



Schematic Design

Wayland Free Public Library

Wayland, MA

PMC LLC
20 Downer Ave
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Hingham
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Prepared for:

Tappe Architects

January 26, 2017



Wayland Free Public Library
Wayland, MA

26-Jan-17

Schematic Design

MAIN CONSTRUCTION COST SUMMARY

		Gross Floor Area	\$/sf	Estimated Construction Cost
NEW LIBRARY BUILDING				
NEW LIBRARY BUILDING		33,530	\$374.85	\$12,568,883
REMOVE HAZARDOUS MATERIALS				See Backup
SITework				\$1,544,127
SUB-TOTAL		33,530	\$420.91	\$14,113,010
DESIGN AND PRICING CONTINGENCY	10%			\$1,411,301
ESCALATION				Excluded
SUB-TOTAL				\$15,524,311
GENERAL CONDITIONS	10%			\$1,552,431
SUB-TOTAL				\$17,076,742
BONDS	1.00%			\$170,767
INSURANCE	1.25%			\$213,459
PERMIT				NIC
SUB-TOTAL				\$17,460,968
OVERHEAD AND FEE	4.0%			\$698,439
TOTAL OF ALL CONSTRUCTION NEW LIBRARY		33,530	\$541.59	\$18,159,407
ADD Alternate to use switchable Smart glazing system at the West Façade			ADD	\$376,143



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This cost estimate was produced from Schematic Design drawings and information, dated September 15th, 2016 prepared by Tappe Associates and their design team.

This estimate includes all direct construction costs, General Contractors overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures. If 149a CM at Risk is selected as the procurement method costs will in all likelihood increase from this estimate

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- All professional fees and insurance
- Building Permit costs
- Land acquisition, feasibility, and financing costs
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Rock excavation; special foundations (unless indicated by design engineers)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
SUMMARY NEW LIBRARY				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$376,340			
A1020 Special Foundations	\$300,000			
A1030 Lowest Floor Construction	\$256,452	\$932,792	\$27.82	7.4%
A20 BASEMENT CONSTRUCTION				
A2010 Basement Excavation	\$140,522			
A2020 Basement Walls	\$179,442	\$319,964	\$9.54	2.5%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$529,645			
B1020 Roof Construction	\$1,251,496	\$1,781,141	\$53.12	14.2%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$1,162,747			
B2020 Windows	\$1,461,860			
B2030 Exterior Doors	\$43,060	\$2,667,667	\$79.56	21.2%
B30 ROOFING				
B3010 Roof Coverings	\$1,328,725			
B3020 Roof Openings	\$40,700	\$1,369,425	\$40.84	10.9%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$422,492			
C1020 Interior Doors	\$115,265			
C1030 Specialties/Millwork	\$245,413	\$783,170	\$23.36	6.2%
C20 STAIRCASES				
C2010 Stair Construction	\$75,000			
C2020 Stair Finishes	\$15,030	\$90,030	\$2.69	0.7%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$139,649			
C3020 Floor Finishes	\$362,832			
C3030 Ceiling Finishes	\$209,388	\$711,869	\$21.23	5.7%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$120,000	\$120,000	\$3.58	1.0%
D20 PLUMBING				
D20 Plumbing	\$340,861	\$340,861	\$10.17	2.7%
D30 HVAC				
D30 HVAC	\$1,712,187	\$1,712,187	\$51.06	13.6%



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
SUMMARY NEW LIBRARY				
D40 FIRE PROTECTION				
D40 Fire Protection	\$177,495	\$177,495	\$5.29	1.4%
D50 ELECTRICAL				
D5010 Service & Distribution	\$212,473			
D5020 Lighting & Power	\$458,055			
D5030 Communication & Security Systems	\$280,135			
D5040 Other Electrical Systems	\$47,995	\$998,658	\$29.78	7.9%
E10 EQUIPMENT				
E10 Equipment	\$15,000	\$15,000	\$0.45	0.1%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$63,624			
E2020 Movable Furnishings	NIC	\$63,624	\$1.90	0.5%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$450,000			
F2020 Hazardous Components Abatement	\$35,000	\$485,000	\$14.46	3.9%
TOTAL DIRECT COST (Trade Costs)		\$12,568,883	\$374.85	100.0%



Schematic Design

GFA

33,530

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SUMMARY NEW LIBRARY

GROSS FLOOR AREA CALCULATION

Basement	2,000
First Floor	23,030
Second Floor	8,500

TOTAL GROSS FLOOR AREA (GFA)	33,530 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Strip footings to exterior walls - 2'-6" x 1'-0"

Excavation	879	cy	15.00	13,185
Store on site for reuse	879	cy	6.00	5,274
Backfill with existing fill	808	cy	8.00	6,464
Formwork	1,460	sf	12.00	17,520
Re-bar	7,300	lbs	1.20	8,760
Concrete material; 3,000 psi	71	cy	115.00	8,165
Placing concrete	71	cy	45.00	3,195

Foundation walls at exterior - 14" thick

Formwork	5,840	sf	14.00	81,760
Re-bar	11,680	lbs	1.20	14,016
Concrete material; 4,000 psi	133	cy	120.00	15,960
Placing concrete	133	cy	45.00	5,985
Dampproofing foundation wall and footing	4,380	sf	1.60	NIC
Insulation to foundation walls; 2" thick	2,920	sf	2.50	7,300
Form shelf	730	lf	8.00	5,840

Grade Beams to bracing - 2'-0" x 2'-0"

Excavation	222	cy	10.00	2,220
Store on site for reuse	222	cy	6.00	1,332
Backfill with existing fill	191	cy	8.00	1,528
Formwork	800	sf	12.00	9,600
Re-bar	15,000	lbs	1.20	18,000
Concrete material; 3,000 psi	31	cy	115.00	3,565
Placing concrete	31	cy	45.00	1,395

Column footings 7'-0" x 7'-0" x 2'-0"

Excavation	242	cy	14.00	3,388
Store on site for reuse	242	cy	6.00	1,452
Backfill with existing fill	177	cy	10.00	1,770
Formwork	952	sf	10.00	9,520
Re-bar	4,250	lbs	1.20	5,100
Concrete material; 3,000 psi	65	cy	115.00	7,475
Placing concrete	65	cy	45.00	2,925
Set anchor bolts grout plates	17	ea	150.00	2,550

Column footings 8'-0" x 8'-0" x 2'-0"

Excavation	287	cy	14.00	4,018
Store on site for reuse	287	cy	6.00	1,722
Backfill with existing fill	202	cy	10.00	2,020
Formwork	1,088	sf	10.00	10,880
Re-bar	11,050	lbs	1.20	13,260
Concrete material; 3,000 psi	85	cy	115.00	9,775
Placing concrete	85	cy	45.00	3,825
Set anchor bolts grout plates	17	ea	150.00	2,550

Column footings 9'-0" x 9'-0" x 2'-6"



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SUMMARY NEW LIBRARY								
56	Excavation	101	cy	14.00	1,414			
57	Store on site for reuse	101	cy	6.00	606			
58	Backfill with existing fill	64	cy	10.00	640			
59	Formwork	480	sf	10.00	4,800			
60	Re-bar	3,900	lbs	1.20	4,680			
61	Concrete material; 3,000 psi	37	cy	115.00	4,255			
62	Placing concrete	37	cy	45.00	1,665			
63	Set anchor bolts grout plates	6	ea	150.00	900			
64	<u>Miscellaneous</u>							
65	Foundations for interior walls	155	lf	150.00	23,250			
66	Form key in footing	730	lf	4.00	2,920			
67	Structural fill to bottom of footings	234	cy	30.00	7,020			
68	<u>Piers/Pilasters: 24" x 12"</u>							
69	Formwork	640	sf	12.00	7,680			
70	Re-bar	1,080	lbs	1.20	1,296			
71	Concrete material; 3,000 psi	12	cy	115.00	1,380			
72	Placing concrete	12	cy	45.00	540			
73	SUBTOTAL					376,340		
74								
75	A1020 SPECIAL FOUNDATIONS							
76	Allowance for special foundations	1	ls	300,000.00	300,000			
77	SUBTOTAL					300,000		
78								
79	A1030 LOWEST FLOOR CONSTRUCTION							
80	<u>New Slab on grade, 5" thick</u>							
81	Gravel fill, 12"	853	cy	38.00	32,414			
82	Rigid insulation; 2" thick	23,030	sf	2.25	51,818			
83	Vapor barrier	23,030	sf	0.75	17,273			
84	Compact existing sub-grade	23,030	sf	0.50	11,515			
85	Mesh reinforcing 15% lap	26,485	sf	0.80	21,188			
86	Concrete - 5" thick; 4,000 psi	376	cy	120.00	45,120			
87	Placing concrete	376	cy	45.00	16,920			
88	Finishing and curing concrete	23,030	sf	1.50	34,545			
89	Control joints - saw cut	23,030	sf	0.10	2,303			
90	Isolation joints at columns	320	lf	2.50	800			
91	Underslab drainage	2,000	sf	6.00	12,000			
92	<u>Elevator Pit</u>							
93	Excavation for elevator pit	84	cy	14.00	1,176			
94	Remove off site	84	cy	17.37	1,459			
95	Backfill with gravel	4	cy	28.00	112			
96	Elevator pit walls							
97	formwork	480	sf	9.06	4,349			
98	reinforcement	720	lbs	1.00	720			
99	Concrete material; 3,000 psi	6	cy	111.00	666			
100	placing concrete in walls	6	cy	40.00	240			
101	Slab							
102	formwork	60	sf	9.06	544			
103	reinforcement	300	lbs	1.00	300			
104	concrete material in slab	6	cy	125.00	750			
105	placing concrete in slab; 3,000 psi	6	cy	40.00	240			
106	SUBTOTAL					\$256,452		
107								
108	TOTAL - FOUNDATIONS						\$932,792	



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33,530

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SUMMARY NEW LIBRARY

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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

Excavation for basement and remove off site; premium for contaminated material	1,836	cy	60.00	110,160		
Gravel fill to basement walls	799	cy	38.00	30,362		
SUBTOTAL						\$140,522

A2020 BASEMENT WALLS

<u>Strip footings to basement walls - 4'-0" x 1'-0"</u>							
Excavation	265	cy	15.00	3,975			
Store on site for reuse	265	cy	6.00	1,590			
Backfill with existing fill	244	cy	8.00	1,952			
Formwork	440	sf	12.00	5,280			
Re-bar	2,200	lbs	1.20	2,640			
Concrete material; 3,000 psi	21	cy	115.00	2,415			
Placing concrete	21	cy	45.00	945			
<u>Basement walls at exterior - 16" thick</u>							
Formwork	6,160	sf	14.00	86,240			
Re-bar	15,400	lbs	1.20	18,480			
Concrete material; 4,000 psi	159	cy	120.00	19,080			
Placing concrete	159	cy	45.00	7,155			
Waterproofing foundation wall and footing	2,660	sf	8.00	21,280			
Insulation to foundation walls; 2" thick	2,660	sf	2.50	6,650			
Form shelf	220	lf	8.00	1,760			
SUBTOTAL						\$179,442	

TOTAL - BASEMENT CONSTRUCTION \$319,964

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

	17	lbs/sf					
	340	tns					
<u>Floor Structure</u>							
Structural steel; W flange members; 13lbs per SF	68	tns	4,000.00	272,000			
Structural steel premium for long span areas; W flange members; 5lbs per SF	19	tns	4,000.00	76,000			
HSS members; columns & braced frames; premium only	50	tns	500.00	25,000			
Shear studs	2,100	ea	2.50	5,250			
<u>Floor Structure</u>							
4 1/2" 18 Ga. Metal galvanized floor Deck	10,500	sf	6.00	63,000			
WWF reinforcement	12,075	sf	0.80	9,660			
Concrete Fill to metal deck; 4-1/2" thick; Normal Weight	184	cy	120.00	22,080			
Place and finish concrete	10,500	sf	2.25	23,625			
Rebar to decks	3,150	lbs	1.20	3,780			
<u>Miscellaneous</u>							
Fireproofing to columns and beams	10,500	sf	2.50	26,250			
Fire stopping floors	1	ls	3,000.00	3,000			
SUBTOTAL						\$529,645	



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SUMMARY NEW LIBRARY

B1020 ROOF CONSTRUCTION

Roof Structure - Steel:

Steel beams/Joists	233	tns	4,000.00	932,000
Steel for canopy	20	tns	4,500.00	90,000

Roof Structure

1-1/2" 20 Ga. galvanized Metal Roof Deck	28,916	sf	3.00	86,748
Premium for concrete at roof	5,600	sf	10.00	56,000

Miscellaneous

Fire proofing to columns, beams and deck	28,916	sf	3.00	86,748
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SUBTOTAL					\$1,251,496
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TOTAL - SUPERSTRUCTURE

\$1,781,141

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

<u>Exterior skin</u>	10,257	sf			
Brick Veneer	1,283	sf	34.00	43,622	
Terracotta rain screen system	2,162	sf	90.00	194,580	
Stone veneer	1,680	sf	65.00	109,200	
Limestone veneer	3,093	sf	80.00	247,440	
Trespa	508	sf	68.00	34,544	
Metal panel	450	sf	45.00	20,250	
Slate or shingle dome	1,081	sf	50.00	54,050	
New 6" light gauge framing	10,257	sf	8.00	82,056	
Rigid insulation	10,257	sf	3.00	30,771	
Sheathing	10,257	sf	3.25	33,335	
Air barrier	10,257	sf	6.00	61,542	
GWB to inside face	10,257	sf	3.10	31,797	
Signage lettering	48	ea	200.00	9,600	
<u>Miscellaneous</u>					
Metal guardrail for area way	36	lf	350.00	12,600	
Staging to exterior wall	19,736	sf	10.00	197,360	
SUBTOTAL					\$1,162,747

B2020 WINDOWS/CURTAINWALL

	9,479	sf			
Windows/storefront	2,030	sf	85.00	172,550	
Steel Curtainwall	4,556	sf	200.00	911,200	
Aluminum Curtainwall	2,243	sf	115.00	257,945	
Aluminum Curtainwall - set to curve	650	sf	120.00	78,000	
Louver	25	sf	90.00	2,250	
Backer rod & double sealant	2,661	lf	9.00	23,949	
Wood blocking at openings	2,661	lf	6.00	15,966	
SUBTOTAL					\$1,461,860

B2030 EXTERIOR DOORS



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SUMMARY NEW LIBRARY

207	Glazed entrance doors including frame and hardware; double door	1	pr	8,500.00	8,500		
208	Sliding doors at main entrance - double, 18' ope	2	pr	15,000.00	30,000		
209	HM doors, frames and hardware- double	2	pr	2,000.00	4,000		
210	Backer rod & double sealant	40	lf	9.00	360		
211	Wood blocking at openings	40	lf	5.00	200		
212	SUBTOTAL						\$43,060
TOTAL - EXTERIOR CLOSURE							\$2,667,667

B30 ROOFING

B3010 ROOF COVERINGS

219	Slate roof	892	sf	50.00	44,600		
220	Standing seam roof	15,324	sf	35.00	536,340		
221	Rubber roof system	10,700	sf	14.00	149,800		
222	Rubber to canopy	1,170	sf	14.00	16,380		
223	Trespa canopy	830	sf	70.00	58,100		
224	Fascia/soffit to underside of canopy and overhangs; assumed Trespa including LG framing and sheathing	4,269	sf	85.00	362,865		
225	Fascia/soffit at roof edges	1,683	lf	55.00	92,565		
226	Roof to wall flashing	801	lf	75.00	60,075		
227	Roof ladder	1	ls	3,000.00	3,000		
228	Walk pads	1	ls	5,000.00	5,000		
229	SUBTOTAL						\$1,328,725
B3020 ROOF OPENINGS							
232	Hatch w/ ladder	1	ea	3,200.00	3,200		
233	Glass skylight at dome	250	sf	150.00	37,500		
234	SUBTOTAL						\$40,700
TOTAL - ROOFING							\$1,369,425

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

242	Glazed partitions	2,538	sf	65.00	164,970		
243	3 5/8" metal stud w/ 1 layer 5/8" each side, insulation	14,803	sf	11.50	170,235		
244	2no 3 5/8" metal stud w/ 1 layer 5/8" each side, insulation	338	sf	15.50	5,239		
245	8" CMU	3,484	sf	22.00	76,648		
246	Folding partition in meeting room	108	sf	50.00	5,400		
247	SUBTOTAL						\$422,492
C1020 INTERIOR DOORS							
250	Wood single flush door, frame & hardware	40	ea	1,800.00	72,000		
251	Wood double flush door, frame & hardware	7	pr	3,200.00	22,400		
252	Premium for glazed doors, vision lights, specialty hardware	33,530	gfa	0.50	16,765		
253	Wood blocking at openings	820	lf	5.00	4,100		
254	SUBTOTAL						\$115,265
C1030 SPECIALTIES / MILLWORK							



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SUMMARY NEW LIBRARY

257	<u>Toilet Partitions</u>						
258	ADA	2	ea	1,600.00	3,200		
259	Standard	4	ea	1,200.00	4,800		
260	Urinal screen	2	ea	400.00	800		
261	Gang bathroom	2	rms	2,350.00	4,700		
262	Single bathroom	3	rms	1,100.00	3,300		
263	Marker boards/tackboards in offices, conference rooms, library and other rooms	33,530	gsf	0.50	16,765		
264	Acoustical wall panels	1	ls	25,000.00	25,000		
265	Room Signs	47	ea	75.00	3,525		
266	Fire extinguisher cabinets	11	ea	350.00	3,850		
267	New library shelving, single side					FF+E	
268	New reference desk - 22lf	1	ls	19,800.00	19,800		
269	New circulation desk - 22lf	1	ls	19,800.00	19,800		
270	New library reception counter at children's library - 22lf	1	ls	17,600.00	17,600		
271	Railings to open to below areas; glass	64	lf	350.00	22,400		
272	Base cabinet and counter	31	lf	450.00	13,950		
273	Wall cabinets	31	lf	280.00	8,680		
274	Janitors Work Shop Accessories	1	ls	1,500.00	1,500		
275	Janitors Closet Accessories	1	rms	300.00	300		
276	Grating at areaway					NIC	
277	Miscellaneous metals throughout building	33,530	sf	1.25	41,913		
278	Miscellaneous sealants throughout building	33,530	sf	1.00	33,530		
279	SUBTOTAL						\$245,413

TOTAL - INTERIOR CONSTRUCTION	\$783,170
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C20 STAIRCASES

C2010 STAIR CONSTRUCTION

287	Egress staircase; Steel pan; including guardrails and handrails	3	flt	24,000.00	72,000		
288	Concrete material in pan infill	3	flt	500.00	1,500		
289	Access ladder to roof	1	ea	1,500.00	1,500		
290	SUBTOTAL						\$75,000

C2020 STAIR FINISHES

292	Rubber to stair	420	lfr	22.00	9,240		
294	Rubber to landings	170	sf	12.00	2,040		
295	Paint to staircases	3	flt	1,250.00	3,750		
296	SUBTOTAL						\$15,030

TOTAL - STAIRCASES	\$90,030
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C30 INTERIOR FINISHES

C3010 WALL FINISHES

304	Paint to GWB walls	40,539	sf	1.00	40,539		
305	Paint to CMU walls	6,968	sf	1.25	8,710		
306	Ceramic wall tile 6' high	1,200	sf	22.00	26,400		
307	Trespa	600	sf	65.00	39,000		
308	Allowance for other wall finishes	1	ls	25,000.00	25,000		



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SUMMARY NEW LIBRARY

309	SUBTOTAL					\$139,649		
310								
311	C3020 FLOOR FINISHES							
312	Ceramic tile	220	sf	20.00	4,400			
313	Carpet tile	25,037	sf	6.50	162,741			
314	Wood floor	1,677	sf	18.00	30,186			
315	Terrazzo floor	2,000	sf	32.00	64,000			
316	Sealed concrete	1,454	sf	1.50	2,181			
317	Ceramic tile base	100	lf	18.00	1,800			
318	Rubber base	2,974	lf	3.00	8,922			
319	Wood base	205	lf	12.00	2,460			
320	Terrazzo base	300	lf	20.00	6,000			
321	Slab mitigation at carpet and wood	26,714	sf	3.00	80,142			
322	SUBTOTAL					\$362,832		
323								
324	C3030 CEILING FINISHES							
325	GWB ceilings (10%)	3,353	sf	10.00	33,530			
326	ACT	28,501	sf	5.00	142,505			
327	Paint to GWB ceilings	3,353	sf	1.00	3,353			
328	Allowance for soffits	1	ls	30,000.00	30,000			
329	SUBTOTAL					\$209,388		
330								
331	TOTAL - INTERIOR FINISHES						\$711,869	

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

337	New three stop elevator	1	ls	120,000.00	120,000		
338	SUBTOTAL					\$120,000	

TOTAL - CONVEYING SYSTEMS

\$120,000

D20 PLUMBING

D20 PLUMBING, GENERALLY

Equipment

347	Water Service Hookup w/ Water Meter	1	ls	1,850.00	1,850		
348	Gas Fired Water Heater	1	ea	12,850.00	12,850		
349	Expansion Tank	1	ea	850.00	850		
350	Air Separator	1	ea	1,650.00	1,650		
351	Flue Piping; Supply and Exhaust	85	lf	85.00	7,225		
352	Thermostatic Mixing Valve Assembly; Master	1	ea	2,450.00	2,450		
353	3/4" Reduced Pressure Backflow Preventer	1	ea	1,685.00	1,685		
354	Circulating Pump				-		
355	- HRP-1	1	ea	885.00	885		
356	Kitchen Grease Trap (150 Gallon)	1	ea	4,850.00	4,850		
357	Sanitary Ejector Pump Station	1	ls	45,000.00	45,000		

Plumbing Fixtures

359	Water Closet	10	ea	1,830.00	18,300		
360	Urinal	3	ea	1,965.00	5,895		
361	Lavatory, Wall Hung	9	ea	1,485.00	13,365		
362	Kitchen Sink / Break Room Sink	1	ea	2,025.00	2,025		
363	Outlet Box (Ref/Dishwasher)	2	ea	850.00	1,700		
364	Mop Sink	1	ea	2,280.00	2,280		



Schematic Design

GFA

33,530

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SUMMARY NEW LIBRARY							
365	Hi/Low Water Cooler	1	ea	2,850.00	2,850		
366	Hi/Low Water Cooler w/ Bottle Filling Station	1	ea	4,525.00	4,525		
367	Floor Drains:				-		
368	- 3"	2	ea	785.00	1,570		
369	- Trap Primer	2	ea	365.00	730		
370	Roof Drains:				-		
371	- 4"	7	ea	1,285.00	8,995		
372	Clean-Out:				-		
373	- FCO	12	ea	685.00	8,220		
374	- WCO	2	ea	885.00	1,770		
375	VTR (Vent Through Roof)	4	ea	1,080.00	4,320		
376	Hose Bibbs	2	ea	310.00	620		
377	Wall Hydrant WH	5	ea	415.00	2,075		
378	<u>Domestic Water Piping</u>				-		
379	- 3"	110	lf	44.05	4,846		
380	- 2 1/2"	45	lf	30.25	1,361		
381	- 2"	10	lf	26.25	263		
382	- 1 1/2"	185	lf	23.60	4,366		
383	- 1 1/4"	10	lf	22.10	221		
384	- 1"	30	lf	20.45	614		
385	- Branch Piping (> 3/4")	582	lf	21.85	12,717		
386	<u>Pipe insulation</u>				-		
387	- 3"	110	lf	22.80	2,508		
388	- 2 1/2"	45	lf	17.55	790		
389	- 2"	10	lf	11.70	117		
390	- 1 1/2"	185	lf	9.60	1,776		
391	- 1 1/4"	10	lf	9.25	93		
392	- 1"	30	lf	7.75	233		
393	- Branch Piping (> 3/4")	582	lf	7.60	4,423		
394	<u>Sanitary Waste And Vent Pipe w/ Hangers</u>				-		
395	Waste and Vent, below grade:				-		
396	- 6"	110	lf	52.85	5,814		
397	- 5"	70	lf	48.95	3,427		
398	- 4"	305	lf	45.30	13,817		
399	- 3"	105	lf	44.45	4,667		
400	- 2"	187	lf	32.95	6,162		
401	Waste and Vent, above grade:				-		
402	- 5"	35	lf	46.50	1,628		
403	- 4"	205	lf	43.25	8,866		
404	- 3"	128	lf	40.15	5,139		
405	- 2"	245	lf	29.65	7,264		
406	<u>Storm Drainage, Cast Iron Pipe</u>				-		
407	Storm piping, underground:				-		
408	- 8"	45	lf	78.80	3,546		
409	- 6"	90	lf	54.35	4,892		
410	Storm piping, above grade:				-		
411	- 6"	90	lf	49.80	4,482		
412	- 5"	25	lf	49.80	1,245		
413	- 4"	210	lf	45.25	9,503		
414	Storm piping, insulation:	115	lf	13.10	1,507		
415	<u>Natural Gas Piping</u>				-		
416	- Gas Mains Tie-Ins	1	ea	4,850.00	4,850		
417	- 1 1/2"	185	lf	26.35	4,875		
418	- Branch Piping	280	lf	23.80	6,664		
419	Gas Equipment Hook-Ups	4	ea	850.00	3,400		
420	<u>Miscellaneous</u>				-		
421	System Testing and Flushing	67	hrs	110.00	7,370		
422	Coring, Cutting and Sleeves	25	loc	250.00	6,250		



Schematic Design

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SUMMARY NEW LIBRARY

423	Seismic Restraints and Structural Steel Components	1	ls	3,500.00	3,500			
424	Hydraulic lifts/rigging	1	ls	9,400.00	9,400			
425	Shop drawings / BIM / ENG Support / As-Built	94	hrs	120.00	11,280			
426	Commissioning Support	45	hrs	110.00	4,950			
427	<u>Permit & Fees</u>	1	ls	3,500.00	3,500			
428	SUBTOTAL						\$340,861	
429								
430	TOTAL - PLUMBING							\$340,861

D30 HVAC

D30 HVAC, GENERALLY

Heating & cooling equipment

Rooftop Unit:

- RTU-1 1 ea 315,410.00 315,410

Energy Recovery Unit:

- ERV-1 1 ea 54,900.00 54,900

Air Cooled Heat Pump Chiller:

- ACU-1 1 ea 135,760.00 135,760

Terminal Unit with Re-Heat Coil:

- CU-1 65 ea 2,015.00 130,975

- CU-2 12 ea 3,478.50 41,742

HVAC ductless split system:

- AHU-1 / ACCU-1 (Computer Room) 1 ea 8,120.00 8,120

- AHU-2 / ACCU-2 (Elevator Machine) 1 ea 8,120.00 8,120

Electric Wall Heater:

- EWH 4 ea 1,305.00 5,220

Unit Heaters:

- EUH-A 4 ea 1,336.50 5,346

Gas fired boilers 2 ea 48,350.00 96,700

- Expansion Tank 2 ea 2,250.00 4,500

- Air Separator 2 ea 850.00 1,700

Boiler combustion air / exhaust flue piping 125 lf 115.00 14,375

Air distribution

Galvanized duct 25,840 lbs 9.95 257,108

Duct insulation 16,796 sf 3.30 55,427

Seal ductwork 3,876 lf 1.15 4,457

Sheet metal & Accessories

Register & diffusers 110 ea 285.00 31,350

Volume dampers 110 ea 40.50 4,455

Fire and smoke dampers 6 ea 580.50 3,483

Sound attenuators 1 ls 11,500.00 11,500

Exterior Louver w/ Damper 2 ea 6,850.00 13,700

Exhaust fan

- EF-1 / EF-2 2500 CFM 2 ea 5,288.00 10,576

- EF-3 450 CFM 5 ea 925.00 4,625

Hot Water & Chilled Water Pipe

Chilled / Heating hot water piping:

- Mains 278 lf 40.64 11,298

- Branch 695 lf 20.16 14,011

- Insulation 973 lf 7.43 7,229

Condensate system 1 ls 4,850.00 4,850

Pumps:



Schematic Design

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SUMMARY NEW LIBRARY

477	- HWP-1 / HWP-2	2	ea	8,850.00	17,700			
478	- CP	2	ea	885.00	1,770			
479	<u>Equipment hook-ups:</u>							
480	- CH	1	ea	7,960.00	7,960			
481	- RTU	1	ea	6,165.00	6,165			
482	- ERV	1	ea	4,635.00	4,635			
483	Misc. valves & specialties	1	ls	9,270.00	9,270			
484	VFD	4	ea	2,565.00	10,260			
485	Controls	160	ea	1,250.00	200,000			
486	Testing & Balancing	1	ls	40,000.00	40,000			
487	Miscellaneous				-			
488	System Testing and Flushing	240	hrs	110.00	26,400			
489	Coring, Cutting and Sleeves	76	loc	225.00	17,100			
490	Seismic Restraints and Structural Steel Components	1	ls	11,790.00	11,790			
491	Hydraulic lifts/rigging	1	ls	32,300.00	32,300			
492	Shop drawings / BIM / ENG Support / As-Built	340	hrs	120.00	40,800			
493	Commissioning Support	110	hrs	110.00	12,100			
494	Permit & Fees	1	ls	17,000.00	17,000			
495	SUBTOTAL						\$1,712,187	
496								
497	TOTAL - HVAC							\$1,712,187

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Service equipment

504	6" Fire Service Main Connection	1	ea	2,500.00	2,500			
505	6" Double Check Backflow Preventer	1	ea	4,150.00	4,150			
506	OS&Y Valves with Tamper Switch Assembly	2	ea	850.00	1,700			
507	Master Alarm Valve Assembly with Trim	1	ea	4,500.00	4,500			
508	Fire Protection Standpipe	1	ea	2,400.00	2,400			
509	Zone Control Valve Assembly	3	ea	2,850.00	8,550			
510	Main pipe with fittings & hangers				-			
511	- 4"	50	lf	40.00	2,000			
512	Branch pipe with fittings & hangers				-			
513	- Concealed Pendant	295	ea	405.00	119,475			
514	- Sidewall Pendant	6	ea	385.00	2,310			
515	- Upright Pendant	8	ea	360.00	2,880			
516	Miscellaneous				-			
517	System Testing and Flushing	28	hrs	110.00	3,080			
518	Coring, Cutting and/or Sleeves	13	loc	250.00	3,250			
519	Seismic Restraints and Structural Steel Components	1	ls	4,000.00	4,000			
520	Hydraulic lifts/rigging	1	ls	6,500.00	6,500			
521	Shop drawings / BIM / ENG Support / As-Built	48	hrs	120.00	5,760			
522	Commissioning Support	24	hrs	110.00	2,640			
523	Permit & Fees	1	ls	1,800.00	1,800			
524	SUBTOTAL						\$177,495	
525								
526	TOTAL - FIRE PROTECTION							\$177,495

D50 ELECTRICAL



Schematic Design

GFA

33,530

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SUMMARY NEW LIBRARY

530							
531	D5010 SERVICE & DISTRIBUTION						
532	Gear & Distribution						
533	Normal Power						
534	Gear and distribution						
535	400A 480/277V main switchboard	1	ls	15,000.00	15,000		
536	100A 480/277V panelboard	1	ea	2,000.00	2,000		
537	45KVA dry type transformer	3	ea	5,300.00	15,900		
538	100A 208/120V panelboard	4	ea	2,000.00	8,000		
539	Elevator 208/120V panelboard	1	ea	2,000.00	2,000		
540	Feeders	33,530	sf	3.00	100,590		
541	Grounding & bonding	1	ls	3,500.00	3,500		
542	Generator Power						
543	Generator						NIC
544	Equipment Wiring						
545	Feed connection, & safety switch to:						
546	Elevator	1	ea	3,000.00	3,000		
547	Boiler	2	ea	1,200.00	2,400		
548	Pump with VFD	4	ea	2,000.00	8,000		
549	DDC system power	1	ls	1,000.00	1,000		
550	Circulating pump	1	ea	1,200.00	1,200		
551	RTU	1	ea	2,500.00	2,500		
552	ERV	1	ea	2,500.00	2,500		
553	ACU	1	ea	3,000.00	3,000		
554	AHU	2	ea	2,500.00	5,000		
555	EF	7	ea	1,500.00	10,500		
556	EWH	4	ea	1,500.00	6,000		
557	EUH	4	ea	1,200.00	4,800		
558	HWP with VFD connection	2	ea	1,800.00	3,600		
559	CWP with VFD connection	2	ea	1,800.00	3,600		
560	Equipment wiring not yet detailed	33,530	sf	0.25	8,383		
561	SUBTOTAL						\$212,473
562							
563	D5020 LIGHTING & POWER						
564	<u>Lighting & Branch Power</u>						
565	LED lighting allowance	33,530	sf	6.00	201,180		
566	Emergency/egress lighting	33,530	sf	1.00	33,530		
567	<u>Lighting controls</u>						
568	Lighting controls system with daylight harvesting	33,530	sf	1.00	33,530		
569	Multipurpose/meeting room & gallery track lighting	1	ls	5,000.00	5,000		
570	Time clock	1	ea	200.00	200		
571	Photo cell	1	ea	200.00	200		
572	<u>Branch devices</u>						
573	Branch devices	33,530	sf	0.50	16,765		
574	<u>Lighting and branch circuitry</u>						
575	Branch circuitry	33,530	sf	5.00	167,650		
576	SUBTOTAL						\$458,055
577							
578	D5030 COMMUNICATION & SECURITY SYSTEMS						
579	<u>Fire Alarm</u>						
580	Fire alarm control panel	1	ea	5,000.00	5,000		
581	Remote annunciator	1	ea	1,500.00	1,500		



Schematic Design

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SUMMARY NEW LIBRARY

582	Know box	1	ea	500.00	500		
583	Beacon	1	ea	350.00	350		
584	Master box	1	ea	1,500.00	1,500		
585	Elevator recall connection	2	ea	200.00	400		
586	Initiating devices	33,530	sf	1.00	33,530		
587	Circuitry	33,530	sf	0.70	23,471		
588	<u>Bi-Directional Amplification system</u>						
589	BDA system allowance	1	ls	15,000.00	15,000		
590	<u>Telephone/Data/CATV</u>						
591	MDF fit out	1	ls	3,500.00	3,500		
592	Devices & wiring	33,530	sf	2.00	67,060		
593	MDF rough-in	1	ea	1,500.00	1,500		
594	Backboard	1	ea	350.00	350		
595	Closet grounding	1	ea	500.00	500		
596	Device rough-in	33,530	sf	1.25	41,913		
597	<u>Audio Visual System</u>						
598	Equipment, installation & LV wiring						NIC
599	AV system rough-in	1	ls	12,000.00	12,000		
600	Conference room	1	ls	2,500.00	2,500		
601	Meeting room	1	ls	2,500.00	2,500		
602	<u>Security System</u>						
603	Intrusion detection, Access control, CCTV surveillance, Book security system	33,530	sf	1.25	41,913		
604	Rough-in	33,530	sf	0.75	25,148		
605	SUBTOTAL						\$280,135
606							
607	D5040 OTHER ELECTRICAL SYSTEMS						
608	<u>Miscellaneous</u>						
609	Temp power and lights	33,530	sf	0.65	21,795		
610	Lightning Protection	1	ls	15,000.00	15,000		
611	Coordination & management	1	ls	10,000.00	10,000		
612	Fees & Permits	1	ls	1,200.00	1,200		
613	SUBTOTAL						\$47,995
614							
615	TOTAL - ELECTRICAL						\$998,658
616							
617							
618	E10 EQUIPMENT						
619							
620	E10 EQUIPMENT, GENERALLY						
621	Cafe equipment				Not shown		
622	Kitchenette & staff room equipment	1	ls	10,000.00	10,000		
623	Electrically operated projection screens	2	loc	2,500.00	5,000		
624	SUBTOTAL						\$15,000
625							
626	TOTAL - EQUIPMENT						\$15,000
627							
628							
629	E20 FURNISHINGS						
630							
631	E2010 FIXED FURNISHINGS						
632	Entry mats & frames - recessed with carpet/rubber strips	150	sf	45.00	6,750		
633	Window treatment allowance	9,479	sf	6.00	56,874		
634	SUBTOTAL						\$63,624
635							



Schematic Design

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33.530

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SUMMARY NEW LIBRARY

636	E2020 MOVABLE FURNISHINGS							
637	All movable furnishings to be provided and installed by owner							
638	SUBTOTAL					NIC		
639								
640	TOTAL - FURNISHINGS							\$63,624
641								
642								
643	F10 SPECIAL CONSTRUCTION							
644								
645	F10 SPECIAL CONSTRUCTION							
646	No items in this section							
647	SUBTOTAL							
648								
649	TOTAL - SPECIAL CONSTRUCTION							
650								
651								
652	F20 SELECTIVE BUILDING DEMOLITION							
653								
654	F2010 BUILDING ELEMENTS DEMOLITION							
655	Building demolition	1	ls	450,000.00	450,000			
656	SUBTOTAL					\$450,000		
657								
658	F2020 HAZARDOUS COMPONENTS ABATEMENT							
659	HazMat allowance	1	ls	35,000.00	35,000			
660	SUBTOTAL					\$35,000		
661								
662	TOTAL - SELECTIVE BUILDING DEMOLITION							\$485,000
663								



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITWORK							
G SITEWORK							
G10 SITE PREPARATION & DEMOLITION							
02100	Site construction fence/barricades	1,750	lf	12.00	21,000		
02100	Demolish existing paving					Early package	
02100	Demolish existing sidewalks					Early package	
02100	Miscellaneous demolition	1	ls	15,000.00	15,000		
02100	Clear and grub	1	ls	5,000.00	5,000		
Site Earthwork							
02200	Strip topsoil, store	1,667	cy	10.00	16,670		
02200	Cuts/Fills allowance	20,000	cy	5.00	100,000		
02200	Silt fence/erosion control, wash bays, stock piles	1,750	lf	14.00	24,500		
02200	Silt fence maintenance and monitoring	1	ls	5,000.00	5,000		
02200	Dust control/sweeper & water truck	1	ls	10,000.00	10,000		
Hazardous Waste Remediation							
02121	Dispose/treat contaminated soils/water					NIC	
SUBTOTAL							197,170
G20 SITE IMPROVEMENTS							
New parking lots/roadway							
Porous asphalt paving							
		29,600					
312000	choker course base; 4" thick	362	cy	36.00	13,032		
312000	gravel base; 12" thick	1,096	cy	35.00	38,360		
312000	pea gravel filter blanket; 3" thick	274	cy	38.00	10,412		
312000	3/4" crushed stone base; 12" thick	1,096	cy	34.00	37,264		
320000	asphalt pavement 4"	3,453	sy	32.00	110,496		
02610	Granite curbs; 6" x 18"	1,475	lf	36.00	53,100		
320000	Single solid lines, 4" thick	84	space	25.00	2,100		
320000	Wheelchair Parking	3	space	75.00	225		
320000	Crosswalk Hatching	3	loc	1,200.00	3,600		
320000	Other road markings	1	ls	1,500.00	1,500		
320000	HC curb cuts	8	loc	350.00	2,800		
321724	New traffic signs	1	ls	5,000.00	5,000		
Pedestrian Paving							
Asphalt paving							
		5,510					
312000	gravel base; 8" thick	136	cy	35.00	4,760		
320000	asphalt pavement 3"	643	sy	28.00	18,004		
<u>Bluestone pavers</u>							
33000	Bluestone pavers	1,852	sf	24.00	44,448		
320000	gravel base; 8" thick	46	cy	35.00	1,610		
320000	sand base; 1" thick	6	cy	35.00	210		
33000	concrete base; 4" thick	1,852	sf	6.50	12,038		
<u>Stone dust Path</u>							
312000	gravel base; 4" thick	87	cy	35.00	3,045		
33000	2" stone dust	3,520	sf	4.00	14,080		
<u>Concrete paving</u>							
02200	gravel base; 8" thick	64	cy	38.00	2,432		
03300	4" concrete paving - color	2,560	sf	8.00	20,480		
<u>Permeable pavers</u>							
33000	Precast concrete pavers	1,115	sf	16.00	17,840		
320000	gravel base; 16" thick	55	cy	35.00	1,925		
320000	sand base; 1" thick	3	cy	35.00	105		
033000	concrete base; 4" thick	1,115	sf	6.50	7,248		
323100	Benches	5	ea	2,600.00	13,000		



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITWORK							
56	323000	Outdoor dining tables and chairs	2	ea		assume FF+E	
57	033000	Stone wall - 4' high	456	sf	60.00		27,360
58	033000	Granite seatwall	60	lf	350.00		21,000
59	033000	Split rail fence	270	lf	60.00		16,200
60	033000	Granite seat blocks	5	ea	2,500.00		12,500
61	033000	Bronze sculpture				NIC	
62	323100	Bicycle racks	2	racks	3,500.00		7,000
63	323100	Steel bollards	6	ea	850.00		5,100
64	323100	Trash receptacles	4	loc	750.00		3,000
65	129300	Flag pole	1	loc	7,500.00		7,500
66	002700	New building entrance sign	1	loc	10,000.00		10,000
67							
68	002700	Allowance for traffic light and associated paving	1	loc	250,000.00		250,000
69							
70		<u>Landscaping</u>					
71	002830	Lawn seeding	42,622	sf	0.20		8,524
72	310000	Import topsoil	1,929	cy	50.00		96,450
73	002830	Forming lawn mounds	9,456	sf	2.00		18,912
74	002830	Boulders	7	ea	150.00		1,050
75	329000	Trees					
76	329000	3.5 - 4" cal	19	ea	1,250.00		23,750
77	329000	3.0 - 3.5" cal	17	ea	750.00		12,750
78	329000	Large columnar evergreen tree	1	ea	7,500.00		7,500
79	329000	Sea green juniper	1,750	sf	1.50		2,625
80	329000	Switch Grass	472	sf	1.00		472
81	329000	Perennial Grass	1,550	sf	1.00		1,550
82	329000	Low evergreen hedge	475	lf	12.00		5,700
83		SUBTOTAL					978,057
84							
85	G30	CIVIL MECHANICAL UTILITIES					
86		<u>Water supply</u>					
87	002550	New water/fire CLDI: 6"	225	lf	80.00		18,000
88	002550	New water/fire CLDI: 4"	120	lf	70.00		8,400
89	002550	Connect to existing line	3	loc	5,000.00		15,000
90	002550	Gate valve	1	ea	850.00		850
91	002550	New fire hydrant	1	loc	2,600.00		2,600
92	002550	FD connection	1	loc	2,000.00		2,000
93		<u>Sanitary sewer</u>					
94	333000	6" PVC sewer	20	lf	60.00		1,200
95	002550	4" force main	170	lf	55.00		9,350
96	002550	Leaching field	7,000	sf	8.00		56,000
97	002550	5,000gal septic tank	1	ea	7,500.00		7,500
98	333000	9,000 gal grease trap	1	loc	10,000.00		10,000
99	333000	9,000gal pump chambers	1	loc	20,000.00		20,000
100		<u>Storm Sewer</u>					
101	002500	Allowance for new storm system including underground detention	1	ls	150,000.00		150,000
102		SUBTOTAL					300,900
103							
104	G40	ELECTRICAL UTILITIES					
105	260000	Power riser	1	ea	2,000.00		2,000
106	260000	Primary ductbank, 2-4" conduit empty, feeders by Eversource	150	lf	60.00		9,000
107	260000	Pad mount transformer	1	ea		Eversource	
108	260000	Transformer pad	1	ea	2,500.00		2,500



<i>CSI CODE</i>	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>	
SITWORK								
109 260000	Secondary ductbank w/400A feeders in 4-4" conduit	50	lf	110.00	5,500			
110 260000	Generator ductbank w/cabling and controls					NIC		
111 260000	Generator pad					NIC		
112 260000	Communications riser	1	ea	2,000.00	2,000			
113 260000	Communications ductbank 2-4" conduit, empty	200	lf	60.00	12,000			
114 260000	<u>Site Lighting</u>							
115 260000	Site lighting allowance	1	ls	35,000.00	35,000			
116	SUBTOTAL					68,000		
117	TOTAL - SITE DEVELOPMENT							\$1,544,127
118								