

Construction Cost Estimate

Concept Design Cost Estimate

Wheeler Memorial Library Renovation and Addition

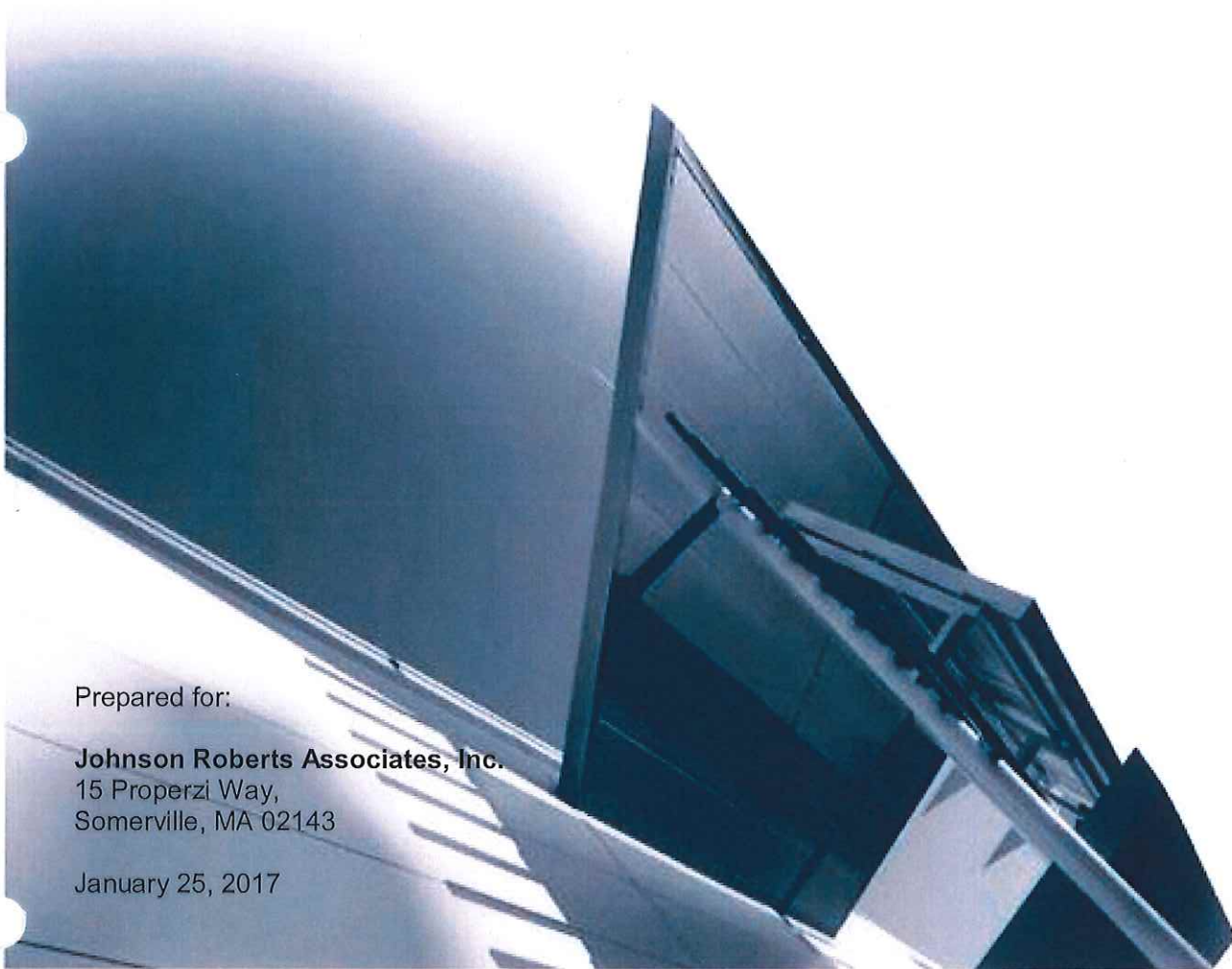
Orange, MA

RLB | Rider Levett Bucknall

Prepared for:

Johnson Roberts Associates, Inc.
15 Properzi Way,
Somerville, MA 02143

January 25, 2017



Wheeler Memorial Library

Conceptual Design Cost Estimates

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of the Johnson Roberts Associates and is to provide a Concept Design Cost Study for the renovation and addition to the existing Wheeler Memorial Library, located at 49 E Main in Orange, MA.

The estimate is based upon measured quantities and built-up rates prepared from the Concept Design drawings and Sketch-Up Model issued to RLB on the 20th of December 2016, prepared by Johnson Roberts Associates.

Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers.

It is assumed that the project will be competitively bid by four to six general contractors and that the awarded contractor and all subcontractors will be required to pay prevailing wage rates. It is also expected that the project will be competitively bid by four to six subcontractors where filed sub-bids are required.

Unit pricing is based on January 2016 costs. A Design / Estimating Contingency of 15.0% has been included. An allowance for escalation has not been included.

Items Specifically Included

- . This estimate is based on a "Renovation" Gross Floor Area of approx. 8,233 sq.ft.
- . This estimate is based on an "Addition" Gross Floor Area of approx. 12,050 sq.ft

Items Specifically Excluded

- . Modifications and/or repairs to existing masonry façade (unless noted otherwise).
- . Modifications and/or repairs to existing window sills, headers, and reveals (unless noted otherwise).
- . Structural repairs and modifications, unless noted otherwise.
- . Wiring and equipment to communications systems (estimate includes infrastructure only).
- . Wiring and equipment to security systems (estimate includes infrastructure only).
- . Book security / detection system (assume by Owner).
- . Library storage, racking, and/or shelving (assume by Owner).
- . Interior feature signage.
- . Removal, storage, and re-installation of existing FF&E.
- . Re-routing and/or modifications to existing water and sewer utilities.
- . Re-routing and/or modifications to existing electrical and communications utilities.
- . Deep foundation systems.
- . Excavation in rock and/or contaminated soils.
- . Excavation within and/or below groundwater table.
- . Hazardous materials abatement, unless noted otherwise.
- . Costs associated with phasing the construction work, including out of hours work.
- . Furniture, Fittings and Equipment (FF&E).
- . Murals and works of art.
- . Mock-ups.

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Description

- . Work outside the site boundaries unless noted otherwise.
- . Owner's / Construction contingency.
- . Land and legal costs.
- . Architectural, Engineering and other professional fees.
- . Geotechnical, traffic and all other studies.
- . Items marked as "Excl." in the estimate.
- . Escalation beyond Q1 2017.

Documents

Please refer to Basis of Estimate.

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Summary

GFA: Gross Floor Area
Rates Current At January 2017

Location	GFA SF	Cost/SF	Total Cost
A NEW ADDITION	12,049.9	296.05	3,567,383
B RENOVATION	8,233.9	170.43	1,403,333
ESTIMATED NET COST	20,284	\$245.06	\$4,970,716
MARGINS & ADJUSTMENTS			
General Conditions / Requirements	9.0 %		\$447,364
Bonds and Insurance	2.7 %		\$146,288
Overhead and Profit	4.0 %		\$222,575
Design / Estimating Contingency	15.0 %		\$868,041
Escalation Allowance - by Owner			Excl.
ESTIMATED TOTAL COST	20,284	\$328.09	\$6,654,984

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Summary

A NEW ADDITION

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017

Description		Cost/SF	Total Cost
02 Existing Conditions			
G1020	Site Demolition and Relocations	0.83/SF	10,000
<i>Existing Conditions</i>		\$0.83/SF	\$10,000
03 Concrete			
A1010	Standard Foundations	8.45/SF	101,850
A1030	Slab on Grade	3.78/SF	45,552
B1010	Floor Construction	2.92/SF	35,138
B2010	Exterior Walls	1.72/SF	20,735
<i>Concrete</i>		\$16.87/SF	\$203,275
04 Masonry			
B2010	Exterior Walls	18.78/SF	226,248
<i>Masonry</i>		\$18.78/SF	\$226,248
05 Metals			
B1010	Floor Construction	11.08/SF	133,523
B1020	Roof Construction	14.95/SF	180,185
B2010	Exterior Walls	4.99/SF	60,090
C1030	Fittings	2.50/SF	30,125
C2010	Stair Construction	2.49/SF	30,000
<i>Metals</i>		\$36.01/SF	\$433,923
06 Wood, Plastics, and Composites			
B3010	Roof Coverings	0.57/SF	6,912
C1030	Fittings	1.50/SF	18,075
E2010	Fixed Furnishings	6.97/SF	84,045
<i>Wood, Plastics, and Composites</i>		\$9.05/SF	\$109,032
07 Thermal and Moisture Protection			
A1010	Standard Foundations	0.15/SF	1,820
A1030	Slab on Grade	2.04/SF	24,528
B1010	Floor Construction	1.75/SF	21,083
B1020	Roof Construction	1.95/SF	23,502
B2010	Exterior Walls	6.48/SF	78,118
B3010	Roof Coverings	9.74/SF	117,316
C1010	Partitions	1.10/SF	13,254
C3020	Floor Finishes		Excl.
<i>Thermal and Moisture Protection</i>		\$23.21/SF	\$279,621
08 Openings			
B2010	Exterior Walls	7.19/SF	86,625

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Summary

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017**A NEW ADDITION (continued)**

Description		Cost/SF	Total Cost
B2030	Exterior Doors	1.62/SF	19,500
C1010	Partitions	7.12/SF	85,800
C1020	Interior Doors	3.50/SF	42,200
Openings		\$19.43/SF	\$234,125
09 Finishings			
B2010	Exterior Walls	1.75/SF	21,032
C1010	Partitions	12.36/SF	148,958
C2020	Stair Finishes	0.50/SF	6,045
C3010	Wall Finishes	3.52/SF	42,386
C3020	Floor Finishes	10.21/SF	123,028
C3030	Ceiling Finishes	9.48/SF	114,256
Finishings		\$37.82/SF	\$455,705
10 Specialties			
C1030	Fittings	2.70/SF	32,535
D4030	Fire Protection Specialties	0.41/SF	5,000
Specialties		\$3.11/SF	\$37,535
11 Equipment			
E1020	Institutional Equipment	0.83/SF	10,000
Equipment		\$0.83/SF	\$10,000
12 Furnishings			
C3020	Floor Finishes	0.22/SF	2,635
E2010	Fixed Furnishings	0.58/SF	6,930
Furnishings		\$0.79/SF	\$9,565
14 Conveying Equipment			
D1010	Elevators & Lifts	10.37/SF	125,000
Conveying Equipment		\$10.37/SF	\$125,000
21 Fire Suppression			
D4010	Sprinklers	4.00/SF	48,200
Fire Suppression		\$4.00/SF	\$48,200
22 Plumbing			
D2010	Plumbing Fixtures	1.21/SF	14,600
D2020	Domestic Water Distribution	3.00/SF	36,150
D2030	Sanitary Waste	2.50/SF	30,125
D2040	Rain Water Drainage	2.50/SF	30,125
D2090	Other Plumbing Systems	1.34/SF	16,140
Plumbing		\$10.55/SF	\$127,140

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Conceptual Design Cost Estimates

Location Divisions/Elements Summary

GFA: 12,049.9 SF Cost/SF: \$296.05

Rates Current At January 2017

A NEW ADDITION (continued)

Description	Cost/SF	Total Cost
23 Heating, Ventilating, and Air Conditioning		
D3020 Heat Generating Systems	3.00/SF	36,150
D3030 Cooling Generating Systems	4.21/SF	50,738
D3040 Distribution Systems	25.00/SF	301,250
D3060 Controls & Instrumentations	4.50/SF	54,225
D3070 Systems Testing & Balancing	0.75/SF	9,037
D3090 Other HVAC Systems & Equipment	3.07/SF	37,025
Heating, Ventilating, and Air Conditioning	\$40.53/SF	\$488,425
26 Electrical		
D5010 Electrical Service & Distribution	7.00/SF	84,350
D5020 Lighting and Branch Wiring	15.00/SF	180,750
D5090 Other Electrical Systems	1.37/SF	16,500
Electrical	\$23.37/SF	\$281,600
27 Communications		
D5030 Communications & Security	4.75/SF	57,237
Communications	\$4.75/SF	\$57,237
28 Electronic Safety and Security		
D5030 Communications & Security	4.50/SF	54,225
Electronic Safety and Security	\$4.50/SF	\$54,225
31 Earthwork		
A1010 Standard Foundations	2.22/SF	26,810
A1030 Slab on Grade	2.64/SF	31,860
G1010 Site Clearing	1.66/SF	20,000
G1030 Site Earthwork	2.07/SF	25,000
G2020 Parking Lots	2.48/SF	29,882
G2030 Pedestrian Paving	0.69/SF	8,303
Earthwork	\$11.77/SF	\$141,855
32 Exterior Improvements		
G2020 Parking Lots	6.76/SF	81,425
G2030 Pedestrian Paving	1.16/SF	14,023
G2040 Site Development	4.09/SF	49,230
G2050 Landscaping	3.32/SF	39,994
Exterior Improvements	\$15.33/SF	\$184,672
33 Utilities		
G3010 Water Supply	0.83/SF	10,000
G3020 Sanitary Water	0.83/SF	10,000

Wheeler Memorial Library
Conceptual Design Cost Estimates

Location Divisions/Elements Summary

A NEW ADDITION (continued)

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017

Description		Cost/SF	Total Cost
G3030	Storm Sewer	0.83/SF	10,000
G4020	Site Lighting	1.66/SF	20,000
Utilities		\$4.15/SF	\$50,000
NEW ADDITION		\$296.05/SF	\$3,567,383

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Conceptual Design Cost Estimates

Location Divisions/Elements Summary

GFA: 8,233.9 SF Cost/SF: \$170.43
Rates Current At January 2017**B RENOVATION**

Description		Cost/SF	Total Cost
02 Existing Conditions			
F2010	Building Elements Demolition	8.00/SF	65,872
<i>Existing Conditions</i>		\$8.00/SF	\$65,872
03 Concrete			
A1020	Special Foundations	18.22/SF	150,000
A1030	Slab on Grade	1.57/SF	12,960
<i>Concrete</i>		\$19.79/SF	\$162,960
04 Masonry			
B2010	Exterior Walls	19.25/SF	158,503
<i>Masonry</i>		\$19.25/SF	\$158,503
05 Metals			
C1030	Fittings	2.50/SF	20,585
C2010	Stair Construction	1.82/SF	15,000
<i>Metals</i>		\$4.32/SF	\$35,585
06 Wood, Plastics, and Composites			
C1030	Fittings	1.50/SF	12,351
E2010	Fixed Furnishings	7.92/SF	65,205
<i>Wood, Plastics, and Composites</i>		\$9.42/SF	\$77,556
07 Thermal and Moisture Protection			
B3010	Roof Coverings	1.21/SF	10,000
C1010	Partitions	1.10/SF	9,058
C3020	Floor Finishes		Excl.
<i>Thermal and Moisture Protection</i>		\$2.31/SF	\$19,058
08 Openings			
C1020	Interior Doors	1.96/SF	16,100
<i>Openings</i>		\$1.96/SF	\$16,100
09 Finishings			
C1010	Partitions	1.84/SF	15,121
C2020	Stair Finishes	0.57/SF	4,665
C3010	Wall Finishes	1.90/SF	15,621
C3020	Floor Finishes	11.50/SF	94,723
C3030	Ceiling Finishes	9.16/SF	75,429
<i>Finishings</i>		\$24.96/SF	\$205,559
10 Specialties			
C1030	Fittings	0.74/SF	6,087

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Summary

GFA: 8,233.9 SF Cost/SF: \$170.43

Rates Current At January 2017

B RENOVATION (continued)

Description		Cost/SF	Total Cost
D4030	Fire Protection Specialties	0.24/SF	2,000
	Specialties	\$0.98/SF	\$8,087
12	Furnishings		
C3020	Floor Finishes	0.49/SF	4,075
	Furnishings	\$0.49/SF	\$4,075
21	Fire Suppression		
D4010	Sprinklers	6.00/SF	49,404
	Fire Suppression	\$6.00/SF	\$49,404
22	Plumbing		
D2010	Plumbing Fixtures	0.75/SF	6,200
D2020	Domestic Water Distribution	3.00/SF	24,702
D2030	Sanitary Waste	2.50/SF	20,585
D2040	Rain Water Drainage	2.50/SF	20,585
D2090	Other Plumbing Systems	1.41/SF	11,587
	Plumbing	\$10.16/SF	\$83,659
23	Heating, Ventilating, and Air Conditioning		
D3020	Heat Generating Systems	2.00/SF	16,468
D3040	Distribution Systems	25.00/SF	205,850
D3060	Controls & Instrumentations	4.50/SF	37,053
D3070	Systems Testing & Balancing	0.75/SF	6,176
D3090	Other HVAC Systems & Equipment	2.50/SF	20,617
	Heating, Ventilating, and Air Conditioning	\$34.75/SF	\$286,164
26	Electrical		
D5010	Electrical Service & Distribution	3.00/SF	24,702
D5020	Lighting and Branch Wiring	15.00/SF	123,510
D5090	Other Electrical Systems	0.61/SF	5,000
	Electrical	\$18.61/SF	\$153,212
27	Communications		
D5030	Communications & Security	4.75/SF	39,112
	Communications	\$4.75/SF	\$39,112
28	Electronic Safety and Security		
D5030	Communications & Security	4.50/SF	37,053
	Electronic Safety and Security	\$4.50/SF	\$37,053

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Conceptual Design Cost Estimates

Location Divisions/Elements Summary

GFA: 8,233.9 SF Cost/SF: \$170.43
Rates Current At January 2017

B RENOVATION (continued)

Description		Cost/SF	Total Cost
31	Earthwork		
A1010	Standard Foundations	0.06/SF	468
	<i>Earthwork</i>	<i>\$0.06/SF</i>	<i>\$468</i>
32	Exterior Improvements		
G2040	Site Development	0.11/SF	906
	<i>Exterior Improvements</i>	<i>\$0.11/SF</i>	<i>\$906</i>
	<i>RENOVATION</i>	<i>\$170.43/SF</i>	<i>\$1,403,333</i>

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Conceptual Design Cost Estimates
Location Divisions/Elements Summary

Description	Cost/SF	Total Cost
MARGINS & ADJUSTMENTS		
General Conditions / Requirements		\$447,364
Bonds and Insurance		\$146,288
Overhead and Profit		\$222,575
Design / Estimating Contingency		\$868,041
Escalation Allowance - by Owner		Excl.
ESTIMATED TOTAL COST	\$328.09	\$6,654,984

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017**A NEW ADDITION**

Description	Unit	Qty	Rate	Total
02 Existing Conditions				
G1020 Site Demolition and Relocations				
4 Allowance for site demolitions and relocations	Item			10,000
Site Demolition and Relocations			\$0.83/SF	\$10,000
Existing Conditions			\$0.83/SF	\$10,000
03 Concrete				
A1010 Standard Foundations				
5 Perimeter isolated spread footing, allow 6' x 6' x 12" to new build	EA	35.0	725.00	25,375
6 Interior isolated spread footing, allow 5' x 5' x 12" deep to new build	EA	27.0	550.00	14,850
7 Perimeter strip footing to foundation walls, allow 3 x 12" thick to new build	LF	130.0	100.00	13,000
8 Perimeter foundation walls, allow 12" thick to new build	SF	520.0	35.00	18,200
9 Concrete piers, allow 2' x 2' to new build	LF	130.0	170.00	22,100
204 Elevator pad footing, allow 12' thick	SF	110.0	20.00	2,200
52 Elevator pit walls to new build	SF	175.0	35.00	6,125
Standard Foundations			\$8.45/SF	\$101,850
A1030 Slab on Grade				
10 Concrete slab on grade, allow 5" thick to new build	SF	7,008.0	6.50	45,552
Slab on Grade			\$3.78/SF	\$45,552
B1010 Floor Construction				
200 Concrete topping to slab on metal deck allow 5 1/2" overall depth to new build	SF	4,685.0	7.50	35,138
Floor Construction			\$2.92/SF	\$35,138
B2010 Exterior Walls				
33 Precast concrete band on exterior walls of new build assumed at 12"	SF	377.0	55.00	20,735
Exterior Walls			\$1.72/SF	\$20,735
Concrete			\$16.87/SF	\$203,275
04 Masonry				
B2010 Exterior Walls				
32 Brick facing to exterior walls of new building	SF	5,632.0	40.00	225,280
36 Clean and/or powerfloat existing exterior concrete/stone panels	SF	387.0	2.50	968
Exterior Walls			\$18.78/SF	\$226,248
Masonry			\$18.78/SF	\$226,248

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 12,049.9 SF Cost/SF: \$296.05

Rates Current At January 2017

A NEW ADDITION (continued)

Description	Unit	Qty	Rate	Total
05 Metals				
B1010 Floor Construction				
201 Metal floor deck, allow 3" deep to new build	SF	4,685.0	4.50	21,083
213 Allowance for structural steel framing including columns, beams, etc.	T	28.110	4,000.00	112,440
Floor Construction			\$11.08/SF	\$133,523
B1020 Roof Construction				
12 Allowance for structural steel framing including columns, beams, trusses and braces to roof of new build	T	39.170	4,000.00	156,680
13 Metal roof deck to flat roof, allow 1 1/2" thick to new build	SF	3,915.0	3.00	11,745
199 Metal roof deck to pitched allow 1 1/2" thick to new build	SF	3,920.0	3.00	11,760
Roof Construction			\$14.95/SF	\$180,185
B2010 Exterior Walls				
14 Metal framing to exterior walls to new build	SF	6,009.0	10.00	60,090
Exterior Walls			\$4.99/SF	\$60,090
C1030 Fittings				
217 Allowance for miscellaneous metals	SF	12,050.0	2.50	30,125
Fittings			\$2.50/SF	\$30,125
C2010 Stair Construction				
216 Metal stairs with concrete filled pans and landing, approximately 4'-6" wide	FT/R	20.0	1,500.00	30,000
Stair Construction			\$2.49/SF	\$30,000
Metals			\$36.01/SF	\$433,923
06 Wood, Plastics, and Composites				
B3010 Roof Coverings				
17 Allowance for rough carpentry	SF	6,912.0	1.00	6,912
Roof Coverings			\$0.57/SF	\$6,912
C1030 Fittings				
16 Allowance for rough carpentry	SF	12,050.0	0.50	6,025
166 Allowance for wood blocking	SF	12,050.0	1.00	12,050
Fittings			\$1.50/SF	\$18,075
E2010 Fixed Furnishings				
18 Casework: Main reception desk	LF	17.0	700.00	11,900
19 Casework: Welcome Center counter	LF	11.0	150.00	1,650
20 Casework: Adult space reference desk	LF	42.0	600.00	25,200
21 Casework: Children's Area Reception Desk	LF	10.0	600.00	6,000
22 Casework: Children's story room craft base cabinet with plastic laminate countertop	LF	73.0	400.00	29,200

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Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017**A NEW ADDITION (continued)**

Description		Unit	Qty	Rate	Total
23	Casework: Kitchen base units with plastic laminate countertop	LF	10.3	400.00	4,120
24	Casework: Kitchen wall units	SF	10.3	250.00	2,575
25	Casework: Solid surface lavatory including supports and brackets	LF	17.0	200.00	3,400
26	Casework: Plastic Laminate workstation including supports and brackets - none indicated	Item			Excl.
Fixed Furnishings				\$6.97/SF	\$84,045
Wood, Plastics, and Composites				\$9.05/SF	\$109,032
07 Thermal and Moisture Protection					
A1010 Standard Foundations					
27	Air and vapor barrier	SF	520.0	0.50	260
28	Rigid insulation	SF	520.0	3.00	1,560
Standard Foundations				\$0.15/SF	\$1,820
A1030 Slab on Grade					
29	Air and vapor barrier	SF	7,008.0	0.50	3,504
30	Rigid insulation	SF	7,008.0	3.00	21,024
Slab on Grade				\$2.04/SF	\$24,528
B1010 Floor Construction					
228	Allowance for spray applied fireproofing	SF	4,685.0	4.50	21,083
Floor Construction				\$1.75/SF	\$21,083
B1020 Roof Construction					
229	Allowance for spray applied fireproofing	SF	7,834.0	3.00	23,502
Roof Construction				\$1.95/SF	\$23,502
B2010 Exterior Walls					
39	Batt insulation to exterior walls of new build	SF	6,009.0	4.00	24,036
40	Air and vapor barrier to exterior walls of new build	SF	6,009.0	6.50	39,059
214	Gypsum board sheathing	SF	6,009.0	2.50	15,023
Exterior Walls				\$6.48/SF	\$78,118
B3010 Roof Coverings					
41	Membrane roofing, complete	SF	2,993.0	20.00	59,860
42	Asphalt shingle roofing for new build	SF	3,920.0	5.50	21,560
43	Gypsum board sheathing for new build	SF	3,920.0	2.00	7,840
44	Ice and water protection to new build	SF	1,960.0	1.00	1,960
46	Rigid insulation, allow 2" thick on new build	SF	3,920.0	4.50	17,640
50	Allowance for miscellaneous roof flashing on new build	SF	6,912.0	0.50	3,456
92	Allowance for roof walkway	Item			5,000
Roof Coverings				\$9.74/SF	\$117,316

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017

A NEW ADDITION (continued)

Description	Unit	Qty	Rate	Total
C1010 Partitions				
51 Miscellaneous firestopping	SF	12,050.0	0.35	4,217
54 Miscellaneous caulking and sealing	SF	12,050.0	0.75	9,037
Partitions			\$1.10/SF	\$13,254
C3020 Floor Finishes				
58 Allowance for moisture mitigation system on new build - assumed not required	SF	9,034.9		Excl.
Floor Finishes				Excl.
Thermal and Moisture Protection			\$23.21/SF	\$279,621
08 Openings				
B2010 Exterior Walls				
37 Curtain wall to new build	SF	693.0	125.00	86,625
Exterior Walls			\$7.19/SF	\$86,625
B2030 Exterior Doors				
61 Double leaf glazed aluminums doors including frame, hardware and finish	Pair	2.0	7,000.00	14,000
62 Single leaf hollow metal doors including frame, hardware and finish	EA	2.0	1,250.00	2,500
63 Double leaf hollow metal doors including frame, hardware and finish	Pair	1.0	3,000.00	3,000
Exterior Doors			\$1.62/SF	\$19,500
C1010 Partitions				
64 Interior glazed aluminium storefront system	SF	1,430.0	60.00	85,800
Partitions			\$7.12/SF	\$85,800
C1020 Interior Doors				
65 Double leaf glazed aluminum doors including frame, hardware and finish	Pr	3.0	8,500.00	25,500
66 Single leaf half glazed wood doors including frame, hardware and finish	EA	6.0	1,700.00	10,200
67 Single leaf wood doors including frame hardware and finish	EA	5.0	1,300.00	6,500
Interior Doors			\$3.50/SF	\$42,200
Openings			\$19.43/SF	\$234,125
09 Finishings				
B2010 Exterior Walls				
202 Gypsum board to inner lining exterior walls	SF	6,009.0	3.50	21,032
Exterior Walls			\$1.75/SF	\$21,032
C1010 Partitions				
69 Gypsum board to interior walls of existing building	SF	1.1	8.50	9
70 Gypsum board to interior walls of new build	SF	13,364.0	8.50	113,594

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017**A NEW ADDITION (continued)**

Description		Unit	Qty	Rate	Total
71	Gypsum board to interior walls to existing to plumbing enclosures	SF	403.0	15.00	6,045
72	Gypsum board to interior walls of new build to plumbing enclosures	SF	1,590.0	15.00	23,850
53	Gypsum board elevator shaft walls	SF	364.0	15.00	5,460
Partitions				\$12.36/SF	\$148,958
C2020 Stair Finishes					
90	Rubber floor base on stairs on new build	SF	403.0	15.00	6,045
Stair Finishes				\$0.50/SF	\$6,045
C3010 Wall Finishes					
74	Ceramic tiles to new build restroom walls	SF	1,104.0	16.00	17,664
75	Prepare and apply paint to existing interior walls	SF	12,802.0	1.15	14,722
77	Allowance for feature wall finish	Item			10,000
Wall Finishes				\$3.52/SF	\$42,386
C3020 Floor Finishes					
220	Terrazzo flooring to new build	SF	1,423.0	45.00	64,035
218	Carpet flooring to new build	SY	962.0	40.00	38,480
80	Porcelain floor tiling for restroom areas in new build	SF	244.0	20.00	4,880
82	Vinyl composition floor tiling for other areas in new build	SF	385.0	4.50	1,733
84	Concrete sealer on new build	SF	116.0	1.00	116
86	Stained wood base	LF	1,046.0	10.00	10,460
88	Porcelain floor base	LF	138.0	20.00	2,760
221	Rubber floor base	LF	161.0	3.50	564
Floor Finishes				\$10.21/SF	\$123,028
C3030 Ceiling Finishes					
94	Acoustic ceiling tile system	SF	5,420.6	5.00	27,103
96	Gypsum board ceiling system	SF	3,857.7	8.50	32,790
98	Prepare and apply paint to gypsum board ceiling	SF	3,857.7	1.15	4,436
99	Prepare and apply paint to exposed structure	SF	115.3	1.15	133
100	Allowance for decorative ceiling	SF	1,422.7	35.00	49,794
Ceiling Finishes				\$9.48/SF	\$114,256
Finishings				\$37.82/SF	\$455,705
10 Specialties					
C1030 Fittings					
105	Toilet accessories; paper towel dispenser/waste receptacle	EA	3.0	750.00	2,250
106	Toilet accessories; grab bars	EA	8.0	75.00	600
107	Toilet accessories; sanitary napkin disposal units	EA	3.0	250.00	750
108	Toilet accessories; liquid soap dispenser	EA	3.0	50.00	150

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017

A NEW ADDITION (continued)

Description	Unit	Qty	Rate	Total
109 Toilet accessories; baby changing station	EA	3.0	550.00	1,650
110 Toilet accessories; toilet paper holder	EA	3.0	45.00	135
111 Toilet accessories; coat hooks	EA	3.0	25.00	75
112 Toilet accessories; mirrors	SF	18.0	50.00	900
113 Allowance for interior signage	SF	12,050.0	0.50	6,025
114 Allowance for exterior building signage	Item			20,000
Fittings			\$2.70/SF	\$32,535
D4030 Fire Protection Specialties				
115 Allowance for fire extinguisher and cabinets	Item			5,000
Fire Protection Specialties			\$0.41/SF	\$5,000
Specialties			\$3.11/SF	\$37,535
11 Equipment				
E1020 Institutional Equipment				
116 Allowance for book and media through wall drop return including drop cart	EA	2.0	5,000.00	10,000
Institutional Equipment			\$0.83/SF	\$10,000
Equipment			\$0.83/SF	\$10,000
12 Furnishings				
C3020 Floor Finishes				
117 Recessed entry mat	SF	47.9	55.00	2,635
Floor Finishes			\$0.22/SF	\$2,635
E2010 Fixed Furnishings				
119 Manually operated window shades	SF	693.0	10.00	6,930
Fixed Furnishings			\$0.58/SF	\$6,930
Furnishings			\$0.79/SF	\$9,565
14 Conveying Equipment				
D1010 Elevators & Lifts				
222 Passenger elevator, 2-stops	EA	1.0	125,000.00	125,000
Elevators & Lifts			\$10.37/SF	\$125,000
Conveying Equipment			\$10.37/SF	\$125,000
21 Fire Suppression				
D4010 Sprinklers				
121 Allowance for sprinkler system	SF	12,050.0	4.00	48,200
Sprinklers			\$4.00/SF	\$48,200
Fire Suppression			\$4.00/SF	\$48,200

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 12,049.9 SF Cost/SF: \$296.05

A NEW ADDITION (continued)

Rates Current At January 2017

Description	Unit	Qty	Rate	Total
22 Plumbing				
D2010 Plumbing Fixtures				
122 Water closet - handicap	EA	3.0	1,500.00	4,500
125 Lavatory sink	EA	3.0	1,300.00	3,900
126 Kitchen sink	EA	2.0	1,300.00	2,600
127 Craft sink	EA	1.0	1,500.00	1,500
128 Mop sink (Janitors)	EA	1.0	1,600.00	1,600
129 Hose bibb	EA	1.0	500.00	500
Plumbing Fixtures			\$1.21/SF	\$14,600
D2020 Domestic Water Distribution				
131 Allowance for domestic water distribution system	SF	12,050.0	3.00	36,150
Domestic Water Distribution			\$3.00/SF	\$36,150
D2030 Sanitary Waste				
133 Allowance for sanitary waste system	SF	12,050.0	2.50	30,125
Sanitary Waste			\$2.50/SF	\$30,125
D2040 Rain Water Drainage				
60 Allowance for rain water drainage	SF	12,050.0	2.50	30,125
Rain Water Drainage			\$2.50/SF	\$30,125
D2090 Other Plumbing Systems				
135 Gas: allowance for gas piping on hook-up only	SF	12,050.0	0.80	9,640
138 Subcontractor GC/GR	Item			6,500
Other Plumbing Systems			\$1.34/SF	\$16,140
Plumbing			\$10.55/SF	\$127,140
23 Heating, Ventilating, and Air Conditioning				
D3020 Heat Generating Systems				
140 Allowance for heat generation system in new build	SF	12,050.0	3.00	36,150
Heat Generating Systems			\$3.00/SF	\$36,150
D3030 Cooling Generating Systems				
141 Allowance for modification to existing cooling generation system	SF	7,294.0	2.00	14,588
142 Allowance for cooling generation system for new build	SF	12,050.0	3.00	36,150
Cooling Generating Systems			\$4.21/SF	\$50,738
D3040 Distribution Systems				
144 Allowance for distribution system	SF	12,050.0	25.00	301,250
Distribution Systems			\$25.00/SF	\$301,250

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017

A NEW ADDITION (continued)

Description	Unit	Qty	Rate	Total
D3060 Controls & Instrumentations				
146 Allowance for controls and instrumentation	SF	12,050.0	4.50	54,225
Controls & Instrumentations			\$4.50/SF	\$54,225
D3070 Systems Testing & Balancing				
148 Systems balancing and testing	SF	12,050.0	0.75	9,037
Systems Testing & Balancing			\$0.75/SF	\$9,037
D3090 Other HVAC Systems & Equipment				
149 Rigging and hoisting	Item			7,500
150 Temporary heating	SF	12,050.0	0.50	6,025
151 Subcontractor GC/GR	Item			23,500
Other HVAC Systems & Equipment			\$3.07/SF	\$37,025
Heating, Ventilating, and Air Conditioning			\$40.53/SF	\$488,425
26 Electrical				
D5010 Electrical Service & Distribution				
153 Allowance for electrical service and distribution on new build	SF	12,050.0	7.00	84,350
Electrical Service & Distribution			\$7.00/SF	\$84,350
D5020 Lighting and Branch Wiring				
155 Allowance for interior lighting and controls	SF	12,050.0	12.00	144,600
156 Allowance for branch power and receptacles	SF	12,050.0	3.00	36,150
Lighting and Branch Wiring			\$15.00/SF	\$180,750
D5090 Other Electrical Systems				
158 Subcontractor GC/GR	Item			16,500
Other Electrical Systems			\$1.37/SF	\$16,500
Electrical			\$23.37/SF	\$281,600
27 Communications				
D5030 Communications & Security				
160 Allowance for Tel/Data - infrastructure only	SF	12,050.0	1.25	15,062
162 Allowance for AV/Sound system infrastructure only	SF	12,050.0	3.50	42,175
Communications & Security			\$4.75/SF	\$57,237
Communications			\$4.75/SF	\$57,237
28 Electronic Safety and Security				
D5030 Communications & Security				
164 Allowance for fire alarm system on new build	SF	12,050.0	2.00	24,100
165 Allowance for security system - infrastructure only	SF	12,050.0	2.50	30,125
Communications & Security			\$4.50/SF	\$54,225
Electronic Safety and Security			\$4.50/SF	\$54,225

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 12,049.9 SF Cost/SF: \$296.05

Rates Current At January 2017

A NEW ADDITION (continued)

Description	Unit	Qty	Rate	Total
31 Earthwork				
A1010 Standard Foundations				
206 Excavate for building foundation	CY	386.5	12.00	4,638
207 Remove excavated materials from site	CY	386.5	20.00	7,730
167 Prepare and compact sub-base	SF	2,628.0	1.50	3,942
208 Imported foundation backfill	CY	262.5	40.00	10,500
Standard Foundations			\$2.22/SF	\$26,810
A1030 Slab on Grade				
209 Excavate for slab on grade	CY	411.0	12.00	4,932
210 Remove excavated materials from site	CY	411.0	20.00	8,220
211 Prepare and compact sub-base	SF	7,008.0	1.00	7,008
212 Granular fill below slab on grade	CY	260.0	45.00	11,700
Slab on Grade			\$2.64/SF	\$31,860
G1010 Site Clearing				
2 Site clearance and grubbing	Item			5,000
3 Allowance for erosion and sedimentation control	Item			15,000
Site Clearing			\$1.66/SF	\$20,000
G1030 Site Earthwork				
169 Construction entry	Item			5,000
170 Allowance for site grading	Item			20,000
Site Earthwork			\$2.07/SF	\$25,000
G2020 Parking Lots				
171 Excavate for parking lot sub-base	CY	541.0	8.00	4,328
172 Remove excavated spoil from site	CY	541.0	20.00	10,820
173 Prepare and compact sub-base	SF	9,729.0	1.00	9,729
174 Granular fill to parking pavement	CY	91.0	55.00	5,005
Parking Lots			\$2.48/SF	\$29,882
G2030 Pedestrian Paving				
175 Excavate for walkways	CY	175.0	8.00	1,400
176 Remove excavated spoil from site	CY	175.0	20.00	3,500
177 Prepare and compact sub-base	SF	4,716.0	0.50	2,358
178 Granular fill to pedestrian walkways	CY	19.0	55.00	1,045
Pedestrian Paving			\$0.69/SF	\$8,303
Earthwork			\$11.77/SF	\$141,855
32 Exterior Improvements				
G2020 Parking Lots				
179 Bituminous asphalt top and finish course to parking pavement	SY	199.0	25.00	4,975

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017

A NEW ADDITION (continued)

Description	Unit	Qty	Rate	Total
180 Pre-cast concrete curbs	LF	1,973.0	25.00	49,325
181 Pavement marking, parking lanes	LF	2,492.0	2.00	4,984
182 Pavement marking, striping	SF	7,147.0	3.00	21,441
183 Pavement marking, handicap symbol	EA	2.0	350.00	700
Parking Lots			\$6.76/SF	\$81,425
G2030 Pedestrian Paving				
184 Concrete walkway, allow 5" thick	SF	907.0	6.50	5,896
185 Concrete base to pedestrian pavers, allow 5" thick	SF	258.0	6.50	1,677
186 Unit walkway pavers	SF	258.0	25.00	6,450
Pedestrian Paving			\$1.16/SF	\$14,023
G2040 Site Development				
188 Allowance for fencing - assumed not required	LF	752.0		Excl.
189 Allowance for play area surfacing	SF	3,282.0	15.00	49,230
193 Allowance for work on existing fencewall - assumed not required	LF	126.0		Excl.
Site Development			\$4.09/SF	\$49,230
G2050 Landscaping				
190 Allowance for trees	Item			10,000
191 Allowance for ground covers, shrubs, evergreens, etc.	Item			10,000
192 Allowance for loam and seed	SF	9,997.0	2.00	19,994
Landscaping			\$3.32/SF	\$39,994
Exterior Improvements			\$15.33/SF	\$184,672
33 Utilities				
G3010 Water Supply				
223 Allowance for minor modification to existing water service	Item			10,000
Water Supply			\$0.83/SF	\$10,000
G3020 Sanitary Water				
224 Allowance for minor modification to existing sewer system	Item			10,000
Sanitary Water			\$0.83/SF	\$10,000
G3030 Storm Sewer				
225 Allowance for minor modification to existing storm drain	Item			10,000
Storm Sewer			\$0.83/SF	\$10,000

Wheeler Memorial Library
Conceptual Design Cost Estimates

Location Divisions/Elements Item

A NEW ADDITION (continued)

GFA: 12,049.9 SF Cost/SF: \$296.05
Rates Current At January 2017

Description	Unit	Qty	Rate	Total
G4020 Site Lighting				
226 Allowance for site lighting	EA	4.0	5,000.00	20,000
<i>Site Lighting</i>			<i>\$1.66/SF</i>	<i>\$20,000</i>
<i>Utilities</i>			<i>\$4.15/SF</i>	<i>\$50,000</i>
NEW ADDITION			\$296.05/SF	\$3,567,383

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

B RENOVATIONGFA: 8,233.9 SF Cost/SF: \$170.43
Rates Current At January 2017

Description	Unit	Qty	Rate	Total
02 Existing Conditions				
F2010 Building Elements Demolition				
227 Interior gut demolition of existing building	SF	8,234.0	8.00	65,872
Building Elements Demolition			\$8.00/SF	\$65,872
Existing Conditions			\$8.00/SF	\$65,872
03 Concrete				
A1020 Special Foundations				
47 Allowance for underpinning to connect the existing with the new build assumed length of 90ft	Item			150,000
Special Foundations			\$18.22/SF	\$150,000
A1030 Slab on Grade				
198 Minor repair work to existing slab	SF	4,320.0	3.00	12,960
Slab on Grade			\$1.57/SF	\$12,960
Concrete			\$19.79/SF	\$162,960
04 Masonry				
B2010 Exterior Walls				
34 Power clean and wash exterior walls of existing building to include stand alone and attached columns	SF	4,877.0	2.50	12,193
35 Masonry repointing on exterior walls of existing building	SF	4,877.0	30.00	146,310
Exterior Walls			\$19.25/SF	\$158,503
Masonry			\$19.25/SF	\$158,503
05 Metals				
C1030 Fittings				
217 Allowance for miscellaneous metals	SF	8,234.0	2.50	20,585
Fittings			\$2.50/SF	\$20,585
C2010 Stair Construction				
216 Metal stairs with concrete filled pans and landing, approximately 4'-6" wide	FT/R	10.0	1,500.00	15,000
Stair Construction			\$1.82/SF	\$15,000
Metals			\$4.32/SF	\$35,585
06 Wood, Plastics, and Composites				
C1030 Fittings				
16 Allowance for rough carpentry	SF	8,234.0	0.50	4,117
166 Allowance for wood blocking	SF	8,234.0	1.00	8,234
Fittings			\$1.50/SF	\$12,351
E2010 Fixed Furnishings				
20 Casework: Adult space reference desk	LF	96.0	600.00	57,600
23 Casework: Kitchen base units with plastic laminate countertop	LF	11.7	400.00	4,680

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 8,233.9 SF Cost/SF: \$170.43
Rates Current At January 2017

B RENOVATION (continued)

Description		Unit	Qty	Rate	Total
24	Casework: Kitchen wall units	SF	11.7	250.00	2,925
26	Casework: Plastic Laminate workstation including supports and brackets - none indicated	Item			Excl.
Fixed Furnishings				\$7.92/SF	\$65,205
Wood, Plastics, and Composites				\$9.42/SF	\$77,556
07 Thermal and Moisture Protection					
B3010 Roof Coverings					
49	Allowance for minor repair/work to existing roof (assumed 3,530 SF)	Item			10,000
Roof Coverings				\$1.21/SF	\$10,000
C1010 Partitions					
51	Miscellaneous firestopping	SF	8,234.0	0.35	2,882
54	Miscellaneous caulking and sealing	SF	8,234.0	0.75	6,176
Partitions				\$1.10/SF	\$9,058
C3020 Floor Finishes					
58	Allowance for moisture mitigation system on new build - assumed not required	SF	3,714.1		Excl.
Floor Finishes					Excl.
Thermal and Moisture Protection				\$2.31/SF	\$19,058
08 Openings					
C1020 Interior Doors					
66	Single leaf half glazed wood doors including frame, hardware and finish	EA	5.0	1,700.00	8,500
67	Single leaf wood doors including frame hardware and finish	EA	4.0	1,300.00	5,200
215	Single hollow metal doors including frame hardware and finish	EA	2.0	1,200.00	2,400
Interior Doors				\$1.96/SF	\$16,100
Openings				\$1.96/SF	\$16,100
09 Finishings					
C1010 Partitions					
69	Gypsum board to interior walls of existing building	SF	1,778.9	8.50	15,121
Partitions				\$1.84/SF	\$15,121
C2020 Stair Finishes					
89	Rubber floor base on stairs on existing floors	SF	311.0	15.00	4,665
Stair Finishes				\$0.57/SF	\$4,665
C3010 Wall Finishes					
73	Ceramic tiles to existing restroom walls	SF	264.0	16.00	4,224
76	Prepare and apply paint to new build of interior walls	SF	9,910.0	1.15	11,397
Wall Finishes				\$1.90/SF	\$15,621

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

B RENOVATION (continued)GFA: 8,233.9 SF Cost/SF: \$170.43
Rates Current At January 2017

Description	Unit	Qty	Rate	Total
C3020 Floor Finishes				
57 Allowance to prepare floors to receive new finish on existing building	SF	6,543.0	1.50	9,815
219 Terrazzo flooring to existing building	SF	1,364.0	45.00	61,380
78 Carpet flooring to existing building	SY	209.0	40.00	8,360
79 Porcelain floor tiling for restroom areas in existing building	SF	65.0	20.00	1,300
81 Vinyl composition floor tiling for other areas in existing building	SF	1,841.0	4.50	8,285
83 Concrete sealer on existing floors	SF	1,401.0	1.00	1,401
86 Stained wood base	LF	215.0	10.00	2,150
88 Porcelain floor base	LF	33.0	20.00	660
221 Rubber floor base	LF	392.0	3.50	1,372
Floor Finishes			\$11.50/SF	\$94,723
C3030 Ceiling Finishes				
94 Acoustic ceiling tile system	SF	2,228.4	5.00	11,142
96 Gypsum board ceiling system	SF	1,550.3	8.50	13,178
98 Prepare and apply paint to gypsum board ceiling	SF	1,550.3	1.15	1,783
99 Prepare and apply paint to exposed structure	SF	1,400.7	1.15	1,610
100 Allowance for decorative ceiling	SF	1,363.3	35.00	47,716
Ceiling Finishes			\$9.16/SF	\$75,429
Finishings			\$24.96/SF	\$205,559
10 Specialties				
C1030 Fittings				
105 Toilet accessories; paper towel dispenser/waste receptacle	EA	1.0	750.00	750
107 Toilet accessories; sanitary napkin disposal units	EA	1.0	250.00	250
108 Toilet accessories; liquid soap dispenser	EA	1.0	50.00	50
109 Toilet accessories; baby changing station	EA	1.0	550.00	550
110 Toilet accessories; toilet paper holder	EA	1.0	45.00	45
111 Toilet accessories; coat hooks	EA	1.0	25.00	25
112 Toilet accessories; mirrors	SF	6.0	50.00	300
113 Allowance for interior signage	SF	8,234.0	0.50	4,117
Fittings			\$0.74/SF	\$6,087
D4030 Fire Protection Specialties				
115 Allowance for fire extinguisher and cabinets	Item			2,000
Fire Protection Specialties			\$0.24/SF	\$2,000
Specialties			\$0.98/SF	\$8,087

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

B RENOVATION (continued)GFA: 8,233.9 SF Cost/SF: \$170.43
Rates Current At January 2017

Description	Unit	Qty	Rate	Total
12 Furnishings				
C3020 Floor Finishes				
117 Recessed entry mat	SF	74.1	55.00	4,075
Floor Finishes			\$0.49/SF	\$4,075
Furnishings			\$0.49/SF	\$4,075
21 Fire Suppression				
D4010 Sprinklers				
120 Allowance for sprinkler system	SF	8,234.0	6.00	49,404
Sprinklers			\$6.00/SF	\$49,404
Fire Suppression			\$6.00/SF	\$49,404
22 Plumbing				
D2010 Plumbing Fixtures				
122 Water closet - handicap	EA	1.0	1,500.00	1,500
125 Lavatory sink	EA	1.0	1,300.00	1,300
126 Kitchen sink	EA	1.0	1,300.00	1,300
128 Mop sink (Janitors)	EA	1.0	1,600.00	1,600
129 Hose bibb	EA	1.0	500.00	500
Plumbing Fixtures			\$0.75/SF	\$6,200
D2020 Domestic Water Distribution				
131 Allowance for domestic water distribution system	SF	8,234.0	3.00	24,702
Domestic Water Distribution			\$3.00/SF	\$24,702
D2030 Sanitary Waste				
133 Allowance for sanitary waste system	SF	8,234.0	2.50	20,585
Sanitary Waste			\$2.50/SF	\$20,585
D2040 Rain Water Drainage				
60 Allowance for rain water drainage	SF	8,234.0	2.50	20,585
Rain Water Drainage			\$2.50/SF	\$20,585
D2090 Other Plumbing Systems				
135 Gas: allowance for gas piping on hook-up only	SF	8,234.0	0.80	6,587
138 Subcontractor GC/GR	Item			5,000
Other Plumbing Systems			\$1.41/SF	\$11,587
Plumbing			\$10.16/SF	\$83,659
23 Heating, Ventilating, and Air Conditioning				
D3020 Heat Generating Systems				
139 Allowance for modification to existing heat generation system	SF	8,234.0	2.00	16,468
Heat Generating Systems			\$2.00/SF	\$16,468

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

B RENOVATION (continued)

GFA: 8,233.9 SF Cost/SF: \$170.43
Rates Current At January 2017

Description	Unit	Qty	Rate	Total
D3040 Distribution Systems				
144 Allowance for distribution system	SF	8,234.0	25.00	205,850
Distribution Systems			\$25.00/SF	\$205,850
D3060 Controls & Instrumentations				
146 Allowance for controls and instrumentation	SF	8,234.0	4.50	37,053
Controls & Instrumentations			\$4.50/SF	\$37,053
D3070 Systems Testing & Balancing				
148 Systems balancing and testing	SF	8,234.0	0.75	6,176
Systems Testing & Balancing			\$0.75/SF	\$6,176
D3090 Other HVAC Systems & Equipment				
149 Rigging and hoisting	Item			2,500
150 Temporary heating	SF	8,234.0	0.50	4,117
151 Subcontractor GC/GR	Item			14,000
Other HVAC Systems & Equipment			\$2.50/SF	\$20,617
Heating, Ventilating, and Air Conditioning			\$34.75/SF	\$286,164
26 Electrical				
D5010 Electrical Service & Distribution				
152 Allowance for modification to electrical service and distribution	SF	8,234.0	3.00	24,702
Electrical Service & Distribution			\$3.00/SF	\$24,702
D5020 Lighting and Branch Wiring				
155 Allowance for interior lighting and controls	SF	8,234.0	12.00	98,808
156 Allowance for branch power and receptacles	SF	8,234.0	3.00	24,702
Lighting and Branch Wiring			\$15.00/SF	\$123,510
D5090 Other Electrical Systems				
158 Subcontractor GC/GR	Item			5,000
Other Electrical Systems			\$0.61/SF	\$5,000
Electrical			\$18.61/SF	\$153,212
27 Communications				
D5030 Communications & Security				
160 Allowance for Tel/Data - infrastructure only	SF	8,234.0	1.25	10,293
162 Allowance for AV/Sound system infrastructure only	SF	8,234.0	3.50	28,819
Communications & Security			\$4.75/SF	\$39,112
Communications			\$4.75/SF	\$39,112
28 Electronic Safety and Security				
D5030 Communications & Security				
164 Allowance for fire alarm system on new build	SF	8,234.0	2.00	16,468

Wheeler Memorial Library

Conceptual Design Cost Estimates

Location Divisions/Elements Item

GFA: 8,233.9 SF Cost/SF: \$170.43
Rates Current At January 2017**B RENOVATION (continued)**

Description	Unit	Qty	Rate	Total
165 Allowance for security system - infrastructure only	SF	8,234.0	2.50	20,585
<i>Communications & Security</i>			<i>\$4.50/SF</i>	<i>\$37,053</i>
<i>Electronic Safety and Security</i>			<i>\$4.50/SF</i>	<i>\$37,053</i>
31 Earthwork				
A1010 Standard Foundations				
206 Excavate for building foundation	CY	6.5	12.00	78
207 Remove excavated materials from site	CY	6.5	20.00	130
208 Imported foundation backfill	CY	6.5	40.00	260
<i>Standard Foundations</i>			<i>\$0.06/SF</i>	<i>\$468</i>
<i>Earthwork</i>			<i>\$0.06/SF</i>	<i>\$468</i>
32 Exterior Improvements				
G2040 Site Development				
91 Allowance to clean and polish existing granite entrance staircase	SF	453.0	2.00	906
<i>Site Development</i>			<i>\$0.11/SF</i>	<i>\$906</i>
<i>Exterior Improvements</i>			<i>\$0.11/SF</i>	<i>\$906</i>
<i>RENOVATION</i>			<i>\$170.43/SF</i>	<i>\$1,403,333</i>