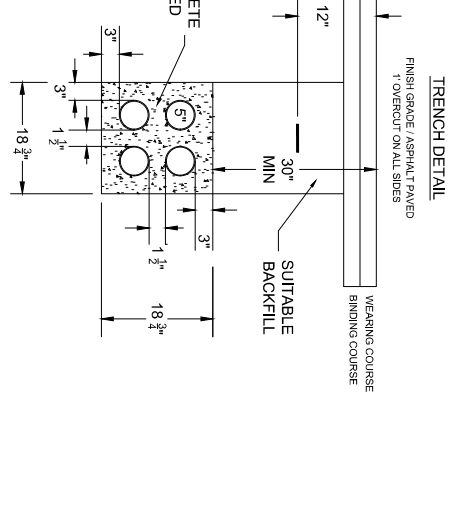
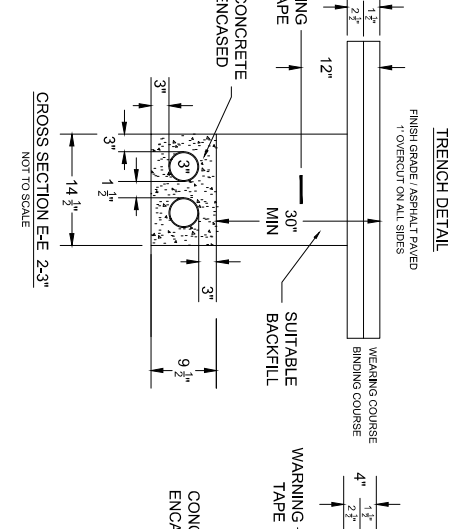
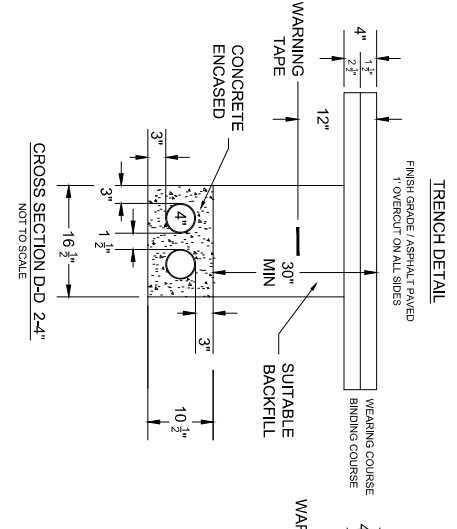
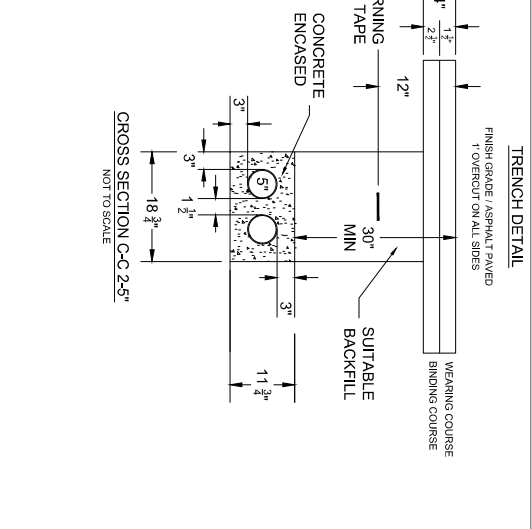
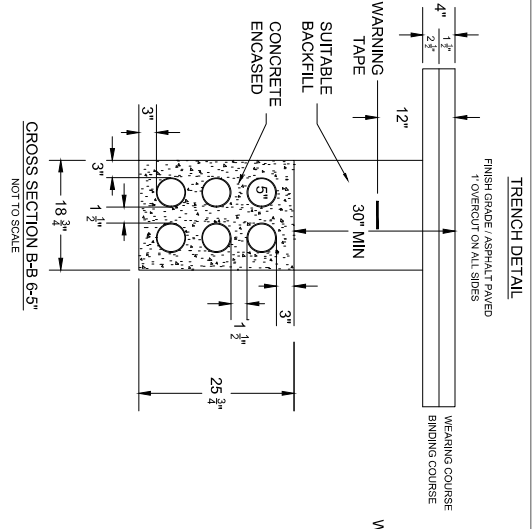
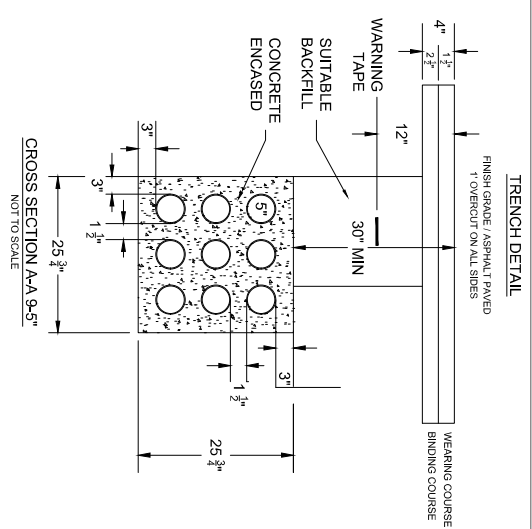
ID	LENGTH	CHORD DIRECTION	START POINT	END POINT
C15	34.804	S08° 51' 17.71"W	N: 2917375.644 E: 791450.285	N: 2917341.376 E: 791444.947

REV	DESCRIPTION	DATE	DESIGN	CHECK	APP'D
A	Preliminary for Review	2/29/2018	ML	LMB	
B	Final Update	7/7/2023	ML	ML	

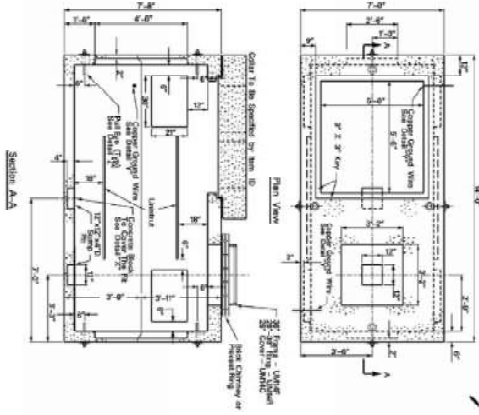
NO.	DATE	BY	CHKD	APP'D
1	7/7/2023	ML	ML	

Coddington St OH to U/G  
Quincy, MA

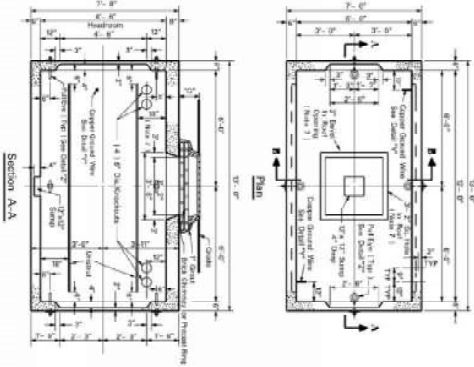


		REV	DESCRIPTION	DATE	DESIGN	CHECK	DATE
		A	Preliminary for Review	3/29/2018	ML	LSB	08/11
		B	Finalist Update	7/7/2022	ML	SN	08/11
		Coddington St OH to U/G Quincy, MA		7/7/2022	ML	SN	08/11

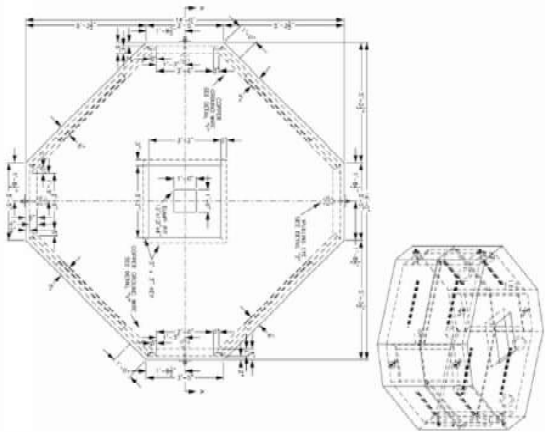
SWITCHGEAR MANHOLE  
- 6 FEET BY 6 FEET  
- NOT TO SCALE



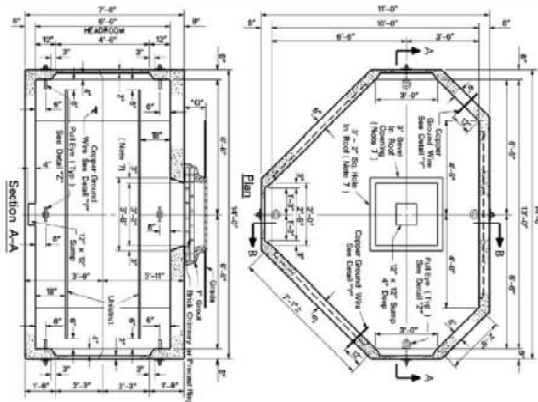
2 WAY DISTRIBUTION MANHOLE  
- 6 FEET BY 6 FEET  
- NOT TO SCALE



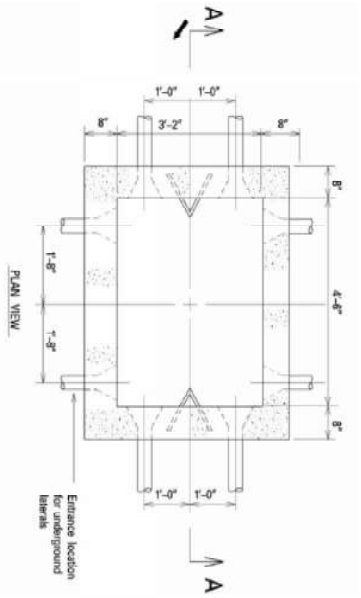
4 WAY DISTRIBUTION MANHOLE  
- 13 FEET BY 13 FEET  
- NOT TO SCALE



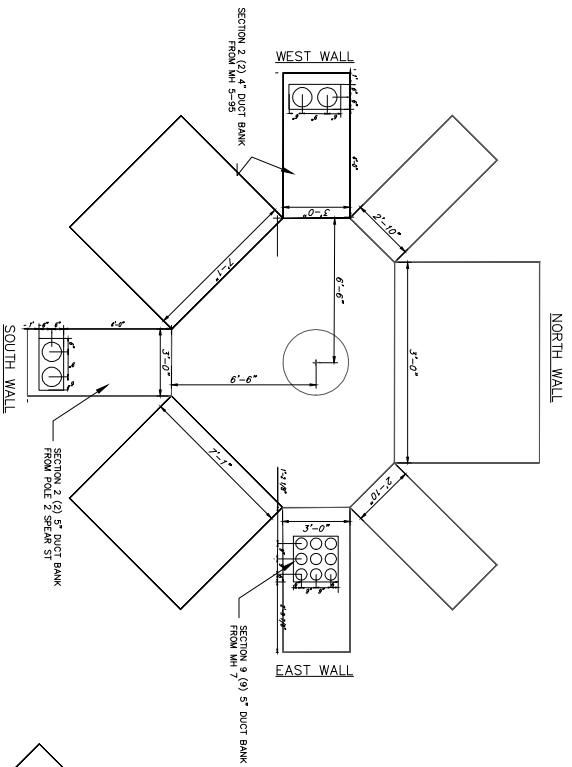
3 WAY DISTRIBUTION MANHOLE  
- 10 FEET BY 13 FEET  
- NOT TO SCALE



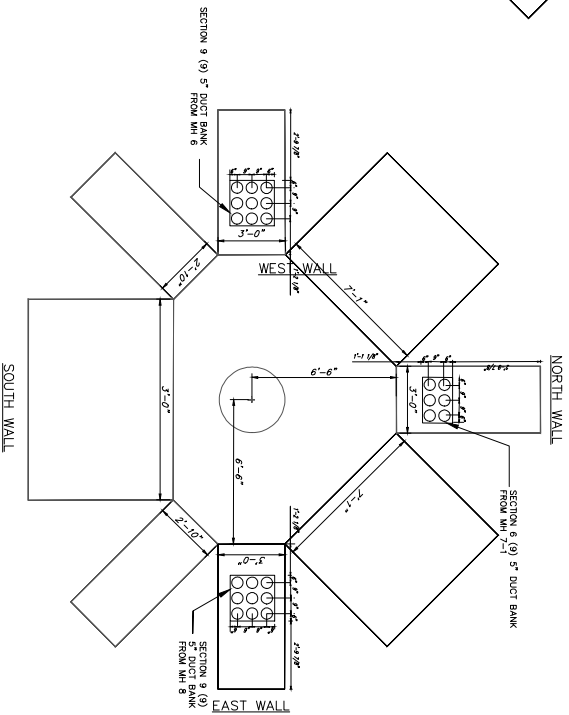
REBAR CONCRETE MANHOLES  
REBAR READY CONCRETE MANHOLES RE COVER



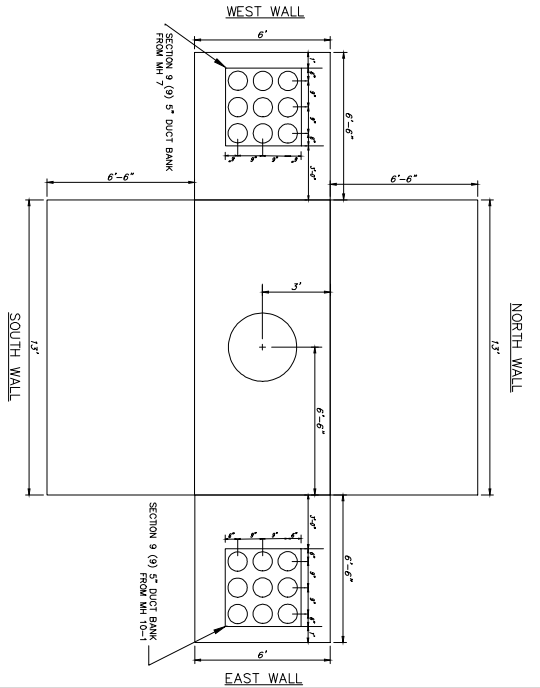
		DATE		ISS	CHK	APP
		2/29/2018	AM	LSB		
DESCRIPTION		DATE		ISS	CHK	APP
Preliminary for Review		7/7/2023		NS	NS	NSM
Revised Update						
		DATE		ISS	CHK	APP
		7/7/2023	NS	NS		
Coddington St OH to U/G						
Quincy, MA						



MANHOLE NUMBER: 6  
 SIZE: L=13' W=10'  
 H=6'-6"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE: 26"  
 CHIMNEY HEIGHT: 2'-0"

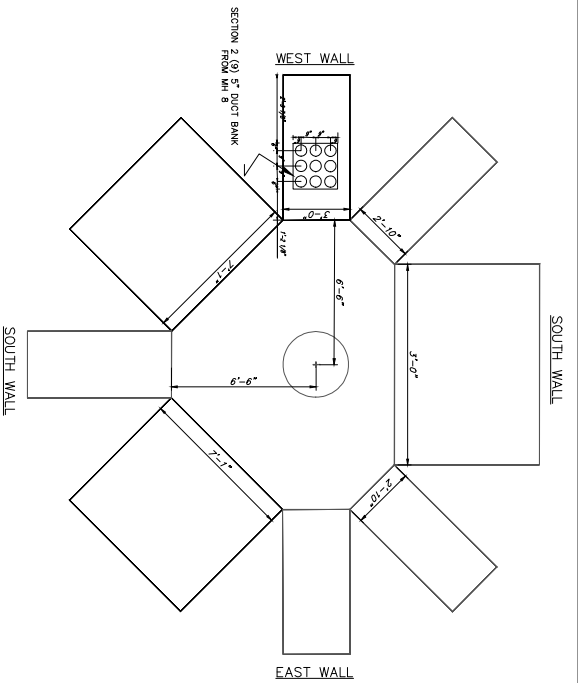


MANHOLE NUMBER: 7  
 SIZE: L=13' W=10'  
 H=6'-6"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE: 26"  
 CHIMNEY HEIGHT: 2'-0"

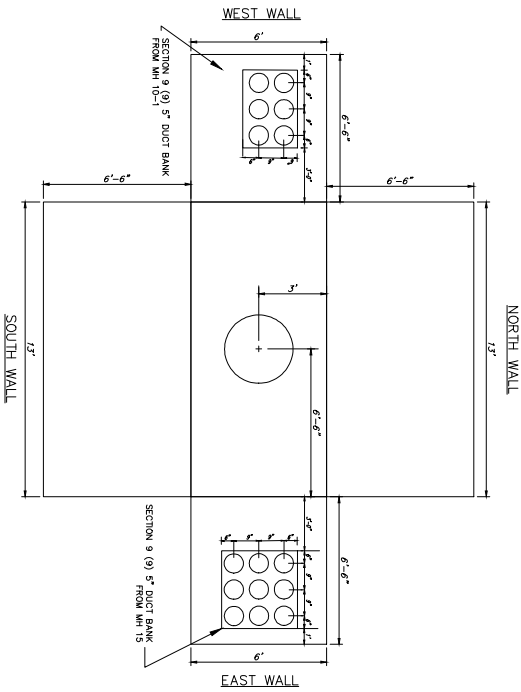


MANHOLE NUMBER: 8  
 SIZE: L=13' W=6'  
 H=6'-6"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE: 26"  
 CHIMNEY HEIGHT: 2'-0"

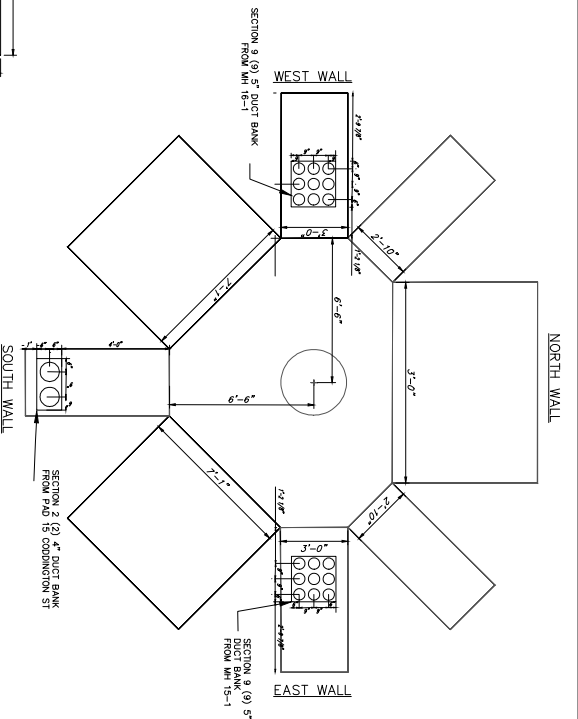
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		A	Preliminary for Review	5/28/2016	AK	LAB			7/7/2016					
B	Format Update	7/7/2016												



MANHOLE NUMBER: 10-1  
 SIZE: L=13' W=10'  
 H=6'-6"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE: 26"  
 CHIMNEY HEIGHT: 2'-0"



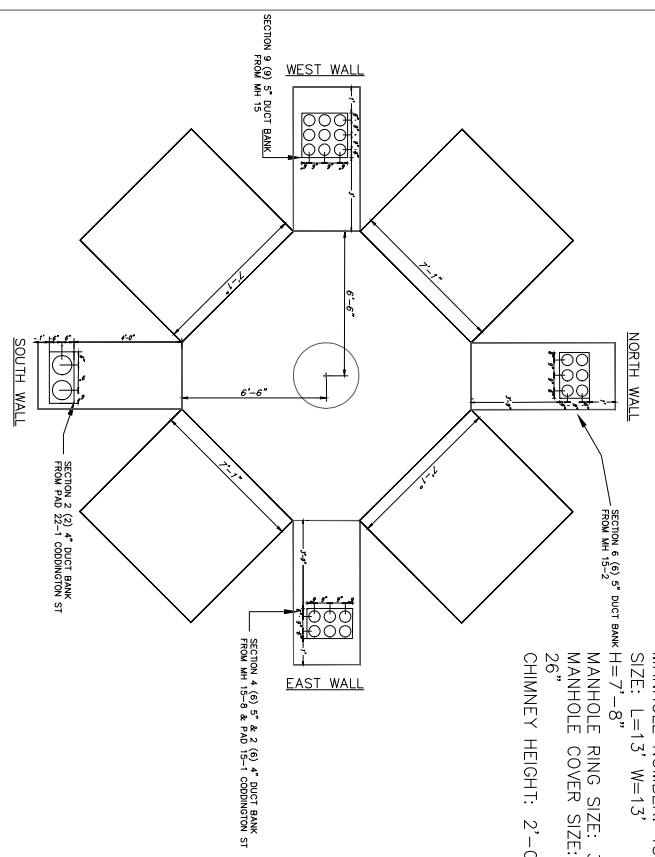
MANHOLE NUMBER: 16-1  
 SIZE: L=13' W=6'  
 H=6'-6"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE: 26"  
 CHIMNEY HEIGHT: 2'-0"



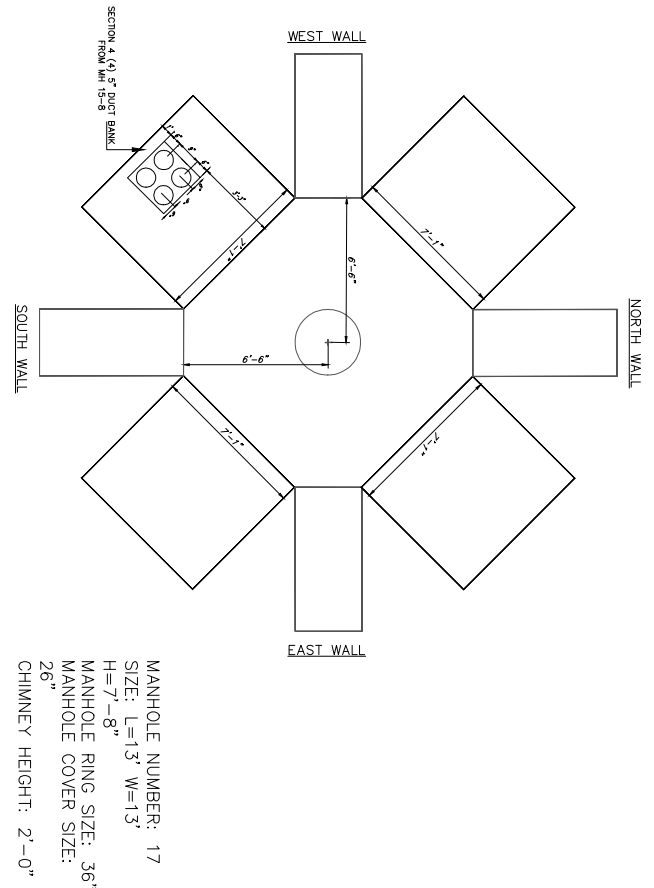
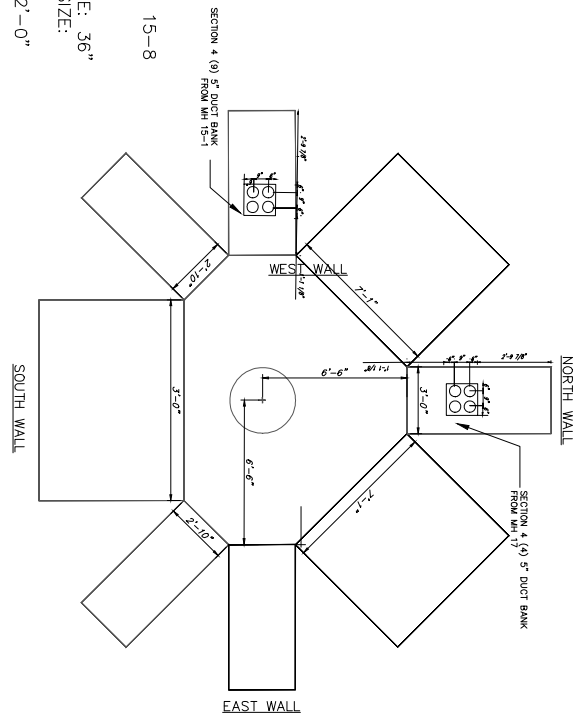
MANHOLE NUMBER: 15  
 SIZE: L=13' W=10'  
 H=6'-6"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE: 26"  
 CHIMNEY HEIGHT: 2'-0"

		REV	DESCRIPTION	DATE	DES	CHK	APP
		A	Preliminary for Review	12/29/2021	AK	ES	
		B	Formal Update	1/7/2022	AK	NS	DM

MANHOLE NUMBER: 15-1  
 SIZE: L=13' W=13'  
 H=7'-8"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE: 26"  
 CHIMNEY HEIGHT: 2'-0"



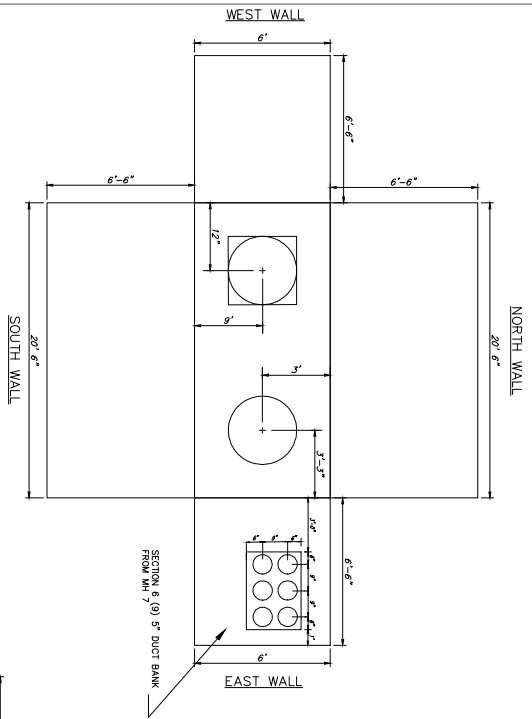
MANHOLE NUMBER: 15-8  
 SIZE: L=13' W=10'  
 H=6'-6"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE: 26"  
 CHIMNEY HEIGHT: 2'-0"



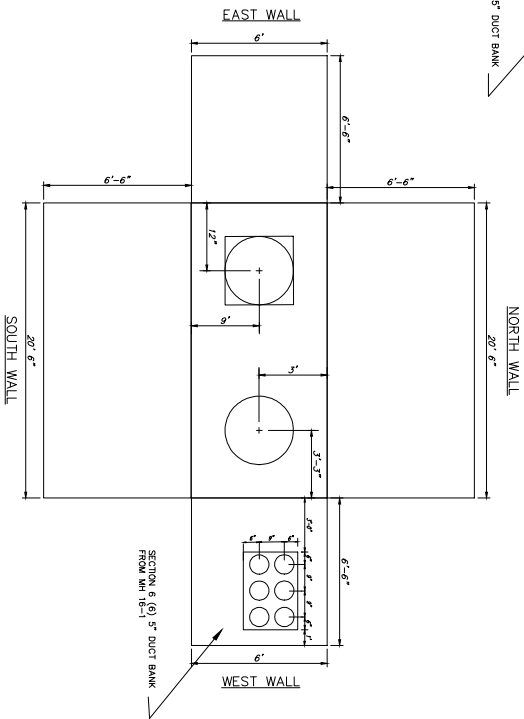
MANHOLE NUMBER: 17  
 SIZE: L=13' W=13'  
 H=7'-8"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE: 26"  
 CHIMNEY HEIGHT: 2'-0"

REV	DESCRIPTION	DATE	DES	CHK	APP	DATE	DES	CHK	APP
A	Preliminary for Review	2/29/2021	AK	CSM		7/7/2023			
B	Format Update	7/7/2023	AK	CSM		7/7/2023			

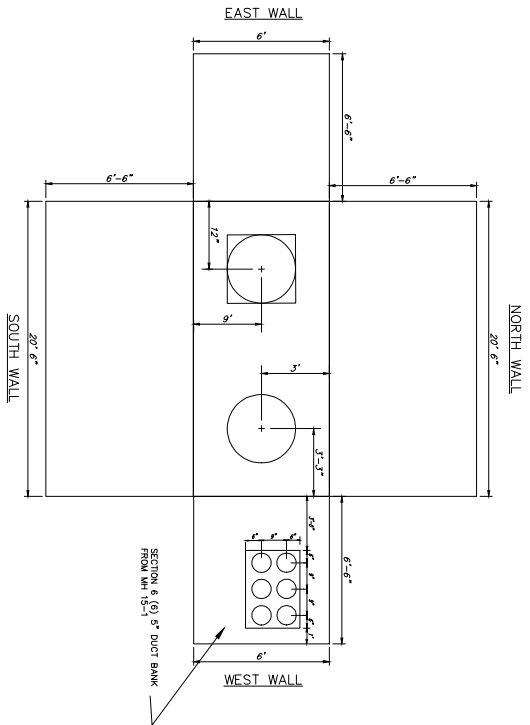
Coddington St OH to U/G  
Quincy, MA



MANHOLE NUMBER: 7-1  
 SIZE: L=13' W=6'  
 H=6'-6"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE:  
 26"  
 CHIMNEY HEIGHT: 2'-0"



MANHOLE NUMBER: 16-2  
 SIZE: L=13' W=6'  
 H=6'-6"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE:  
 26"  
 CHIMNEY HEIGHT: 2'-0"



MANHOLE NUMBER: 15-2  
 SIZE: L=13' W=6'  
 H=6'-6"  
 MANHOLE RING SIZE: 36"  
 MANHOLE COVER SIZE:  
 26"  
 CHIMNEY HEIGHT: 2'-0"

		REV	DESCRIPTION	DATE	DES	CHECK	APP	DATE	DES	CHECK	APP
		A	Preliminary for Review	3/20/2018	MH	CSB			7/7/2020		
 Coddington St OH to UG Quincy, MA		B	Format Update	7/7/2020	MH	CSB			7/7/2020		
		1-1 1-2 1-3 1-4 1-5 1-6 1-7 1-8 1-9 1-10 1-11 1-12 1-13 1-14 1-15 1-16 1-17 1-18 1-19 1-20 1-21 1-22 1-23 1-24 1-25 1-26 1-27 1-28 1-29 1-30 1-31 1-32 1-33 1-34 1-35 1-36 1-37 1-38 1-39 1-40 1-41 1-42 1-43 1-44 1-45 1-46 1-47 1-48 1-49 1-50 1-51 1-52 1-53 1-54 1-55 1-56 1-57 1-58 1-59 1-60 1-61 1-62 1-63 1-64 1-65 1-66 1-67 1-68 1-69 1-70 1-71 1-72 1-73 1-74 1-75 1-76 1-77 1-78 1-79 1-80 1-81 1-82 1-83 1-84 1-85 1-86 1-87 1-88 1-89 1-90 1-91 1-92 1-93 1-94 1-95 1-96 1-97 1-98 1-99 1-100 1-101 1-102 1-103 1-104 1-105 1-106 1-107 1-108 1-109 1-110 1-111 1-112 1-113 1-114 1-115 1-116 1-117 1-118 1-119 1-120 1-121 1-122 1-123 1-124 1-125 1-126 1-127 1-128 1-129 1-130 1-131 1-132 1-133 1-134 1-135 1-136 1-137 1-138 1-139 1-140 1-141 1-142 1-143 1-144 1-145 1-146 1-147 1-148 1-149 1-150 1-151 1-152 1-153 1-154 1-155 1-156 1-157 1-158 1-159 1-160 1-161 1-162 1-163 1-164 1-165 1-166 1-167 1-168 1-169 1-170 1-171 1-172 1-173 1-174 1-175 1-176 1-177 1-178 1-179 1-180 1-181 1-182 1-183 1-184 1-185 1-186 1-187 1-188 1-189 1-190 1-191 1-192 1-193 1-194 1-195 1-196 1-197 1-198 1-199 1-200 1-201 1-202 1-203 1-204 1-205 1-206 1-207 1-208 1-209 1-210 1-211 1-212 1-213 1-214 1-215 1-216 1-217 1-218 1-219 1-220 1-221 1-222 1-223 1-224 1-225 1-226 1-227 1-228 1-229 1-230 1-231 1-232 1-233 1-234 1-235 1-236 1-237 1-238 1-239 1-240 1-241 1-242 1-243 1-244 1-245 1-246 1-247 1-248 1-249 1-250 1-251 1-252 1-253 1-254 1-255 1-256 1-257 1-258 1-259 1-260 1-261 1-262 1-263 1-264 1-265 1-266 1-267 1-268 1-269 1-270 1-271 1-272 1-273 1-274 1-275 1-276 1-277 1-278 1-279 1-280 1-281 1-282 1-283 1-284 1-285 1-286 1-287 1-288 1-289 1-290 1-291 1-292 1-293 1-294 1-295 1-296 1-297 1-298 1-299 1-300 1-301 1-302 1-303 1-304 1-305 1-306 1-307 1-308 1-309 1-310 1-311 1-312 1-313 1-314 1-315 1-316 1-317 1-318 1-319 1-320 1-321 1-322 1-323 1-324 1-325 1-326 1-327 1-328 1-329 1-330 1-331 1-332 1-333 1-334 1-335 1-336 1-337 1-338 1-339 1-340 1-341 1-342 1-343 1-344 1-345 1-346 1-347 1-348 1-349 1-350 1-351 1-352 1-353 1-354 1-355 1-356 1-357 1-358 1-359 1-360 1-361 1-362 1-363 1-364 1-365 1-366 1-367 1-368 1-369 1-370 1-371 1-372 1-373 1-374 1-375 1-376 1-377 1-378 1-379 1-380 1-381 1-382 1-383 1-384 1-385 1-386 1-387 1-388 1-389 1-390 1-391 1-392 1-393 1-394 1-395 1-396 1-397 1-398 1-399 1-400 1-401 1-402 1-403 1-404 1-405 1-406 1-407 1-408 1-409 1-410 1-411 1-412 1-413 1-414 1-415 1-416 1-417 1-418 1-419 1-420 1-421 1-422 1-423 1-424 1-425 1-426 1-427 1-428 1-429 1-430 1-431 1-432 1-433 1-434 1-435 1-436 1-437 1-438 1-439 1-440 1-441 1-442 1-443 1-444 1-445 1-446 1-447 1-448 1-449 1-450 1-451 1-452 1-453 1-454 1-455 1-456 1-457 1-458 1-459 1-460 1-461 1-462 1-463 1-464 1-465 1-466 1-467 1-468 1-469 1-470 1-471 1-472 1-473 1-474 1-475 1-476 1-477 1-478 1-479 1-480 1-481 1-482 1-483 1-484 1-485 1-486 1-487 1-488 1-489 1-490 1-491 1-492 1-493 1-494 1-495 1-496 1-497 1-498 1-499 1-500 1-501 1-502 1-503 1-504 1-505 1-506 1-507 1-508 1-509 1-510 1-511 1-512 1-513 1-514 1-515 1-516 1-517 1-518 1-519 1-520 1-521 1-522 1-523 1-524 1-525 1-526 1-527 1-528 1-529 1-530 1-531 1-532 1-533 1-534 1-535 1-536 1-537 1-538 1-539 1-540 1-541 1-542 1-543 1-544 1-545 1-546 1-547 1-548 1-549 1-550 1-551 1-552 1-553 1-554 1-555 1-556 1-557 1-558 1-559 1-560 1-561 1-562 1-563 1-564 1-565 1-566 1-567 1-568 1-569 1-570 1-571 1-572 1-573 1-574 1-575 1-576 1-577 1-578 1-579 1-580 1-581 1-582 1-583 1-584 1-585 1-586 1-587 1-588 1-589 1-590 1-591 1-592 1-593 1-594 1-595 1-596 1-597 1-598 1-599 1-600 1-601 1-602 1-603 1-604 1-605 1-606 1-607 1-608 1-609 1-610 1-611 1-612 1-613 1-614 1-615 1-616 1-617 1-618 1-619 1-620 1-621 1-622 1-623 1-624 1-625 1-626 1-627 1-628 1-629 1-630 1-631 1-632 1-633 1-634 1-635 1-636 1-637 1-638 1-639 1-640 1-641 1-642 1-643 1-644 1-645 1-646 1-647 1-648 1-649 1-650 1-651 1-652 1-653 1-654 1-655 1-656 1-657 1-658 1-659 1-660 1-661 1-662 1-663 1-664 1-665 1-666 1-667 1-668 1-669 1-670 1-671 1-672 1-673 1-674 1-675 1-676 1-677 1-678 1-679 1-680 1-681 1-682 1-683 1-684 1-685 1-686 1-687 1-688 1-689 1-690 1-691 1-692 1-693 1-694 1-695 1-696 1-697 1-698 1-699 1-700 1-701 1-702 1-703 1-704 1-705 1-706 1-707 1-708 1-709 1-710 1-711 1-712 1-713 1-714 1-715 1-716 1-717 1-718 1-719 1-720 1-721 1-722 1-723 1-724 1-725 1-726 1-727 1-728 1-729 1-730 1-731 1-732 1-733 1-734 1-735 1-736 1-737 1-738 1-739 1-740 1-741 1-742 1-743 1-744 1-745 1-746 1-747 1-748 1-749 1-750 1-751 1-752 1-753 1-754 1-755 1-756 1-757 1-758 1-759 1-760 1-761 1-762 1-763 1-764 1-765 1-766 1-767 1-768 1-769 1-770 1-771 1-772 1-773 1-774 1-775 1-776 1-777 1-778 1-779 1-780 1-781 1-782 1-783 1-784 1-785 1-786 1-787 1-788 1-789 1-790 1-791 1-792 1-793 1-794 1-795 1-796 1-797 1-798 1-799 1-800 1-801 1-802 1-803 1-804 1-805 1-806 1-807 1-808 1-809 1-810 1-811 1-812 1-813 1-814 1-815 1-816 1-817 1-818 1-819 1-820 1-821 1-822 1-823 1-824 1-825 1-826 1-827 1-828 1-829 1-830 1-831 1-832 1-833 1-834 1-835 1-836 1-837 1-838 1-839 1-840 1-841 1-842 1-843 1-844 1-845 1-846 1-847 1-848 1-849 1-850 1-851 1-852 1-853 1-854 1-855 1-856 1-857 1-858 1-859 1-860 1-861 1-862 1-863 1-864 1-865 1-866 1-867 1-868 1-869 1-870 1-871 1-872 1-873 1-874 1-875 1-876 1-877 1-878 1-879 1-880 1-881 1-882 1-883 1-884 1-885 1-886 1-887 1-888 1-889 1-890 1-891 1-892 1-893 1-894 1-895 1-896 1-897 1-898 1-899 1-900 1-901 1-902 1-903 1-904 1-905 1-906 1-907 1-908 1-909 1-910 1-911 1-912 1-913 1-914 1-915 1-916 1-917 1-918 1-919 1-920 1-921 1-922 1-923 1-924 1-925 1-926 1-927 1-928 1-929 1-930 1-931 1-932 1-933 1-934 1-935 1-936 1-937 1-938 1-939 1-940 1-941 1-942 1-943 1-944 1-945 1-946 1-947 1-948 1-949 1-950 1-951 1-952 1-953 1-954 1-955 1-956 1-957 1-958 1-959 1-960 1-961 1-962 1-963 1-964 1-965 1-966 1-967 1-968 1-969 1-970 1-971 1-972 1-973 1-974 1-975 1-976 1-977 1-978 1-979 1-980 1-981 1-982 1-983 1-984 1-985 1-986 1-987 1-988 1-989 1-990 1-991 1-992 1-993 1-994 1-995 1-996 1-997 1-998 1-999 1-1000 1-1001 1-1002 1-1003 1-1004 1-1005 1-1006 1-1007 1-1008 1-1009 1-1010 1-1011 1-1012 1-1013 1-1014 1-1015 1-1016 1-1017 1-1018 1-1019 1-1020 1-1021 1-1022 1-1023 1-1024 1-1025 1-1026 1-1027 1-1028 1-1029 1-1030 1-1031 1-1032 1-1033 1-1034 1-1035 1-1036 1-1037 1-1038 1-1039 1-1040 1-1041 1-1042 1-1043 1-1044 1-1045 1-1046 1-1047 1-1048 1-1049 1-1050 1-1051 1-1052 1-1053 1-1054 1-1055 1-1056 1-1057 1-1058 1-1059 1-1060 1-1061 1-1062 1-1063 1-1064 1-1065 1-1066 1-1067 1-1068 1-1069 1-1070 1-1071 1-1072 1-1073 1-1074 1-1075 1-1076 1-1077 1-1078 1-1079 1-1080 1-1081 1-1082 1-1083 1-1084 1-1085 1-1086 1-1087 1-1088 1-1089 1-1090 1-1091 1-1092 1-1093 1-1094 1-1095 1-1096 1-1097 1-1098 1-1099 1-1100 1-1101 1-1102 1-1103 1-1104 1-1105 1-1106 1-1107 1-1108 1-1109 1-1110 1-1111 1-1112 1-1113 1-1114 1-1115 1-1116 1-111									



Quincy Center District  
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**Item 5.0 Surface Improvements**

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John Quincy Adams Park	\$	2,605,800
<b>Item 5.0 Surface Improvements Subtotal</b>	<b>\$</b>	<b>2,605,800</b>

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1354 HANCOCK STREET, SUITE 200  
QUINCY, MA 02169  
T: 617-481-9315 C: 781-856-2517  
WWW.GRANITECITYPARTNERS.COM

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## MEMORANDUM

To: James Fatseas, Planning Director, City of Quincy  
Robert Stevens, AICP, Deputy Planning Director, City of Quincy  
From: Holli Roche Robinson, Partner  
Date: March 15, 2024  
Re: DIF 7.0 – Surface Improvements

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This Memorandum is intended to summarize our project cost estimates for Item 5.0 “Surface Improvements” to the Quincy Center DIF District Proposed DIF Authorization dated April 1, 2024.

### John Quincy Adams Park

The parcel located at 1384 Hancock Street that is planned for City acquisition will create space for the construction of a park honoring former president and statesman John Quincy Adams. The park will be located at the corner of Hancock Street and Maple Street, placing the park along the President’s Trail which starts at Peacefield and ends at the Abigail Adams Cairn.

This passive open space amenity will enhance the historic experience within Quincy Center while honoring the country’s diplomat, Senator and 6<sup>th</sup> president. For budgetary planning purposes, an order of magnitude cost estimate was developed utilizing typical unit costs per square foot of the parcel.

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**Item 6.0 Constultant Services**

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Relocation Consultants	\$	300,000
Traffic Consultants	\$	750,000
Owner's Project Manager	\$	1,050,000
Civil / Remediation Consultants	\$	1,350,000
<b>Item 6.0 Constultant Services Subtotal</b>	<b>\$</b>	<b>3,450,000</b>

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**Item 7.0 Legal Services**

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Legal Services	\$	2,875,000
<b>Item 7.0 Legal Services Subtotal</b>	<b>\$</b>	<b>2,875,000</b>

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**Item 8.0 Operations**

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City Personnel - Downtown Management	\$	750,000
<b>Item 8.0 Operations Subtotal</b>	<b>\$</b>	<b>750,000</b>

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