

JONES LIBRARY, INC.
APPLICATION FOR COMMUNITY PRESERVATION GRANT

ATTACHMENT C – BUDGET

Total square footage of Renovation/Expansion of Library Building	64,758 s.f.
Square footage for Special Collections required by planned program	6,527 s.f.
PERCENTAGE ALLOCATED TO SPECIAL COLLETIONS	10.08%
Estimated Cost of Entire Renovation/Expansion Project	\$35,623,103
Proportion Allocated to Special Collections (10.08%)	\$ 3,590,809
Grant from Massachusetts Board of Library Commissioners	\$13,871,314
Allocable Share to Special Collections (10.08%)	\$ 1,398,228
Balance of remaining unfunded cost of project for new quarters for Special Collections	\$ 2,192,581

A. Cost Estimate: Eligible / Non-Eligible Project Costs Summary							
<i>If the proposed project is for a shared building, contact MBLC construction specialist for financial section forms and instructions.</i>							
	<u>Item/Activity</u>	<u>Eligible</u>	<u>Non-Eligible</u>	<u>Total</u>			
Construction							
1	Construction (not incl. landscaping and paving)	\$ 21,617,900		\$ 21,617,900			
2	Landscaping & Paving		\$ 250,300	\$ 250,300			
3	Bonds & Insurance	w/ Item #1		\$ -			
4	Overhead & Profit	w/ Item #1		\$ -			
5	Permits, if not waived by municipality	w/ Item #1		\$ -			
6	Subtotal	\$ 21,617,900	\$ 250,300	\$ 21,868,200			
7	Contingency for Construction _11.5% of total	\$ 2,486,559	\$ 28,843	\$ 2,515,402			
8	Construction Subtotal	\$ 24,104,459	\$ 279,143	\$ 24,383,602			
Professional Services							
9	Library Building Consulting, if used (1)			\$ -			
10	Architect/Engineering Fees: Schematic Design (1)	\$ 600,000		\$ 600,000			
11	Architect/Engineering Fees: Design Development through Bid Documents	\$ 2,118,900		\$ 2,118,900			
12	Architect Fees: Construction Administration	w/ Item #11		\$ -			
13	Project Management (OPM)	\$ 870,500		\$ 870,500			
14	Clerk of the Works, if separate from OPM	w/ Item #13		\$ -			
15	Hazardous Abatement Design/Oversight (Industrial Hygienist)	\$ 100,000		\$ 100,000			
16	Information Technology Consulting	w/ Item #11		\$ -			
17	LEED Consulting	w/ Item #11		\$ -			
18	LEED Application Fees	w/ Item #11		\$ -			
19	Commissioning Agent	\$ 101,300		\$ 101,300			
20	Other Engineering	\$ 318,300		\$ 318,300			
21	Interior Design Services	w/ Item #11		\$ -			
22	Independent Design Review (if used)			\$ -			
23	Legal Services			\$ -			
24	Misc. Fees and Expenses			\$ -			
25	Other (list separately on next page)			\$ -			
26	Professional Services Subtotal	\$ 3,856,000		\$ 3,856,000			
Furnishings, Finishes & Equipment (FF&E)							
27	Utility Backcharges	\$ 10,000		\$ 10,000			
28	Steel Bookshelves & Metal End panels	\$ 400,000		\$ 400,000			
29	Mobile Shelving & Mobile Service Desks	\$ 100,000		\$ 100,000			
30	Furniture		\$ 2,016,900	\$ 2,016,900			
31	Window Treatments		w/ Item #30	\$ -			
32	Telephones, i.e. handsets		w/ Item #30	\$ -			
33	Tele/Data Equipment	w/ Item #30		\$ -			
34	Computer Terminals & Peripherals		w/ Item #30	\$ -			
35	Audio Visual Equipment, i.e. projectors, televisions, microphones		w/ Item #30	\$ -			
36	Wayfinding and Decorative Signage		w/ Item #30	\$ -			
37	Automated Sorting System		\$ 400,000	\$ 400,000			
38	Security System for Collections		w/ Item #30	\$ -			
39	Murals or Other Artwork		w/ Item #30	\$ -			
40	Other (list separately on next page)			\$ -			
41	Subtotal	\$ 510,000.00	\$ 2,416,900.00	\$ 2,926,900.00			
42	Contingency for Expenses: Professional Service and FF&E 10% of total of all expenses	\$ 51,000.00	\$ 241,690.00	\$ 292,690.00			
43	FF&E Subtotal	\$ 561,000.00	\$ 2,658,590.00	\$ 3,219,590.00			
44	Expenses: Profession Services and FF&E Subtotal	\$ 4,417,000.00	\$ 2,658,590.00	\$ 7,075,590.00			
Other							
45	Town or School Owned			\$ -			
46	Gifted or Purchased			\$ -			

47	Municipal Bond Costs			\$ -			
48	Moving		\$ 150,000.00	\$ 150,000			
49	Temporary Library Fit-out, Rent, Insurance, etc.		\$ 500,000.00	\$ 500,000			
				\$ -			
50	Other Subtotal		\$ 650,000	\$ 650,000			
Annual Escalation							
51	Construction 4% annually for up to 36 mos.	\$ 2,730,551		\$ 2,730,551			
52	Architects services 4% annually for up to 36 mos.	\$ 339,493		\$ 339,493			
53	Professional Services 4% annually for up to 36 mos.	\$ 142,083		\$ 142,083			
54	FF&E 4% annually for up to 36 mos.		\$ 301,784.00	\$ 301,784			
55	Escalation Subtotal	\$ 3,212,127	\$ 301,784.00	\$ 3,513,911			
56	Grand Total Project Costs			\$ 35,623,103			
Notes:							
(1) Include only those costs incurred within three years of the date of this application. This could include surveys and materials testing, structural inspections and peer review.							
(2) a. Purchased land and/or building may be valued up to the actual purchase price.							
b. Only monies already expended for eligible costs related to acquisition of real property after January 26, 2014 date can be included as an eligible cost.							
c. Where publicly or privately owned real property is donated to a project, only so much land as is necessary to provide an adequate library site, up to a maximum of \$800,000, may be considered in the calculation of eligible costs, and the value of such land must be documented.							
d. For more details on valuing land see Question 10 (4) (D)							
(3) Amounts for contingencies and annual escalations must be broken down by eligible and non-eligible costs.							

JONES PUBLIC LIBRARY

Renovation & Addition

SCHEMATIC DESIGN COST REPORT



September 19, 2016



Fennessy Consulting Services

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www.fennessyconsulting.com



September 19, 2016

Ellen Anselone
Finegold Alexander Architects
77 N. Washington
7th Floor
Boston, MA 2114

JONES PUBLIC LIBRARY - Renovation & Addition, Amherst, MA

Dear Ellen:

Please find enclosed our Construction Cost Model for the above referenced project based on schematic design information dated August 31, 2016.

The financial summary of this cost model is outlined below, however we recommend you review the Executive Summary to fully understand the basis of this report and the included and excluded financial impacts contained therein.

	Const. Start	Gross Floor Area	\$/sf	Estimated Cost
Renovation	Jul-19	28,710	\$301.44	\$8,654,245
Addition	Jul-19	36,950	\$398.49	\$14,724,369
Site Work	Jul-19			\$1,081,680
ESTIMATED CONTRACT AWARD		65,660	\$372.53	\$24,460,294

Alternates

Alternate 1: Synthetic slate in lieu of slate	(\$181,641)
Alternate 2: Use brick in lieu of ariscraft (assumed leaving stone)	(\$20,389)
Alternate 3: Use alucobond in lieu of ariscraft (assumed leaving stone)	\$152,915

Bidding conditions are expected to reflect competitive bidding to pre-qualified general contractors, open bidding to prequalified sub-contractors, open specifications for materials and manufactures.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation impacts have been included in this report.

Fennessy Consulting Services



Excluded from the estimate are: construction contingency, hazardous waste removal, loose furnishings and equipment, architect's and engineer's fees, moving, administrative and financing costs. Please refer to Exclusions section of the attached report for further information.

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.

If you have any questions or require further analysis please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads 'Seamus Fennessy'. The signature is written in a cursive style with a prominent 'S' and 'F'.

Seamus Fennessy MRICS
Principal/Owner

Enclosures

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The Project

This project in Amherst, Massachusetts comprises the partial demolition of the existing building, renovations to 28,710 gsf of the remaining building, the construction of an addition of approximately 36,950 gsf together with all associated site preparation and development.

The program includes the typical program areas one finds in established public libraries together with special collections storage, large meeting room, library administration spaces and a board room.

Site work includes reconstruction of the access road, limited staff parking, pedestrian walkways and plaza, together with associated soft and hardscape.

Financial Status

*Our construction cost model for the entire project is in the order of **\$24.46MM**. Within this total we are including \$4.95MM of contingencies and escalation.*

Risk

A formal risk analysis has not been performed for this project. Some risk factors to be considered at this time include:

- Design Contingency*
- Escalation/Market risk*
- Approvals process/Funding*

Design Contingency

*This construction cost model is based on schematic drawings and specifications. Due to this incomplete nature of the design we have utilized historic data and personal experience to complete this cost model. To help alleviate possible cost increases as a result of design completion we recommend a **design contingency of 10%**. We have included this contingency in our cost model. As design progresses this contingency will reduce.*

Escalation/Market Risk

Despite the relatively high activity in the construction market there is still a risk that contractors and material supplies could cease to exist for a variety of reasons that include bidding below cost. We highly recommend that each project has adequate protection in the form of sub guard (preferred) or bonding for both performance and payment. The current estimate includes for subcontractor bonding.

*As the industry continues to rebound, labor and material costs and profit margins will increase and are likely to do so for some time. We are anticipating that these cost increases will be relatively significant. Delays in the awarding of a construction contract will have a significant cost impact. To help account for the cost increase between now and the start of construction we have added a **14% escalation factor** to the bottom line of this cost report. This escalation factor is currently calculated at 5% per annum (accumulative). As we move closer to design completion, unit rates will become more current and as such the escalation contingency will reduce.*

Approvals Process/Funding.

For the purpose of this report we have included both of these categories together. The risk here is that the funding and approvals process will take significantly longer than expected and hence subject this project to increases in price escalation. We have not included any such pressures in this cost model.

Cost Estimate Prepared From	Dated	Received
Drawings issued for		
Schematic Design	08/31/16	08/31/16
Outline Specification	08/31/16	08/31/16
Discussions with the Project Architect and Engineers		

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of July 2019

A construction period of 18 months

The general contract will be competitively bid to qualified general and main subcontractors

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There are no phasing requirements

The general contractor will have full access to the site during normal business hours

The Cost Plan is based on the following conditions:

The costs in this report covers construction costs only calculated at current bidding price level (reflecting the current projected construction schedule) with a separate allowance for cost escalation.

Cost escalation is included to the mid point of the construction schedule. Unit rates in the body of the report include appropriate escalation allowances to deliver specific trades within the prescribed schedule if the project were to commence today.

Cost associated with additional escalation required for future start date are included as a below the line markup. This report has included this additional escalation to the scheduled start date of construction noted in this report.

Bidding Process - Market Conditions

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 5 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

The following cost items have been excluded from this report. Many of these will in fact be required and should be budgeted within the "Soft Cost" component of the project budget

- *Owner supplied and installed furniture, fixtures and equipment*
- *Loose furniture and equipment except as specifically identified*
- *Security head end equipment and devices*
- *Audio visual equipment, except projectors*
- *Hazardous material handling, disposal and abatement*
- *Compression of schedule, premium or shift work, and restrictions on the contractor's working hours*
- *Design, testing, inspection or construction management fees*
- *Architectural and design fees*
- *Scope change and post contract contingencies*
- *Assessments, taxes, finance, legal and development charges*
- *Environmental impact mitigation*
- *Builder's risk, project wrap-up and other owner provided insurance program*
- *Land and easement acquisition*
- *Cost escalation beyond a start date of July 2019*

	Renovation	Addition	Site Work	Total
A10 FOUNDATIONS	\$57,394	\$545,128	\$0	\$602,522
A20 BASEMENT CONSTRUCTION	\$0	\$179,263	\$0	\$179,263
B10 SUPERSTRUCTURE	\$347,061	\$1,374,353	\$0	\$1,721,414
B20 EXTERIOR CLOSURE	\$429,375	\$2,055,273	\$0	\$2,484,648
B30 ROOFING	\$408,850	\$791,833	\$0	\$1,200,683
C10 INTERIOR CONSTRUCTION	\$746,730	\$637,701	\$0	\$1,384,431
C20 STAIRCASES	\$46,000	\$195,720	\$0	\$241,720
C30 FINISHES	\$486,788	\$806,273	\$0	\$1,293,061
D10 CONVEYING SYSTEMS	\$0	\$241,590	\$0	\$241,590
D20 PLUMBING	\$286,200	\$148,400	\$0	\$434,600
D30 HVAC	\$1,591,971	\$2,048,879	\$0	\$3,640,850
D40 FIRE PROTECTION	\$150,728	\$206,488	\$0	\$357,216
D50 ELECTRICAL	\$961,502	\$1,237,460	\$0	\$2,198,962
E10 EQUIPMENT	\$20,300	\$20,000	\$0	\$40,300
E20 FURNISHINGS	\$86,491	\$132,090	\$0	\$218,581
F10 SPECIAL CONSTRUCTION	\$7,500	\$35,000	\$0	\$42,500
F20 SELECTIVE BUILDING DEMOLITION	\$398,394	\$0	\$0	\$398,394

Total Building Construction	\$6,025,284	\$10,655,451	\$0	\$16,680,735
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G10 SITE PREPARATION	\$0	\$0	\$235,547	\$235,547
G20 SITE IMPROVEMENTS	\$0	\$0	\$263,950	\$263,950
G30 SITE MECHANICAL UTILITIES	\$0	\$0	\$176,312	\$176,312
G40 SITE ELECTRICAL	\$0	\$0	\$114,900	\$114,900
G90 OTHER SITE CONSTRUCTION	\$0	\$0	\$0	\$0

Total Site Construction	\$0	\$0	\$790,709	\$790,709
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TOTAL BUILDING & SITE	\$6,025,284	\$10,655,451	\$790,709	\$17,471,444
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MARKUPS		\$876,028	\$1,086,470	\$71,875	\$2,034,373
General conditions and project requirements	9.6%	\$576,000	\$576,000	\$0	\$1,152,000
Bond and insurance	1.5%	\$99,019	\$168,472	\$23,721	\$291,212
Building permit	0.0%	\$0	\$0	\$0	\$0
General contractor's head office overhead and profit	3.0%	\$201,009	\$341,998	\$48,154	\$591,161

PLANNED CONSTRUCTION COST	Sep-16	\$6,901,312	\$11,741,921	\$862,584	\$19,505,817
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CONTINGENCIES/ESCALATION		\$1,752,933	\$2,982,448	\$219,096	\$4,954,477
Design and pricing contingency	10.0%	\$690,131	\$1,174,192	\$86,258	\$1,950,581
Gmp contingency	0.0%	\$0	\$0	\$0	\$0
Escalation to start date (July 2019)	14.0%	\$1,062,802	\$1,808,256	\$132,838	\$3,003,896

ESTIMATED CONTRACT AWARD	Jul-19	\$8,654,245	\$14,724,369	\$1,081,680	\$24,460,294
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GFA	28,710	36,950	65,660
\$/sf	\$301.44	\$398.49	\$372.53

ALTERNATES

Alternate 1: Synthetic slate in lieu of slate	(\$181,641)
Alternate 2: Use brick in lieu of ariscraft (assumed leaving stone)	(\$20,389)
Alternate 3: Use alucobond in lieu of ariscraft (assumed leaving stone)	\$152,915

	Total	\$/sf	GFA 28,710 %
A10 Foundations	\$57,394	\$2.00	0.83%
A1010 Foundations	\$15,133	\$0.53	0.22%
A1020 Special Foundations	\$0	\$0.00	0.00%
A1020 Slab on Grade	\$42,261	\$1.47	0.61%
A20 Basement Construction	\$0	\$0.00	0.00%
A2010 Basement Earthwork	\$0	\$0.00	0.00%
A2020 Basement Walls	\$0	\$0.00	0.00%
B10 Superstructure	\$347,061	\$12.09	5.03%
B1010 Floor Construction	\$214,472	\$7.47	3.11%
B1020 Roof Construction	\$132,589	\$4.62	1.92%
B20 Exterior Closure	\$429,375	\$14.96	6.22%
B2010 Exterior Walls	\$256,484	\$8.93	3.72%
B2020 Windows	\$171,441	\$5.97	2.48%
B2030 Exterior Doors	\$1,450	\$0.05	0.02%
B30 Roofing	\$408,850	\$14.24	5.92%
B3010 Roof Covering	\$408,850	\$14.24	5.92%
B3020 Roof Openings	\$0	\$0.00	0.00%
C10 Interior Construction	\$746,730	\$26.01	10.82%
C1010 Partitions	\$444,904	\$15.50	6.45%
C1020 Interior Doors	\$175,490	\$6.11	2.54%
C1030 Specialties	\$126,336	\$4.40	1.83%
C20 Staircases	\$46,000	\$1.60	0.67%
C2010 Stair Construction	\$34,000	\$1.18	0.49%
C2020 Stair Finishes	\$12,000	\$0.42	0.17%
C30 Finishes	\$486,788	\$16.96	7.05%
C3010 Wall Finishes	\$138,455	\$4.82	2.01%
C3020 Floor Finishes	\$191,499	\$6.67	2.77%
C3030 Ceiling Finishes	\$156,834	\$5.46	2.27%
D10 Conveying Systems	\$0	\$0.00	0.00%
D1010 Elevators and Lifts	\$0	\$0.00	0.00%
D1020 Escalators and Moving Walkways	\$0	\$0.00	0.00%
D1030 Other Conveying Systems	\$0	\$0.00	0.00%
D20 Plumbing	\$286,200	\$9.97	4.15%
D2010 Plumbing Complete	\$286,200	\$9.97	4.15%
D30 Heating, Ventilation and Air Conditioning	\$1,591,971	\$55.45	23.07%
D3010 HVAC, Complete	\$1,591,971	\$55.45	23.07%
D40 Fire Protection	\$150,728	\$5.25	2.18%
D4010 Fire Protection, Complete	\$150,728	\$5.25	2.18%
D50 Electrical	\$961,502	\$33.49	13.93%
D5010 Electrical, Complete	\$961,502	\$33.49	13.93%
E10 Equipment	\$20,300	\$0.71	0.29%
E1010 Commercial Equipment	\$15,000	\$0.52	0.22%
E1020 Institutional Equipment	\$1,800	\$0.06	0.03%
E1030 Vehicular Equipment	\$0	\$0.00	0.00%
E1090 Other Equipment	\$3,500	\$0.12	0.05%

JONES PUBLIC LIBRARY

Renovation & Addition

Amherst, MA

SCHEMATIC DESIGN COST REPORT

September 19, 2016

Renovation - Summary

	Total	GFA \$/sf	28,710 %
E20 Furnishings	\$86,491	\$3.01	1.25%
E2010 Fixed Furnishings	\$86,491	\$3.01	1.25%
E2020 Loose Furnishings	\$0	\$0.00	0.00%
F10 Special Construction	\$7,500	\$0.26	0.11%
F1010 Special Structures	\$0	\$0.00	0.00%
F1020 Integrated Construction	\$0	\$0.00	0.00%
F1030 Special Construction Systems and Facilities	\$7,500	\$0.26	0.11%
F20 Selective Building Demolition	\$398,394	\$13.88	5.77%
F2010 Building Elements Demolition	\$398,394	\$13.88	5.77%
F2020 Hazardous Components Abatement	\$0	\$0.00	0.00%
TOTAL BUILDING CONSTRUCTION	\$6,025,284	\$209.87	87.31%
G10 Site Preparation	\$0	\$0.00	0.00%
G1010 Site Clearing and Demolition	\$0	\$0.00	0.00%
G1030 Site Earthwork	\$0	\$0.00	0.00%
G1040 Hazardous Waste Remediation	\$0	\$0.00	0.00%
G20 Site Improvement	\$0	\$0.00	0.00%
G2010 Roadways and Parking Lots	\$0	\$0.00	0.00%
G2030 Pedestrian Paving	\$0	\$0.00	0.00%
G2040 Site Development	\$0	\$0.00	0.00%
G2050 Landscaping	\$0	\$0.00	0.00%
G30 Site Mechanical	\$0	\$0.00	0.00%
G3010 Mechanical Utilities	\$0	\$0.00	0.00%
G40 Site Electrical	\$0	\$0.00	0.00%
G4010 Electrical Utilities and Site Lighting	\$0	\$0.00	0.00%
G90 Other Site Construction	\$0	\$0.00	0.00%
G9010 Service and Pedestrian Tunnels	\$0	\$0.00	0.00%
G9090 Other Site Systems	\$0	\$0.00	0.00%
Total Site Construction	\$0	\$0.00	0.00%
TOTAL BUILDING & SITE	\$6,025,284	\$209.87	87.31%
Markups	\$876,028	\$30.51	12.69%
General Conditions			
General conditions and project requirements	9.56%	\$576,000	\$20.06 8.35%
Bond and insurance	1.50%	\$99,019	\$3.45 1.43%
Building permit	0.00%	\$0	\$0.00 0.00%
Overhead and profit			
General contractor's head office overhead and profit	3.00%	\$201,009	\$7.00 2.91%
PLANNED CONSTRUCTION COST	Sep-16	\$6,901,312	\$240.38 100.00%
Contingencies/Escalation		\$1,752,933	\$61.06
Contingencies			
Design and pricing contingency	10.00%	\$690,131	\$24.04
Gmp contingency	0.00%	\$0	\$0.00
Escalation			
Escalation to start date (July 2019)	14.00%	\$1,062,802	\$37.02
ESTIMATED CONTRACT AWARD	Jul-19	\$8,654,245	\$301.44

JONES PUBLIC LIBRARY

Renovation & Addition

Amherst, MA

SCHEMATIC DESIGN COST REPORT

September 19, 2016

Renovation - Areas

	SF	SF
Building Areas		
Gound Level	8,883	
Level 1	8,982	
Level 2	6,613	
Level 2 attic (not in gfa)	1,187	
Level 3	2,480	
Level 4	1,752	
TOTAL GROSS FLOOR AREA		<hr/> 28,710

	Quantity	Unit	Rate	Total
<u>A1010 FOUNDATIONS</u>				
Strip footings at elevation changes				
Excavation	22	CY	20.00	440
Remove off site	22	CY	25.00	550
Backfill with gravel	17	CY	45.00	765
Formwork	148	SF	11.50	1,702
Reinforcement	450	LB	1.35	608
Concrete	5	CY	183.45	917
Walls at elevation changes				
Formwork	445	SF	12.00	5,340
Reinforcement	1,113	LB	1.30	1,447
Concrete	8	CY	189.25	1,514
Waterproofing, mastic	223	SF	2.00	446
Insulation	223	SF	1.75	390
Miscellaneous				
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	13	CY	78.00	1,014
Subtotal				\$15,133
<u>A1030 SLAB ON GRADE</u>				
Standard slab on grade				
Gravel fill	96	CY	37.00	3,552
Rigid insulation under slab on grade	2,596	SF	2.00	5,192
Vapor barrier	2,596	SF	0.40	1,038
Mesh reinforcing 15% lap	2,985	SF	0.90	2,687
Reinforcement - dowel to existing	70	EA	37.00	2,590
Concrete in slab, complete	40	CY	177.65	7,106
Finishing and curing	2,596	SF	1.60	4,154
Control and construction joints	2,596	SF	0.50	1,298
Perimeter joints	303	LF	3.00	909
Existing slab on grade				
Patch surface of existing after demolition	10,469	SF	0.50	5,235
Miscellaneous				
Equipment pads	300	SF	25.00	7,500
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	40	CY	25.00	1,000
Subtotal				\$42,261
<u>B1010 FLOOR CONSTRUCTION</u>				
Steel construction				
Floor framing				
Framing to infill at removed elevator and staircases	3	T	7,500.00	22,500
Framing at replaced floor framing	16	T	7,500.00	120,000
Shear studs	767	EA	3.85	2,953
Bent plate in pour stop	30	LF	22.00	660
Metal decking				
Metal decking, standard	3,836	SF	3.85	14,769
Concrete construction				
Concrete topping to floors				
Mesh reinforcing 15% lap	4,411	SF	0.90	3,970
Concrete topping	60	CY	177.65	10,659

	Quantity	Unit	Rate	Total
Finishing and curing	3,836	SF	1.60	6,138
Control and construction joints	3,836	SF	0.50	1,918
Existing concrete topping				
Repair top surface after demolition	20,049	SF	0.50	10,025
Patch existing floor penetrations	15,892	SF	0.25	3,973
Miscellaneous concrete costs				
Premium for pump grade concrete mix and pump	60	CY	15.50	930
Added cost for lightweight concrete	60	CY	27.00	1,620
Masonry wall - load bearing				
Included in Partitions				
Miscellaneous				
Fireproofing steel	3,836	SF	2.20	8,439
Fire stopping	19,728	SF	0.30	5,918
Subtotal				\$214,472

B1020 ROOF CONSTRUCTION

Steel construction				
Steel members in roof framing				
Supplement/rebuild/modify framing at level three				
addition	2,104	SF	20.00	42,080
Allow for infill of existing penetrations	1	LS	5,000.00	5,000
New structure to create flat roof over existing pitch	9	TN	6,000.00	54,000
Canopy framing	1	LS	5,000.00	5,000
Metal decking				
Metal decking, standard	4,208	SF	3.85	16,201
Miscellaneous				
Fireproofing steel	4,208	SF	2.20	9,258
Wood construction				
Plywood decking				
Replace existing	210	SF	5.00	1,050
Subtotal				\$132,589

B2010 EXTERIOR WALL

Existing interior backup.				
Repair existing at removed partitions	26	LOC	325.00	8,450
Repair existing at removed mep systems	9,848	SF	1.00	9,848
Interior backup - metal stud				
Metal stud framing	1,575	SF	7.75	12,206
Denshield or similar to exterior face of stud backup	1,575	SF	3.70	5,828
Insulation	1,575	SF	3.20	5,040
Air barrier	1,575	SF	4.50	7,088
Drywall lining to interior face of stud backup	1,575	SF	3.20	5,040
Exterior skin - stone				
Clean	5,324	SF	5.00	26,620
Repoint	532	SF	18.00	9,576
Exterior skin - stone chimneys				
Clean	500	SF	7.00	3,500
Repoint	500	SF	20.00	10,000
Vent cap	3	EA	250.00	750

	Quantity	Unit	Rate	Total
<i>Exterior skin - wood</i>				
Wood siding	269	SF	20.00	5,380
Paint wood siding	1,345	SF	20.00	26,900
<i>Eaves/fascia work,</i>				
Replace existing	361	LF	50.00	18,050
Paint	723	LF	16.00	11,568
<i>Cornice</i>				
Replace existing	16	LF	120.00	1,920
Paint	189	SF	5.00	945
<i>Decorative door trim</i>				
Allow for repairs	1	LS	500.00	500
Paint	1	LS	300.00	300
<i>Exterior skin - metal panel</i>				
General areas	1,575	SF	50.00	78,750
<i>Miscellaneous</i>				
Scaffolding to exterior wall	1,575	SF	3.00	4,725
Lift staging	1	LS	3,500.00	3,500
Subtotal				\$256,484

B2020 WINDOWS

<i>Wood windows and glazing</i>				
<i>Windows, glazed</i>				
Replace sash	1,077	SF	130.00	140,010
Paint to windows	2,154	SF	5.00	10,770
<i>Aluminum storefront</i>				
<i>Storefront system, glazed</i>				
Complete	182	SF	78.00	14,196
<i>Ancillaries</i>				
Backer rod and double sealant	862	LF	4.50	3,879
Wood blocking at openings	862	LF	3.00	2,586
Subtotal				\$171,441

B2030 EXTERIOR DOORS

<i>Miscellaneous</i>				
Paint to door and frame	5	EA	200.00	1,000
Backer rod and double sealant	5	EA	90.00	450
Subtotal				\$1,450

B3010 ROOF COVERING

Slate roofing	6,024	SF	45.00	271,080
Ice and water shield	6,024	SF	4.50	27,108
Rough blocking	6,024	SF	0.45	2,711
Strapping	4,529	LF	3.00	13,587
Copper roofing	58	SF	80.00	4,640
TPO roof membrane	2,824	SF	9.00	25,416
Abutment of flat roof with adjacent walls	504	LF	9.00	4,536
Allowance for working membrane roofing around pipe and duct penetrations	1	LS	2,541.60	2,542
Insulation tapered	2,824	SF	4.00	11,296
Roof sheathing	2,824	SF	3.00	8,472
Rough blocking	1,512	LF	3.00	4,536

JONES PUBLIC LIBRARY**Renovation & Addition**

Amherst, MA

SCHEMATIC DESIGN COST REPORT

September 19, 2016

Renovation - Estimate Detail

	Quantity	Unit	Rate	Total
Canopy roofing system				
Glass canopy	61	SF	150.00	9,150
Miscellaneous roofing				
Walkway pads	8	EA	50.00	400
Fascia mounted gutters at sloped roofing	258	LF	30.00	7,740
Down spouts	120	LF	30.00	3,600
Trim at eaves/fascia to roof - In exterior wall				
Flashings	554	LF	10.00	5,540
Edge trim/stop	464	LF	14.00	6,496

Subtotal				\$408,850
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C1010 PARTITIONS

Partitions, drywall				
Standard	15,937	SF	11.10	176,901
Standard, above glass	4,624	SF	16.65	76,990
Single side	2,710	SF	5.40	14,634
Plumbing chase (each side measured)	1,466	SF	6.95	10,189
Patch existing	21,358	SF	0.50	10,679
Window walls and borrowed lights				
Glass partition , aluminum, complete	1,114	SF	65.00	72,410
Glass partition , curtainwall	110	SF	120.00	13,200
Folding partitions				
Glass	300	SF	130.00	39,000
Rails and handrails, painted metal				
Handrails at access ramps	27	LF	40.00	1,080
Rail at ramp	22	LF	200.00	4,400
Paint	1	LS	300.00	300
Miscellaneous				
Sealants and caulking at partitions	28,710	SF	0.35	10,049
Rough blocking	5,024	LF	3.00	15,072

Subtotal				\$444,904
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C1020 INTERIOR DOORS

Wood doors				
Single leaf				
F	36	EA	500.00	18,000
FG	17	EA	650.00	11,050
Double leaf				
FF	3	PR	1,000.00	3,000
FGFG	3	PR	1,300.00	3,900
Glazing to doors	23	EA	200.00	4,600
Hollow metal door frame				
Frames to single leaf doors				
FR1	50	EA	340.00	17,000
HM1	1	EA	340.00	340
FR1S	1	EA	520.00	520
Frames to double leaf doors				
FR3	3	EA	400.00	1,200
HM1	1	EA	400.00	400
Glazing to doors	1	EA	200.00	200

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Renovation & Addition

Amherst, MA

SCHEMATIC DESIGN COST REPORT

September 19, 2016

Renovation - Estimate Detail

	Quantity	Unit	Rate	Total
Wood door frame				
Frames to single leaf doors				
WD1	1	EA	680.00	680
Frames to double leaf doors				
WD1	2	EA	800.00	1,600
Hardware				
Hardware				
Set ?	59	EA	1,100.00	64,900
Door operator	1	EA	4,000.00	4,000
Specialty doors				
Overhead security screen	243	SF	90.00	21,870
Allowance for miscellaneous access doors	11	EA	400.00	4,400
Miscellaneous				
Paint to door and frame	65	EA	120.00	7,800
Sealants and caulking	59	EA	90.00	5,310
Wood blocking at openings	59	EA	80.00	4,720
Subtotal				\$175,490

C1030 SPECIALTIES

Specialties				
Toilet partitions, phenolic, handicapped	4	EA	1,200.00	4,800
Toilet partitions, phenolic, regular	3	EA	1,000.00	3,000
Toilet partitions, phenolic, urinal screens	1	EA	450.00	450
Miscellaneous metal to ceiling supported toilet partition	7	EA	225.00	1,575
Vanity counters				
Solid surface	23	LF	150.00	3,450
Toilet accessories				
Large toilet	4	EA	2,500.00	10,000
Small toilet	2	EA	1,500.00	3,000
Mop and broom holder	2	EA	100.00	200
Marker boards and tack boards	1	LS	2,500.00	2,500
Lockers, double tier	36	OPE	180.00	6,480
Signage/Directories	28,710	SF	0.45	12,920
Corner guards	10	EA	80.00	800
Fire extinguishers and cabinets	8	EA	400.00	3,200
Miscellaneous				
Backer panels in electrical closets	3	LS	250.00	750
Allowance for miscellaneous metals not identifiable at this stage	28,710	SF	2.20	63,162
Miscellaneous sealants throughout building	28,710	SF	0.35	10,049
Subtotal				\$126,336

C2010 STAIR CONSTRUCTION

Egress/Internal circulation staircases				
Egress staircase, including rails and handrails	2	FLT	17,000.00	34,000
Subtotal				\$34,000

	Quantity	Unit	Rate	Total
<u>C2020 STAIR FINISHES</u>				
Stair finishes				
Rubber	2	FLT	3,500.00	7,000
Paint and sealer to egress staircases	2	FLT	2,500.00	5,000
Subtotal				\$12,000
<u>C3010 WALL FINISHES</u>				
Wall finishes				
Paint to gwb	78,079	SF	0.80	62,463
Ceramic tile	1,596	SF	17.00	27,132
FRP	564	SF	15.00	8,460
Interior stone				
Clean	3,000	SF	5.00	15,000
Repoint	300	SF	18.00	5,400
Interior wood trim				
Repair/replace	1	LS	15,000.00	15,000
Paint	1	LS	5,000.00	5,000
Subtotal				\$138,455
<u>C3020 FLOOR FINISHES</u>				
Floor finishes				
Moisture mitigation	6,432	SF	5.00	32,160
Carpet	1,817	SY	45.00	81,765
Porcelain tile	1,598	SF	20.00	31,960
Linoleum	2,543	SF	11.00	27,973
Linoleum anti static	115	SF	13.00	1,495
Concrete sealer	2,215	SF	0.75	1,661
Bases to walls				
Allowance	1	LS	14,485.40	14,485
Subtotal				\$191,499
<u>C3030 CEILING FINISHES</u>				
Ceiling finishes				
Drywall ceilings, on suspension system	3,838	SF	8.00	30,704
Vertical drywall soffits	200	LF	27.00	5,400
Acoustical ceiling tile				
2' x 2'	18,309	SF	6.00	109,854
ACT plank	880	SF	8.00	7,040
Paint to drywall ceiling	4,038	SF	0.95	3,836
Subtotal				\$156,834
<u>D2010 PLUMBING</u>				
Plumbing				
Complete	27	FIX	10,600.00	286,200
Subtotal				\$286,200
<u>D3010 HVAC</u>				
Hvac				
Equipment	28,710	SF	22.50	645,975
Piping	28,710	SF	7.00	200,970
Sheet metal	28,710	SF	15.00	430,650
Insulation	28,710	SF	3.05	87,566

	Quantity	Unit	Rate	Total
Balancing	28,710	SF	1.00	28,710
Controls	28,710	SF	5.25	150,728
Miscellaneous	28,710	SF	1.65	47,372
Subtotal				\$1,591,971

D4010 FIRE PROTECTION

Sprinkler installation				
Complete	28,710	SF	5.25	150,728
Subtotal				\$150,728

D5010 ELECTRICAL

Electrical installation				
Normal power and feeders	28,710	SF	2.80	80,388
Emergency power and feeders	28,710	SF	1.90	54,549
Equipment wiring	28,710	SF	3.30	94,743
Lighting	28,710	SF	9.00	258,390
Lighting control	28,710	SF	1.05	30,146
Branch devices	28,710	SF	0.25	7,178
Lighting and branch circuitry	28,710	SF	5.95	170,825
Tele/data, complete	28,710	SF	1.35	38,759
Fire alarm	28,710	SF	2.05	58,856
Master clock/public address	28,710	SF	0.86	24,691
Security system (excluding head-end)	28,710	SF	1.45	41,630
Speech privacy system	28,710	SF	1.15	33,017
Audiovisual rough-in and power	28,710	SF	1.15	33,017
Grounding and bonding	28,710	SF	0.23	6,603
Miscellaneous	28,710	SF	1.00	28,710
Subtotal				\$961,502

E1010 COMMERCIAL EQUIPMENT

Security and vault equipment				
Book security equipment	1	LS	15,000.00	15,000
Subtotal				\$15,000

E1020 INSTITUTIONAL EQUIPMENT

Audio-visual equipment				
Projection screen , electrical	1	EA	1,800.00	1,800
Subtotal				\$1,800

E1090 OTHER EQUIPMENT

Residential equipment				
Refrigerator	1	EA	2,500.00	2,500
Oven	1	EA	1,000.00	1,000
Subtotal				\$3,500

E2010 FIXED FURNISHINGS

Kitchen casework				
Base storage units	9	LF	200.00	1,800
Counter top	9	LF	150.00	1,350
Wall storage units	9	LF	160.00	1,440
Miscellaneous casework				
Base storage units	52	LF	200.00	10,400

JONES PUBLIC LIBRARY

Renovation & Addition

Amherst, MA

SCHEMATIC DESIGN COST REPORT

September 19, 2016

Renovation - Estimate Detail

	Quantity	Unit	Rate	Total
Counter top	52	LF	150.00	7,800
Work counter	51	LF	175.00	8,925
Wall storage units	52	LF	160.00	8,320
Bench	9	LF	280.00	2,520
Wood sill	48	LF	100.00	4,800
Miscellaneous shelving	1	LS	1,500.00	1,500
Circulation desk	21	LF	750.00	15,750
Entry mat				
Entry mat and frame	50	SF	50.00	2,500
Window treatment				
Mecho shades	1,077	SF	18.00	19,386
Library shelving		By Owner		
Subtotal				\$86,491

E2020 LOOSE FURNISHINGS

Loose furnishings

By owner

Subtotal **\$0**

F1030 SPECIAL CONSTRUCTION SYSTEMS AND FACILITIES

Remove and reinstall fireplace

Complete

	1	EA	7,500.00	7,500
Subtotal				\$7,500

F2010 BUILDING ELEMENTS DEMOLITION

Interior demolition

Remove partitions and doors	1,404	LF	21.00	29,484
Remove floor and ceiling finishes	17,481	SF GFA	3.00	52,443
Remove casework and specialties	17,481	SF GFA	1.00	17,481
Remove MEP systems (excluding ductwork)	17,481	SF GFA	3.00	52,443
Remove louvers	2	EA	100.00	200
Remove staircase	7	FLT	2,500.00	17,500
Remove elevator	1	EA	15,000.00	15,000
Remove rails and accessories	45	LF	5.00	225
Remove windows	16	EA	150.00	2,400
Remove shed	1	EA	500.00	500
Remove concrete pad	219	SF	7.00	1,533

Protect during demolition

Fireplace	5	EA	500.00	2,500
Staircase	1	EA	1,500.00	1,500
Structure to hold up exterior wall	3	LOC	5,000.00	15,000

Roof demolition

Remove existing slate	6,024	SF	5.00	30,120
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Exterior demolition

Saw cut masonry for new opening	71	LF	35.00	2,485
Remove masonry	1	LS	20,000.00	20,000

Structural demolition

Saw cut existing concrete slab on grade	106	LF	6.00	636
Remove existing concrete slab on grade	600	SF	12.00	7,200
Remove existing upper floors	5,109	SF	16.00	81,744
Remove existing roof structure	3,000	SF	16.00	48,000

Subtotal **\$398,394**



	Quantity	Unit	Rate	Total
<u>F2020 HAZARDOUS COMPONENTS ABATEMENT</u>				
Hazardous materials abatement				
Remove hazardous building materials			EXCLUDED	
Subtotal				\$0
<u>MARKUPS</u>				
General conditions and project requirements				
General conditions and requirements	18.0	MTH	32,000	576,000
Bond and Insurance	1.50%		6,601,284	99,019
Building permit	0.00%		6,700,303	
Overhead and Profit				
Contractors overhead and profit (Fee)	3.00%		6,700,303	201,009
Subtotal				\$876,028
<u>CONTINGENCIES/ESCALATION</u>				
Contingencies				
Design contingency	10.00%		6,901,312	690,131
GMP contingency	0.00%		7,591,443	
Escalation				
Escalation to Start Date (July 2019)	14.00%		7,591,443	1,062,802
Subtotal				\$1,752,933

	Total	\$/sf	GFA 36,950 %
A10 Foundations	\$545,128	\$14.75	4.64%
A1010 Foundations	\$245,124	\$6.63	2.09%
A1020 Special Foundations	\$33,000	\$0.89	0.28%
A1020 Slab on Grade	\$267,004	\$7.23	2.27%
A20 Basement Construction	\$179,263	\$4.85	1.53%
A2010 Basement Earthwork	\$63,603	\$1.72	0.54%
A2020 Basement Walls	\$115,660	\$3.13	0.99%
B10 Superstructure	\$1,374,353	\$37.19	11.70%
B1010 Floor Construction	\$937,671	\$25.38	7.99%
B1020 Roof Construction	\$436,682	\$11.82	3.72%
B20 Exterior Closure	\$2,055,273	\$55.62	17.50%
B2010 Exterior Walls	\$1,333,733	\$36.10	11.36%
B2020 Windows	\$695,000	\$18.81	5.92%
B2030 Exterior Doors	\$26,540	\$0.72	0.23%
B30 Roofing	\$791,833	\$21.43	6.74%
B3010 Roof Covering	\$442,283	\$11.97	3.77%
B3020 Roof Openings	\$349,550	\$9.46	2.98%
C10 Interior Construction	\$637,701	\$17.26	5.43%
C1010 Partitions	\$389,215	\$10.53	3.31%
C1020 Interior Doors	\$99,670	\$2.70	0.85%
C1030 Specialties	\$148,816	\$4.03	1.27%
C20 Staircases	\$195,720	\$5.30	1.67%
C2010 Stair Construction	\$153,300	\$4.15	1.31%
C2020 Stair Finishes	\$42,420	\$1.15	0.36%
C30 Finishes	\$806,273	\$21.82	6.87%
C3010 Wall Finishes	\$127,344	\$3.45	1.08%
C3020 Floor Finishes	\$415,981	\$11.26	3.54%
C3030 Ceiling Finishes	\$262,948	\$7.12	2.24%
D10 Conveying Systems	\$241,590	\$6.54	2.06%
D1010 Elevators and Lifts	\$241,590	\$6.54	2.06%
D1020 Escalators and Moving Walkways	\$0	\$0.00	0.00%
D1030 Other Conveying Systems	\$0	\$0.00	0.00%
D20 Plumbing	\$148,400	\$4.02	1.26%
D2010 Plumbing Complete	\$148,400	\$4.02	1.26%
D30 Heating, Ventilation and Air Conditioning	\$2,048,879	\$55.45	17.45%
D3010 HVAC, Complete	\$2,048,879	\$55.45	17.45%
D40 Fire Protection	\$206,488	\$5.59	1.76%
D4010 Fire Protection, Complete	\$206,488	\$5.59	1.76%
D50 Electrical	\$1,237,460	\$33.49	10.54%
D5010 Electrical, Complete	\$1,237,460	\$33.49	10.54%
E10 Equipment	\$20,000	\$0.54	0.17%
E1010 Commercial Equipment	\$15,000	\$0.41	0.13%
E1020 Institutional Equipment	\$2,500	\$0.07	0.02%
E1030 Vehicular Equipment	\$0	\$0.00	0.00%
E1090 Other Equipment	\$2,500	\$0.07	0.02%

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Renovation & Addition

Amherst, MA

SCHEMATIC DESIGN COST REPORT

September 19, 2016

Addition - Summary

	Total		GFA	
		\$/sf	36,950	%
E20 Furnishings	\$132,090	\$3.57		1.12%
E2010 Fixed Furnishings	\$132,090	\$3.57		1.12%
E2020 Loose Furnishings	\$0	\$0.00		0.00%
F10 Special Construction	\$35,000	\$0.95		0.30%
F1010 Special Structures	\$35,000	\$0.95		0.30%
F1020 Integrated Construction	\$0	\$0.00		0.00%
F1030 Special Construction Systems and Facilities	\$0	\$0.00		0.00%
F20 Selective Building Demolition	\$0	\$0.00		0.00%
F2010 Building Elements Demolition	\$0	\$0.00		0.00%
F2020 Hazardous Components Abatement	\$0	\$0.00		0.00%
TOTAL BUILDING CONSTRUCTION	\$10,655,451	\$288.37		90.75%
G10 Site Preparation	\$0	\$0.00		0.00%
G1010 Site Clearing and Demolition	\$0	\$0.00		0.00%
G1030 Site Earthwork	\$0	\$0.00		0.00%
G1040 Hazardous Waste Remediation	\$0	\$0.00		0.00%
G20 Site Improvement	\$0	\$0.00		0.00%
G2010 Roadways and Parking Lots	\$0	\$0.00		0.00%
G2030 Pedestrian Paving	\$0	\$0.00		0.00%
G2040 Site Development	\$0	\$0.00		0.00%
G2050 Landscaping	\$0	\$0.00		0.00%
G30 Site Mechanical	\$0	\$0.00		0.00%
G3010 Mechanical Utilities	\$0	\$0.00		0.00%
G40 Site Electrical	\$0	\$0.00		0.00%
G4010 Electrical Utilities and Site Lighting	\$0	\$0.00		0.00%
G90 Other Site Construction	\$0	\$0.00		0.00%
G9010 Service and Pedestrian Tunnels	\$0	\$0.00		0.00%
G9090 Other Site Systems	\$0	\$0.00		0.00%
Total Site Construction	\$0	\$0.00		0.00%
TOTAL BUILDING & SITE	\$10,655,451	\$288.37		90.75%
Markups	\$1,086,470	\$29.40		9.25%
General Conditions				
General conditions and project requirements	5.41%	\$576,000	\$15.59	4.91%
Bond and insurance	1.50%	\$168,472	\$4.56	1.43%
Building permit	0.00%	\$0	\$0.00	0.00%
Overhead and profit				
General contractor's head office overhead and profit	3.00%	\$341,998	\$9.26	2.91%
PLANNED CONSTRUCTION COST	Sep-16	\$11,741,921	\$317.78	100.00%
Contingencies/Escalation		\$2,982,448	\$80.72	
Contingencies				
Design and pricing contingency	10.00%	\$1,174,192	\$31.78	
Gmp contingency	0.00%	\$0	\$0.00	
Escalation				
Escalation to start date (July 2019)	14.00%	\$1,808,256	\$48.94	
ESTIMATED CONTRACT AWARD	Jul-19	\$14,724,369	\$398.49	

	SF	SF
Building Areas		
Ground	9,665	
Level 1	13,376	
Level 2	13,180	
Level 3	729	
TOTAL GROSS FLOOR AREA		<hr/> 36,950

	Quantity	Unit	Rate	Total
<u>A1010 FOUNDATIONS</u>				
<i>Strip footings at exterior</i>				
Excavation	412	CY	11.50	4,738
Remove off site	412	CY	20.00	8,240
Backfill with gravel	368	CY	37.00	13,616
Formwork	795	SF	11.50	9,143
Reinforcement	3,960	LB	1.35	5,346
Concrete	44	CY	183.45	8,072
<i>Strip footings at elevation changes</i>				
Excavation	13	CY	11.50	150
Remove off site	13	CY	20.00	260
Backfill with gravel	10	CY	37.00	370
Formwork	90	SF	11.50	1,035
Reinforcement	270	LB	1.35	365
Concrete	3	CY	183.45	550
<i>Strip footings at retaining wall</i>				
Excavation	118	CY	11.50	1,357
Remove off site	118	CY	20.00	2,360
Backfill with gravel	68	CY	37.00	2,516
Formwork	449	SF	11.50	5,164
Reinforcement	4,500	LB	1.35	6,075
Concrete	50	CY	183.45	9,173
<i>Column footings at basement level</i>				
Excavation	40	CY	13.00	520
Remove excavated material off site	40	CY	20.00	800
Backfill with gravel	27	CY	37.00	999
Formwork	188	SF	11.50	2,162
Reinforcement	1,170	LB	1.35	1,580
Concrete	13	CY	183.45	2,385
<i>Column footings at exterior</i>				
Excavation	237	CY	13.00	3,081
Remove excavated material off site	237	CY	20.00	4,740
Backfill with gravel	216	CY	37.00	7,992
Formwork	384	SF	11.50	4,416
Reinforcement	1,890	LB	1.35	2,552
Concrete	21	CY	183.45	3,852
<i>Column footings at trellis canopy</i>				
Excavation	95	CY	13.00	1,235
Remove excavated material off site	95	CY	20.00	1,900
Backfill with gravel	89	CY	37.00	3,293
Formwork	160	SF	11.50	1,840
Reinforcement	540	LB	1.35	729
Concrete	6	CY	183.45	1,101
<i>Column footings at interior</i>				
Excavation	106	CY	13.00	1,378
Remove excavated material off site	106	CY	20.00	2,120
Backfill with gravel	72	CY	37.00	2,664
Formwork	496	SF	11.50	5,704
Reinforcement	3,060	LB	1.35	4,131
Concrete	34	CY	183.45	6,237
<i>Foundation walls</i>				
Formwork	3,178	SF	11.50	36,547

	Quantity	Unit	Rate	Total
Reinforcement	7,945	LB	1.35	10,726
Concrete	78	CY	189.25	14,762
Waterproofing, mastic	1,589	SF	2.50	3,973
Insulation	1,589	SF	2.00	3,178
Walls at elevation changes				
Formwork	225	SF	12.00	2,700
Reinforcement	563	LB	1.35	760
Concrete	3	CY	189.25	568
Waterproofing, mastic	113	SF	2.50	283
Insulation	113	SF	2.00	226
Miscellaneous				
Allowance for piers/pilasters	24	EA	575.00	13,800
Set base plates	50	EA	100.00	5,000
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	252	CY	17.50	4,410
Perimeter foundation drainage, including gravel and filter fabric	150	LF	15.00	2,250
Subtotal				\$245,124

A1020 SPECIAL FOUNDATIONS

Underpinning adjacent to elevator	10	CY	3,300.00	33,000
Subtotal				\$33,000

A1030 SLAB ON GRADE

Standard slab on grade				
Gravel fill	484	CY	37.00	17,908
Rigid insulation under slab on grade	13,065	SF	2.00	26,130
Vapor barrier	13,065	SF	0.40	5,226
Mesh reinforcing 15% lap	15,025	SF	0.90	13,523
Reinforcement	91,455	LB	1.35	123,464
Concrete in slab, complete	203	CY	177.65	36,063
Finishing and curing	13,065	SF	1.60	20,904
Control and construction joints	13,065	SF	0.50	6,533
Isolation joints at columns	112	LF	3.50	392
Perimeter joints	637	LF	3.00	1,911
Elevator/Escalator pit				
Excavation	36	CY	15.00	540
Remove excavated material off site	36	CY	20.00	720
Backfill with gravel	17	CY	37.00	629
Formwork to slab edge	54	SF	11.00	594
Reinforcement in slab	450	LB	1.30	585
Concrete in slab	5	CY	183.45	917
Formwork to pit walls	180	SF	12.00	2,160
Reinforcement	450	LB	1.30	585
Concrete in pit walls	7	CY	189.25	1,325
Cementitious waterproofing to elevator pit	261	SF	12.00	3,132
Miscellaneous				
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	215	CY	17.50	3,763
Subtotal				\$267,004

	Quantity	Unit	Rate	Total
<u>A2010 BASEMENT EARTHWORK</u>				
Basement earthwork				
Backfill existing lower level void around basement walls with gravel	1,719	CY	37.00	63,603
Subtotal				\$63,603
<u>A2020 BASEMENT WALLS</u>				
Retaining walls				
Formwork to walls	3,894	SF	14.00	54,516
Reinforcement	13,629	LB	1.35	18,399
Concrete in walls	96	CY	189.25	18,168
Waterproofing, membrane, including protection board	1,947	SF	7.00	13,629
Insulation	1,947	SF	2.50	4,868
Miscellaneous				
Allowance for piers/pilasters	5	EA	600.00	3,000
Set base plates	5	EA	100.00	500
Water stops	150	LF	6.00	900
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	96	CY	17.50	1,680
Subtotal				\$115,660
<u>B1010 FLOOR CONSTRUCTION</u>				
Steel construction				
Columns				
W section	24	T	3,700.00	88,800
Shear/brace frames				
W sections	6	T	3,700.00	22,200
Tube/pipe	6	T	4,000.00	24,000
Floor framing				
W sections	119	T	3,700.00	440,300
Shear studs	4,777	EA	3.85	18,391
Bent plate in pour stop	899	LF	22.00	19,778
Metal decking				
Metal decking, standard	23,885	SF	3.85	91,957
Concrete construction				
Concrete topping to floors				
Mesh reinforcing 15% lap	27,468	SF	0.90	24,721
Concrete topping	372	CY	177.65	66,086
Finishing and curing	23,885	SF	1.50	35,828
Control and construction joints	23,885	SF	0.50	11,943
Miscellaneous concrete costs				
Premium for pump grade concrete mix and pump	372	CY	17.50	6,510
Added cost for lightweight concrete	372	CY	27.00	10,044
Masonry wall - load bearing				
Included in Partitions				
Miscellaneous				
Fireproofing steel	23,885	SF	2.20	52,547
Fire stopping	23,885	SF	0.30	7,166
Seismic joints	435	LF	40.00	17,400
Subtotal				\$937,671

	Quantity	Unit	Rate	Total
<u>B1020 ROOF CONSTRUCTION</u>				
Steel construction				
Columns				
W section	12	T	3,700.00	44,400
Shear/brace frames				
W sections	3	T	3,700.00	11,100
Tube/pipe	3	T	4,000.00	12,000
Steel members in roof framing				
W sections	68	T	3,700.00	251,600
Structural steel				
Trellis structure	3	T	8,000.00	24,000
Paint (tnemec) to trellis	3	T	400.00	1,200
Metal decking				
Metal decking, standard	12,356	SF	3.85	47,571
Masonry wall - load bearing				
Included in partitions				
Miscellaneous				
Fireproofing steel	15,205	SF	2.20	33,451
Equipment pads	200	SF	25.00	5,000
Seismic joints	159	LF	40.00	6,360
Subtotal				\$436,682

<u>B2010 EXTERIOR WALL</u>				
Interior backup - metal stud				
Metal stud framing 6" x 18 gauge	17,588	SF	7.75	136,307
Denshield or similar to exterior face of stud backup	17,588	SF	3.70	65,076
Insulation	17,588	SF	3.20	56,282
Air barrier	17,588	SF	4.50	79,146
Drywall lining to interior face of stud backup	17,588	SF	3.20	56,282
Exterior skin - "ariscraft" brick				
Brick	7,776	SF	30.00	233,280
Sills	182	LF	40.00	7,280
Exterior skin - "ariscraft" stone				
General areas	7,817	SF	50.00	390,850
Granite Shelf	262	LF	120.00	31,440
Exterior skin - metal panel				
General areas	1,658	SF	50.00	82,900
Curtainwall trim	75	LF	60.00	4,500
Eaves/fascia work at north lights				
Light gauge metal support to eaves	381	LF	16.00	6,096
Plywood sheathing at eaves	953	SF	4.00	3,812
Insulation at eaves	953	SF	2.50	2,383
Air barrier	953	SF	5.00	4,765
Soffits @ building overhang				
Light gauge metal support to soffit	163	SF	50.00	8,150
Light gauge metal support to soffit	163	SF	8.00	1,304
Plywood sheathing at eaves	163	SF	4.00	652
Insulation at soffit	163	SF	3.00	489
Air barrier	163	SF	5.00	815
Miscellaneous				
Lintels - steel	297	LF	30.00	8,910
Hung lintels - steel, at clerestory windows and the like		LF	100.00	
Relieving angles to brickwork	1,001	LF	20.00	20,020

	Quantity	Unit	Rate	Total
Scaffolding to exterior wall	21,015	SF	3.00	63,045
Flashings at sills and lintels	521	LF	9.00	4,689
Flashing, thru wall, at parapet	581	LF	15.00	8,715
Control joints in exterior wall (1#/30LF)	865	LF	5.00	4,325
Wood blocking	3,460	LF	3.00	10,380
Subtotal				\$1,333,733

B2020 WINDOWS

Aluminum windows and glazing				
Windows, glazed				
Type A	57	EA	2,995.00	170,715
Type B	7	EA	2,305.00	16,135
Aluminum storefront				
Storefront system, glazed				
Complete	97	SF	2,995.00	290,515
Aluminum curtain wall				
Curtain wall	1,636	SF	115.00	188,140
Ancillaries				
Backer rod and double sealant	1,790	LF	4.50	8,055
Wood blocking at openings	1,790	LF	3.00	5,370
Interior sill	224	LF	15.00	3,360
Interior trim	1,271	LF	10.00	12,710
Subtotal				\$695,000

B2030 EXTERIOR DOORS

Wood doors				
Single leaf				
F	1	EA	500.00	500
Double leaf				
FF	1	PR	1,000.00	1,000
Aluminum doors				
Double leaf				
FGFG	2	PR	7,000.00	14,000
Hollow metal door frame				
Frames to single leaf doors				
HM1	1	EA	340.00	340
Frames to double leaf doors				
HM1	3	EA	400.00	1,200
Aluminum frames				
Frames				
Framing			In storefront/curtain wall	
Glazing (included in storefront)			In storefront/curtain wall	
Hardware				
Hardware				
Set ?	4	EA	1,200.00	4,800
Door operator	1	EA	4,000.00	4,000
Miscellaneous				
Paint to door and frame	3	EA	120.00	360
Backer rod and double sealant	2	EA	90.00	180
Wood blocking at openings	2	EA	80.00	160
Subtotal				\$26,540

	Quantity	Unit	Rate	Total
<u>B3010 ROOF COVERING</u>				
Metal roofing	4,854	SF	32.00	155,328
Plywood sheathing	4,854	SF	3.15	15,290
Insulation	4,854	SF	3.00	14,562
Air barrier	4,854	SF	4.50	21,843
Rough blocking	4,854	SF	0.45	2,184
Strapping	3,650	LF	3.00	10,950
TPO roof membrane	7,502	SF	9.00	67,518
Abutment of flat roof with adjacent walls	1,861	LF	9.00	16,749
Allowance for working membrane roofing around pipe and duct penetrations	1	LS	12,640.05	12,640
Insulation tapered	7,502	SF	4.00	30,008
Roof sheathing	7,502	SF	3.00	22,506
Rough blocking	5,583	LF	3.00	16,749
Miscellaneous roofing				
Walkway pads	92	EA	50.00	4,600
Trim at eaves/fascia to roof - In exterior wall				
Flashings	1,861	LF	10.00	18,610
Edge trim/stop	124	LF	14.00	1,736
Parapet coping	493	LF	50.00	24,650
Expansion joint cover	159	LF	40.00	6,360
Subtotal				\$442,283
<u>B3020 ROOF OPENINGS</u>				
Skylight system, complete	307	SF	150.00	46,050
Glass roof - north lights	2,542	SF	100.00	254,200
North light gables	468	SF	100.00	46,800
Roof hatch/ vents	1	LS	2,500.00	2,500
Subtotal				\$349,550
<u>C1010 PARTITIONS</u>				
Partitions, drywall				
Standard	9,126	SF	11.10	101,299
Standard, above glass	337	SF	16.65	5,611
With air barrier	918	SF	15.60	14,321
Single side	137	SF	5.40	740
Plumbing chase (each side measured)	238	SF	6.95	1,654
Elevator shaft	1,748	SF	14.00	24,472
Furring to concrete walls	1,656	SF	4.65	7,700
Window walls and borrowed lights				
Glass partition , aluminum, complete	786	SF	65.00	51,090
Glass partition , curtainwall	81	SF	120.00	9,720
Column covers				
GWB column covers	98	EA	900.00	88,200
Rails and handrails, stainless steel and glass				
Handrails at ramps and steps	27	LF	60.00	1,620
Rail at areas open to below	139	LF	450.00	62,550
Miscellaneous				
Sealants and caulking at partitions	36,950	SF	0.35	12,933
Rough blocking	2,435	LF	3.00	7,305
Subtotal				\$389,215

	Quantity	Unit	Rate	Total
C1020 INTERIOR DOORS				
Wood doors				
Single leaf				
F	11	EA	500.00	5,500
FG	5	EA	650.00	3,250
Double leaf				
FF	2	PR	1,000.00	2,000
FGFG	5	PR	1,300.00	6,500
Glazing to doors	15	EA	200.00	3,000
Aluminum doors				
Double leaf				
FGFG	1	PR	7,000.00	7,000
Hollow metal door frame				
Frames to single leaf doors				
FR1	16	EA	340.00	5,440
Frames to double leaf doors				
FR3	6	EA	400.00	2,400
HM1	1	EA	400.00	400
Aluminum frames				
Frames				
Framing			In storefront/curtain wall	
Glazing (included in storefront)			In storefront/curtain wall	
Hardware				
Hardware				
Set ?	24	EA	1,100.00	26,400
Door operator	1	EA	4,000.00	4,000
Specialty doors				
Overhead security screen	243	SF	90.00	21,870
Allowance for miscellaneous access doors	11	EA	400.00	4,400
Miscellaneous				
Paint to door and frame	30	EA	120.00	3,600
Sealants and caulking	23	EA	90.00	2,070
Wood blocking at openings	23	EA	80.00	1,840
	Subtotal			\$99,670

C1030 SPECIALTIES

Specialties				
Toilet partitions, phenolic, handicapped	2	EA	1,200.00	2,400
Toilet partitions, phenolic, regular	3	EA	1,000.00	3,000
Toilet partitions, phenolic, urinal screens	1	EA	450.00	450
Miscellaneous metal to ceiling supported toilet partition	5	EA	225.00	1,125
Vanity counters				
Solid surface	13	LF	150.00	1,950
Toilet accessories				
Large toilet	2	EA	2,500.00	5,000
Mop and broom holder	1	EA	100.00	100
Marker boards and tack boards	1	LS	2,500.00	2,500
Signage/Directories	36,950	SF	0.45	16,628
Corner guards	20	EA	80.00	1,600
Fire extinguishers and cabinets	11	EA	400.00	4,400

	Quantity	Unit	Rate	Total
<i>Miscellaneous</i>				
<i>Miscellaneous shelving</i>				
Storage shelving	254	LF	40.00	10,160
Shelf with hanging rod	82	LF	40.00	3,280
Backer panels in electrical closets	4	LS	500.00	2,000
Allowance for miscellaneous metals not identifiable at this stage	36,950	SF	2.20	81,290
Miscellaneous sealants throughout building	36,950	SF	0.35	12,933
Subtotal				\$148,816
<u>C2010 STAIR CONSTRUCTION</u>				
<i>Feature staircase</i>				
Feature stair	42	RSR	1,200.00	50,400
Rail/balustrade to feature staircase	97	LF	450.00	43,650
<i>Egress/Internal circulation staircases</i>				
Egress staircase, including rails and handrails	3	FLT	17,000.00	51,000
<i>Miscellaneous steps and ladders</i>				
Steps at library floors	60	LF	100.00	6,000
Access ladder to roof	3	EA	750.00	2,250
Subtotal				\$153,300
<u>C2020 STAIR FINISHES</u>				
<i>Stair finishes</i>				
Stone treads and risers	42	RSR	400.00	16,800
Granite landings	127	SF	60.00	7,620
Rubber	3	FLT	3,500.00	10,500
Paint to egress staircases	3	FLT	2,500.00	7,500
Subtotal				\$42,420
<u>C3010 WALL FINISHES</u>				
<i>Wall finishes</i>				
Paint to gypsum wallboard	42,129	SF	0.85	35,810
Ceramic tile	810	SF	17.00	13,770
Wood paneling	1,332	SF	50.00	66,600
Paint to wood paneling	1,332	SF	2.00	2,664
FRP	300	SF	15.00	4,500
Wood trim - allowance	200	LF	18.00	3,600
Paint/Stain to wood trim	200	LF	2.00	400
Subtotal				\$127,344
<u>C3020 FLOOR FINISHES</u>				
<i>Floor finishes</i>				
Moisture mitigation	29,586	SF	4.50	133,137
Carpet	3,210	SY	47.00	150,870
Porcelain tile	4,267	SF	22.00	93,874
Linoleum	695	SF	11.00	7,645
Concrete sealer	40	SF	0.75	30
Marble thresholds @ bathrooms	2	EA	60.00	120
<i>Bases to walls</i>				
Allowance	1	LS	30,304.68	30,305
Subtotal				\$415,981

	Quantity	Unit	Rate	Total
<u>C3030 CEILING FINISHES</u>				
Ceiling finishes				
Drywall ceilings, on suspension system	1,062	SF	8.00	8,496
Vertical drywall soffits - allowance	450	LF	27.00	12,150
Acoustical ceiling tile				
2' x 2'	12,167	SF	6.00	73,002
ACT plank	20,983	SF	8.00	167,864
Paint to drywall ceiling	1,512	SF	0.95	1,436
Subtotal				\$262,948
<u>D1010 ELEVATORS AND LIFTS</u>				
Passenger elevators				
Passenger elevator, 6 stop	1	EA	225,000.00	225,000
Elevator cab finish	1	EA	15,000.00	15,000
Pit ladders	1	EA	750.00	750
Sill angles	24	LF	35.00	840
Subtotal				\$241,590
<u>D2010 PLUMBING</u>				
Plumbing				
Complete	14	FIX	10,600.00	148,400
Subtotal				\$148,400
<u>D3010 HVAC</u>				
Hvac				
Equipment	36,950	SF	22.50	831,375
Piping	36,950	SF	7.00	258,650
Sheet metal	36,950	SF	15.00	554,250
Insulation	36,950	SF	3.05	112,698
Balancing	36,950	SF	1.00	36,950
Controls	36,950	SF	5.25	193,988
Miscellaneous	36,950	SF	1.65	60,968
Subtotal				\$2,048,879
<u>D4010 FIRE PROTECTION</u>				
Sprinkler installation				
Complete	36,950	SF	5.25	193,988
Premium for preaction system at archives	1	LS	12,500.00	12,500
Subtotal				\$206,488
<u>D5010 ELECTRICAL</u>				
Electrical installation				
Normal power and feeders	36,950	SF	2.80	103,460
Emergency power and feeders	36,950	SF	1.90	70,205
Equipment wiring	36,950	SF	3.30	121,935
Lighting	36,950	SF	9.00	332,550
Lighting control	36,950	SF	1.05	38,798
Branch devices	36,950	SF	0.25	9,238
Lighting and branch circuitry	36,950	SF	5.95	219,853
Tele/data, complete	36,950	SF	1.35	49,883
Fire alarm	36,950	SF	2.05	75,748
Master clock/public address	36,950	SF	0.86	31,777

	Quantity	Unit	Rate	Total
Security system (excluding head-end)	36,950	SF	1.45	53,578
Speech privacy system	36,950	SF	1.15	42,493
Audiovisual rough-in and power	36,950	SF	1.15	42,493
Grounding and bonding	36,950	SF	0.23	8,499
Miscellaneous	36,950	SF	1.00	36,950
Subtotal				\$1,237,460
<u>E1010 COMMERCIAL EQUIPMENT</u>				
Security and vault equipment				
Book security equipment	1	LS	15,000.00	15,000
Subtotal				\$15,000
<u>E1020 INSTITUTIONAL EQUIPMENT</u>				
Audio-visual equipment				
Projection screen , electrical	1	EA	2,500.00	2,500
Subtotal				\$2,500
<u>E1090 OTHER EQUIPMENT</u>				
Residential equipment				
Refrigerator	1	EA	2,000.00	2,000
Microwave	1	EA	500.00	500
Subtotal				\$2,500
<u>E2010 FIXED FURNISHINGS</u>				
Kitchen casework				
Base storage units	13	LF	250.00	3,250
Counter top,	13	LF	120.00	1,560
Wall storage units	13	LF	180.00	2,340
Tall storage units	1	EA	1,300.00	1,300
Library casework				
Main desk	51	LF	1,200.00	61,200
Entry mat				
Entry mat and frame	50	SF	50.00	2,500
Window treatments				
Mecho shades	3,330	SF	18.00	59,940
Library shelving		By Owner		
Subtotal				\$132,090
<u>E2020 LOOSE FURNISHINGS</u>				
Loose furnishings				
By owner				
Subtotal				\$0
<u>F1010 SPECIAL STRUCTURES</u>				
Mockups				
Exterior mockups	1	LS	25,000.00	25,000
Interior mockups	1	LS	10,000.00	10,000
Subtotal				\$35,000

	Quantity	Unit	Rate	Total
MARKUPS				
<i>General conditions and project requirements</i>				
<i>General conditions and requirements</i>	18.0	MTH	32,000	576,000
<i>Bond and Insurance</i>	1.50%		11,231,451	168,472
<i>Building permit</i>	0.00%		11,399,923	
<i>Overhead and Profit</i>				
<i>Contractors overhead and profit (Fee)</i>	3.00%		11,399,923	341,998
Subtotal				\$1,086,470
CONTINGENCIES/ESCALATION				
<i>Contingencies</i>				
<i>Design contingency</i>	10.00%		11,741,921	1,174,192
<i>GMP contingency</i>	0.00%		12,916,113	
<i>Escalation</i>				
<i>Escalation to Start Date (July 2019)</i>	14.00%		12,916,113	1,808,256
Subtotal				\$2,982,448

	Total	SITE AREA \$/sf	42,024 %
TOTAL BUILDING CONSTRUCTION	\$0	\$0.00	0.00%
G10 Site Preparation	\$235,547	\$5.61	27.31%
G1010 Site Clearing and Demolition	\$214,998	\$5.12	24.92%
G1030 Site Earthwork	\$20,549	\$0.49	2.38%
G1040 Hazardous Waste Remediation	\$0	\$0.00	0.00%
G20 Site Improvement	\$263,950	\$6.28	30.60%
G2010 Roadways and Parking Lots	\$54,412	\$1.29	6.31%
G2030 Pedestrian Paving	\$112,813	\$2.68	13.08%
G2040 Site Development	\$57,306	\$1.36	6.64%
G2050 Landscaping	\$39,419	\$0.94	4.57%
G30 Site Mechanical	\$176,312	\$4.20	20.44%
G3010 Mechanical Utilities	\$176,312	\$4.20	20.44%
G40 Site Electrical	\$114,900	\$2.73	13.32%
G4010 Electrical Utilities and Site Lighting	\$114,900	\$2.73	13.32%
G90 Other Site Construction	\$0	\$0.00	0.00%
G9010 Service and Pedestrian Tunnels	\$0	\$0.00	0.00%
G9090 Other Site Systems	\$0	\$0.00	0.00%
Total Site Construction	\$790,709	\$18.82	91.67%
TOTAL BUILDING & SITE	\$790,709	\$18.82	91.67%
Markups	\$71,875	\$1.71	8.33%
General Conditions			
General conditions and project requirements	0	\$0	\$0.00 0.00%
Bond and insurance	1.50%	\$23,721	\$0.56 2.75%
Building permit	0.00%	\$0	\$0.00 0.00%
Overhead and profit			
General contractor's head office overhead and profit	3.00%	\$48,154	\$1.15 5.58%
PLANNED CONSTRUCTION COST	Sep-16	\$862,584	\$20.53 100.00%
Contingencies/Escalation		\$219,096	\$5.21
Contingencies			
Design and pricing contingency	10.00%	\$86,258	\$2.05
Gmp contingency	0.00%	\$0	\$0.00
Escalation			
Escalation to start date (July 2019)	14.00%	\$132,838	\$3.16
ESTIMATED CONTRACT AWARD	Jul-19	\$1,081,680	\$25.74

Site Areas		
Site Preparation	55,089	
Site Development		42,024
TOTAL SITE AREA		<hr/> 42,024

	Quantity	Unit	Rate	Total
<u>G1010 SITE CLEARING AND DEMOLITION</u>				
Clearing and grubbing				
Allowance for site clearance	1	ACRE	4,000.00	4,000
Site construction fence/barricades	1,200	LF	12.00	14,400
Tree protection fence	560	LF	15.00	8,400
General building demolition				
Demolish existing building, including foundations	236,750	CF	0.75	177,563
Site demolition				
Pavement demolition				
Bituminous concrete	5,592	SF	1.20	6,710
Remove granite or concrete curbs	365	LF	8.00	2,920
Saw cut existing paving	15	LF	6.00	90
Ramp	260	SF	1.50	390
Stairs	60	LF	6.00	360
Rails and accessories	33	LF	5.00	165
Subtotal				\$214,998
<u>G1030 SITE EARTHWORK</u>				
Site earthwork				
Strip topsoil, store	668	CY	7.00	4,676
Site cut to fill	1	LS	5,000.00	5,000
Fine grading	6,121	SY	0.60	3,673
Silt fence/erosion control	600	LF	12.00	7,200
Rock excavation		EXCLUDED		
Subtotal				\$20,549
<u>G1040 HAZARDOUS WASTE REMEDIATION</u>				
Hazardous waste remediation				
Remove contaminated soils		EXCLUDED		
Subtotal				\$0
<u>G2010 ROADWAYS AND PARKING LOTS</u>				
Bituminous concrete paving				
Excavation to reduce levels	197	CY	10.00	1,970
Remove off site	197	CY	20.00	3,940
Gravel base	197	CY	37.00	7,289
Bituminous concrete	119	T	105.00	12,495
Curbing				
Vertical granite curb	541	LF	48.00	25,968
Pavement markings				
Single solid lines, 4" thick	7	SPCE	50.00	350
Handicap parking hatching	2	LOC	150.00	300
Road signage	3	EA	700.00	2,100
Subtotal				\$54,412
<u>G2030 PEDESTRIAN PAVING</u>				
Concrete paving				
Excavation to reduce levels	90	CY	12.00	1,080
Remove off site	90	CY	20.00	1,800
Gravel base	90	CY	37.00	3,330
Concrete paving, ? thick	2,417	SF	6.00	14,502

	Quantity	Unit	Rate	Total
Stone paving				
Excavation to reduce levels	49	CY	12.00	588
Remove off site	49	CY	20.00	980
Gravel base	49	CY	37.00	1,813
Concrete bed	1,320	SF	6.00	7,920
Stone paving	1,320	SF	60.00	79,200
Concrete stair				
Premium for steps	16	LF	100.00	1,600
Subtotal				\$112,813

G2040 SITE DEVELOPMENT

Seat wall				
Footing				
Excavate for footing	23	CY	11.00	253
Backfill with selected excavated material	21	CY	10.00	210
Remove off site	21	CY	20.00	420
Formwork to footing	44	SF	11.50	506
Reinforcement in footing	140	LB	1.35	189
Concrete in footing	2	CY	183.45	367
Wall				
Formwork to wall	220	SF	12.00	2,640
Reinforcement in wall	550	LB	1.30	715
Concrete in wall	5	CY	189.25	946
Finishing				
Facing to retaining walls, stone	88	SF	90.00	7,920
Cap to wall, precast	22	LF	120.00	2,640
Site furnishings				
Storage shed	1	LS	5,000.00	5,000
Water feature	1	LS	10,000.00	10,000
Bench	5	EA	2,500.00	12,500
Tree grates	1	EA	1,000.00	1,000
Bollards	4	EA	500.00	2,000
Site sign	1	EA	10,000.00	10,000
Subtotal				\$57,306

G2050 LANDSCAPING

Topsoil/planting medium				
Spread existing topsoil, 6" thick	668	CY	7.00	4,676
Trees				
Type ?	10	EA	1,400.00	14,000
Shrubs				
Type ?	50	EA	80.00	4,000
Ground cover				
Type ?	1	LS	2,500.00	2,500
Grass/lawn				
Seeding to lawn areas	31,652	SF	0.45	14,243
Subtotal				\$39,419

G3010 MECHANICAL UTILITIES

Water supply				
DI piping	250	LF	65.00	16,250
Copper piping 1 1/2"	100	LF	28.00	2,800

	Quantity	Unit	Rate	Total
Water hydrant	1	EA	2,500.00	2,500
Connect to existing	2	EA	3,000.00	6,000
Excavation/trenching	207	CY	12.00	2,484
Remove from site	207	CY	20.00	4,140
Bedding	52	CY	40.00	2,080
Backfill	155	CY	40.00	6,200
Sanitary sewer				
Sewer piping 6"	300	LF	28.00	8,400
Manhole	4	EA	5,000.00	20,000
Connect to existing	1	EA	2,500.00	2,500
Excavation/trenching	133	CY	10.00	1,330
Remove from site	133	CY	20.00	2,660
Bedding	33	CY	40.00	1,320
Backfill	100	CY	40.00	4,000
Storm drainage				
Allowance - on site retention	1	LS	75,000.00	75,000
Gas distribution				
Gas connection piping			By Utilities Company	
Connect to existing			By Utilities Company	
Excavation/trenching	259	CY	12.00	3,108
Remove from site	259	CY	20.00	5,180
Bedding	28	CY	40.00	1,120
Backfill	231	CY	40.00	9,240
Subtotal				\$176,312

G4010 ELECTRICAL UTILITIES AND SITE LIGHTING

Electrical service				
Primary electrical service duct bank	200	LF	125.00	25,000
Secondary electrical service duct bank	50	LF	200.00	10,000
Manhole	1	EA	4,000.00	4,000
Transformer pad	1	EA	1,500.00	1,500
Site lighting				
20' Light poles @ parking lots	2	EA	2,500.00	5,000
12' Light poles @ walkways lots	12	EA	2,700.00	32,400
Pole base	14	EA	600.00	8,400
Circuitry	700	LF	3.00	2,100
Site communication				
Communication service duct bank	250	LF	90.00	22,500
Manhole	1	EA	4,000.00	4,000
Subtotal				\$114,900

MARKUPS

General conditions and project requirements				
General conditions and requirements		With building		
Bond and Insurance	1.50%		1,581,418	23,721
Building permit	0.00%		1,605,139	
Overhead and Profit				
Contractors overhead and profit (Fee)	3.00%		1,605,139	48,154
Subtotal				\$71,875

	Quantity	Unit	Rate	Total
<u>CONTINGENCIES/ESCALATION</u>				
Contingencies				
Design contingency	10.00%		862,584	86,258
GMP contingency	0.00%		948,842	
Escalation				
Escalation to Start Date (July 2019)	14.00%		948,842	132,838
Subtotal				\$219,096

	Quantity	Unit	Rate	Total
<u>ALTERNATE 1: SYNTHETIC SLATE IN LIEU OF SLATE</u>				
Trade Costs				
Omissions				
Slate	(6,024)	SF	45.00	(271,080)
Additions				
Synthetic slate	6,024	SF	22.00	132,528
Subtotal				(\$138,552)
Markups				
General conditions and project requirements				
General conditions and requirements	No change		(138,552)	
Bond and Insurance	1.50%		(138,552)	(2,078)
Building permit	0.00%		(140,630)	
Overhead and Profit				
Contractors overhead and profit (Fee)	3.00%		(140,630)	(4,219)
Subtotal				(\$6,297)
Contingencies/Escalation				
Contingencies				
Design contingency	10.00%		(144,849)	(14,485)
GMP contingency	0.00%		(159,334)	
Escalation				
Escalation to Start Date (July 2019)	14.00%		(159,334)	(22,307)
Subtotal				(\$36,792)
TOTAL - ALTERNATE 1				(\$181,641)

ALTERNATE 2: USE BRICK IN LIEU OF ARISCRAFT (ASSUMED LEAVING STONE)

Trade Costs				
Omissions				
Brick (ariscraft)	(7,776)	SF	30.00	(233,280)
Additions				
Traditonal brick	7,776	SF	28.00	217,728
Subtotal				(\$15,552)
Markups				
General conditions and project requirements				
General conditions and requirements	No change		(15,552)	
Bond and Insurance	1.50%		(15,552)	(233)
Building permit	0.00%		(15,785)	
Overhead and Profit				
Contractors overhead and profit (Fee)	3.00%		(15,785)	(474)
Subtotal				(\$707)
Contingencies/Escalation				
Contingencies				
Design contingency	10.00%		(16,259)	(1,626)
GMP contingency	0.00%		(17,885)	

	Quantity	Unit	Rate	Total
Escalation				
Escalation to Start Date (July 2019)	14.00%		(17,885)	(2,504)
Subtotal				(\$4,130)
TOTAL - ALTERNATE 2				(\$20,389)

ALTERNATE 3: USE ALUCOBOND IN LIEU OF ARISCRAFT (ASSUMED LEAVING STONE)

Trade Costs

Omissions				
Brick (ariscraft)	(7,776)	SF	30.00	(233,280)
Additions				
Metal panel	7,776	SF	45.00	349,920
Subtotal				\$116,640

Markups

General conditions and project requirements				
General conditions and requirements	No change		116,640	
Bond and Insurance	1.50%		116,640	1,750
Building permit	0.00%		118,390	
Overhead and Profit				
Contractors overhead and profit (Fee)	3.00%		118,390	3,552
Subtotal				\$5,302

Contingencies/Escalation

Contingencies				
Design contingency	10.00%		121,942	12,194
GMP contingency	0.00%		134,136	
Escalation				
Escalation to Start Date (July 2019)	14.00%		134,136	18,779
Subtotal				\$30,973

TOTAL - ALTERNATE 3

\$152,915

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	Renovation	Addition	Site work	Total Estimate	Contractor	+/-
Gross Area:	28,710 SF	36,950 SF		65,660 SF		
DIVISION 1 - GENERAL REQUIRMENTS						
01-00-00 General Conditions	See Below	See Below	See Below	See Below		
DIVISION 2 - EXISTING CONDITIONS	398,394	0	0	398,394	0	
02-40-00 Selective Demolition	342,036	0	0	342,036		
02-41-00 Ductwork and Louver Removal/Dismantling	56,358	0	0	56,358		
DIVISION 3 - CONCRETE	85,006	674,931	8,003	767,940	0	
03-05-00 Concrete sealers	1,661	30,335	0	31,996		
03-10-00 Concrete Forming	7,042	125,981	3,146	136,169		
03-20-00 Concrete Reinforcing	21,327	213,541	904	235,772		
03-30-00 Cast-in-Place Concrete	54,976	305,074	1,313	361,363		
03-45-00 Architectural Precast Concrete	0	0	2,640	2,640		
DIVISION 4 - MASONRY	75,096	662,850	7,920	745,866	0	
04-21-00 Brick Masonry	0	240,560	7,920	248,480		
04-40-00 Stone Assemblies	0	31,440	0	31,440		
04-70-00 Manufactured Masonry	0	390,850	0	390,850		
04-80-00 Masonry Restoration & Cleaning	75,096	0	0	75,096		
DIVISION 5 - METAL	399,586	1,594,329	0	1,993,915	0	
05-10-00 Structural Metal Framing	252,193	956,569	0	1,208,762		
05-30-00 Metal Decking	30,970	139,528	0	170,498		
05-40-00 Cold-Formed Metal Framing	12,206	143,707	0	155,913		
05-50-00 Metal Fabrications	64,737	115,185	0	179,922		
05-55-00 Metal Staircases	34,000	101,400	0	135,400		
05-60-00 Metal Rails and Handrails	5,480	107,820	0	113,300		
05-80-00 Expansion Joints	0	30,120	0	30,120		
DIVISION 6 - WOOD & PLASTICS	92,392	169,412	0	261,804	0	
06-10-00 Rough Carpentry	45,012	76,692	0	121,704		
06-20-00 Finish Carpentry	43,930	90,770	0	134,700		
06-40-00 Architectural Woodwork	3,450	1,950	0	5,400		

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	Renovation	Addition	Site work	Total Estimate	Contractor	+/-
Gross Area:	28,710 SF	36,950 SF		65,660 SF		
DIVISION 7 - THERMAL & MOISTURE PROTECTION	555,629	862,026	0	1,417,655	0	
07-10-00 Damp proofing and Waterproofing	35,680	132,812	0	168,492		
07-20-00 Thermal Protection	10,622	108,118	0	118,740		
07-33-00 Slate Roof	271,080	0	0	271,080		
07-34-00 Metal Roof	4,640	155,328	0	159,968		
07-40-00 Metal Siding Panels	78,750	137,390	0	216,140		
07-45-00 Wood Siding	32,280	0	0	32,280		
07-50-00 Membrane Roofing	44,190	131,515	0	175,705		
07-60-00 Flashing and Sheet Metal	12,036	53,711	0	65,747		
07-70-00 Roofing and Wall Specialties and Accessorie	12,090	7,189	0	19,279		
07-81-00 Applied Fireproofing	17,697	85,998	0	103,695		
07-84-00 Firestopping	5,918	7,166	0	13,084		
07-90-00 Joint Sealants	30,646	42,799	0	73,445		
DIVISION 8 - DOORS & WINDOWS	406,626	1,191,365	0	1,597,991	0	
08-10-00 Metal Doors and Frames	19,460	9,780	0	29,240		
08-20-00 Wood Doors and Frames	23,280	9,000	0	32,280		
08-30-00 Specialty Doors and Frames	4,400	4,400	0	8,800		
08-32-00 Overhead Doors	21,870	21,870	0	43,740		
08-40-00 Entrances, Storefronts	114,756	382,075	0	496,831		
08-45-00 Curtain wall	0	188,140	0	188,140		
08-50-00 Windows	140,010	186,850	0	326,860		
08-60-00 Roof Windows and Skylights	9,150	347,050	0	356,200		
08-70-00 Hardware	68,900	39,200	0	108,100		
08-80-00 Glazing	4,800	3,000	0	7,800		
DIVISION 9 - FINISHES	807,981	1,136,679	0	1,944,660	0	
09-20-00 Gypsum Wallboard Assemblies	363,135	408,507	0	771,642		
09-30-00 Tiling	59,092	107,764	0	166,856		
09-31-00 Interior Stone	0	24,420	0	24,420		
09-51-00 Acoustical Ceilings	116,894	240,866	0	357,760		
09-61-00 Vapor Mitigation	32,160	133,137	0	165,297		
09-63-00 Wood Flooring	29,468	7,645	0	37,113		
09-65-00 Resilient Flooring	7,000	10,500	0	17,500		
09-68-00 Carpeting	81,765	150,870	0	232,635		

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	Renovation	Addition	Site work	Total Estimate	Contractor	+/-
Gross Area:	28,710 SF	36,950 SF		65,660 SF		
09-90-00 Painting and Coating	103,982	52,970	0	156,952		
09-95-00 Unassigned	14,485	0	0	14,485		
DIVISION 10 - SPECIALTIES	86,350	49,518	0	135,868	0	
10-10-00 Marker board and Tack boards	2,500	2,500	0	5,000		
10-15-00 Signage	12,920	16,628	0	29,548		
10-21-00 Toilet and Shower Partitions	8,250	5,850	0	14,100		
10-26-00 Wall and Corner Guards	800	1,600	0	2,400		
10-28-00 Toilet & Bathroom Accessories	13,200	5,100	0	18,300		
10-30-00 Fireplaces	0	0	0	0		
10-44-00 Fire Extinguishers	3,200	4,400	0	7,600		
10-51-00 Lockers	6,480	0	0	6,480		
10-53-00 Storage Shelving	0	13,440	0	13,440		
10-81-00 Operable/Folding Partitions	39,000	0	0	39,000		
DIVISION 11 - EQUIPMENT	20,300	20,000	0	40,300	0	
11-15-00 Security, Detention and Banking Equipment	15,000	15,000	0	30,000		
11-30-00 Residential Equipment	3,500	2,500	0	6,000		
11-52-00 Audiovisual Equipment	1,800	2,500	0	4,300		
DIVISION 12 - FURNISHINGS	86,491	132,090	0	218,581	0	
12-20-00 Window Treatment	19,386	59,940	0	79,326		
12-30-00 Casework	64,605	69,650	0	134,255		
12-41-00 Entrance mats	2,500	2,500	0	5,000		
DIVISION 13 - SPECIAL CONSTRUCTION	7,500	35,000	0	42,500	0	
13-42-00 Electronic Shielding	7,500	0	0	7,500		
13-90-00 Unassigned	0	35,000	0	35,000		
DIVISION 14 - CONVEYING SYSTEMS	8,225	303,045	0	311,270	0	
14-20-00 Elevators	0	240,000	0	240,000		
14-80-00 Scaffolding	8,225	63,045	0	71,270		
DIVISION 21 - FIRE SUPPRESSION	150,728	206,488	0	357,216	0	
21-00-00 Fire Protection	150,728	206,488	0	357,216		

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	Renovation	Addition	Site work	Total Estimate	Contractor	+/-
Gross Area:	28,710 SF	36,950 SF		65,660 SF		
DIVISION 22 - PLUMBING	286,200	148,400	0	434,600	0	
22-00-00 Plumbing	286,200	148,400	0	434,600		
DIVISION 23 - HVAC	1,591,971	2,048,879	0	3,640,850	0	
23-00-00 HVAC	1,441,243	1,854,891	0	3,296,134		
23-10-00 Building Controls	150,728	193,988	0	344,716		
DIVISION 26 - ELECTRICAL	961,502	1,237,460	0	2,198,962	0	
26-00-00 Electrical	789,240	1,015,758	0	1,804,998		
27-00-00 Communications	38,759	49,883	0	88,642		
28-10-00 Fire Alarm	58,856	75,748	0	134,604		
28-15-00 Security & Duress	41,630	53,578	0	95,208		
28-20-00 Audiovisual	33,017	42,493	0	75,510		
DIVISION 31 -EARTHWORK	5,307	180,729	259,220	445,256	0	
31-10-00 Site Clearing	0	0	214,998	214,998		
31-20-00 Earth Moving	5,307	147,729	37,022	190,058		
31-21-00 Erosion and Sedimentation Control	0	0	7,200	7,200		
31-40-00 Shoring and Underpinning	0	33,000	0	33,000		
DIVISION 32 -EXTERIOR IMPROVEMENTS	0	0	224,354	224,354	0	
32-11-00 Concrete paving	0	0	14,502	14,502		
32-12-00 Bituminous Concrete Paving	0	0	12,495	12,495		
32-13-00 Stone Paver	0	0	87,120	87,120		
32-20-00 Curbing	0	0	27,568	27,568		
32-25-00 Pavement Markings	0	0	2,750	2,750		
32-30-00 Site Improvements	0	0	40,500	40,500		
32-92-00 Soil Preparation	0	0	4,676	4,676		
32-93-00 Turf and Grasses	0	0	14,243	14,243		
32-95-00 Planting	0	0	20,500	20,500		
DIVISION 33 -UTILITIES	0	2,250	291,212	293,462	0	
33-10-00 Water Utilities	0	0	50,294	50,294		
33-30-00 Sewerage Utilities	0	0	37,550	37,550		
33-40-00 Storm Drainage Utilities	0	2,250	75,000	77,250		
33-50-00 Fuel Distribution Utilities	0	0	13,468	13,468		

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	Renovation	Addition	Site work	Total Estimate	Contractor	+/-
Gross Area:	28,710 SF	36,950 SF		65,660 SF		
33-70-00 Electrical Utilities	0	0	40,500	40,500		
33-75-00 Site Lighting	0	0	47,900	47,900		
33-80-00 Communication Utilities	0	0	26,500	26,500		
TOTAL DIRECT WORK	\$6,025,284	\$10,655,451	\$790,709	\$17,471,444	\$0	\$0
MARKUPS	876,028	1,086,470	71,875	2,034,373	0	
01-10-00 General Conditions and Project Requirement	576,000	576,000	0	1,152,000		
01-20-00 Insurance, Bond	99,019	168,472	23,721	291,212		
01-30-00 Permits	0	0	0	0		
01-40-00 Home Office Overhead & Fee	201,009	341,998	48,154	591,161		
PLANNED CONSTRUCTION COST (September 2016)	\$6,901,312	\$11,741,921	\$862,584	\$19,505,817	\$0	\$0
CONTINGENCIES/ESCALATION	1,752,933	2,982,448	219,096	4,954,477	0	
50-10-00 Design Contingency	690,131	1,174,192	86,258	1,950,581		
50-20-00 Construction Contingency	0	0	0	0		
50-30-00 Escalation	1,062,802	1,808,256	132,838	3,003,896		
ESTIMATED CONTRACT AWARD (July 2019)	\$8,654,245	\$14,724,369	\$1,081,680	\$24,460,294	\$0	\$0

	Renovation	Addition	Sitework	Total Estimate
Gross Area:	28,710 SF	36,950 SF		65,660 SF
04-10-00 Masonry	75,096	631,410	7,920	714,426
04-21-00 Brick Masonry	0	240,560	7,920	248,480
04-70-00 Manufactured Masonry	0	390,850	0	390,850
04-80-00 Masonry Restoration & Cleaning	75,096	0	0	75,096
05-50-00 Miscellaneous Metals	104,217	324,405	0	428,622
05-50-00 Metal Fabrications	64,737	115,185	0	179,922
05-55-00 Metal Staircases	34,000	101,400	0	135,400
05-60-00 Metal Rails and Handrails	5,480	107,820	0	113,300
07-10-00 Waterproofing, Dampproofing & Caulking	66,326	175,611	0	241,937
07-10-00 Dampproofing and Waterproofing	35,680	132,812	0	168,492
07-90-00 Joint Sealants	30,646	42,799	0	73,445
07-50-00 Roofing	331,946	340,554	0	672,500
07-33-00 Slate Roof	271,080	0	0	271,080
07-34-00 Metal Roof	4,640	155,328	0	159,968
07-50-00 Membrane Roofing	44,190	131,515	0	175,705
07-60-00 Flashing and Sheet Metal	12,036	53,711	0	65,747
08-10-00 Windows	254,766	757,065	0	1,011,831
08-40-00 Entrances, Storefronts	114,756	382,075	0	496,831
08-45-00 Curtain wall	0	188,140	0	188,140
08-50-00 Windows	140,010	186,850	0	326,860
08-80-00 Glass and Glazing	4,800	3,000	0	7,800
08-80-00 Glazing	4,800	3,000	0	7,800
09-10-00 Plaster	0	0	0	0
09-30-00 Tile	59,092	107,764	0	166,856
09-30-00 Tiling	59,092	107,764	0	166,856
09-66-00 Terrazzo	0	0	0	0
09-51-00 Acoustic Ceilings	116,894	240,866	0	357,760
09-51-00 Acoustical Ceilings	116,894	240,866	0	357,760
09-65-00 Resilient Flooring	7,000	10,500	0	17,500
09-65-00 Resilient Flooring	7,000	10,500	0	17,500
09-68-00 Carpet	81,765	150,870	0	232,635
09-68-00 Carpeting	81,765	150,870	0	232,635
09-90-00 Painting	103,982	52,970	0	156,952
09-90-00 Painting and Coating	103,982	52,970	0	156,952
14-20-00 Conveying	0	240,000	0	240,000
14-20-00 Elevators	0	240,000	0	240,000
21-00-00 Fire Protection	150,728	206,488	0	357,216
21-00-00 Fire Protection	150,728	206,488	0	357,216

	Renovation	Addition	Sitework	Total Estimate
Gross Area:	28,710 SF	36,950 SF		65,660 SF
22-00-00 Plumbing	286,200	148,400	0	434,600
22-00-00 Plumbing	286,200	148,400	0	434,600
23-00-00 Hvac	1,591,971	2,048,879	0	3,640,850
02-41-00 Ductwork and Louver Removal/Dismantling	56,358	0	0	56,358
23-00-00 HVAC	1,441,243	1,854,891	0	3,296,134
23-10-00 Building Controls	150,728	193,988	0	344,716
26-00-00 Electrical	961,502	1,237,460	114,900	2,313,862
26-00-00 Electrical	789,240	1,015,758	0	1,804,998
27-00-00 Communications	38,759	49,883	0	88,642
28-10-00 Fire Alarm	58,856	75,748	0	134,604
28-15-00 Security & Duress	41,630	53,578	0	95,208
28-20-00 Audiovisual	33,017	42,493	0	75,510
33-70-00 Electrical Utilities	0	0	40,500	40,500
33-75-00 Site Lighting	0	0	47,900	47,900
33-80-00 Communication Utilities	0	0	26,500	26,500
TOTAL FILED SUB-BID WORK	\$4,196,285	\$6,676,242	\$122,820	\$10,995,347