

September 28, 2022

Schematic Design Estimate for the

SOUTHINGTON PUBLIC LIBRARY

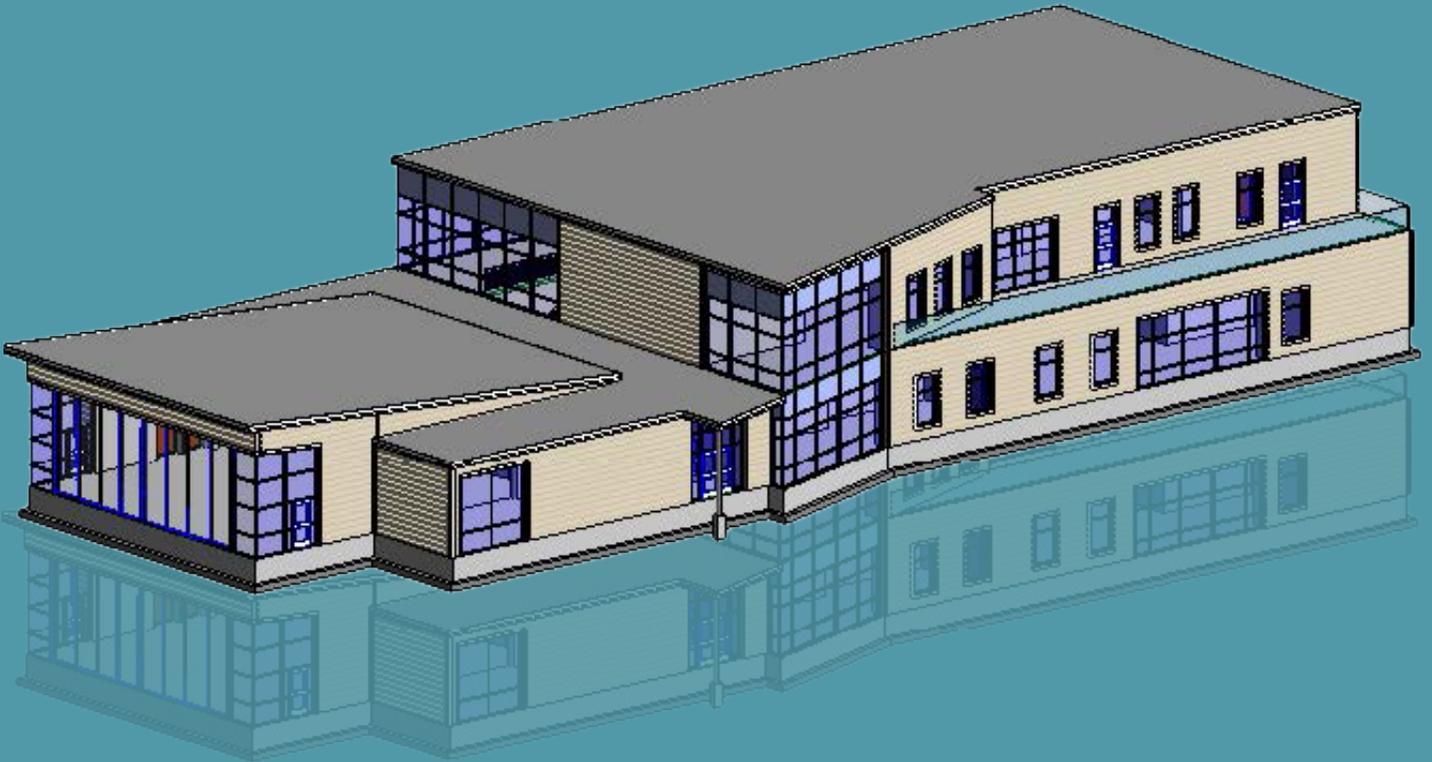




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1



SD ESTIMATE COST SUMMARY

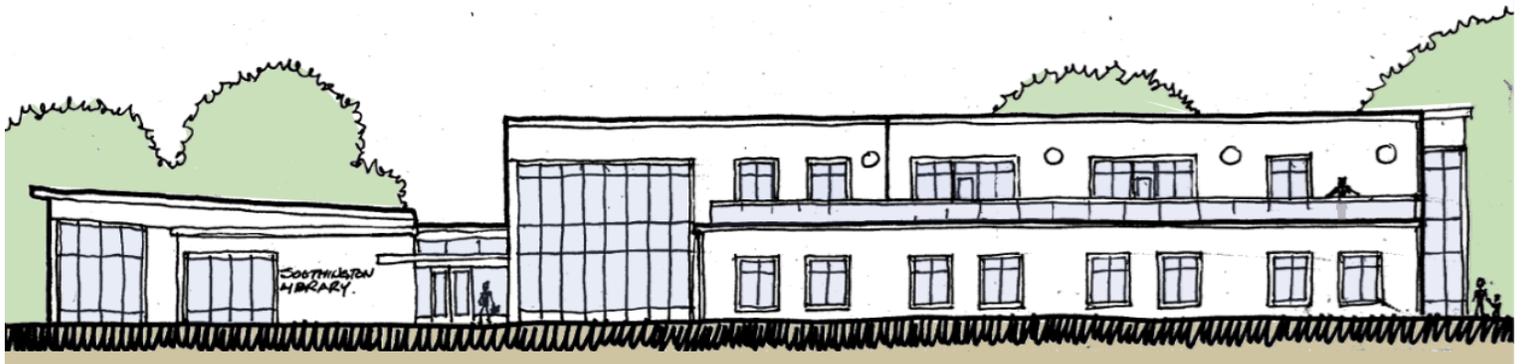


The Whiting-Turner Contracting Company
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Project Name: Southington Public Library
Type of Estimate: Schematic Design
Estimate Date: September 28, 2022
Project Location: Southington, CT
Owner: Town of Southington
Whiting-Turner Contact: Tim Kostuk / Christine Longo
Architect/Engineer: DRA / CES / SLR

Document Set:	Drawing	Date
	Schematic Design Drawings	8/31/2022
	Schematic Design Specification	8/31/2022
	RFI Responses and Addenda Issued by DRA	through 9/26/2022

Project Description: Construction of a new 24,178 SF building for Southington Public Library. This estimate includes both construction costs and owner cost costs to arrive at an estimated total project cost.



Southington Public Library
Schematic Design
9/28/2022

NEW LIBRARY BUILDING	
24,187	GSF

SITEWORK & DEMO	
2.6	Acres

PROJECT TOTALS	
24,187	GSF

CSI SUMMARY

DIVISION	COST	\$/SF	% COW	COST	\$/acre	% COW	COST	\$/SF	% COW
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1 General Requirements	\$ 291,733	\$ 12.06	3.00%	\$ 68,760	\$ 26,446	3.00%	\$ 360,494	\$ 14.90	3.00%
2 Existing Conditions	\$ -	\$ -	0.00%	\$ 508,211	\$ 195,466	21.53%	\$ 508,211	\$ 21.01	4.11%
3 Concrete	\$ 564,800	\$ 23.35	5.64%	\$ -	\$ -	0.00%	\$ 564,800	\$ 23.35	4.56%
4 Masonry	\$ 43,125	\$ 1.78	0.43%	\$ -	\$ -	0.00%	\$ 43,125	\$ 1.78	0.35%
5 Metals	\$ 876,826	\$ 36.25	8.75%	\$ -	\$ -	0.00%	\$ 876,826	\$ 36.25	7.08%
6 Wood, Plastics, and Composites	\$ 376,424	\$ 15.56	3.76%	\$ -	\$ -	0.00%	\$ 376,424	\$ 15.56	3.04%
7 Thermal & Moisture Protection	\$ 1,363,741	\$ 56.38	13.62%	\$ -	\$ -	0.00%	\$ 1,363,741	\$ 56.38	11.02%
8 Openings	\$ 1,156,925	\$ 47.83	11.55%	\$ -	\$ -	0.00%	\$ 1,156,925	\$ 47.83	9.35%
9 Finishes	\$ 1,108,523	\$ 45.83	11.07%	\$ -	\$ -	0.00%	\$ 1,108,523	\$ 45.83	8.96%
10 Specialties	\$ 278,950	\$ 11.53	2.78%	\$ -	\$ -	0.00%	\$ 278,950	\$ 11.53	2.25%
11 Equipment	\$ 4,300	\$ 0.18	0.04%	\$ -	\$ -	0.00%	\$ 4,300	\$ 0.18	0.03%
12 Furnishings	\$ 87,391	\$ 3.61	0.87%	\$ -	\$ -	0.00%	\$ 87,391	\$ 3.61	0.71%
13 Special Construction	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%
14 Conveying Systems	\$ 118,000	\$ 4.88	1.18%	\$ -	\$ -	0.00%	\$ 118,000	\$ 4.88	0.95%
21 Fire Suppression	\$ 164,586	\$ 6.80	1.64%	\$ -	\$ -	0.00%	\$ 164,586	\$ 6.80	1.33%
22 Plumbing	\$ 546,828	\$ 22.61	5.46%	\$ -	\$ -	0.00%	\$ 546,828	\$ 22.61	4.42%
23 HVAC	\$ 1,465,174	\$ 60.58	14.63%	\$ -	\$ -	0.00%	\$ 1,465,174	\$ 60.58	11.84%
25 Integrated Automation	\$ 194,000	\$ 8.02	1.94%	\$ -	\$ -	0.00%	\$ 194,000	\$ 8.02	1.57%
26 Electrical	\$ 970,198	\$ 40.11	9.69%	\$ 305,692	\$ 117,574	12.95%	\$ 1,275,891	\$ 52.75	10.31%
27 Communications	\$ 143,603	\$ 5.94	1.43%	\$ -	\$ -	0.00%	\$ 143,603	\$ 5.94	1.16%
28 Electronic Safety & Security	\$ 261,052	\$ 10.79	2.61%	\$ -	\$ -	0.00%	\$ 261,052	\$ 10.79	2.11%
31 Earthwork	\$ -	\$ -	0.00%	\$ 241,759	\$ 92,984	10.24%	\$ 241,759	\$ 10.00	1.95%
32 Exterior Improvements	\$ -	\$ -	0.00%	\$ 961,412	\$ 369,774	40.72%	\$ 961,412	\$ 39.75	7.77%
33 Site Utilities	\$ -	\$ -	0.00%	\$ 274,940	\$ 105,746	11.65%	\$ 274,940	\$ 11.37	2.22%

SUBTOTAL - COST OF WORK	\$ 10,016,181	\$ 414.11	100%	\$ 2,360,775	\$ 907,990	100%	\$ 12,376,956	\$ 511.72	100.00%
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Escalation - Q2 2023 Start	\$ 300,485	\$ 12.42	3.00%	\$ 70,823	\$ 27,240	3.00%	\$ 371,309	\$ 15.35	3.00%
Construction Contingency	\$ 309,500	\$ 12.80	3.00%	\$ 72,948	\$ 28,057	3.00%	\$ 382,448	\$ 15.81	3.00%
CM GC's	\$ 717,266	\$ 29.66	6.75%	\$ 169,057	\$ 65,022	6.75%	\$ 886,323	\$ 36.64	7.16%
CM Fee	\$ 255,227	\$ 10.55	2.25%	\$ 60,156	\$ 23,137	2.25%	\$ 315,383	\$ 13.04	2.25%
CM General Liability Insurance	\$ 115,987	\$ 4.80	1.00%	\$ 27,338	\$ 10,514	1.00%	\$ 143,324	\$ 5.93	1.00%
CM P&P Bond	\$ 64,431	\$ 2.66	0.55%	\$ 15,186	\$ 5,841	0.55%	\$ 79,617	\$ 3.29	0.55%
Building Permit Fee - Waived	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%
Builders Risk Insurance - By Owner	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%
Design / Estimating Contingency	\$ 353,372	\$ 14.61	3.00%	\$ 83,288	\$ 32,034	3.00%	\$ 436,661	\$ 18.05	3.00%

CONSTRUCTION TOTALS	\$ 12,132,449	\$501.61 / GSF	\$ 2,859,571	\$ 1,099,835 / Acres	\$ 14,992,020	\$619.84 / GSF
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Owner Project Costs / FF&E	N/A	N/A	\$ 3,678,347
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PROJECT TOTALS	\$ 12,132,449	\$ 2,859,571	\$ 18,670,367	\$771.92 / GSF
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NEW LIBRARY BUILDING

SITEWORK & DEMO

PROJECT TOTALS

Southington Public Library
Schematic Design Estimate

**Southington Public Library
Estimate Comparison**

4/1/21 Pre-Bond Estimate	
Tappe Architects Concept Estimate	
29,900	GSF

9/28/22 Schematic Design Estimate	
WT Estimate	
24,187	GSF

Estimate Variances	
Delta	

CSI SUMMARY									
DIVISION	4/1/21 Pre-Bond Estimate			9/28/22 Schematic Design Estimate			Estimate Variances		
	COST	\$/SF	% COW	COST	\$/SF	% COW	COST		
New Construction	\$ 8,880,300	\$ 297.00	52.61%	\$ 10,398,629	\$ 429.93	55.70%	\$ 1,518,329		
Demolition & Haz Mat	\$ 236,688	\$ 7.92	1.40%	\$ 508,211	\$ 21.01	2.72%	\$ 271,523		
Sitework	\$ 1,508,337	\$ 50.45	8.94%	\$ 1,852,564	\$ 76.59	9.92%	\$ 344,227		
Subtotal	\$ 10,625,325	\$ 355.36	62.95%	\$ 12,759,404	\$ 527.53	68.34%	\$ 2,134,079		
Escalation	\$ 956,279	\$ 31.98	5.67%	\$ 371,309	\$ 15.35	1.99%	\$ (584,970)		
Design Contingency	\$ 1,389,793	\$ 46.48	8.23%	\$ 436,661	\$ 18.05	2.34%	\$ (953,132)		
Subtotal	\$ 12,971,397	\$ 433.83	76.85%	\$ 13,567,373	\$ 560.94	72.67%	\$ 595,976		
CM Costs, Insurance, Bond, Fee	\$ 1,553,072	\$ 51.94	9.20%	\$ 1,424,647	\$ 58.90	7.63%	\$ (128,425)		
Construction Subtotal	\$ 14,524,469	\$ 485.77	86.05%	\$ 14,992,020	\$ 619.84	80.30%	\$ 467,551		
Owner Soft Costs	\$ 1,457,600	\$ 48.75	8.64%	\$ 1,469,300	\$ 60.75	7.87%	\$ 11,700		
FF&E (Including Technology)	\$ 897,000	\$ 30.00	5.31%	\$ 1,565,047	\$ 64.71	8.38%	\$ 668,047		
Owner Contingency (5%)	\$ -	\$ -	0.00%	\$ 644,000	\$ 26.63	3.45%	\$ 644,000		
PROJECT TOTALS	\$ 16,879,069	\$ 564.52	100.00%	\$ 18,670,367	\$ 771.92	100.00%	\$ 1,791,298	11%	

CHAPTER

2



CSI DIVISION COST BREAKDOWN

NEW LIBRARY BUILDING

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
02 EXISTING CONDITIONS					
					Included in Site/Demo Tab
03 CONCRETE					
03 30 00 Cast in Place Concrete					
<u>Standard Foundations</u>					
Spread Footings - 6' x 6' x3'	172	cy	\$ 610.00	\$ 104,920	Sizing assumed since this information was not included in the structural narrative. 43 total spread footings have been included.
Continuous Strip Footings (4' x 12" Wall and 12" x 3ft Footing)	104	cy	\$ 725.00	\$ 75,400	Sizing assumed since this information was not included in the structural narrative.
Pilasters - (14"x14")	5	cy	\$ 675.00	\$ 3,375	At all exterior columns
<u>Slab on Grade</u>					
Slab on Grade - 4"	15,412	sf	\$ 11.00	\$ 169,532	Incls concrete, stone base, vapor barrier
Moisture vapor retardant admixture - SOG	15,412	sf	\$ 1.25	\$ 19,265	Barrier-One or similar MVRA
Moisture vapor retardant admixture - SOD	9,742	sf	\$ 1.25	\$ 12,178	Barrier-One or similar MVRA
<u>Elevated Slabs</u>					
Elevated Slabs (4 1/2") inc MVRA - Barrier 1 or Sim.	9,742	sf	\$ 13.00	\$ 126,646	
<u>Pits and Sumps</u>					
Elevator Pits - Includes Sump Pit	1	ea	\$ 8,500.00	\$ 8,500	
<u>Miscellaneous</u>					
Stair Pan Infill	46	rsr	\$ 275.00	\$ 12,729	
Housekeeping Pads	907	sf	\$ 8.00	\$ 7,256	For RTU Pads. Exterior Pads in Sitework
Miscellaneous Concrete - Allowance for Undefined Items	1	allow	\$ 25,000.00	\$ 25,000	
TOTAL - DIV 3				\$ 564,800	
04 MASONRY					
04 20 00 Unit Masonry					
CMU Walls - 8" - Elevator and Boiler Room	1,725	sf	\$ 25.00	\$ 43,125	
TOTAL - DIV 4				\$ 43,125	
05 METALS					
05 10 00 Structural Metal Framing					
Level 1 Structure - Beams/Columns	49.00	tons	\$ 4,800.00	\$ 235,200	Assumed 10psf per RFI response
Level 2 Roof Structure - Beams/Columns	58.00	tons	\$ 4,800.00	\$ 278,400	Assumed 8psf per RFI response
Braced Framed Cross Sections		tons	\$ -	\$ -	Included within Beams
Metal Composite Decking - 2 1/2"	9,744	sf	\$ 9.00	\$ 87,696	
Metal Roof Decking - 1 1/2"	14,466	sf	\$ 5.00	\$ 72,330	
Connections & detailing - 15% of above tonnage	16	tons	\$ 4,800.00	\$ 76,800	
Premium for AESS tube steel		allow	\$ -	\$ -	No Scope expected
Structural Steel Articulation		tons	\$ -	\$ -	Excluded - not intended to be added at DD Phase
05 50 00 Metal Fabrications & Exterior Steel					
Metal pan stairs / landings / railings	4	flight	\$ 12,000.00	\$ 48,000	includes concrete pans
Galvanized support steel for RTUs	1	allow	\$ 12,500.00	\$ 12,500	Three rooftop units. No steel is shown but assumed we will need some type of support.
Interior Decorative Railing - Stair #1	54	lf	\$ 350.00	\$ 18,900	Assumed only at Stair #1 where open to the floor below.
Exterior Handrail System	10	lf	\$ 350.00	\$ 3,500	No handrails shown on the exterior but assumed are required at main entrance from street.
Supplement for Operable Partition/Security Grilles	1	allow	\$ 15,000.00	\$ 15,000	Assumption made from Rooms 102, 103 and Stair #1
Galvanized support steel for RTUs Mechanical Screens - Low Roof	1	ls	\$ 7,500.00	\$ 7,500	Alternate #9
Galvanized support steel for RTUs Mechanical Screens - Low Roof	1	ls	\$ 17,500.00	\$ 17,500	Alternate #10
<u>Miscellaneous</u>					
Elevator - Pit Ladders	1	ea	\$ 2,000.00	\$ 2,000	
Elevator - Hoist Beams	1	ea	\$ 1,500.00	\$ 1,500	
TOTAL - DIV 5				\$ 876,826	

NEW LIBRARY BUILDING

	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
06	WOOD, PLASTICS, AND COMPOSITES					
06 10 00	Rough Carpentry					
	Rough Carpentry (In wall Strapping / Blocking)	24,187	sf	\$ 1.75	\$ 42,327	
	Fire Treated Plywood @ Elec & Tel/Com Rms	448	sf	\$ 10.00	\$ 4,480	presumed 8' Height, two walls per room
06 40 00	Architectural Woodwork					
	Custom Reception/Circulation Desks		ls	\$ -	\$ -	CARRIED IN OWNER FURNITURE BUDGET
	P-Lam Wood Panels	375	sf	\$ 35.00	\$ 13,125	Supports for Countertop
	Maple Apron	159	lf	\$ 150.00	\$ 23,850	
	Maple Veneer Double Sided Shelving - 54"	12	lf	\$ 500.00	\$ 6,000	
	Maple Veneer Double Sided Shelving - 74"	47	lf	\$ 700.00	\$ 32,900	
	Maple Veneer Bench with Upholstery Seat	25	lf	\$ 250.00	\$ 6,250	
	Maple Veneer Glass Display Box - 32"	75	lf	\$ -	\$ -	CARRIED IN OWNER FURNITURE BUDGET
	Maple Veneer Glass Display Box - 84"	16	lf	\$ -	\$ -	CARRIED IN OWNER FURNITURE BUDGET
	<u>Casework</u>					
	Wood Window Sills		lf	\$ 75.00	\$ -	Assumed Drywall Returns - no finished wood sills
	Upper Maple Veneer Cabinets	124	lf	\$ 310.00	\$ 38,440	
	Lower Maple Veneer Cabinets	149	lf	\$ 600.00	\$ 89,400	
	<u>Countertops</u>					
	4" Backsplash - Plam	173	lf	\$ 24.00	\$ 4,152	
	4" Backsplash - Solid Surface	210	lf	\$ 32.00	\$ 6,720	
	Plam Countertop	173	lf	\$ 210.00	\$ 36,330	
	Solid Surface Countertop	210	lf	\$ 345.00	\$ 72,450	
	Solid Surface Window Sill		lf	\$ 75.00	\$ -	Assumed Drywall Returns - no finished wood sills
TOTAL - DIV 6					\$ 376,424	
07	THERMAL & MOISTURE PROTECTION					
07 10 00	Damp proofing & Waterproofing					
	Damp proofing/Waterproofing Walls	2,300	sf	\$ 13.50	\$ 31,050	4ft Deep - Assumed required on walls below grade
	2" Insulation Foundation Walls	2,300	sf	\$ 1.50	\$ 3,450	4ft Deep - Assumed required on walls below grade
	2" Insulation Under Slab	15,412	sf	\$ -	\$ -	Assumed Not Required - add \$5/sf
	Elevator Pit Waterproofing	1	ea	\$ 5,000.00	\$ 5,000	
07 20 00	Thermal Protection/Weather Barriers					
	Exterior Wall Insulation and Siding 2x4 Furring Strips	8,563	sf	\$ 17.50	\$ 149,853	(2) Layers of 2" R-20 PolyStyrene
	2" Spray Foam Insulation	8,563	sf	\$ 3.25	\$ 27,830	R-13 @ 2" - Icynene or Demelic non F/R system
	Air/Weather Barrier	8,563	sf	\$ 5.00	\$ 42,815	
07 40 00	Roofing and Siding Panels					
	Poly-Ash Siding	8,563	sf	\$ 39.00	\$ 333,957	Includes Siding, trim around windows, 1"x8" PVC trim at fascia areas, and aluminum drip flashing at all windows and door heads.
	Mechanical Screens - Low Roof RTU	344	sf	\$ 75.00	\$ 25,800	Metal Panels, Alternate #9
	Mechanical Screens - 2nd Floor Roof	660	sf	\$ 75.00	\$ 49,500	Metal Panels, Alternate #10
	Building Envelope Performance Testing/Consultant	1	allow	\$ 7,200.00	\$ 7,200	Envelope & Window system inspections
	Trim Board Around Windows	1,340	lf	\$ -	\$ -	Included in Siding Total Above
	Canopies - Details Not Available At This Time	3	allow	\$ 5,000.00	\$ 15,000	Assumed at all three main entrances
07 50 00	Membrane Roofing					
	60 mil 25 year EPDM Roof	15,800	sf	\$ 33.26	\$ 525,500	Includes tapered insulation
	Roof Pavers System	922	sf	\$ 54.23	\$ 50,000	Alternate 6
	Walkway pads on roof		lf	\$ 80.00	\$ -	Included in roofing line item
	Roof Blocking	15,800	sf	\$ 2.00	\$ 31,600	
	Third Party Roof Inspection	1	ls	\$ 6,000.00	\$ 6,000	Per WT-Owner Cost Matrix

NEW LIBRARY BUILDING

	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
07 60 00	Flashing and Sheet Metal					
	Flashing of Skylight Over Stairs	1	ls	\$ 1,500.00	\$ 1,500	Alternate 7
	Flashing for Skylight Above Adult Book Shelves	1	ls	\$ 2,500.00	\$ 2,500	Alternate 8
	Flashing of Mechanical Screen Posts - Level 1 Roof RTU	1	ls	\$ 2,500.00	\$ 2,500	Alternate 9
	Flashing of Mechanical Screen Posts - Level 2 Roof RTUs	1	ls	\$ 3,500.00	\$ 3,500	Alternate 10
07 80 00	Fire and Smoke Protection					
	<u>Penetration Fire Stopping</u>					
	Fire Sealants	24,187	sf	\$ 0.50	\$ 12,094	Head of Wall systems only; Thru-Penetrations inc'd in MEP numbers.
	Fire Safing - Slab edge		ls	\$ -	\$ -	Included in SF pricing
	<u>Spray Applied Fireproofing</u>					
	Spray applied fireproofing - primary structure only	10	day	\$ 2,500.00	\$ 25,000	Only exterior perimeter columns and beams
07 90 00	Joint Protection					
	Interior Architectural Caulking	24,187	sf	\$ 0.50	\$ 12,094	Based on Building SF
	Exterior Caulking		sf	\$ -	\$ -	Included in Storefront pricing, no major caulking assumed
	Expansion Joints - Vertical Building Façade		lf	\$ -	\$ -	Assumed not required
	Expansion Joints - Interior Floors, Walls, Ceilings		lf	\$ -	\$ -	Assumed not required
TOTAL - DIV 7					\$ 1,363,741	

08 OPENINGS						
08 10 00	Doors and Frames					
	Interior SCWD/HM - Single - 3' 0" x 7' 0" WD Finish - Type A	22	ea	\$ 2,470.00	\$ 54,340	Solid Door
	Interior SCWD/HM - Single - 3' 0" x 7' 0" WD Finish - Type B		ea	\$ 2,470.00	\$ -	Door with Small Lite, GL-1 Glass
	Interior SCWD/HM - Single - 3' 0" x 7' 0" WD Finish - Type C	18	ea	\$ 2,750.00	\$ 49,500	Door with Large Glass, GL-1 Glass
	Interior SCWD/HM - Single - 3' 0" x 7' 0" WD Finish - Type C with Side lite	9	ea	\$ 3,000.00	\$ 27,000	Door with Large Glass, GL-1 Glass
	Interior SCWD/HM - Double - 6' 0" x 7' 0" WD Finish - Type A	1	ea	\$ 4,940.00	\$ 4,940	
	Interior SCWD/HM - Double - 6' 0" x 7' 0" WD Finish - Type C	2	ea	\$ 5,500.00	\$ 11,000	
	Sliding Barn Doors to Reading Room	1	ea	\$ 8,000.00	\$ 8,000	
	Exterior HM/HM - Single - 3' 0" x 7' 0" - PT Finish	2	ea	\$ 5,200.00	\$ 10,400	
	Exterior HM/HM - Single - 3' 0" x 7' 0" + 1 1/2ft Small Door - PT Finish	1	ea	\$ 6,000.00	\$ 6,000	
08 33 00	Coiling Doors					
	Security Grilles - At Stair #1	1	ea	\$ 22,400.00	\$ 22,400	Assumes egress is required for Security Grille. Savings for the non-egress model is \$4,900.
08 44 13	Glazed Aluminum Curtain Walls & Storefront Systems					
	Aluminum framed curtain wall with vision glazing (Kawneer)	1,875	sf	\$ 140.00	\$ 262,500	
	Aluminum framed storefront systems	1,861	sf	\$ 115.00	\$ 214,015	All windows are assumed as storefront - not punched windows.
	Aluminum doors/frames/hardware	5	ea	\$ -	\$ -	Cost of the doors is included in glazing cost above
	Aluminum doors/frames/hardware - Auto Operators	6	ea	\$ 4,000.00	\$ 24,000	Automated entry doors assumed
	Interior Auto Operators		ea	\$ 4,000.00	\$ -	Assumed none required
	Automatic Sliding Door at Main Entrance		ea	\$ 25,000.00	\$ -	Assumed none required
	Program Room Operable Curtainwall Doors	456	sf	\$ 331.37	\$ 151,105	NanaWall HSW60 System. 12' Height with Horizontal Mullion
08 50 00	Windows and Glass					
	<u>Interior Glass and Glazing</u>					
	Interior Glazing - 4ft System	187	sf	\$ 45.00	\$ 8,415	
	Interior Glazing - Storefront System	364	sf	\$ 55.00	\$ 20,020	
	Interior Glazing - G-4	123	sf	\$ 55.00	\$ 6,765	At Level 2 Study Rms, Lam Saf. Glass with Silk Screen
	<u>Exterior Glass and Glazing</u>					
	Aluminum Windows	1,450	sf	\$ 115.00	\$ 166,750	
	Tempered Glass Handrail	95	lf	\$ 245.00	\$ 23,275	Level 2 Patio, 42" Height
	Drive-Up Book Return Windows	1	ea	\$ 1,500.00	\$ 1,500	
08 62 00	Skylights					
	Skylight Above Stair 1	1	ea	\$ 40,000.00	\$ 40,000	160SF, Alternate 7 (\$250/sf)
	Skylight Above Adult Book Shelving	3	ea	\$ 10,000.00	\$ 30,000	55SF each, Alternate 8 (\$181/sf)
	Crane Pick for Skylight	1	ls	\$ 15,000.00	\$ 15,000	
TOTAL - DIV 8					\$ 1,156,925	

NEW LIBRARY BUILDING

09 FINISHES	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
09 20 00	Plaster and Gypsum Board					
	<u>Building Envelope Framing System</u>					
	Non-load bearing 6" metal stud framing at exterior walls	8,563	sf	\$ 21.50	\$ 184,105	For siding
	1/2" gypsum sheathing	8,563	sf	\$ 3.50	\$ 29,971	No taped joints
	<u>Interior GWB Wall Assemblies</u>					
	GWB Only - Interior Side of Exterior Wall		sf	\$ 12.15	\$ -	GWB Only, Assumed drywall goes to deck above
	GWB - 1 Sided	5,694	sf	\$ 12.15	\$ 69,182	3 5/8" stud with 5/8" GWB 1 Side
	GWB - Stud Wall	18,569	sf	\$ 14.58	\$ 270,736	3 5/8" stud w/ 1 layer 5/8" GWB each side, acoustic insulation , Assumed drywall goes to deck above.
	Use of Cementitious Backer Board	2,336	sf	\$ 2.00	\$ 4,672	At Bathroom tiled walls
	Use of 1 Hour Fire Rated Wall	1,900	sf	\$ 2.00	\$ 3,800	
	Use of 2 Hour Fire Rated Wall		sf	\$ 2.00	\$ -	3 5/8" stud w/ 5/8" GWB 4 layers.
	<u>Interior GWB Ceiling Assemblies</u>					
	GWB Ceilings	454	sf	\$ 9.75	\$ 4,427	
	GWB Soffits	220	sf	\$ 9.75	\$ 2,145	
	GWB Bulkheads - 10% of Total ACT & Gyp Ceiling Areas	1,987	sf	\$ 15.00	\$ 29,805	
09 30 00	Tiling					
	<u>Tile/Stone Flooring</u>					
	Porcelain Tile - Floor	1,335	sf	\$ 33.00	\$ 44,055	Lobby Areas, Stair 1, Elevator
	Porcelain Tile - Stairs	198	sf	\$ 65.00	\$ 12,870	
	Ceramic Tile - Floor	501	sf	\$ 30.00	\$ 15,030	Bathrooms
	<u>Tile/Stone Wall Finish</u>					
	Ceramic Wall Tile	2,538	sf	\$ 19.00	\$ 48,222	Assumed to the ceiling on all walls in bathroom
	<u>Misc. Tile Supplementary Components</u>					
	Waterproofing Membrane - fleece polyethylene grid (under tile floors)	2,034	sf	\$ 12.00	\$ 24,408	Assumed Floor & up 12" on walls
09 50 00	Ceilings					
	<u>Acoustical Panel Ceilings</u>					
	ACT-1 9/16" w/ 24"x48" Panels	19,416	SF	\$ 6.50	\$ 126,204	Armstrong Ultima 1914, square edge
	ACT-2 9/16" w/ 24"x24" Panels	984	SF	\$ 7.30	\$ 7,183	Armstrong Ultima 1911, square edge
09 60 00	Flooring					
	<u>Resilient Flooring, Base and Accessories</u>					
	Carpet Tile	16,743	sf	\$ 5.50	\$ 92,087	Layline by Milliken Carpet
	Sheet Vinyl	1,418	sf	\$ 14.00	\$ 19,852	Stonghold 30 by Altro
	Recessed Grill/Walk Off Mat	376	sf	\$ 42.00	\$ 15,792	Liaison Collection by Mannington
	VCT	571	sf	\$ 9.00	\$ 5,139	Standard Excelon by Armstrong
	Sealed Concrete	492	sf	\$ 3.00	\$ 1,476	
	<u>Base</u>					
	4" Traditional Base (WB-1)	3,190	LF	\$ 5.90	\$ 18,821	
	Porcelain Tile Base	357	LF	\$ 17.00	\$ 6,069	
	Schluter Cove Trim	282	LF	\$ 10.00	\$ 2,820	
09 70 00	Wall Finishes					
	Unspecified Wall Finishes Allowance	1	allow	\$ 7,500.00	\$ 7,500	
09 90 00	Painting and Coating					
	<u>Interior Painting</u>					
	Painted GWB Walls	32,527	vsf	\$ 0.95	\$ 30,901	
	Epoxy Paint		sf	\$ 4.00	\$ -	None Assumed
	Painted GWB Ceilings	376	sf	\$ 1.50	\$ 564	
	Exterior Siding Paint	8,563	sf	\$ 3.00	\$ 25,689	
	Touch-Up / Patching Post Equipment Move in	1	ls	\$ 5,000.00	\$ 5,000	
TOTAL - DIV 9					\$	1,108,523

NEW LIBRARY BUILDING

10	SPECIALTIES	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
10 10 00	Information Specialties						
		<u>Wall and Door Protection</u>					
		Wall Protection	1	allow	\$ 4,000.00	\$ 4,000	None Specified
		Handrail/Crash rail	1	allow	\$ 3,500.00	\$ 3,500	None Specified
		Corner Guards	30	ea	\$ 150.00	\$ 4,500	
		Dry Erase Surfaces	1	allow	\$ 3,500.00	\$ 3,500	
		<u>Toilet, Bath, and Laundry Accessories</u>					
		Toilet Accessories Per Bathroom	9	ea	\$ 750.00	\$ 6,750	
		Hand Sanitizer Dispenser		ea	\$	\$ -	Included Above in Toilet Accessories
		Soap Dispenser		ea	\$	\$ -	Included Above in Toilet Accessories
		Paper Towel Dispensers		ea	\$	\$ -	Included Above in Toilet Accessories
		Grab Bars		ea	\$	\$ -	Included Above in Toilet Accessories
		Toilet Paper Holder		ea	\$	\$ -	Included Above in Toilet Accessories
		Sanitary Napkin Disposal		ea	\$	\$ -	Included Above in Toilet Accessories
		Bathroom Mirrors - Framed	9	ea	\$ 75.00	\$ 675	
		Baby Changing Station	2	ea	\$ 750.00	\$ 1,500	Assumed at 2 Public Toilets
		Janitor's Closet Accessories - mop sink, rack, shelf	1	ea	\$ 500.00	\$ 500	per janitor's closet
10 10 00	Information Specialties						
		Interior Signage	24,187	sf	\$ 0.80	\$ 19,350	
		Exterior Building Signage	1	ls	\$ 4,000.00	\$ 4,000	
		Exterior Directional Signage	1	ls	\$ 2,500.00	\$ 2,500	
		Exterior Monumental Signage	1	ls	\$ 6,000.00	\$ 6,000	Included in Alternate #1 Deduct
10 22 30	Operable Partitions						
		Operable Partitions - Vertical	1	ls	\$ 87,000.00	\$ 87,000	Vertical partition to separate rooms 102 and 103
		Operable Partitions - Horizontal	1	ls	\$ 91,000.00	\$ 91,000	For 3 operable partitions in room 102
10 40 00	Safety Specialties						
		<u>Fire Extinguishers and Cabinets</u>					
		Fire Extinguishers	10	ea	\$ 225.00	\$ 2,250	
		Fire Extinguisher Cabinets	5	ea	\$ 750.00	\$ 3,750	
10 50 00	Storage Specialties						
		<u>Lockers</u>					
		Lockers - Metal	7	ea	\$ 175.00	\$ 1,225	
		Locker Bench	1	ea	\$ 1,450.00	\$ 1,450	
10 71 13	Exterior Sun Control System						
		Curtainwall Sunshades	71	lf	\$ 500.00	\$ 35,500	32" System not covered in Div. 8 Curtainwall
TOTAL - DIV 10						\$ 278,950	
11	EQUIPMENT						
11 40 00	Food Service Equipment						
		Refrigerator	1	ea	\$ 2,500.00	\$ 2,500	
		Microwave	1	ea	\$ 300.00	\$ 300	
11 90 00	Other Equipment						
		TV/Monitor Brackets	10	ea	\$ 150.00	\$ 1,500	Wty TBD - assumed 10
TOTAL - DIV 11						\$ 4,300	
12	FURNISHINGS						
12 20 00	Window Treatments						
		Window Treatment - Motorized Shades		sf	\$ 40.00	\$ -	Assumed not Required
		Window Treatment - Manual Shades	3,971	sf	\$ 21.00	\$ 83,391	At Aluminum Windows, Storefronts, and Curtainwalls
12 50 00	Furniture						
		All non-fixed furniture presumed by owner					See Matrix
		Book Drop Units	2	ea	\$ 2,000.00	\$ 4,000	
TOTAL - DIV 12						\$ 87,391	

NEW LIBRARY BUILDING

	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
13	SPECIAL CONSTRUCTION					
14	CONVEYING SYSTEMS					
14 20 00	Elevators					
	Elevators - Passenger / 2-stop	1	ls	\$ 118,000.00	\$ 118,000	2,500lb, Kone EcoSpace BOD, 2-stop MRL
TOTAL - DIV 14					\$ 118,000	
21	FIRE SUPPRESSION					
21 10 00	Water Based Fire Suppression Systems					
	Fire Protection - Wet System	1	ls	\$ 164,586.00	\$ 164,586	
	Pre-Action System		ls	\$	-	Assumed not required
	Fire Pump		ls	\$	-	Assumed not required
TOTAL - DIV 21					\$ 164,586	
22	PLUMBING					
22 00 00	Plumbing					See Detailed Estimate Backup
	FOUNDATION DRAINAGE	1	ls	\$ 16,820	\$ 16,820	
	PUMPED DRAIN PIPING	1	ls	\$ 7,918	\$ 7,918	
	STORM PIPING	1	ls	\$ 148,965	\$ 148,965	
	SANITARY PIPING	1	ls	\$ 90,971	\$ 90,971	
	DOMESTIC WATER PIPING	1	ls	\$ 104,498	\$ 104,498	
	GAS PIPING	1	ls	\$ 29,974	\$ 29,974	
	PLUMBING INSULATION	1	ls	\$ 28,098	\$ 28,098	
	PLUMBING EQUIPMENT	1	ls	\$ 8,601	\$ 8,601	
	PLUMBING FIXTURES & ROUGH-IN	1	ls	\$ 53,364	\$ 53,364	
	PLUMBING GENERAL CONDITIONS	1	ls	\$ 12,230	\$ 12,230	
	PLUMBING SUPERVISION	1	ls	\$ 25,577	\$ 25,577	
	PLUMBING COMMISSIONING ASSISTANCE	1	ls	\$ 7,338	\$ 7,338	
	PLUMBING BIM	1	ls	\$ 7,059	\$ 7,059	
	PLUMBING BOND	1	ls	\$ 5,414	\$ 5,414	
TOTAL - DIV 22					\$ 546,828	
23	HVAC					
23 00 00	HVAC					See Detailed Estimate Backup
	HEATING WATER PIPING	1	ls	\$ 235,561	\$ 235,561	
	CONDENSATE DRAIN PIPING	1	ls	\$ 8,318	\$ 8,318	
	INTAKE/EXHAUST PIPING	1	ls	\$ 15,963	\$ 15,963	
	REFRIGERANT PIPING	1	ls	\$ 11,183	\$ 11,183	
	HVAC INSULATION	1	ls	\$ 103,683	\$ 103,683	
	AUTOMATIC TEMPERATURE CONTROL	-	ls	\$ 194,000	\$ -	Included in Div. 25 Below
	TEST, BALANCE, ADJUST	1	ls	\$ 38,045	\$ 38,045	
	DUCTWORK	1	ls	\$ 485,561	\$ 485,561	
	HVAC EQUIPMENT	1	ls	\$ 397,502	\$ 397,502	
	HVAC GENERAL CONDITIONS	1	ls	\$ 37,245	\$ 37,245	
	HVAC SUPERVISION	1	ls	\$ 73,148	\$ 73,148	
	HVAC COMMISSIONING ASSISTANCE	1	ls	\$ 22,347	\$ 22,347	
	HVAC BIM	1	ls	\$ 20,189	\$ 20,189	
	HVAC BOND	1	ls	\$ 16,427	\$ 16,427	
TOTAL - DIV 23					\$ 1,465,174	
25	INTEGRATED AUTOMATION					
25 50 00	Integrated Automation Facility Controls					
	Automated Building Controls Scope	1	ls	\$ 194,000	\$ 194,000	
TOTAL - DIV 25					\$ 194,000	

NEW LIBRARY BUILDING

	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
26	ELECTRICAL					
26 10 00	Electrical					See Detailed Estimate Backup
	1 - LIGHTING	1	ls	\$ 397,411	\$ 397,411	
	1a - ARCHITECTURAL FEATURE LIGHTING	1	allow	\$ 50,000	\$ 50,000	Based on lighting cutsheets provided
	2 - LIGHTING CONTROLS	1	ls	\$ 74,676	\$ 74,676	
	3 - BRANCH POWER	1	ls	\$ 136,438	\$ 136,438	
	4 - SWITCHGEAR & PANELS	1	ls	\$ 107,428	\$ 107,428	
	5 - FEEDERS	1	ls	\$ 71,127	\$ 71,127	
	6 - EMERGENCY GENERATOR	-	ls	\$ 76,962	\$ -	
	7 - MECHANICAL CONNECTIONS	1	ls	\$ 52,317	\$ 52,317	
	8 - GROUNDING	1	ls	\$ 10,940	\$ 10,940	
	9 - PRIMARY SERVICE	-	ls	\$ 21,269	\$ -	
	10 - SITE LIGHTING	-	ls	\$ 178,547	\$ -	
	11 - SITE TELE/DATA DUCT BANK	-	ls	\$ 28,914	\$ -	
	12 - CABLE TRAY	-	ls	\$ 4,904	\$ -	SKIP -- Carried in Div 27
	13 - TELE/DATA ROUGH IN	-	ls	\$ 31,063	\$ -	SKIP -- Carried in Div 27
	14 - TELE/DATA CABLING	-	ls	\$ 59,687	\$ -	SKIP -- Carried in Div 27
	15 - A/V ROUGH IN	-	ls	\$ 7,950	\$ -	SKIP -- Carried in Div 27
	16 - A/V SYSTEM & CABLING	-	ls	\$ -	\$ -	SKIP -- Carried in Div 27
	17 - FIRE ALARM	-	ls	\$ 83,276	\$ -	SKIP - Carried in Div 28
	18 - CATV	-	ls	\$ 13,170	\$ -	SKIP - Carried in Div 28
	19 - SECURITY ROUGH IN	-	ls	\$ 18,152	\$ -	SKIP - Carried in Div 28
	20 - SECURITY CABLING & EQUIPMENT	-	ls	\$ 138,754	\$ -	SKIP - Carried in Div 28
	21 - EMERGENCY CALL	-	ls	\$ 7,700	\$ -	SKIP - Carried in Div 28
	BIM Allowance	1	ls	\$ 6,728	\$ 6,728	
	Commissioning Assistance	1	ls	\$ 6,796	\$ 6,796	
	Temporary Power & Light	1	ls	\$ 17,543	\$ 17,543	
	E.C. General Conditions	1	ls	\$ 38,794	\$ 38,794	
TOTAL - DIV 26					\$ 970,198	
27	COMMUNICATIONS					
27 20 00	Data Communications					
	12 - CABLE TRAY	1	ls	\$ 4,904	\$ 4,904	
	13 - TELE/DATA ROUGH IN	1	ls	\$ 31,063	\$ 31,063	
	14 - TELE/DATA CABLING	1	ls	\$ 59,687	\$ 59,687	
	Extend Fiber Line from Town Hall to New Library Location	1	allow	\$ 40,000.00	\$ 40,000	Town hall is approximately 1900ft away, Assumes existing raceway between property site and town hall can be utilized and extended to new building footprint.
27 50 00	Distributed Communications and Monitoring Systems					
	16 - A/V SYSTEM & CABLING	1	ls	\$ -	\$ -	
	15 - A/V ROUGH IN	1	ls	\$ 7,950	\$ 7,950	
TOTAL - DIV 27					\$ 143,603	
28	ELECTRONIC SAFETY & SECURITY					
28 00 00	Electronic Safety /Security & Video Surveillance					
	18 - CATV	1	ls	\$ 13,170	\$ 13,170	
	19 - SECURITY ROUGH IN	1	ls	\$ 18,152	\$ 18,152	
	20 - SECURITY CABLING & EQUIPMENT	1	ls	\$ 138,754	\$ 138,754	
28 40 00	Life Safety Systems					
	Distributive Antennae System Allowance		sf	\$ -	\$ -	Not Shown on SD Documents
	17 - FIRE ALARM	1	ls	\$ 83,276	\$ 83,276	
	21 - EMERGENCY CALL	1	ls	\$ 7,700	\$ 7,700	
TOTAL - DIV 28					\$ 261,052	
TOTAL NEW LIBRARY BUILDING					\$ 9,724,448	

SITWORK & DEMO

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
02 EXISTING CONDITIONS					
02 40 00 Hazardous Material Remediation					
Selective Exterior Asbestos Abatement - Roof Flashings	430	sf	\$ 10.00	\$ 4,300	
Selective Interior Asbestos Abatement - Flooring & Adhesive	4,500	sf	\$ 16.50	\$ 74,250	
Selective Interior Abatement - Lead Porcelain Fixtures	4	ea	\$ 1,500.00	\$ 6,000	
Selective Interior PCB Abatement: Interior Door Frame Caulk	6	ea	\$ 750.00	\$ 4,500	
Selective Interior Asbestos Abatement: Interior Fire Doors	21	ea	\$ 400.00	\$ 8,400	
Selective Exterior PCB Abatement: Window Caulk	20	ea	\$ 750.00	\$ 15,000	
Selective Interior PCB Ballast & Light Removals (Universal Waste)	19,800	sf	\$ 0.39	\$ 7,746	
Lead-Based Paint Abatement	19,800	sf	\$ -	\$ -	- Assumed Not Required - Bulk Demo of Building
Hydraulic Fluid Reclaim - Elevator System	1	ls	\$ -	\$ -	- Assumed Not Required - Bulk Demo of Building
Freon & Refrigerant Reclaim	1	ls	\$ 2,500.00	\$ 2,500	
02 60 00 Building Demolition					
Cut/Cap Utilities	1	ls	\$ 9,315.00	\$ 9,315	Sewer, Gas, Power, Data, Water
Building Demolition	19,800	sf	\$ 19.00	\$ 376,200	Demo & Hauling included
TOTAL - DIV 2				\$ 508,211	
03 CONCRETE					
04 MASONRY					
05 METALS					
06 WOOD, PLASTICS, AND COMPOSITES					
07 THERMAL & MOISTURE PROTECTION					
08 OPENINGS					
09 FINISHES					
10 SPECIALTIES					
11 EQUIPMENT					
12 FURNISHINGS					
13 SPECIAL CONSTRUCTION					
14 CONVEYING SYSTEMS					
21 FIRE SUPPRESSION					
22 PLUMBING					
23 HVAC					
25 INTEGRATED AUTOMATION					
26 ELECTRICAL					
26 30 00 Facility Power Generating and Storing Equipment					
Emergency Generators	1	ea	\$ 76,962.00	\$ 76,962	
Primary Power Service	1	ls	\$ 21,269.36	\$ 21,269	
26 50 00 Lighting					
Site Lighting	1	ls	\$ 178,547.32	\$ 178,547	
11 - SITE TELE/DATA DUCT BANK	1	ls	\$ 28,913.78	\$ 28,914	
TOTAL - DIV 26				\$ 305,692	
27 COMMUNICATIONS					
28 ELECTRONIC SAFETY & SECURITY					

SITWORK & DEMO

31	EARTHWORK	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
31 00 00	Earthwork						
		Site Clearing, Grubbing, Existing Pavement Demolition	2.6	acre	\$ 10,000.00	\$ 26,133	
		Existing Parking Area - Asphalt Demolition		sf	\$ 1.00	\$ -	Included in Asphalt reclamation line in Div. 32 below.
		<u>Excavation - Mass Site Operation</u>					
		Bulk Cut to Fill	562	cy	\$ 15.00	\$ 8,430	
		Bulk Cut to Export - Building Foundations and Footings	1,380	cy	\$ 42.00	\$ 57,960	
		Bulk Cut to Export - Stripping for Parking Areas	766	cy	\$ 42.00	\$ 32,186	Cut required for 19" parking lot cross section only at areas that do not have existing parking.
		Bulk Cut to Export - Site Cut Up to Face of Retaining Walls	1,657	cy	\$ 42.00	\$ 69,594	Minor adjustments of site grades and cut into hillside.
		Bulk Cut to Export - 6ft Horizontal Excavation into Hill for Retaining Wall Reinforced Backfill	529	cy	\$ 42.00	\$ 22,205	Assumes cutting 6ft horizontally additional into hillside for new fill behind retaining wall. Civil detail does not indicate how much existing material needs to be cut from behind the retaining wall and replaced.
		Bulk Cut to Fill for Retaining Wall Backfill	441	cy	\$ 15.00	\$ 6,609	
		Drainage Aggregate for Retaining Wall	88	cy	\$ 30.00	\$ 2,643	
		Rock excavation and removal		cy allow	\$ 140.00	\$ -	None Assumed
		Rock excavation and removal - Utilities		cy allow	\$ 140.00	\$ -	None Assumed
		Sediment & Erosion Control	1	allow	\$ 15,000.00	\$ 15,000	check dams, perimeter controls, staked haybales, etc. No extreme mechanical measures
		Dewatering (rainwater only)	1	allow	\$ 1,000.00	\$ 1,000	Assumes use of 2" pump with onsite storage
TOTAL - DIV 31						\$ 241,759	
32	EXTERIOR IMPROVEMENTS						
321100	Paving						
		Reclamation of Existing Parking Area Where New Parking Lots Overlap - 6" Cut	36,483	sf	\$ 1.30	\$ 47,428	
		Asphalt pavement - parking areas & drive aisles - Fine Grade	5,506	sy	\$ 2.50	\$ 13,764	
		Asphalt pavement - parking areas & drive aisles - 2/ 1.5" layers asphalt	496	Tons	\$ 430.00	\$ 213,069	1.5" Binder / 1.5" Class 2 Topcoat
		Asphalt pavement - parking areas & drive aisles - Subgrade - 10" Gravel Base and 6" Processes Stone	678	cy	\$ 35.00	\$ 23,716	At the areas where there is no existing parking but new parking will be installed.
		Asphalt pavement - parking areas & drive aisles - Subgrade - 6" Only - For Areas with Existing Parking	676	cy	\$ 35.00	\$ 23,646	At areas where there are existing parking lots and we are only cutting out 6" of existing material.
32 13 13	Concrete Paving						
		<u>Site Concrete</u>					
		Pedestrian Walkways/Sidewalks	2,856	sf	\$ 20.00	\$ 57,120	
		Concrete Patio	1,092	sf	\$ -	\$ -	Assumed at Children's Sitting Area and at North Side Seat Wall Patio. Included in hardscape budget below.
		Site Stairs / Ramps	73	lf	\$ 500.00	\$ 36,500	
		CIP Seat Wall		cy	\$ 550.00	\$ -	Included in hardscape budget below
		Concrete Curb	2,450	lf	\$ 37.00	\$ 90,650	
		<u>Miscellaneous</u>					
		Site Concrete Pads	418	sf	\$ 30.00	\$ 12,540	inc. generator, dumpster, transformer, etc.
		Site Lighting Bases	25	ea	\$ 750.00	\$ 18,750	Precast bases including setting
32 14 00	Unit Pavers						
		Masonry Wall For Library Sign	406	sf	\$ -	\$ -	Included in hardscape budget below
323200	Site Retaining Walls						
		Site retaining wall - Modular Block	2,379	sf	\$ 56.00	\$ 133,228	Assumes 8' or less, no geogrid
32 47 00	Building Perimeter Security						
		Chain-link Fencing - Children's Sitting Area		lf	\$ 50.00	\$ -	Included in Hardscape Budget below
		Dumpster 8ft Vinyl Fence with Swing Gates	60	lf	\$ 50.00	\$ 3,000	
		Bollards - Stainless Steel	6	ea	\$ 3,000.00	\$ 18,000	
		Bollards - Painted	4	ea	\$ 1,000.00	\$ 4,000	

SITWORK & DEMO

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
32 90 00 Plantings					
Evergreens	57	ea			Included Below
Trees	29	ea			Included Below
Shrubs	16	ea			Included Below
Perennials	93	ea			Included Below
Lawn	39,731	sf			Included Below
Ground Cover	2,563	sf			Included Below
Brick Pavers	3,565	sf			Included Below
Bench	6	ea			Included Below
Planter - 4ft	4	ea			Included Below
Flower Bed	433	sf			Included Below
Hardscape Scope	1	ls	\$ 130,000.00	\$ 130,000	Brick Pavers, Seat Walls, Children's Steps and Fence
Landscaping Scope	1	ls	\$ 136,000.00	\$ 136,000	Includes items from preliminary landscape drawings and quantities listed above
TOTAL - DIV 32				\$ 961,412	
33 SITE UTILITIES					
33 10 00 Water/Fire Water Utilities					
Fire Service - 6" DIP	114	lf	\$ 200.00	\$ 22,800	
Water main - 2" Copper	114	lf	\$ 100.00	\$ 11,400	
Tie into existing	2	ea	\$ 6,500.00	\$ 13,000	
Water - valve & valve box	2	ea	\$ 3,000.00	\$ 6,000	
Water - meter & vault	1	ea	\$ 8,000.00	\$ 8,000	assumes 1 water service entrance, No meter on fire.
Hydrants	1	ea	\$ 7,500.00	\$ 7,500	Assumes 1 hydrant
Restoration of disturbed areas	1	ea	\$ 7,000.00	\$ 7,000	
Traffic Control	1	ls	\$ 5,000.00	\$ 5,000	assumes 2 flaggers for duration of activity. Police detail and road closure permits are not included
33 30 00 Sanitary Sewer					
Sanitary sewer - 8"	43	lf	\$ 300.00	\$ 12,900	
Sanitary sewer manholes	-	ea	\$ 8,500.00	\$ -	Assumes none are required
Tie into existing Sewer	1	ea	\$ 6,500.00	\$ 6,500	
Restoration of disturbed areas	1	ea	\$ 15,000.00	\$ 15,000	
Traffic Control	1	ls	\$ 10,000.00	\$ 10,000	assumes 2 flaggers for duration of activity. Police detail and road closure permits are not included
33 40 00 Stormwater Utilities					
Piping - 4" HDPE Perforated	426	lf	\$ 20.00	\$ 8,520	For Retaining Wall Drainage
Piping - 12" HDPE	579	lf	\$ 80.00	\$ 46,320	Assumed for all new storm piping onsite
Piping - 15" HDPE		lf	\$ 87.00	\$ -	None Assumed
Storm Inlets/yard drains	5	ea	\$ 4,000.00	\$ 20,000	
Storm Manholes	6	ea	\$ 5,000.00	\$ 30,000	
<u>Stormwater Detention Galleries</u>					
Site Storm Water - Storm Detention Galleries Modification	1	allow	\$ 25,000.00	\$ 25,000	Existing to remain and to be expanded as necessary
33 70 00 Electrical Utilities					
Telecom Feed to Library	1	allow	\$ 15,000.00	\$ 15,000	excavation & restoration only, Electrical price as 2/5" conduits - no concrete duct bank by owner/utility company
Primary Electrical Feed (North Street to Transformer)		lf	\$ -	\$ -	
Restore finishes to support utility tie-ins	1	ls	\$ 5,000.00	\$ 5,000	Telecom, Electrical
Secondary Electrical Feed (Transformer to Building)		lf	\$ -	\$ -	See Division 26 Building
TOTAL - DIV 33				\$ 274,940	
TOTAL SITWORK & DEMO				\$ 2,292,014	

CHAPTER

3



PROJECT ALTERNATES

ALTERNATE SUMMARY

COST

1	At Meriden Ave/Main Street Corner - Deduct Corner Pavers and Site Signage Wall	\$ (48,639)
2	Deduct Community Pavilion Plaza Hardscape - North End of Building	\$ (111,375)
3	Deduct Children's Reading Plaza, Seat Wall, and Fencing - Southeast Corner of the Building	\$ (24,805)
4	Deduct Sliding Glass Wall at North Face of Community Pavilion	\$ (123,097)
5	Deduct Drive-Up Transaction Window	\$ (1,871)
6	Deduct Roof Paver Pedestals and Wearing Surface Pavers	\$ (62,381)
7	Deduct Skylight Over Main Stair	\$ (45,179)
8	Deduct Skylight Over Adult Stack Area Main Aisle	\$ (35,776)
9	Deduct Roof Screen Around Low Roof Area Mechanical Equipment	\$ (44,665)
10	Deduct Roof Screen Around Second Floor Roof Area Mechanical Equipment	\$ (87,957)
	Total	\$ (585,746)

ALTERNATE PRICING

ALTERNATE #1

At Meriden Ave/Main Street Corner - Deduct Corner Pavers and Site Signage Wall

Deduct Pavers and Site Signage Wall	(1)	ls	\$	27,985.00	\$	(27,985)
Deduct Site Lighting	(1)	ls	\$	5,000.00	\$	(5,000)
Deduct Signage	(1)	ls	\$	6,000.00	\$	(6,000)

ALTERNATE #1 SUBTOTAL **\$ (38,985)**

General Requirements	\$	(1,170)	3.00%
Escalation - Q2 2023 Start	\$	(1,205)	3.00%
Construction Contingency	\$	(1,241)	3.00%
CM GC's	\$	(2,875)	6.75%
CM Fee	\$	(1,023)	2.25%
CM General Liability Insurance	\$	(465)	1.00%
CM P&P Bond	\$	(258)	0.55%
Estimating Contingency	\$	(1,417)	3.00%

ALTERNATE #1 TOTAL **\$ (48,639)**

ALTERNATE #2

Deduct Community Pavilion Plaza Hardscape - North End of Building

Deduct Seat Wall and Pavers	(1)	ls	\$	81,770.00	\$	(81,770)
Deduct Site Lighting	(1)	ls	\$	7,500.00	\$	(7,500)
					\$	-

ALTERNATE #2 SUBTOTAL **\$ (89,270)**

General Requirements	\$	(2,678)	3.00%
Escalation - Q2 2023 Start	\$	(2,758)	3.00%
Construction Contingency	\$	(2,841)	3.00%
CM GC's	\$	(6,584)	6.75%
CM Fee	\$	(2,343)	2.25%
CM General Liability Insurance	\$	(1,065)	1.00%
CM P&P Bond	\$	(591)	0.55%
Estimating Contingency	\$	(3,244)	3.00%

ALTERNATE #2 TOTAL **\$ (111,375)**

ALTERNATE #3

Deduct Children's Reading Plaza, Seat Wall, and Fencing - Southeast Corner of the Building

Deduct Seating Wall, Pavers and Fence	(1)	ls	\$	19,882.00	\$	(19,882)
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ALTERNATE #3 SUBTOTAL **\$ (19,882)**

General Requirements	\$	(596)	3.00%
Escalation - Q2 2023 Start	\$	(614)	3.00%
Construction Contingency	\$	(633)	3.00%
CM GC's	\$	(1,466)	6.75%
CM Fee	\$	(522)	2.25%
CM General Liability Insurance	\$	(237)	1.00%
CM P&P Bond	\$	(132)	0.55%
Estimating Contingency	\$	(722)	3.00%

ALTERNATE #3 TOTAL **\$ (24,805)**

ALTERNATE #4

Deduct Sliding Glass Wall at North Face of Community Pavilion

Deduct Operable Glazing System	(1)	ls	\$	151,105.10	\$	(151,105)
Install Storefront System Instead	456	ea	\$	115.00	\$	52,440

ALTERNATE #4 SUBTOTAL **\$ (98,665)**

General Requirements	\$	(2,960)	3.00%
Escalation - Q2 2023 Start	\$	(3,049)	3.00%
Construction Contingency	\$	(3,140)	3.00%
CM GC's	\$	(7,277)	6.75%
CM Fee	\$	(2,590)	2.25%
CM General Liability Insurance	\$	(1,177)	1.00%
CM P&P Bond	\$	(654)	0.55%

Estimating Contingency					\$	(3,585)	3.00%
ALTERNATE #4 TOTAL					\$	(123,097)	

ALTERNATE #5

Deduct Drive-Up Transaction Window

Deduct Adder for Drive-Up Transaction Window	(1)	ls	\$	1,500.00	\$	(1,500)	
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ALTERNATE #5 SUBTOTAL					\$	(1,500)	
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General Requirements					\$	(45)	3.00%
Escalation - Q2 2023 Start					\$	(46)	3.00%
Construction Contingency					\$	(48)	3.00%
CM GC's					\$	(111)	6.75%
CM Fee					\$	(39)	2.25%
CM General Liability Insurance					\$	(18)	1.00%
CM P&P Bond					\$	(10)	0.55%
Estimating Contingency					\$	(55)	3.00%

ALTERNATE #5 TOTAL					\$	(1,871)	
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ALTERNATE #6

Deduct Roof Paver Pedestals and Wearing Surface Pavers

Deduct Roof Paver Pedestals and Wearing Surface Pavers	(1)	ls	\$	50,000.00	\$	(50,000)	
Eliminate Glass Railing System							Remains in Base (\$25k)

ALTERNATE #6 SUBTOTAL					\$	(50,000)	
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General Requirements					\$	(1,500)	3.00%
Escalation - Q2 2023 Start					\$	(1,545)	3.00%
Construction Contingency					\$	(1,591)	3.00%
CM GC's					\$	(3,688)	6.75%
CM Fee					\$	(1,312)	2.25%
CM General Liability Insurance					\$	(596)	1.00%
CM P&P Bond					\$	(331)	0.55%
Estimating Contingency					\$	(1,817)	3.00%

ALTERNATE #6 TOTAL					\$	(62,381)	
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ALTERNATE #7

Deduct Skylight Over Main Stair

Deduct Skylight Over Main Stair	(1)	ls	\$	40,000.00	\$	(40,000)	
Deduct Skylight Flashing	(1)	ls	\$	1,500.00	\$	(1,500)	
Install Roofing System Where Skylight Was Located	159	sf	\$	33.26	\$	5,288	

ALTERNATE #7 SUBTOTAL					\$	(36,212)	
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General Requirements					\$	(1,086)	3.00%
Escalation - Q2 2023 Start					\$	(1,119)	3.00%
Construction Contingency					\$	(1,153)	3.00%
CM GC's					\$	(2,671)	6.75%
CM Fee					\$	(950)	2.25%
CM General Liability Insurance					\$	(432)	1.00%
CM P&P Bond					\$	(240)	0.55%
Estimating Contingency					\$	(1,316)	3.00%

ALTERNATE #7 TOTAL					\$	(45,179)	
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ALTERNATE #8

Deduct Skylight Over Adult Stack Area Main Aisle

Deduct Skylight Over Adult Stack Area Main Aisle	(1)	ls	\$	30,000.00	\$	(30,000)	
Deduct Skylight Flashing	(1)	ls	\$	2,500.00	\$	(2,500)	
Install Roofing System Where Skylight Was Located	115	sf	\$	33.26	\$	3,825	

ALTERNATE #8 SUBTOTAL					\$	(28,675)	
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General Requirements					\$	(860)	3.00%
Escalation - Q2 2023 Start					\$	(886)	3.00%
Construction Contingency					\$	(913)	3.00%
CM GC's					\$	(2,115)	6.75%
CM Fee					\$	(753)	2.25%
CM General Liability Insurance					\$	(342)	1.00%
CM P&P Bond					\$	(190)	0.55%
Estimating Contingency					\$	(1,042)	3.00%

ALTERNATE #8 TOTAL					\$	(35,776)	
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ALTERNATE #9

Deduct Roof Screen Around Low Roof Area Mechanical Equipment

Deduct Roof Screen Around Low Roof Area Mechanicals	(1)	ls	\$	25,800.00	\$	(25,800)
Deduct Mechanical Screen Flashing	(1)	ls	\$	2,500.00	\$	(2,500)
Deduct Support Post For Mechanical Screens	(1)	ls	\$	7,500.00	\$	(7,500)

ALTERNATE #9 SUBTOTAL **\$ (35,800)**

General Requirements	\$	(1,074)	3.00%
Escalation - Q2 2023 Start	\$	(1,106)	3.00%
Construction Contingency	\$	(1,139)	3.00%
CM GC's	\$	(2,641)	6.75%
CM Fee	\$	(940)	2.25%
CM General Liability Insurance	\$	(427)	1.00%
CM P&P Bond	\$	(237)	0.55%
Estimating Contingency	\$	(1,301)	3.00%

ALTERNATE #9 TOTAL **\$ (44,665)**

ALTERNATE #10

Deduct Roof Screen Around Second Floor Roof Area Mechanical Equipment

Deduct Roof Screen Around 2nd Floor Roof Area Mechanicals	(1)	ls	\$	49,500.00	\$	(49,500)
Deduct Mechanical Screen Flashing	(1)	ls	\$	3,500.00	\$	(3,500)
Deduct Support Post For Mechanical Screens	(1)	ls	\$	17,500.00	\$	(17,500)

ALTERNATE #10 SUBTOTAL **\$ (70,500)**

General Requirements	\$	(2,115)	3.00%
Escalation - Q2 2023 Start	\$	(2,178)	3.00%
Construction Contingency	\$	(2,244)	3.00%
CM GC's	\$	(5,200)	6.75%
CM Fee	\$	(1,850)	2.25%
CM General Liability Insurance	\$	(841)	1.00%
CM P&P Bond	\$	(467)	0.55%
Estimating Contingency	\$	(2,562)	3.00%

ALTERNATE #10 TOTAL **\$ (87,957)**

CHAPTER

4



OWNER SOFT COST BUDGET AND COST RESPONSIBILITY MATRIX

OWNER'S COST ESTIMATE

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
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Overall Owner Project Contingency	4.00%		\$	644,000	
SUBTOTAL - OWNER CONTINGENCY			\$	644,000	

Design Expenses

Architect/Engineering Fees	1	ls	\$ 1,093,500.00	\$ 1,093,500	
Geotechnical Engineer/Environmental Assessment	1	ls	\$ 75,000.00	\$ 75,000	Includes Site Borings
LEED Administration	1	allow	\$ 50,000.00	\$ 50,000	Consultant Hired by Town for USGBC Certification
Haz-Mat Inspection and Inventory - Phase 2	1	ls	\$ 25,000.00	\$ 25,000	Work engaged direct by town. OSHA required testing
Environmental/Haz-Mat Monitoring Consulting During Construction	1	ls	\$ 10,000.00	\$ 10,000	Work engaged direct by town.
SUBTOTAL - DESIGN EXPENSES			\$	1,253,500	

Other Expenses

Special Inspections	1	ls	\$ 15,000.00	\$ 15,000	State of Special Inspection requirements to comply with IBC
Testing Laboratory - Concrete / Compaction / Steel	1	ls	\$ 25,000.00	\$ 25,000	Testing Lab direct costs, engaged direct by town.
MEP Commissioning	1	ls	\$ 50,000.00	\$ 50,000	Enhanced commissioning required for LEED Silver, engaged direct by town.
Moving and Relocation Fees	1	ls	\$ 62,000.00	\$ 62,000	Mover Fees & breakdown/assembly as needed.
Utility Connection Charges - Eversource Gas & Elect	1	ls	\$ 25,000.00	\$ 25,000	Connection/Tapping fees paid direct by town
Utility Connection - Phone/Data/CATV	1	ls	\$ 10,000.00	\$ 10,000	ISP Costs to Demark
Building Permit	1	ls	\$ -	\$ -	Assumed No Cost Being Town Project
Builders Risk & Property Insurance	16	mos	\$ 1,800.00	\$ 28,800	
Clerk of the Works Allowance	1	ls	\$ -	\$ -	Assumed not required
SUBTOTAL - OTHER EXPENSES			\$	215,800	

FF&E Expenses

Exterior Elements

Children's Seating Area - Furniture Allowance	1	allow	\$ 6,000.00	\$ 6,000	
6' Fixed Wood Benches	4	ea	\$ 2,200.00	\$ 8,800	
Trash Receptacles - Exterior	3	ea	\$ 600.00	\$ 1,800	
Entry Mats / Loose Carpets	1	ls	\$ 1,000.00	\$ 1,000	

Interior Elements

FURNITURE Package Allowance	1	allow	\$ 639,847.00	\$ 639,847	Budget from Tucker Library Interiors
Internet Cafe Room Chairs			\$ -	\$ -	TBD - included in Furniture allowance
Internet Cafe Room Tables			\$ -	\$ -	TBD - included in Furniture allowance
Standard Desk Chairs			\$ -	\$ -	TBD - included in Furniture allowance
Child Desk Chairs			\$ -	\$ -	TBD - included in Furniture allowance
Round Tables			\$ -	\$ -	TBD - included in Furniture allowance
Rectangular Tables			\$ -	\$ -	TBD - included in Furniture allowance
Reception/Circulation Desks			\$ -	\$ -	TBD - included in Furniture allowance
Individual Reading Desks			\$ -	\$ -	TBD - included in Furniture allowance
Couches			\$ -	\$ -	TBD - included in Furniture allowance
Chairs(Furniture)			\$ -	\$ -	TBD - included in Furniture allowance
Exterior Book Return			\$ -	\$ -	TBD - included in Furniture allowance
Children's Furniture - Bean Bags, Kids Chairs, Stools			\$ -	\$ -	TBD - included in Furniture allowance
Maple Veneer Glass Display Box - 32"	75	lf	\$ 500.00	\$ 37,500	
Maple Veneer Glass Display Box - 84"	16	lf	\$ 750.00	\$ 12,000	

OWNER'S COST ESTIMATE

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
BOOK STORAGE					
Book Shelving - Children's - 42"	188	ea	\$ 350.00	\$ 65,800	188 Sections - Assumed to be 3ft Long by 42" tall
Book Shelving - Metal - 54"	162	lf	\$ 500.00	\$ 81,000	Based on 6 - 27' long, 54" tall shelving on Level 2
Book Shelving - Metal - 84"	432	lf	\$ 650.00	\$ 280,800	Based on 16 - 27' long, 84" tall shelving on Level 2
End of Range Shelving	48	ea	\$ 1,250.00	\$ 60,000	At each section of shelving on Levels 1 & 2
Mobile Book Return Carts	1	ls	\$ 5,000.00	\$ 5,000	
Mobile Book Trucks	1	ls	\$ 5,000.00	\$ 5,000	Assumed 5 trucks needed
Book Sale Shelves - Metal - 72"	40	lf	\$ 225.00	\$ 9,000	Estimated about 40ft total in collaboration room - double sided (36" units)
Countertop Displays	1	ls	\$ 1,000.00	\$ 1,000	
Archive Racks	1	ls	\$ 10,000.00	\$ 10,000	Assumed in Local History Room
Children's Displays	1	ls	\$ 5,000.00	\$ 5,000	
End Panels & Canopy Top - Laminate Panels	1	ls	\$ 50,000.00	\$ 50,000	
WALL MOUNTED ITEMS					
Interior Signage	N/A	sf			In Construction Budget
Exterior Signage	N/A	ls	\$ -		In Construction Budget
Artwork: Paintings/Murals	1	ls	\$ 10,000.00	\$ 10,000	
MISC ITEMS					
Craft Room Supplies	1	ls	\$ 5,000.00	\$ 5,000	
Office Supplies	1	ls	\$ 5,000.00	\$ 5,000	
SUBTOTAL - FF&E EXPENSES				\$ 1,299,547	
Technology Expenses					
Internet Café Computers	18	ea	\$ 1,500.00	\$ 27,000	Midpoint of IT Department 12-24 laptop
Laptop Vending Machine	2	allow	\$ 25,000.00	\$ 50,000	Dispensing kiosk - 2 requested by Town
Staff Computers	19	ea	\$ 1,500.00	\$ 28,500	1 per office, 2 per level 1 circulation desk, 1 at level 2 circulation desk, 4 in the staff room, 1 for the projector room, 1 for create/program room, 3 for tech serv. 1 for story telling.
A/V Equipment - TVs	10	ea	\$ 1,000.00	\$ 10,000	TVs assumed at circulation desks, create/program room, Storytelling room, tech services, staff room.
A/V Equipment - Projector, Screen, Speaker	1	ls	\$ 20,000.00	\$ 20,000	One large projector, screen and speaker system.
UPS Battery Backup Units	19	ea	\$ 500.00	\$ 9,500	Assume stand alone, not central system
Tele/Data Equipment	1	ls	\$ 50,000.00	\$ 50,000	Equipment for MDF Room. PDUs, Network Switches, Media Gateways, Patch Cabling, WAP's Remaining Costs in Construction
Printers - Public Use	2	ea	\$ 5,000.00	\$ 10,000	Assumes commercial grade printers
Printers - Staff Usage	5	ea	\$ 2,500.00	\$ 12,500	
Time Clock / Chronos	1	ea	\$ 2,000.00	\$ 2,000	
Book Detection Equipment	3	ea	\$ 10,000.00	\$ 30,000	
Vehicle Charging Stations (qty assumed)	4	ea	\$ 4,000.00	\$ 16,000	Power and rough in in Construction cost
Distributed Antennae System	N/A				Assumed not required
Security System - Card Readers & CCTV System	N/A				Included in construction hard costs
SUBTOTAL - TECHNOLOGY EXPENSES				\$ 265,500	
Total Project Soft Costs				\$ 3,678,347	

OWNER & CM COST MATRIX

Division	Description	Responsible		Comments
		WT	Town	
1	General			
	Building Permit Fees		X	No Cost Confirmed
	Special Inspections / Testing		X	
	Temporary Utility Consumption Charges		X	
	Utility Connection Fees / Assessments		X	
	Stormwater Discharge Permits		X	
	Zoning Permits		X	
	Horizontal & Vertical Control Surveys	X		
	Builders Risk Insurance		X	Inc Deductibles
	Moving Coordination & Costs		X	
2	Existing Conditions			
	Haz Mat Survey & Reporting		X	
	Haz Mat Remediation & Demo	X		
3	Concrete			
	Ff & Fl Testing		X	
4	Masonry			
	Prism / Grout Testing		X	
5	Metals			
	Structural Steel & Shear Stud Testing		X	
6	Woods & Plastics			
7	Thermal & Moisture Protection			
	Roof Inspection / Third Party	X		
8	Doors & Windows			
9	Finishes			
	Custom Cabinetry	X		
10	Specialties			
	Mirrors	X		
	Grab Bars	X		
	Hand Rails	X		
	Kick plates	X		
	Chair/Bumper Rails	X		
	Corner Guards	X		
	Paper Towel Dispenser	X		
	Soap Dispenser	X		
	Hand Sanitizer Dispenser	X		
	Toilet Paper Holder	X		
	Sanitary Napkin Disposal	X		
	Baby Changing Station	X		
	Form / Brochure Holders		X	
	Mop Holder Bracket	X		
	Fire Extinguishers & Cabinets	X		
	Metal Lockers	X		

OWNER & CM COST MATRIX

Division	Description	Responsible		Comments
		WT	Town	
	Interior Signage	X		
	Exterior Building Signage	X		
	Exterior Directional Signage	X		
	Exterior Monumental Signage	X		
11	Equipment			
	Refrigerators	X		
	Microwaves	X		
	PC's / Laptops		X	
	TV / Monitor Brackets	X		
	Vending Machines		X	
	Trash Compactor / Recycling Dumpsters		X	pad & power connection by WT
12	Furnishings			
	Window Treatments	X		
	Mobile Carts		X	
	Printers/Copiers/IT Equipment		X	
	Artwork		X	
	Dry Erase Board		X	
	Furniture		X	
	Seating		X	
	Reception/Greeter Desk	X		
	Kiosks / Portals		X	
	Loose Entry / Floor Mats		X	
	Public Trash cans		X	
	Outdoor furniture - Childrens Area		X	
	Outdoor furniture - Community Area		X	
	Shelving		X	
13	Special Construction			
14	Conveying Systems			
	Elevators	X		
21	Fire Protection			
22	Plumbing			
	Toilets / Sinks	X		
	Water Cooler / Bottle Fills	X		
	Generator Fueling Location	X		

OWNER & CM COST MATRIX

Division	Description	Responsible		Comments
		WT	Town	
23	HVAC			
	Testing and Air Balancing	X		
	Commissioning		X	
	Automated Building Controls	X		
26	Electrical			
	Time Clocks - GPS/Kronos		X	
	Generator/ATS/Fuel Tank	X		Includes subbase tank By Eversource through Town Transformer to Electrical Room
	Primary Transformer		X	
	Secondary Service	X		
27	Communications & Data			
	Distributive Antenna System		X	Assumed not required Complete system from Demark to outlets
	Data & CATV Communication Cabling	X		
	A/V Communication Raceways	X		
	A/V Cabling & Equipment		X	
	Telephone Equipment		X	
	IT Equipment		X	
	MDF / IDF Racks	X		Patch Cables, WAP's, etc. Servers & equipment excluded
	Distributed Cable Management	X		Ladder rack & J-Hooks
	Backbone / Fiber Cabling		X	Fiber from Street to Demark
	CATV / Phone Backbone		X	Utilities from Street to Demark
	UPS Systems		X	
28	Electronic Safety and Security			
	Security Access Control & CCTV & ReX	X		Cameras, Card Readers, Intercom, etc.
	Fire Alarm System	X		
31	Earthwork			
	N/A			
32	Exterior Improvements			
	N/A			
33	Exterior Utilities			
	N/A			

CHAPTER

5



CLARIFICATIONS AND QUALIFICATIONS

Southington Public Library

Schematic Design Estimate

QUALIFICATIONS AND CLARIFICATIONS

9/28/22

Documents

This estimate is based on following documents:

1. Schematic Design drawings and specifications prepared by Drummey Rosane Anderson (DRA) , dated 8/31/2022. As well as the Reflected Ceiling Plans issued via RFI process also dated 8/31/2022.
2. Schematic Design Furniture & Millwork Plans prepared by Drummey Rosane Anderson (DRA) , dated 9/19/2022.
3. Schematic Design Mechanical, Electrical, Plumbing, and Fire Protection Systems Narrative prepared by Consulting Engineering Services Inc (CES) Revision dated 9/8/2022.
4. Schematic Design Structural Narrative prepared by Szewczak Associates dated 9/9/2022.
5. Schematic Design Site Plans prepared by SLR Consulting dated 9/16/2022 & 8/31/2022.
6. RFI answers from DRA for the Schematic Design Set dated 9/19/2022.

General Items:

1. This estimate has been based upon prevailing wage labor rates. PLA or 100% Union labor has not been included in estimate.
2. Estimate includes local and minority contractor outreach and engagement to the greatest extent, however, we have not included CHRO submissions, certified payroll and project hiring requirements.
3. This project is assumed to be a tax-exempt, therefore Sales tax has not been included.
4. Building permits are assumed to waived and not included.
5. A pricing escalation factor of 3% has been included on all cost of work items based on the project bidding in May 2023 and breaking ground by June 2023. Any extensions of time beyond these dates are subject to additional cost escalation between 2-5% per year.
6. Builders Risk Insurance is excluded from Construction Estimate and assumed to be by the owner (in Owner Soft Cost estimate).
7. CM Payment and Performance Bond and General Liability Insurance have been included at the agreed upon rates included in the contract.

8. Subcontractor Payment & Performance Bonds / Subcontractor Default Insurance has been included in the trade cost of work and will apply to contracts issued greater than \$250k, or at CM's discretion.
9. The cost for third party inspections has been included for envelope and roofing inspections. All other third-party inspections including but not limited to concrete, soil compaction, welding, firestopping, etc. are assumed to be provided by the owner (In Soft Cost estimate).
10. Third-Party Commissioning is assumed to be by the owner (included in Soft Cost estimate). Costs to support the commissioning agent have been included in Construction Estimate.
11. All consumption charges associated with temporary services are not included in Construction Estimate. We assume that the owner will pay for these services directly. (Water & Electricity)
12. Construction Estimate Includes Port-o-lets and sanitary facilities.
13. The project is assumed to be completed in two main phases. The first phase will be to fence off the existing library from the construction site and build the new library and parking area to the South. Phase 1 will leave approximately 41 parking spaces for the library to utilize. At the completion of the new library, Phase 2 will begin which is the demolition of the existing library and the completion of the remaining parking and landscaping scope. Phase 2 will have 46 parking spaces available. At the completion of Phase 2, there will be a total of 91 parking spaces for library usage. We assume the parking counts provided are adequate and have not included costs for temporary or off-site parking.

Division 2:

1. It is assumed that lead-based paint abatement is not required due to bulk demo of building. Remediation and demolition of the following items that have been identified to require abatement are included in this estimate, roof flashing, flooring and adhesive, lead porcelain fixtures, interior door frame caulk, interior fire doors, window caulk, PCB ballasts and lights. All other haz mat abatement for unspecified items have been excluded.

Division 3:

1. Spread footings have been included for interior and exterior building columns and assumed to be sized at 6'x6'x3'.
2. Pilasters 14"x14" are assumed at all exterior column locations down to the spread footings.
3. A continuous 12" thick strip footing, 4ft deep with a 3'x1' footing has been included around the perimeter of the building.
4. A moisture vapor retardant mixture has been carried for the slab on grade and slab on deck.

Division 5: N/A

Division 6:

1. All interior window returns are assumed to have drywall returns at head, sill and jamb - no wood sills are included.

Division 7:

1. Damp proofing/Waterproofing and 2" Insulation have been included along the foundation wall at a depth of 4ft.
2. Rigid Insulation is assumed to not be required beneath the slab-on-grade throughout the ground level.
3. Spray fireproofing of the building structure has only been carried for the building perimeter columns and beams per construction type IIIB. Assumed the building is classified as Restrained.
4. No expansion joints or seismic joints are included.

Division 8:

1. The coiling grill located at stairwell is assumed to be an emergency egress rated grill.
2. The operable curtainwall system on the North face of Program Room 102 has been included as a 12ft tall system, not a 15' 4" as designed. 12' is the maximum height of the basis of design product.
3. The (6) storefront style entrance doors are assumed to have automatic operators for ADA accessibility.
4. Glass in all interior glazing conditions is assumed to be G-1 tempered float glass, except for the 2nd floor study rooms.
5. All exterior insulated glass units are assumed to be low-e coated, double-pane glass with no frit/tint. All curtainwall/storefront systems are thermally broken, 6" profile system with standard Kynar paint colors – no custom colors.

Division 9:

1. For all non-rated and rated GWB walls, it is assumed the drywall will be going to the deck above.
2. Ceramic wall tile in the bathrooms is assumed to be installed up to the 9' ceiling height in lieu of a partial height tile wall.
3. All bookshelves are assumed to not require overhead braces (assumed Aurora System 30 or sim). Premiums will apply if furniture is specified to include overhead braces
4. No Seismic ceiling clips are assumed in this estimate.

Division 10:

1. Refer to Owner/CM Cost matrix for delegation of OFOI and CFCI accessories.

Division 11:

1. One refrigerator and one microwave has been included which are located in staff room.

Division 12:

1. Manual window shades have been carried at all aluminum windows, storefront systems, and curtainwall systems. No motorized window shades have been included.
2. Refer to Owner/CM Cost matrix for delegation of work in Construction Estimate and Owner Soft Cost/FF&E.

Division 14:

1. Elevator has been included as a major manufacturer. Non-proprietary components have not been included in construction estimate – we can bid this as an alternate if so desired by Town of Southington.

Division 21:

1. Specialty elements such as fire pump, pre-action system, and dry sprinkler system have been excluded as they are assumed to not be required.

Division 22: N/A

Division 23:

1. Ductwork for the building has been calculated using a value of 1lb/GSF of the building.
2. Insulation has been included on the supply ductwork. No insulation is included on exhaust or return air ductwork.

Division 26:

1. The generator location has been assumed to be next to the dumpster in the Southeast corner of the site.
2. Pathways for the primary service from the utility pole to the new transformer are included. However, the utility transformer has been excluded and is assumed to be purchased through the Town of Southington directly from Eversource. All wiring is assumed to be by Eversource.

Division 27:

1. It is assumed that the existing conduit can be utilized for the new 1900ft fiber run from the town hall. An allowance has been carried for this new fiber run.

Division 28: N/A

Division 31:

1. This estimate includes excavating an additional 6ft behind the new retaining walls and filling back with reinforced compacted backfill. The true excavation extents behind wall cannot be determined until the retaining walls have been designed.

2. Rock and ledge excavation is assumed to not be required.
3. Groundwater level is unknown due to no geotechnical report being provided. No costs have been included for ground water mitigation (temporary or permanent).
4. Standard strip footings are included – no deep foundations or ground improvements are assumed required – pending geotechnical analysis.

Division 32:

1. All curbing is assumed to be concrete curbing – no granite included.
2. We assumed the soil/stone below the existing parking areas will meet the paving specification so we have assumed that only 6" will be removed and replaced. For all areas that do not have an existing parking area or drive lane, the full 19" cross section excavation and new installation has been included.

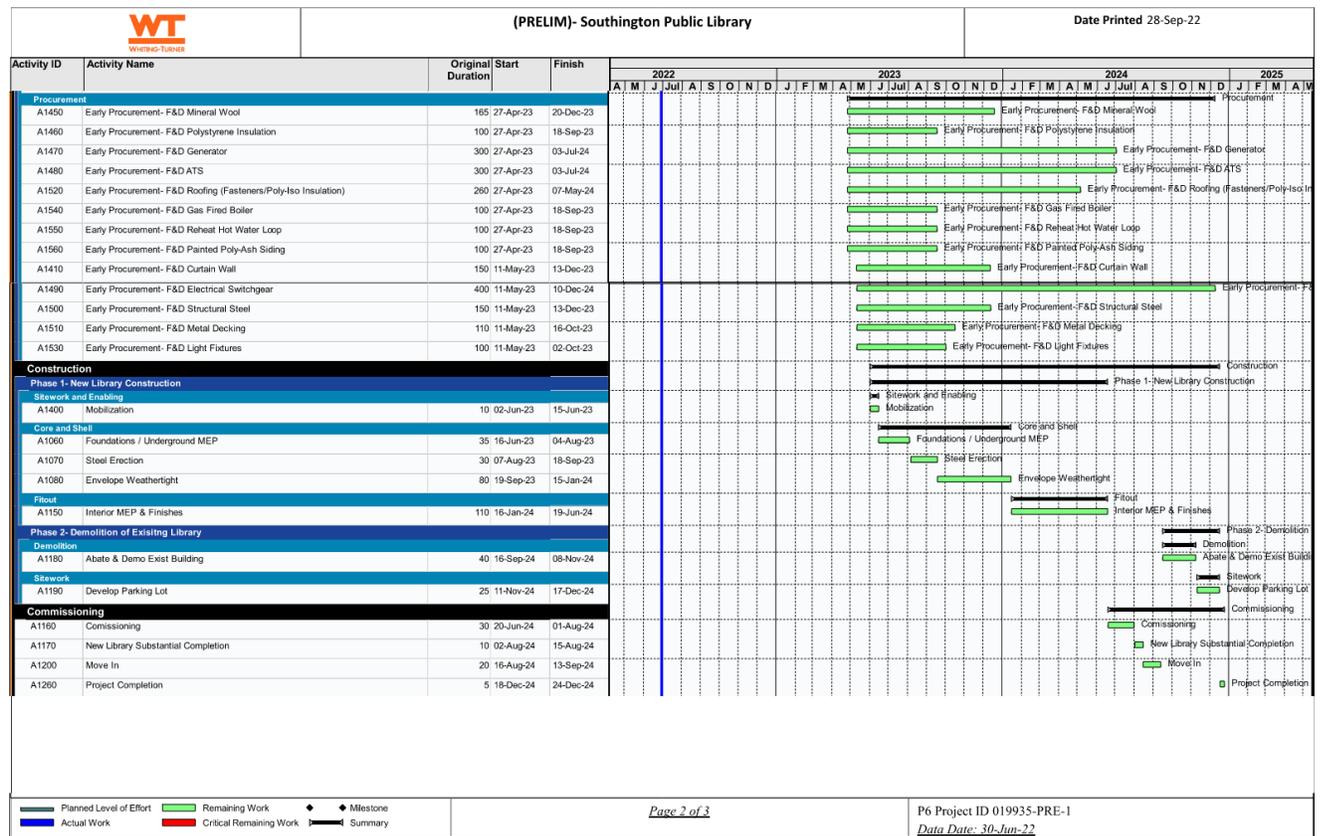
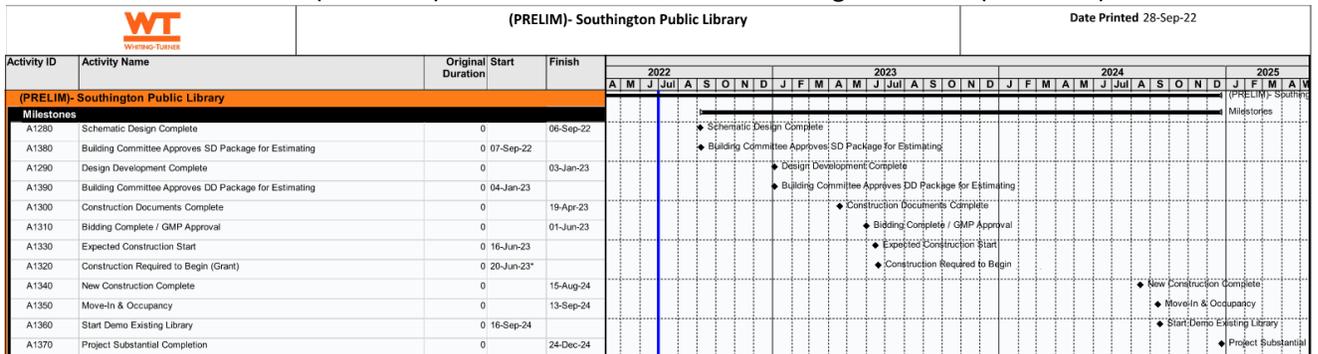
Division 33:

1. It has been assumed that there will be two taps required into the existing town water line for domestic and fire water. The domestic water is assumed to be a 2" connection and the fire water is assumed to be a 6" connection.
2. One new fire hydrant has been included.
3. Sewer line sizing was assumed to be an 8" line from the building to the town sanitary line in the middle of main street.
4. Stormwater piping has been assumed to be 12" HDPE piping.

Schedule & Procurement:

Whiting-Turner is identifying the following items as long lead items and will require an early release to prevent any schedule delays. In order to meet the overall project schedule, we need to execute early bid packages and procurement strategies to prevent delays to the overall project schedule. As a part of the next phase of preconstruction we will identify when the following items will need to be released to maintain the overall project schedule.

- Electrical Switchgear (80 weeks)
- Structural Steel (30 weeks)
- Generator (60 weeks)
- Curtainwall (30 weeks)
- Roof (Fasteners / Ins.) (52 weeks)
- Metal Decking (22 weeks)
- Mineral Wool (33 weeks)
- Light Fixtures (20 weeks)



■ Planned Level of Effort ■ Remaining Work ■ Actual Work
■ Critical Remaining Work — Summary ◆ Milestone