

SOUTHINGTON PUBLIC LIBRARY DD ESTIMATE



01/24/2023

TABLE OF CONTENTS

1

DD ESTIMATE
COST SUMMARY

2

CSI DIVISION COST
BREAKDOWN

3

PROJECT
ALTERNATES

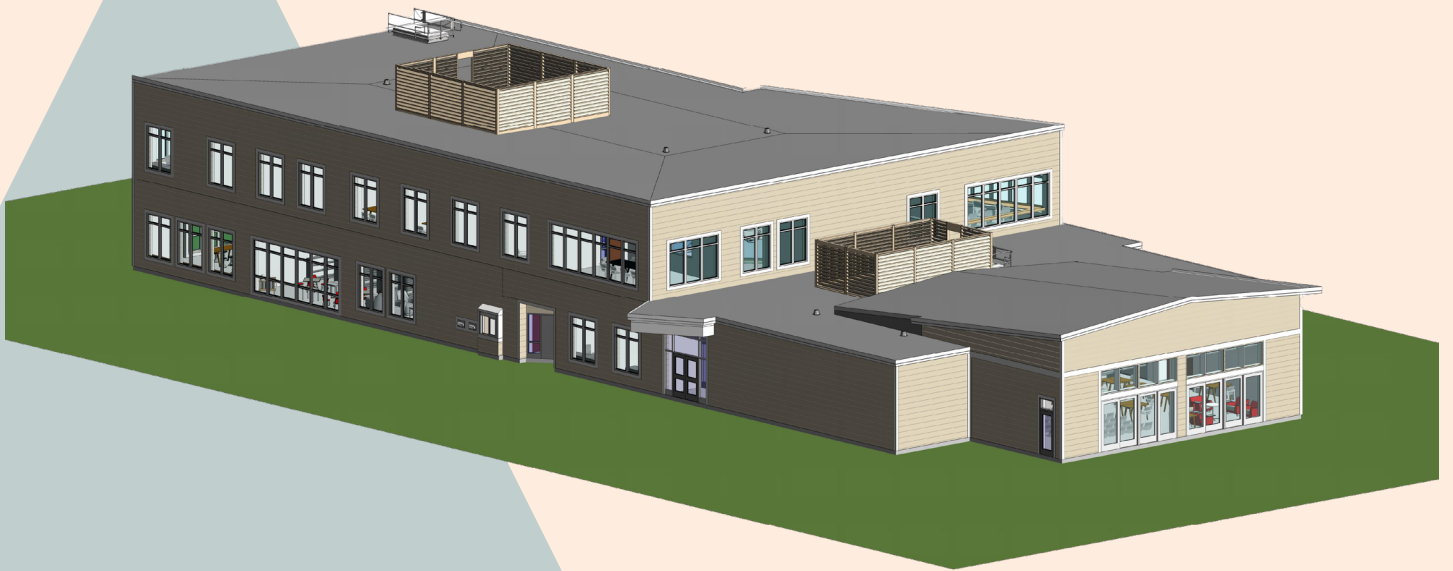
4

OWNER SOFT COST
BUDGET AND COST
RESPONSIBILITY MATRIX

5

CLARIFICATIONS AND
QUALIFICATIONS

1



DD ESTIMATE COST SUMMARY

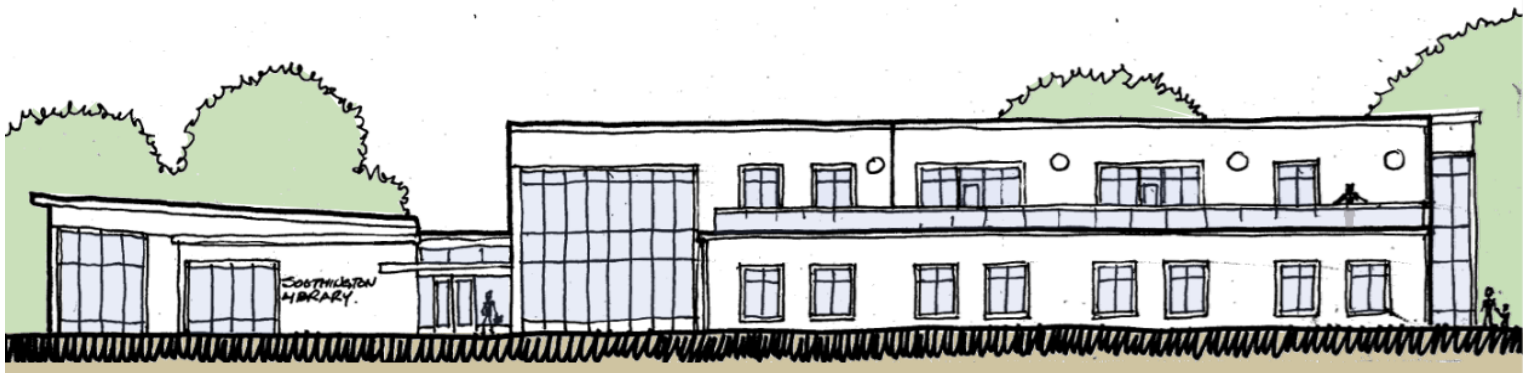
The Whiting-Turner Contracting Company
2 Enterprise Drive, Suite 504
Shelton, CT 06484
(203) 789-8700
www.whiting-turner.com



Project Name: Southington Public Library
Type of Estimate: Design Development
Estimate Date: January 24, 2023
Project Location: Southington, CT
Owner: Town of Southington
Whiting-Turner Contact: Tim Kostuk / Christine Longo / Matt Krasnickas
Architect/Engineer: DRA / CES / SLR

Document Set:	Drawing	Date
	Design Development Drawings	12/30/2022
	Design Development Specification	12/30/2022
	RFI Responses and Addenda Issued by DRA	through 12/30/2022

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
Design Development
1/24/2023

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
----------	------	-------	-------	------	---------	-------	------	-------	-------

1	General Requirements	\$ 298,767	\$ 12.35	3.00%	\$ 75,295	\$ 28,959	3.00%	\$ 374,062	\$ 15.47	3.00%
2	Existing Conditions	\$ -	\$ -	0.00%	\$ 476,782	\$ 183,378	18.44%	\$ 476,782	\$ 19.71	3.71%
3	Concrete	\$ 600,214	\$ 24.82	5.85%	\$ -	\$ -	0.00%	\$ 600,214	\$ 24.82	4.67%
4	Masonry	\$ 62,888	\$ 2.60	0.61%	\$ -	\$ -	0.00%	\$ 62,888	\$ 2.60	0.49%
5	Metals	\$ 902,927	\$ 37.33	8.80%	\$ -	\$ -	0.00%	\$ 902,927	\$ 37.33	7.03%
6	Wood, Plastics, and Composites	\$ 431,574	\$ 17.84	4.21%	\$ -	\$ -	0.00%	\$ 431,574	\$ 17.84	3.36%
7	Thermal & Moisture Protection	\$ 1,296,646	\$ 53.61	12.64%	\$ -	\$ -	0.00%	\$ 1,296,646	\$ 53.61	10.10%
8	Openings	\$ 932,310	\$ 38.55	9.09%	\$ -	\$ -	0.00%	\$ 932,310	\$ 38.55	7.26%
9	Finishes	\$ 1,249,388	\$ 51.66	12.18%	\$ -	\$ -	0.00%	\$ 1,249,388	\$ 51.66	9.73%
10	Specialties	\$ 292,125	\$ 12.08	2.85%	\$ -	\$ -	0.00%	\$ 292,125	\$ 12.08	2.27%
11	Equipment	\$ 3,800	\$ 0.16	0.04%	\$ -	\$ -	0.00%	\$ 3,800	\$ 0.16	0.03%
12	Furnishings	\$ 87,675	\$ 3.62	0.85%	\$ -	\$ -	0.00%	\$ 87,675	\$ 3.62	0.68%
13	Special Construction	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%
14	Conveying Systems	\$ 122,480	\$ 5.06	1.19%	\$ -	\$ -	0.00%	\$ 122,480	\$ 5.06	0.95%
21	Fire Suppression	\$ 151,010	\$ 6.24	1.47%	\$ -	\$ -	0.00%	\$ 151,010	\$ 6.24	1.18%
22	Plumbing	\$ 570,605	\$ 23.59	5.56%	\$ -	\$ -	0.00%	\$ 570,605	\$ 23.59	4.44%
23	HVAC	\$ 1,548,558	\$ 64.02	15.10%	\$ -	\$ -	0.00%	\$ 1,548,558	\$ 64.02	12.06%
25	Integrated Automation	\$ 207,400	\$ 8.57	2.02%	\$ -	\$ -	0.00%	\$ 207,400	\$ 8.57	1.61%
26	Electrical	\$ 1,047,667	\$ 43.32	10.21%	\$ 211,368	\$ 81,295	8.18%	\$ 1,259,035	\$ 52.05	9.80%
27	Communications	\$ 150,282	\$ 6.21	1.47%	\$ -	\$ -	0.00%	\$ 150,282	\$ 6.21	1.17%
28	Electronic Safety & Security	\$ 301,350	\$ 12.46	2.94%	\$ -	\$ -	0.00%	\$ 301,350	\$ 12.46	2.35%
31	Earthwork	\$ -	\$ -	0.00%	\$ 250,830	\$ 96,473	9.70%	\$ 250,830	\$ 10.37	1.95%
32	Exterior Improvements	\$ -	\$ -	0.00%	\$ 1,252,896	\$ 481,883	48.47%	\$ 1,252,896	\$ 51.80	9.76%
33	Site Utilities	\$ -	\$ -	0.00%	\$ 317,947	\$ 122,287	12.30%	\$ 317,947	\$ 13.15	2.48%

SUBTOTAL - COST OF WORK	\$ 10,257,665	\$ 424.10	100%	\$ 2,585,118	\$ 994,276	100%	\$ 12,842,782	\$ 530.98	100.00%
--------------------------------	----------------------	------------------	-------------	---------------------	-------------------	-------------	----------------------	------------------	----------------

Escalation - Q2 2023 Start	\$ 102,577	\$ 4.24	1.00%	\$ 25,851	\$ 9,943	1.00%	\$ 128,428	\$ 5.31	1.00%
Construction Contingency	\$ 310,807	\$ 12.85	3.00%	\$ 78,329	\$ 30,127	3.00%	\$ 388,136	\$ 16.05	3.00%
CM GC's	\$ 720,296	\$ 29.78	6.75%	\$ 181,528	\$ 69,818	6.75%	\$ 901,823	\$ 37.29	7.02%
CM Fee	\$ 256,305	\$ 10.60	2.25%	\$ 64,594	\$ 24,844	2.25%	\$ 320,899	\$ 13.27	2.25%
CM General Liability Insurance	\$ 116,476	\$ 4.82	1.00%	\$ 29,354	\$ 11,290	1.00%	\$ 145,831	\$ 6.03	1.00%
CM P&P Bond - Eliminated at DD	\$ -	\$ -	0.55%	\$ -	\$ -	0.55%	\$ -	\$ -	0.55%
Building Permit Fee - Waived	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%
Design / Estimating Contingency	\$ 235,283	\$ 9.73	2.00%	\$ 59,295	\$ 22,806	2.00%	\$ 294,578	\$ 12.18	2.00%

CONSTRUCTION TOTALS	\$ 11,999,409	\$496.11 / GSF	\$ 3,024,069	\$ 1,163,103 / Acres	\$ 15,022,477	\$621.10 / GSF
----------------------------	----------------------	-----------------------	---------------------	-----------------------------	----------------------	-----------------------

Owner Soft Costs / FF&E	N/A	N/A	\$ 2,980,652
------------------------------------	------------	------------	---------------------

PROJECT TOTALS	\$ 18,003,130	\$744.33 /GSF
-----------------------	----------------------	----------------------

NEW LIBRARY BUILDING

SITEWORK & DEMO

PROJECT TOTALS

Southington Public Library
Design Development Estimate

Southington Public Library Estimate Comparison	9/28/22 Schematic Design Estimate		1/24/23 Design Development Estimate		Estimate Variances (DD to SD)
	WT Estimate		WT Estimate		Delta
	24,187	GSF	24,187	GSF	

CSI SUMMARY															
DIVISION	COST			\$/SF			% COW			COST VARIANCE					
New Construction	\$	10,398,629	\$	429.93		55.70%	\$	10,645,801	\$	440.15		57.02%	\$	247,172	
Demolition & Haz Mat	\$	508,211	\$	21.01		2.72%	\$	476,782	\$	19.71		2.55%	\$	(31,429)	
Sitework	\$	1,852,564	\$	76.59		9.92%	\$	2,108,336	\$	87.17		11.29%	\$	255,771	
Subtotal	\$	12,759,404	\$	527.53		68.34%	\$	13,230,919	\$	547.03		70.87%	\$	471,515	
Escalation Contingency	\$	371,309	\$	15.35		1.99%	\$	128,428	\$	5.31		0.69%	\$	(242,881)	
Design Contingency	\$	436,661	\$	18.05		2.34%	\$	294,578	\$	12.18		1.58%	\$	(142,083)	
Subtotal	\$	13,567,373	\$	560.94		72.67%	\$	13,653,924	\$	564.52		73.13%	\$	86,551	
CM Costs, Insurance & Fee (No Bond)	\$	1,424,647	\$	58.90		7.63%	\$	1,368,553	\$	56.58		7.33%	\$	(56,094)	
Construction Subtotal	\$	14,992,020	\$	619.84		80.30%	\$	15,022,477	\$	621.10		80.46%	\$	30,457	
Owner Soft Costs	\$	1,469,300	\$	60.75		7.87%	\$	1,359,300	\$	56.20		7.28%	\$	(110,000)	
FF&E	\$	1,299,547	\$	64.71		8.38%	\$	701,852	\$	29.02		3.76%	\$	(597,695)	
Technology	\$	265,500	\$	64.71		8.38%	\$	356,000	\$	14.72		1.91%	\$	90,500	
Owner Contingency (3.5%)	\$	644,000	\$	26.63		3.45%	\$	563,500	\$	23.30		3.02%	\$	(80,500)	

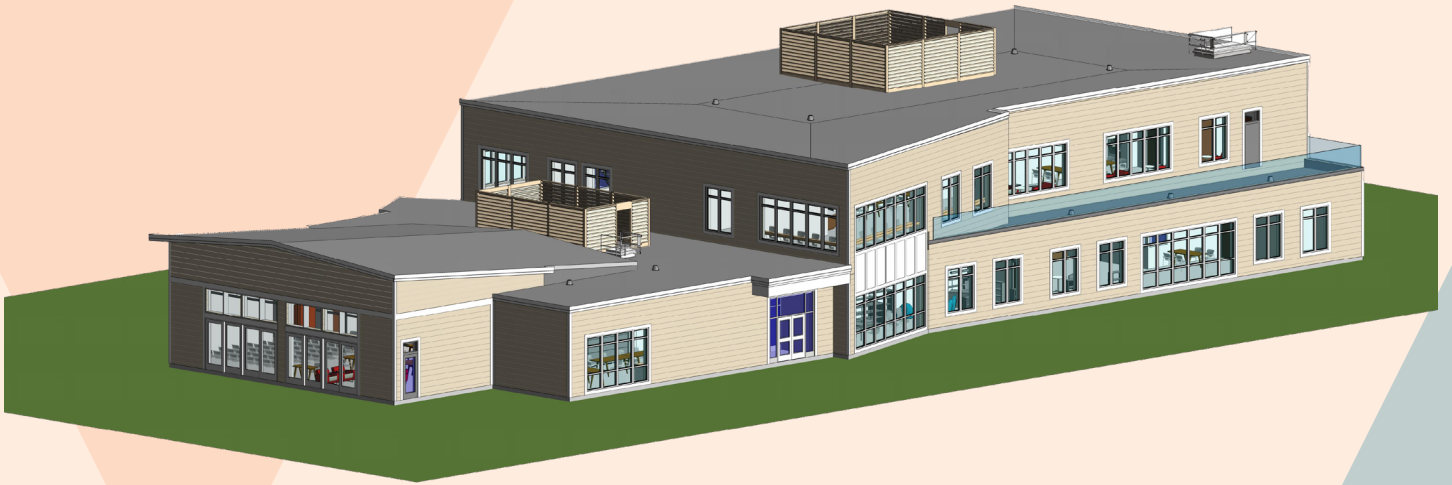
ESTIMATE TOTALS	\$	18,670,367	\$	771.92		100.00%	\$	18,003,130	\$	744.33		100.00%	\$	(667,238)	-4%
------------------------	-----------	-------------------	-----------	---------------	--	----------------	-----------	-------------------	-----------	---------------	--	----------------	-----------	------------------	------------

Accepted SD Value Management Target as of 12/30/2022	\$	(740,000)	-4.0%
---	-----------	------------------	--------------

DD Estimate Value Management TBD

UPDATED ESTIMATE TOTALS	\$	17,930,367	\$				\$	18,003,130	\$				\$	72,762	
--------------------------------	-----------	-------------------	-----------	--	--	--	-----------	-------------------	-----------	--	--	--	-----------	---------------	--

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 & Piers - Size F3.5 - F7.0	72	cy	\$ 670.00	\$ 48,240	(27) P1-W piers, (2) F3.5, (13) F4.0, (15) F5.0, (6) F6.0, (6) F7.0 footings. Sizings from footing/ pier schedule
Continuous Strip Footings (4' x 10" Wall and 2' x 1' Footing)	157	cy	\$ 725.00	\$ 113,825	569' LF of foundation wall
Pilasters - (14"x14")	16	cy	\$ 675.00	\$ 10,800	At all exterior columns
<u>Slab on Grade</u>					
Slab on Grade - 4" inc MVRA - Barrier 1 or Sim.	15,400	sf	\$ 13.25	\$ 204,050	Includes concrete, stone base
SOG - Vapor & Gas Barrier	2,391	sf	\$ 4.00	\$ 9,564	Raven VaporBlock plus VBP20
Moisture Vapor Retardant Admixture - Slab on Grade	14,921	sf	\$ -	\$ -	Barrier-One or similar MVRA
Moisture Vapor Retardant Admixture - Slab Over Decking	11,133	sf	\$ -	\$ -	Barrier-One or similar MVRA
<u>Elevated Slabs</u>					
Elevated Slabs (4 1/2") inc MVRA - Barrier 1 or Similar	13,000	sf	\$ 14.25	\$ 185,250	
<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
TOTAL - DIV 3				\$ 600,214	
04 MASONRY					
04 20 00 Unit Masonry					
CMU Walls - 8" - Elevator Shaft	2,246	sf	\$ 28.00	\$ 62,888	Elevator Shaft
TOTAL - DIV 4				\$ 62,888	
05 METALS					
05 10 00 Structural Metal Framing					
Level 1 Structure - Beams/Columns	53.00	tons	\$ 5,200.00	\$ 275,600	
Level 2 Roof Structure - Beams/Columns	30.00	tons	\$ 5,200.00	\$ 156,000	
Braced Framed Cross Sections		tons	\$ -	\$ -	Included within Beams
Metal Composite Decking - 2 1/2"	11,133	sf	\$ 9.00	\$ 100,197	
Metal Roof Decking - 1 1/2"	14,466	sf	\$ 5.00	\$ 72,330	
Connections & detailing - 15% of above tonnage	12	tons	\$ 5,200.00	\$ 62,400	
Premium for AESS tube steel		allow	\$ -	\$ -	No Scope shown in DD drawing set
Structural Supports/ Restraints for Stacks		tons	\$ -	\$ -	No Scope shown in DD drawing set
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.
Stair #2 Interior Railing	75	lf	\$ 240.00	\$ 18,000	Stair 2 Pickett & handrail
Exterior Handrail System - Galvanized	120	lf	\$ 280.00	\$ 33,600	At site handicap ramps / stairs
Exterior Guardrail System - Galvanized	110	lf	\$ 350.00	\$ 38,500	At site handicap ramps / stairs
Supplemental Steel Support for Operable Partition/Security Grilles	1	allow	\$ 8,500.00	\$ 8,500	Assumption made from Rooms 102, 103 and Stair #1
Supplemental Steel For Framed Openings	8	ea	\$ 2,700.00	\$ 21,600	Roof hatches / framed openings
Supplemental Steel Support for Roof Drains	6	ea	\$ 1,800.00	\$ 10,800	Roof drains
Galvanized support steel for RTUs Mechanical Screens - Low Roof	1	ls	\$ 8,500.00	\$ 8,500	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	-	ea	\$ 2,000.00	\$ -	Included in Div 14 20 00, provided by Kone Elevator
Elevator - Hoist Beams	-	ea	\$ 1,500.00	\$ -	Included in Div 14 20 00, provided by Kone Elevator
TOTAL - DIV 5				\$ 902,927	

NEW LIBRARY BUILDING

06 WOOD, PLASTICS, AND COMPOSITES		DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
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						
	<u>Custom Reception/Circulation Desks</u>						
	Children's Circulation Desk	26	lf	\$ 1,050.00	\$	27,300	Budget from Workspace CG
	Adult Circulation Desk	22	lf	\$ 1,050.00	\$	23,100	Budget from Workspace CG
	Front Lobby Reception Desk	28	lf	\$ 1,200.00	\$	33,600	Budget from Workspace CG
	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	\$ 550.00	\$	13,750	
	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/ Solid Surface Window Sills	350	lf	\$ 75.00	\$	26,250	Wooden or solid surface window sills
	Upper Maple Veneer Cabinets	44	lf	\$ 310.00	\$	13,640	
	Lower Maple Veneer Cabinets	86	lf	\$ 600.00	\$	51,600	
	<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	
TOTAL - DIV 6						\$ 431,574	
<hr/>							
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	15,400	sf		\$	-	Not required by Energy Code
	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	9,525	sf	\$ 15.50	\$	147,638	(2) Layers of 2" R-20 PolyStyrene
	2" Spray Foam Insulation	2,000	sf	\$ 7.50	\$	15,000	Per DD drawings, spray foam only at decking perimeter to close off voids
	Air/Weather Barrier	9,525	sf	\$ 5.00	\$	47,625	
07 40 00	Roofing and Siding Panels						
	Poly-Ash Siding	9,525	sf	\$ 38.00	\$	361,950	Includes Siding, trim around windows, 1"x8" PVC trim at fascia areas, and aluminum drip flashing at all windows and door heads.
	Azek Trim Board Around Windows / Siding Separation	2,678	lf	\$ 16.50	\$	44,187	Azek trimboard in varying sizes
	Mechanical Screens - Low Roof RTU	552	sf	\$ 82.00	\$	45,264	Metal Panels, Alternate #6
	Mechanical Screens - 2nd Floor Roof	670	sf	\$ 82.50	\$	55,275	Metal Panels, Alternate #7
	Building Envelope Performance Testing/Consultant	1	ls	\$ 7,200.00	\$	7,200	Envelope & Window system inspections
07 50 00	Membrane Roofing						
	60 mil 25 year R-29 EPDM Roof System	15,919	sf	\$ 28.00	\$	445,732	Includes tapered insulation R-29
	Roof Pavers System at West Roof Balcony	-	sf		\$	-	Removed in DD Drawing set - Glass rail, EPDM roofing, HM door all remain for future addition of roof pavers
	Walkway pads on roof		lf	\$ 80.00	\$	-	Included in roofing line item
	Roof Blocking	15,919	sf	\$ 2.00	\$	31,838	
	Third Party Roof Inspection	1	ls	\$ 6,000.00	\$	6,000	Per WT-Owner Cost Matrix
	Exterior - Roof Access Hatch Door 30x54"	1	ea	\$ 4,000.00	\$	4,000	Upper roof
	Exterior - Roof Access Hatch Door 30x30"	1	ea	\$ 2,750.00	\$	2,750	Lower roof

NEW LIBRARY BUILDING

	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
07 60 00	Flashing and Sheet Metal					
	Flashing of Mechanical Screen Posts - Level 1 Roof RTU	1	ls	\$ 2,500.00	\$ 2,500	Alternate #6
	Flashing of Mechanical Screen Posts - Level 2 Roof RTUs	1	ls	\$ 3,500.00	\$ 3,500	Alternate #7
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. Included in SF pricing
	Fire Safing - Slab edge					
	<u>Spray Applied Fireproofing</u>					
	Spray Applied Fireproofing - Primary Structure Only	5	day	\$ 2,500.00	\$ 12,500	Only at exterior perimeter columns and beams
07 90 00	Joint Protection					
	Interior Architectural Caulking	24,187	sf	\$ 0.50	\$ 12,094	Based on Building SF Included in Storefront pricing, no major caulking assumed
	Exterior Caulking					

TOTAL - DIV 7					\$ 1,296,646
----------------------	--	--	--	--	---------------------

08 OPENINGS

08 10 00	Doors and Frames						
	Interior SCWD/HM - Single - 3' 0" x 7' 0" WD Finish - Type A	23	ea	\$ 2,800.00	\$ 64,400	Solid Door	
	Interior SCWD/HM - Single - 3' 0" x 7' 0" WD Finish - Type B	3	ea	\$ 2,900.00	\$ 8,700	Wood Door, Narrow lite	
	Interior SCWD/HM - Single - 3' 0" x 7' 0" WD Finish - Type C	17	ea	\$ 3,200.00	\$ 54,400	Wood door, full glass insert	
	Interior SCWD/HM - Single - 3' 0" x 7' 0" WD Finish - Type C with Side lite	12	ea	\$ 4,800.00	\$ 57,600	Door with Large Glass, GL-1 Glass side lite	
	Allowance for unspecified auto-operators	1	allow	\$ 15,000.00	\$ 15,000		
	Exterior HM/HM - Single - 3' 0" x 7' 0" - PT Finish	3	ea	\$ 5,200.00	\$ 15,600		
	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	\$ 16,300.00	\$ 16,300	Assumes egress is required for Security Grille. Savings for the non-egress model is \$4,900. (16'-8 7/16" x 10'-0")
08 44 13	Glazed Aluminum Curtain Walls & Storefront Systems						
	Exterior - Aluminum framed storefront window systems	3,756	sf	\$ 110.00	\$ 413,160	All windows are assumed as storefront - not punched windows. System finish/ color TBD.	
	Exterior - Aluminum framed storefront door systems doors 6'0"x7'0"	6	ea	\$ 8,000.00	\$ 48,000		
	Exterior - Aluminum framed storefront door systems sliding doors 8'0"x7'0"	2	ea	\$ 26,000.00	\$ 52,000	At program room to exterior community space	
	Exterior - Aluminum framed storefront door systems with transom	5	ea	\$ 7,000.00	\$ 35,000	At program room, children's room	
	Exterior - Aluminum framed storefront door systems with sidelite	1	ea	\$ 7,000.00	\$ 7,000	At service corridor	
	Aluminum doors/frames/hardware - Auto Operators	12	ea	\$ 4,000.00	\$ 48,000	Automated entry doors assumed at each vestibule	
08 50 00	Windows and Glass						
	<u>Interior Glass and Glazing</u>						
	Interior LiteFrame LF1 - 3'8" x3'8"	1	ea	\$ 1,400.00	\$ 1,400	Work room	
	Interior LiteFrame LF2 - 3'8" x 6'0"	3	ea	\$ 2,250.00	\$ 6,750	Circ room	
	Interior LiteFrame LF3 - 3'4" x 10'0"	2	ea	\$ 3,750.00	\$ 7,500	Work room	
	Interior LiteFrame LF4 - 5'0" x 5'0"	3	ea	\$ 2,500.00	\$ 7,500	Local History, info office	
	<u>Exterior Glass and Glazing</u>						
	Tempered Glass Handrail - Exterior West Balcony	362	sf	\$ 125.00	\$ 45,250	West side, Level 2 Balcony, 42" Height	
	Tempered Glass Handrail - Interior Stair 1 Rail	170	sf	\$ 125.00	\$ 21,250	Interior Stair 1 Glass	
	Drive-Up Book Return Window	1	ea	\$ 1,500.00	\$ 1,500		

TOTAL - DIV 8					\$ 932,310
----------------------	--	--	--	--	-------------------

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	10,864	sf	\$ 29.00	\$ 315,056	For siding
	1/2" gypsum sheathing	10,864	sf	\$ 3.50	\$ 38,024	No taped joints
	<u>Interior GWB Wall Assemblies</u>					
	GWB Only - Interior Side of Exterior Wall					GWB Only, Assumed drywall goes to deck above
	GWB - 1 Sided	5,430	sf	\$ 13.50	\$ 73,305	3 5/8" stud with 5/8" GWB 1 Side
	GWB - Stud Wall	18,359	sf	\$ 15.50	\$ 284,565	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	253	sf	\$ 4.00	\$ 1,012	At Bathroom tiled walls
	Use of 1 Hour Fire Rated Wall	1,824	sf	\$ 4.00	\$ 7,296	At CMU stairwell & elevator enclosures
	Use of 2 Hour Fire Rated Wall					No 2 hour rated walls
	<u>Interior GWB Ceiling Assemblies</u>					
	GWB Ceilings	1,165	sf	\$ 9.75	\$ 11,359	
	GWB Soffits	466	sf	\$ 9.75	\$ 4,544	
	GWB Bulkheads - 5% of Total ACT & Gyp Ceiling Areas	810	sf	\$ 15.00	\$ 12,157	
09 30 00	Tiling					
	<u>Tile/Stone Flooring</u>					
	Porcelain Tile - Floor	1,202	sf	\$ 28.00	\$ 33,656	Lobby Areas, Elevator
	Porcelain Tile - Stairs	354	sf	\$ 30.00	\$ 10,620	Stair 1 Treads, Landings, Risers. Includes stair nosing
	Ceramic Tile - Floor	328	sf	\$ 19.00	\$ 6,232	Bathrooms
	<u>Tile/Stone Wall Finish</u>					
	Ceramic Wall Tile	253	sf	\$ 19.00	\$ 4,807	Assumed to the ceiling on all wet walls in bathrooms
	<u>Misc. Tile Supplementary Components</u>					
	Waterproofing Membrane - fleece polyethylene grid (under tile floors)	1,884	sf	\$ 12.00	\$ 22,608	Assumed Floor & up 12" on walls with ceramic tile
09 50 00	Ceilings					
	<u>Acoustical Panel Ceilings</u>					
	ACT-1 9/16" w/ 24"x48" Panels	15,044	SF	\$ 7.00	\$ 105,308	
	ACT-2 9/16" w/ 24"x24" Panels	3,350	SF	\$ 8.00	\$ 26,800	Armstrong Ultima 1911, square edge
09 60 00	Flooring					
	<u>Resilient Flooring, Base and Accessories</u>					
	Carpet Tile	6,784	sf	\$ 15.00	\$ 101,760	Layline by Milliken Carpet
	Sheet Vinyl	1,359	sf	\$ 11.00	\$ 14,949	Stonghold 30 by Altro
	Recessed Grill/Walk Off Mat	887	sf	\$ 15.50	\$ 13,749	Liaison Collection by Mannington
	VCT	949	sf	\$ 5.50	\$ 5,220	Standard Excelon by Armstrong
	Sealed Concrete	501	sf	\$ 11.00	\$ 5,511	
	Flooring Transition Allowance	1	allow	\$ 5,500.00	\$ 5,500	Allowance for flooring transitions & installation accessories
	Rubber Tile at Elevator & Stair Treads	302	sf	\$ 12.00	\$ 3,624	Allowance for flooring transitions & installation accessories
	<u>Base</u>					
	4" Traditional Base (WB-1)	3,018	LF	\$ 5.90	\$ 17,806	
	Porcelain Tile Base	232	LF	\$ 30.00	\$ 6,960	Bathrooms
	Schluter Cove Trim	232	LF	\$ 10.00	\$ 2,320	Bathrooms
09 70 00	Wall Finishes					
	Unspecified Wall Finishes Allowance	1	allow	\$ 7,500.00	\$ 7,500	Allowance
09 90 00	Painting and Coating					
	<u>Interior Painting</u>					
	Painted GWB Walls	32,174	vsf	\$ 1.40	\$ 45,044	
	Epoxy Paint		sf	\$ 4.00	\$ -	None Assumed
	Painted GWB Ceilings	1,165	sf	\$ 2.00	\$ 2,330	
	Exterior Siding Paint	9,525	sf	\$ 5.75	\$ 54,769	
	Touch-Up / Patching Post Equipment Move in	1	ls	\$ 5,000.00	\$ 5,000	
TOTAL - DIV 9					\$	1,249,388

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	370	ea	\$ 75.00	\$ 27,750	DD drawing AF1-2-1 note #14: Corner guards 4' high, 2" wide at all exposed outside GWB corners.
		Dry Erase Surfaces	1	allow	\$ 3,500.00	\$ 3,500	None Specified
		<u>Toilet, Bath, and Laundry Accessories</u>					
		Toilet Accessories Per Bathroom	9	ea	\$ 500.00	\$ 4,500	
		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	\$ 125.00	\$ 1,125	
		Baby Changing Station	2	ea	\$ 750.00	\$ 1,500	Assumed at 2 Public Toilets
		Janitor's Closet Accessories - mop sink, rack, shelf	1	ea	\$ 750.00	\$ 750	Per janitor's closet
10 10 00	Information Specialties						
		Interior Signage	1	ls	\$ 44,475.00	\$ 44,475	
		Exterior Building Signage	1	ls	\$ -	\$ -	Included in line above
		Exterior Directional Signage	1	ls	\$ 7,800.00	\$ 7,800	Parking lot signage
		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	11	ea	\$ 225.00	\$ 2,475	
		Fire Extinguisher Cabinets	9	ea	\$ 750.00	\$ 6,750	
10 50 00	Storage Specialties						
		<u>Lockers</u>					
		Lockers - Metal	7	ea	\$ -	\$ -	Carried in Owner cost tab
TOTAL - DIV 10					\$	292,125	
11	EQUIPMENT						
11 40 00	Food Service Equipment						
		Refrigerator	1	ea	\$ 2,500.00	\$ 2,500	Located in staff break room
		Microwave	1	ea	\$ 300.00	\$ 300	Located in staff break room
11 90 00	Other Equipment						
		TV/Monitor Brackets	4	ea	\$ 250.00	\$ 1,000	Other equipment included in Owner cost tab
TOTAL - DIV 11					\$	3,800	
12	FURNISHINGS						
12 20 00	Window Treatments						
		Window Treatment - Motorized Shades		sf	\$ 40.00	\$ -	Assumed not Required per DD drawings
		Window Treatment - Manual Shades	4,175	sf	\$ 21.00	\$ 87,675	At Aluminum Windows, Storefronts
12 50 00	Furniture						
		All non-fixed furniture presumed by owner					See Matrix of Owner Costs
TOTAL - DIV 12					\$	87,675	

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. Includes hoist beam & pit ladder
	Elevators - Emergency Backup Power Device	1	ls	\$ 3,000.00	\$ 3,000	
	Elevators - Provide 8hr Operator Time	1	ls	\$ 1,480.00	\$ 1,480	
TOTAL - DIV 14					\$ 122,480	
21 FIRE SUPPRESSION						
21 10 00	Water Based Fire Suppression Systems					
	Fire Protection - Wet System	1	ls	\$ 151,010	\$ 151,010	
	Pre-Action System		ls	\$ -	\$ -	Assumed not required
	Fire Pump		ls	\$ -	\$ -	Assumed not required
TOTAL - DIV 21					\$ 151,010	
22 PLUMBING						
22 00 00	Plumbing					See Detailed Estimate Backup
	FOUNDATION DRAINAGE	1	ls	\$ 20,352	\$ 20,352	
	PUMPED DRAIN PIPING	1	ls	\$ 8,403	\$ 8,403	
	STORM PIPING	1	ls	\$ 155,077	\$ 155,077	
	SANITARY PIPING	1	ls	\$ 103,944	\$ 103,944	
	DOMESTIC WATER PIPING	1	ls	\$ 94,807	\$ 94,807	
	GAS PIPING	1	ls	\$ 29,414	\$ 29,414	
	PLUMBING INSULATION	1	ls	\$ 29,672	\$ 29,672	
	PLUMBING EQUIPMENT	1	ls	\$ 8,535	\$ 8,535	
	PLUMBING FIXTURES & ROUGH-IN	1	ls	\$ 60,688	\$ 60,688	
	PLUMBING GENERAL CONDITIONS	1	ls	\$ 12,772	\$ 12,772	
	PLUMBING SUPERVISION	1	ls	\$ 26,365	\$ 26,365	
	PLUMBING COMMISSIONING ASSISTANCE	1	ls	\$ 7,663	\$ 7,663	
	PLUMBING BIM	1	ls	\$ 7,261	\$ 7,261	
	PLUMBING BOND	1	ls	\$ 5,650	\$ 5,650	
TOTAL - DIV 22					\$ 570,605	
23 HVAC						
23 00 00	HVAC					See Detailed Estimate Backup
	HEATING WATER PIPING	1	ls	\$ 235,360	\$ 235,360	
	CONDENSATE DRAIN PIPING	1	ls	\$ 11,666	\$ 11,666	
	INTAKE/EXHAUST PIPING	1	ls	\$ 15,702	\$ 15,702	
	REFRIGERANT PIPING	1	ls	\$ 12,224	\$ 12,224	
	HVAC INSULATION	1	ls	\$ 125,129	\$ 125,129	
	AUTOMATIC TEMPERATURE CONTROL	-	ls	\$ 207,400	\$ -	Included in Div. 25 Below
	TEST, BALANCE, ADJUST	1	ls	\$ 42,607	\$ 42,607	
	DUCTWORK	1	ls	\$ 476,155	\$ 476,155	
	HVAC EQUIPMENT	1	ls	\$ 453,755	\$ 453,755	
	HVAC GENERAL CONDITIONS	1	ls	\$ 39,500	\$ 39,500	
	HVAC SUPERVISION	1	ls	\$ 74,779	\$ 74,779	
	HVAC COMMISSIONING ASSISTANCE	1	ls	\$ 23,700	\$ 23,700	
	HVAC BIM	1	ls	\$ 20,595	\$ 20,595	
	HVAC BOND	1	ls	\$ 17,386	\$ 17,386	
TOTAL - DIV 23					\$ 1,548,558	
25 INTEGRATED AUTOMATION						
25 50 00	Integrated Automation Facility Controls					
	Automated Building Controls Scope	1	ls	\$ 207,400	\$ 207,400	
TOTAL - DIV 25					\$ 207,400	

NEW LIBRARY BUILDING

26	ELECTRICAL	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
26 10 00	Electrical						See Detailed Estimate Backup
		1 - LIGHTING	1	ls	\$ 452,351	\$ 452,351	
		1a - ARCHITECTURAL FEATURE LIGHTING	1	allow	\$ -	\$ -	Included in DD Lighting Schedule
		2 - LIGHTING CONTROLS	1	ls	\$ 73,239	\$ 73,239	
		3 - BRANCH POWER	1	ls	\$ 132,546	\$ 132,546	
		4 - SWITCHGEAR & PANELS	1	ls	\$ 112,436	\$ 112,436	
		5 - FEEDERS	1	ls	\$ 87,937	\$ 87,937	
		6 - EMERGENCY GENERATOR	1	ls	\$ 56,520	\$ 56,520	
		7 - MECHANICAL CONNECTIONS	1	ls	\$ 50,570	\$ 50,570	
		8 - GROUNDING	1	ls	\$ 10,675	\$ 10,675	
		9 - PRIMARY SERVICE	-	ls	\$ 24,121	\$ -	SKIP - Included in Sitework Breakdown
		10 - SITE LIGHTING	-	ls	\$ 158,937	\$ -	SKIP - Included in Sitework Breakdown
		11 - SITE TELE/DATA DUCT BANK	-	ls	\$ 28,309	\$ -	SKIP - Included in Sitework Breakdown
		12 - CABLE TRAY	-	ls	\$ 2,710	\$ -	SKIP -- Carried in Div 27
		13 - TELE/DATA ROUGH IN	-	ls	\$ 30,858	\$ -	SKIP -- Carried in Div 27
		14 - TELE/DATA CABLING	-	ls	\$ 61,314	\$ -	SKIP -- Carried in Div 27
		15 - A/V ROUGH IN	-	ls	\$ 15,400	\$ -	SKIP -- Carried in Div 27
		16 - A/V SYSTEM & CABLING	-	ls	\$ -	\$ -	SKIP -- Carried in Div 27
		17 - FIRE ALARM	-	ls	\$ 95,373	\$ -	SKIP - Carried in Div 28
		18 - CATV	-	ls	\$ 12,903	\$ -	SKIP - Carried in Div 28
		19 - SECURITY ROUGH IN	-	ls	\$ 19,005	\$ -	SKIP - Carried in Div 28
		20 - SECURITY CABLING & EQUIPMENT	-	ls	\$ 164,508	\$ -	SKIP - Carried in Div 28
		21 - EMERGENCY CALL	-	ls	\$ 9,561	\$ -	SKIP - Carried in Div 28
		BIM Allowance	1	ls	\$ 6,519	\$ 6,519	
		Commissioning Assistance	1	ls	\$ 6,584	\$ 6,584	
		Temporary Power & Light	1	ls	\$ 17,543	\$ 17,543	
		E.C. General Conditions	1	ls	\$ 40,748	\$ 40,748	
TOTAL - DIV 26						\$ 1,047,667	
27	COMMUNICATIONS						
27 20 00	Data Communications						
		12 - CABLE TRAY	1	ls	\$ 2,710	\$ 2,710	
		13 - TELE/DATA ROUGH IN	1	ls	\$ 30,858	\$ 30,858	
		14 - TELE/DATA CABLING	1	ls	\$ 61,314	\$ 61,314	
		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	\$ -	\$ -	Included in Owner Cost
		15 - A/V ROUGH IN	1	ls	\$ 15,400	\$ 15,400	
TOTAL - DIV 27						\$ 150,282	
28	ELECTRONIC SAFETY & SECURITY						
28 00 00	Electronic Safety /Security & Video Surveillance						
		18 - CATV	1	ls	\$ 12,903	\$ 12,903	
		19 - SECURITY ROUGH IN	1	ls	\$ 19,005	\$ 19,005	
		20 - SECURITY CABLING & EQUIPMENT	1	ls	\$ 164,508	\$ 164,508	
28 40 00	Life Safety Systems						
		Distributive Antennae System Allowance		sf	\$ -	\$ -	Not Shown on SD Documents
		17 - FIRE ALARM	1	ls	\$ 95,373	\$ 95,373	
		21 - EMERGENCY CALL	1	ls	\$ 9,561	\$ 9,561	
TOTAL - DIV 28						\$ 301,350	
TOTAL NEW LIBRARY BUILDING						\$ 9,958,898	

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	\$ 28.50	\$ 12,255	
Selective Interior Asbestos Abatement - Flooring & Adhesive	4,500	sf	\$ 11.00	\$ 49,500	
Selective Interior Abatement - Lead Porcelain Fixtures	1	ls	\$ 6,000.00	\$ 6,000	
Selective Interior PCB Abatement: Interior Door Frame Caulk	6	ea	\$ 902.00	\$ 5,412	
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)	1	ls	\$ 12,000.00	\$ 12,000	
Selective Asbestos Joint Compound	23,000	sf	\$ 4.75	\$ 109,250	
Savings Expected for < 1% ACM as Bulk Waste	23,000	sf	\$ (4.75)	\$ (109,250)	
Hydraulic Fluid Reclaim - Elevator System	1	ls	\$ -	\$ -	
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	\$ 18.00	\$ 356,400	Incls concrete, stone base
TOTAL - DIV 2				\$ 476,782	
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					
Primary Power Service	1	ls	\$ 24,121.26	\$ 24,121	
26 50 00 Lighting					
Site Lighting	1	ls	\$ 158,937.35	\$ 158,937	
11 - SITE TELE/DATA DUCT BANK	1	ls	\$ 28,309.23	\$ 28,309	
TOTAL - DIV 26				\$ 211,368	
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	\$ 25,500	
		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	575	cy	\$ 15.00	\$ 8,625	
		Bulk Cut to Export - Building Foundations and Footings	1,326	cy	\$ 45.00	\$ 59,670	
		Bulk Cut to Export - Stripping for Parking Areas	756	cy	\$ 45.00	\$ 34,020	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	1,692	cy	\$ 45.00	\$ 76,140	Minor adjustments of site grades and cut into hillside.
		Bulk Cut to Export - 6ft Horizontal Excavation into Hill for Retaining Wall Reinforced Backfill	430	cy	\$ 45.00	\$ 19,350	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	358	cy	\$ 15.00	\$ 5,375	
		Drainage Aggregate for Retaining Wall	72	cy	\$ 30.00	\$ 2,150	
		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	\$ 5,000.00	\$ 5,000	Assumes use of 2" pump with onsite storage
TOTAL - DIV 31						\$ 250,830	
32 EXTERIOR IMPROVEMENTS							
321100 Paving							
		Reclamation of Existing Parking Area Where New Parking Lots Overlap - 6" Cut	35,976	sf	\$ 3.00	\$ 107,928	
		Asphalt pavement - parking areas & drive aisles - Fine Grade	5,268	sy	\$ 2.50	\$ 13,170	
		Asphalt pavement - parking areas & drive aisles - 2/ 1.5" layers asphalt	4,916	sy	\$ 43.00	\$ 211,388	1.5" Binder / 1.5" Class 2 Topcoat
		Asphalt pavement - parking areas & drive aisles - Subgrade - 10" Gravel Base and 6" Processes Stone	667	cy	\$ 47.00	\$ 31,349	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	667	cy	\$ 47.00	\$ 31,349	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	\$ 30.00	\$ 85,680	
		Site Stairs / Ramps	952	sf	\$ 80.00	\$ 76,160	
		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 - Pre-Cast	25	ea	\$ 1,000.00	\$ 25,000	Precast bases including setting
32 14 00 Unit Pavers							
		Masonry Wall For Library Sign	516	sf	\$ -	\$ -	Included in Hardscape Budget below
323200 Site Retaining Walls							
		Site retaining wall - Modular Block	2,293	sf	\$ 65.00	\$ 149,045	Versa-Lok Modular Block / No GeoGrid
32 47 00 Building Perimeter Security							
		Chain-link Fencing - Children's Sitting Area	-	lf	\$ 50.00	\$ -	Included in Hardscape Budget below
		Dumpster & Generator Set 8ft Vinyl Fence with Swing Gates	170	lf	\$ 80.00	\$ 13,600	
		Bollards - Stainless Steel	11	ea	\$ 3,000.00	\$ 33,000	
		Bollards - Painted	9	ea	\$ 1,000.00	\$ 9,000	

SITWORK & DEMO

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
32 90 00 Plantings					
Evergreens	57	ea			Included Below in Landscaping Scope
Trees	29	ea			Included Below in Landscaping Scope
Shrubs	16	ea			Included Below in Landscaping Scope
Perennials	93	ea			Included Below in Landscaping Scope
Lawn	9,762	sf			Included Below in Landscaping Scope.
Ground Cover	2,689	sf			Included Below in Landscaping Scope
Planter - 4ft	4	ea			Included Below in Landscaping Scope
Flower Bed	433	sf			Included Below in Landscaping Scope
Landscaping Scope	1	ls	\$ 156,000.00	\$ 156,000	Includes items from landscape drawings and quantities listed above
Hardscape Scope - Base Scope Paver Sidewalks	4,300	sf	\$ 18.00	\$ 77,400	Brick Pavers, Seat Walls, Children's Steps, Granite Curbing and Fence
Hardscape Scope - At Meriden Ave/Main Street Corner - Deduct Corner Pavers and Site Signage Wall	1	ls	\$ 27,985.00	\$ 27,985	Alternate #1
Hardscape Scope - Deduct Community Pavilion Plaza Hardscape - North End of Building	1	ls	\$ 81,770.00	\$ 81,770	Alternate #2
Hardscape Scope - Deduct Children's Reading Plaza, Seat Wall, and Fencing - Southeast Corner of the Building	1	ls	\$ 19,882.00	\$ 19,882	Alternate #3
TOTAL - DIV 32				\$ 1,252,896	
33 SITE UTILITIES					
33 10 00 Water/Fire Water Utilities					
Fire Service - 6" DIP	35	lf	\$ 200.00	\$ 7,000	
Water main - 2" Copper	35	lf	\$ 175.00	\$ 6,125	
Tie into existing	2	ea	\$ 8,500.00	\$ 17,000	
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
Hydrants & Interface	1	ea	\$ 15,000.00	\$ 15,000	
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 - 6"	36	lf	\$ 285.00	\$ 10,260	
Sanitary sewer manholes	-	ea	\$ 8,500.00	\$ -	Assumes none are required. Tie into existing
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	\$ 30,000.00	\$ 30,000	Assumes 2 flaggers for duration of activity & utility tie-in work at Meriden Ave & Main St.
33 40 00 Stormwater Utilities					
Piping - 4" HDPE Perforated	426	lf	\$ 75.00	\$ 31,950	For Retaining Wall Drainage
Piping - 8" HDPE	125	lf	\$ 80.00	\$ 10,000	
Piping - 24" HDPE	141	lf	\$ 80.00	\$ 11,280	
Piping - 15" HDPE	136	lf	\$ 87.00	\$ 11,832	
Storm Inlets/yard drains	8	ea	\$ 4,000.00	\$ 32,000	
Storm Manholes	4	ea	\$ 5,000.00	\$ 20,000	
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
Primary Electrical Feed (North Street to Transformer)		lf	\$ -	\$ -	By owner/utility company
Restore Finishes to Support Utility Tie-ins	1	ls	\$ 5,000.00	\$ 5,000	Telecom, Electrical
Site Lighting Excavation & Trenching	1,600	lf	\$ 30.00	\$ 48,000	20 new pole bases
Secondary Electrical Feed (Transformer to Building)		lf	\$ -	\$ -	See Division 26 Building
TOTAL - DIV 33				\$ 317,947	
TOTAL SITWORK & DEMO				\$ 2,509,823	

3



PROJECT ALTERNATES

DESIGN DEVELOPMENT - ALTERNATE SUMMARY

ALTERNATE	COST
1 Deduct Corner Pavers and Site Signage Wall - Meriden Ave/Main Street Corner	\$ (46,973)
2 Deduct Community Pavilion Plaza Hardscape - North End of Building	\$ (107,561)
3 Deduct Children's Reading Plaza, Seat Wall, and Fencing - Southeast Corner of the Building	\$ (23,956)
4 Add Bi-Directional Amplifier (BDA) System if Required by Fire Department	\$ 66,008
5 Infrastructure Changes for Generator Capacity Reduction 300KW to 150KW (Generator Purchased by Town)	\$ (37,653)
6 Deduct Roof Screen Around Low Roof Area Mechanical Equipment	\$ (67,792)
7 Deduct Roof Screen Around Second Floor Roof Area Mechanical Equipment	\$ (91,903)
8 Reuse existing Office Furniture in lieu of purchasing new	\$ (38,557)
9 Target Saving for A/V Package - reduce screen sizes in Community Room and throughout	\$ (45,786)
10 Eliminate RFID / ElectroMagnetic Gates at exits	\$ (36,147)
TOTAL:	\$ (430,319)

ALTERNATE PRICING - DESIGN DEVELOPMENT

ALTERNATE #1

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

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	\$	(402)	1.00%
Construction Contingency	\$	(1,217)	3.00%
CM GC's	\$	(2,820)	6.75%
CM Fee	\$	(1,003)	2.25%
CM General Liability Insurance	\$	(456)	1.00%
CM P&P Bond	\$	-	0.00%
Estimating Contingency	\$	(921)	2.00%

ALTERNATE #1 TOTAL **\$ (46,973)**

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	\$	(919)	1.00%
Construction Contingency	\$	(2,786)	3.00%
CM GC's	\$	(6,457)	6.75%
CM Fee	\$	(2,297)	2.25%
CM General Liability Insurance	\$	(1,044)	1.00%
CM P&P Bond	\$	-	0.00%
Estimating Contingency	\$	(2,109)	2.00%

ALTERNATE #2 TOTAL **\$ (107,561)**

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)
---------------------------------------	-----	----	----	-----------	----	----------

ALTERNATE #3 SUBTOTAL **\$ (19,882)**

General Requirements	\$	(596)	3.00%
Escalation - Q2 2023 Start	\$	(205)	1.00%
Construction Contingency	\$	(620)	3.00%
CM GC's	\$	(1,438)	6.75%
CM Fee	\$	(512)	2.25%
CM General Liability Insurance	\$	(233)	1.00%
CM P&P Bond	\$	-	0.00%
Estimating Contingency	\$	(470)	2.00%

ALTERNATE #3 TOTAL **\$ (23,956)**

ALTERNATE #4

Add Bi-Directional Amplifier (BDA) System if Required by Fire Department

Add BDA Head End control panel and interface	1	allow	\$	38,544.00	\$	38,544
Add 2-hr Rated Cabling, Testing & Termination	1	allow	\$	12,255.00	\$	12,255

ALTERNATE #4 SUBTOTAL **\$ 50,799**

General Requirements	\$	1,524	3.00%
Escalation - Q2 2023 Start	\$	523	1.00%
Construction Contingency	\$	1,585	3.00%
CM GC's	\$	3,674	6.75%
CM Fee	\$	1,307	2.25%
CM General Liability Insurance	\$	594	1.00%
CM P&P Bond	\$	-	0.00%
Estimating Contingency	\$	6,001	10.00%

**Southington Public Library
Design Development Estimate**

ALTERNATE #4 TOTAL \$ **66,008**

ALTERNATE #5

Infrastructure Changes for Generator Capacity Reduction 300KW to 150KW

Add 150KW/187KVA Capacity Diesel Generator	1	ls	\$	-	\$	-	Generator by Town
Deduct 300KW/375KVA Capacity Diesel Generator	(1)	ls	\$	-	\$	-	Generator by Town
Deduct 1200A ATS in lieu of 800A ATS	(1)	ls	\$	9,750.00	\$	(9,750)	
Add 800A ATS	1	ls	\$	8,500.00	\$	8,500	
Reduced Feeder Wiring for 150KW Generator	(1)	ls	\$	30,000.00	\$	(30,000)	

ALTERNATE #5 SUBTOTAL \$ (31,250)

General Requirements							
Escalation - Q2 2023 Start						(938)	3.00%
Construction Contingency						(322)	1.00%
CM GC's						(975)	3.00%
CM Fee						(2,260)	6.75%
CM General Liability Insurance						(804)	2.25%
CM P&P Bond						(365)	1.00%
Estimating Contingency						-	0.00%
						(738)	2.00%

ALTERNATE #5 TOTAL \$ (37,653)

**Southington Public Library
Design Development Estimate**

ALTERNATE #6

Deduct Roof Screen Around Low Roof Area Mechanical Equipment

Deduct Roof Screen Around Low Roof Area Mechanicals	(1)	ls	\$	45,264.00	\$	(45,264)	
Deduct Mechanical Screen Flashing	(1)	ls	\$	2,500.00	\$	(2,500)	
Deduct Support Post For Mechanical Screens	(1)	ls	\$	8,500.00	\$	(8,500)	
ALTERNATE #6 SUBTOTAL						\$	(56,264)
General Requirements					\$	(1,688)	3.00%
Escalation - Q2 2023 Start					\$	(580)	1.00%
Construction Contingency					\$	(1,756)	3.00%
CM GC's					\$	(4,069)	6.75%
CM Fee					\$	(1,448)	2.25%
CM General Liability Insurance					\$	(658)	1.00%
CM P&P Bond					\$	-	0.00%
Estimating Contingency					\$	(1,329)	2.00%
ALTERNATE #6 TOTAL						\$	(67,792)

ALTERNATE #7

Deduct Roof Screen Around Second Floor Roof Area Mechanical Equipment

Deduct Roof Screen Around 2nd Floor Roof Area Mechanicals	(1)	ls	\$	55,275.00	\$	(55,275)	
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 #7 SUBTOTAL						\$	(76,275)
General Requirements					\$	(2,288)	3.00%
Escalation - Q2 2023 Start					\$	(786)	1.00%
Construction Contingency					\$	(2,380)	3.00%
CM GC's					\$	(5,517)	6.75%
CM Fee					\$	(1,963)	2.25%
CM General Liability Insurance					\$	(892)	1.00%
CM P&P Bond					\$	-	0.00%
Estimating Contingency					\$	(1,802)	2.00%
ALTERNATE #7 TOTAL						\$	(91,903)

ALTERNATE #8

Reuse existing Office Furniture in lieu of purchasing new

Deduct 8 new office furniture setups in private offices	(1)	ls	\$	32,000.00	\$	(32,000)	
ALTERNATE #8 SUBTOTAL						\$	(32,000)
General Requirements					\$	(960)	3.00%
Escalation - Q2 2023 Start					\$	(330)	1.00%
Construction Contingency					\$	(999)	3.00%
CM GC's					\$	(2,314)	6.75%
CM Fee					\$	(824)	2.25%
CM General Liability Insurance					\$	(374)	1.00%
CM P&P Bond					\$	-	0.00%
Estimating Contingency					\$	(756)	2.00%
ALTERNATE #8 TOTAL						\$	(38,557)

ALTERNATE #9

Target Saving for A/V Package - reduce screen sizes in Community Room and throughout

Reduce Community Room - 202" screens / projectors to smaller screens with no projector. Also - adjust audio and mic capabilities to large room.	(1)	ls	\$	31,000.00	\$	(31,000)	
Reduce A/V Requirements and Screen size (85") at Storytelling Room	(1)	ls	\$	3,000.00	\$	(3,000)	
Reduce A/V Requirements - reduce size of 85" TV's at Collaboration / Study Rooms / Circ Desk / Info Desk	(4)	ls	\$	1,000.00	\$	(4,000)	
ALTERNATE #7 SUBTOTAL						\$	(38,000)
General Requirements					\$	(1,140)	3.00%
Escalation - Q2 2023 Start					\$	(391)	1.00%
Construction Contingency					\$	(1,186)	3.00%
CM GC's					\$	(2,748)	6.75%
CM Fee					\$	(978)	2.25%
CM General Liability Insurance					\$	(444)	1.00%
CM P&P Bond					\$	-	0.00%
Estimating Contingency					\$	(898)	2.00%

**Southington Public Library
Design Development Estimate**

ALTERNATE #7 TOTAL \$ (45,786)

ALTERNATE #10

Eliminate RFID / ElectroMagnetic Gates at exits

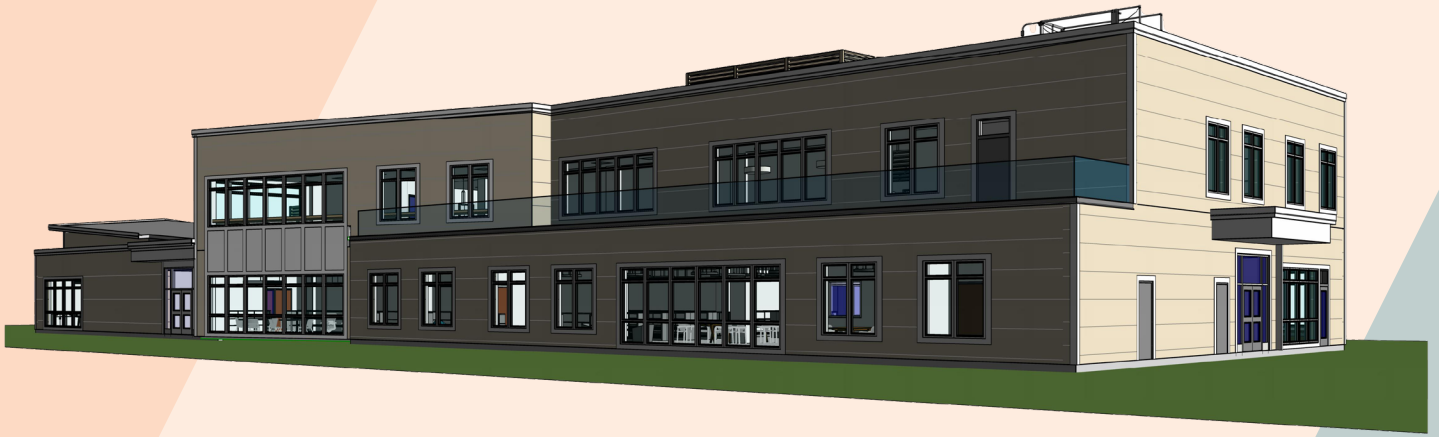
RFID or ElectroMagnetic Gates - reduce from Owner FF&E (1) ls \$ 30,000.00 \$ (30,000)

ALTERNATE #10 SUBTOTAL \$ (30,000)

General Requirements		\$	(900)	3.00%
Escalation - Q2 2023 Start		\$	(309)	1.00%
Construction Contingency		\$	(936)	3.00%
CM GC's		\$	(2,170)	6.75%
CM Fee		\$	(772)	2.25%
CM General Liability Insurance		\$	(351)	1.00%
CM P&P Bond		\$	-	0.00%
Estimating Contingency		\$	(709)	2.00%

ALTERNATE #10 TOTAL \$ (36,147)

4



OWNER SOFT COST BUDGET AND COST RESPONSIBILITY MATRIX

OWNER'S COST ESTIMATE

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
-------------	-----	------	---------	-------	----------

Overall Owner Project Contingency	3.50%		\$	563,500	Reduced from 4% to 3.5% per Value Management conversation 10.26.22
SUBTOTAL - OWNER CONTINGENCY				\$ 563,500	

Design Expenses

Architect/Engineering Fees	1	ls	\$ 1,093,500.00	\$ 1,093,500	
Geotechnical Engineer/Environmental Assessment	1	ls	\$ 25,000.00	\$ 25,000	Includes Site Borings
LEED Administration	1	allow	\$ -	\$ -	USGBC Certification Not Required
Haz-Mat Inspection and Inventory - Phase 2	1	ls	\$ 25,000.00	\$ 25,000	Work engaged direct by town (via Hygenix). OSHA required testing.
Environmental/Haz-Mat Monitoring Consulting During Construction	1	ls	\$ 10,000.00	\$ 10,000	Pre-Abatement Meetings, additional testing and final air clearances (TEM's w/ 24-hour turnaround). Budget reviewed w/ J. Twitchell - Hygenix.
SUBTOTAL - DESIGN EXPENSES				\$ 1,153,500	

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	\$ 30,000.00	\$ 30,000	Third-party Cx Agent 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	\$ 35,000	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	\$ -	\$ -	Costs Waived - 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				\$ 205,800	

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

Community Room	1	ea	\$ 46,108.00	\$ 46,108	<i>Budget from Workspace Consulting Group</i> Stackable chairs, chair dollies, nesting tables, mobile lecturn, shelf lounge chairs, ottoman
Create Space	1	ea	\$ 3,760.00	\$ 3,760	Studio table, ruckus chairs
Teen Room	1	ea	\$ 8,006.00	\$ 8,006	Team tables, stools, task tables, lounge chairs
Childrens	1	ea	\$ 6,305.00	\$ 6,305	Childrens tables, chairs, computer tables, lounge chairs, childrens settee, ottoman
Childrens Program Room	1	ls	\$ 60,192.00	\$ 60,192	Jumpers, adjustable tables, floor cushions w/ rack
Study Rooms	1	ls	\$ 12,722.00	\$ 12,722	Chairs, round & rectangle tables
Reading Rooms	1	ls	\$ 39,474.00	\$ 39,474	Reading tables, chairs, lounge chairs, ottomans, laptop tables
Staff Break Room	1	ls	\$ 1,250.00	\$ 1,250	Café tables, stackable chairs
FURNITURE ADJUSTMENTS: Delivery & Placement, Freight Charges	1	ea	\$ 22,000.00	\$ 22,000.00	
Furniture for Private Offices	1	ea	\$ 32,000.00	\$ 32,000.00	This DD estimate assumes 100% new office furniture in private offices. See Alternates for Reuse savings

OWNER'S COST ESTIMATE

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
BOOK STORAGE / SHELVING					
<i>Budget from PSI - NESP</i>					
Adult	1	ea	\$ 187,922.40	\$ 187,922	
Closets	1	ea	\$ 9,295.00	\$ 9,295	
Teen	1	ea	\$ 26,150.00	\$ 26,150	
Storage	1	ea	\$ 15,483.40	\$ 15,483	
Friends	1	ea	\$ 19,049.80	\$ 19,050	
Front Lobby Circ Area	1	ea	\$ 8,296.00	\$ 8,296	
DVD	1	ea	\$ 60,077.40	\$ 60,077	
Childrens	1	ea	\$ 29,809.00	\$ 29,809	
Childrens Mobile	1	ea	\$ 34,640.20	\$ 34,640	
Childrens Fixed Shelving	1	ea	\$ 42,490.00	\$ 42,490	
SHELVING ADJUSTMENTS: CLC / MHEC Discount	1	ea	\$ (259,928.00)	\$ (259,928)	Connecticut Library Consortium discount
SHELVING ADJUSTMENTS: Material Surcharge, Freight, Assembly	1	ea	\$ 122,989.00	\$ 122,989	
MISCELLANEOUS FURNISHINGS					
<i>Budget from PSI - NESP</i>					
Reading Room	1	ea	\$ 49,983.74	\$ 49,984	Custom veneer bookcases, custom glass display cases, continuous countertops & fillers
End Panels & Canopy Tops	1	ea	\$ 59,872.40	\$ 59,872	Custom veneer end panels, custom canopy tops
END PANEL & CANOPY TOP ADJUSTMENTS: MHEC Discount, Surcharge, Freight, Assembly	1	ea	\$ 5,722.00	\$ 5,722	
Metal Filing Cabinets	1	ea	\$ 8,731.00	\$ 8,731	Flat filing cabinets with lock kits
Metal Lockers	1	ea	\$ 2,087.88	\$ 2,088	3-tier lockers w/ ADA stickers
FILING CABINET & LOCKER ADJUSTMENTS: CLC / MHEC Discount, Surcharge, Freight, Assembly	1	ea	\$ 2,264.00	\$ 2,264	
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	
Relocate Major Artwork / Sculpture Relocation	1	ls	\$ 7,500.00	\$ 7,500	
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				\$ 701,852	
Technology Expenses					
Internet Café Computers	18	ea	\$ 1,500.00	\$ 27,000	Midpoint of IT Department 12-24 laptop
Laptop Vending Machine	2	allow	\$ -	\$ -	10.26.22 - Mr Baker accepted removal of laptop vending machines from construction costs, will consider leasing options (savings of \$50,000)
Staff Computers	19	ea	\$ -	\$ -	10.26.22 - Mr Baker accepted funding of computers through external source; Cost omitted from construction costs (savings of \$28,500)
A/V & Technology - Program Rooms	3	ea	\$ 54,500.00	\$ 163,500	3/202" Screens, 3/10k Projectors, Screens, 16 speakers, Mics & Receivers, 3 touchscreen displays
A/V & Technology - Story Telling Room	1		\$ 14,500.00	\$ 14,500	85" TV & Ceiling Speakers
A/V & Technology - 85" TV's Collaboration / Study Rooms / Circ Desk / Info Desk	4		\$ 3,500.00	\$ 14,000	85" displays per narrative
A/V & Technology - Digital Signage	3	ea	\$ 5,000.00	\$ 15,000	Digital Signage media players
UPS Battery Backup Units	19	ea	\$ 500.00	\$ 9,500	Assume stand alone, not central system
Tele/Data Equipment	1	allow	\$ 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	
RFID or ElectroMagnetic Gates	3	ea	\$ 10,000.00	\$ 30,000	Included Door locations only - software & equipment excluded.
Vehicle Charging Stations (qty assumed)	4	ea	\$ 4,000.00	\$ 16,000	Power and rough in in Construction cost

OWNER'S COST ESTIMATE

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
SD Value Management #11 - delete 50% of Vehicle Charging Stations - grant being pursued by Town.	1	ls	\$ (8,000.00)	\$ (8,000)	12.30.2022 - Spare conduit for future EV chargers is shown in DD drawings. All EV chargers have been removed. Mark noted Grant is for 100% Install of Unit and 50% of the charger. Accept 50% of the cost of the savings.
Distributed Antennae System	N/A				Excluded at SD level - Engineer added at DD level; WT pricing as Add Alternate.
Security System - Card Readers & CCTV System	N/A				Included in construction hard costs
SUBTOTAL - TECHNOLOGY EXPENSES				\$ 356,000	
Total Project Soft Costs				\$ 2,980,652	

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			
	All interior finishes	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 and Technology			
	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
	Televisions		X	
	A/V Equipment		X	
12	Furnishings			
	Window Treatments	X		No motorized shades included
	Mobile Carts		X	
	Printers/Copiers/IT Equipment		X	
	Artwork		X	
	Dry Erase Board	X		
	Furniture		X	
	Furniture for Private Offices		X	Estimate assumes reuse of private office furniture
	Fixed / Bench Seating	X		Upholstered bench seating
	Reception/Circulation Desks	X		Lobby, Adult & Children's Areas
	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	WT will price as an alternate, added from SD -> DD drawings Complete system from Demark to outlets
	Data & CATV Communication Cabling	X		
	A/V Communication Raceways	X		
	A/V Cabling		X	
	Telephone Equipment		X	
	IT Equipment		X	Patch Cables, WAP's, etc. Servers & equipment excluded
	MDF / IDF Racks	X		
	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			

5



CLARIFICATIONS AND QUALIFICATIONS

Southington Public Library

Design Development Estimate QUALIFICATIONS AND CLARIFICATIONS 1/24/2023

Documents

This estimate is based on following documents:

1. Design Development drawings and specifications prepared by Drummey Rosane Anderson (DRA), dated 12/30/2022. As well as the Reflected Ceiling Plans issued via RFI process also dated 12/30/2022.
2. Design Development & Schematic Design Furniture & Millwork Plans prepared by Drummey Rosane Anderson (DRA), dated 12/30/22 and 9/19/2022.
3. Design Development Mechanical, Electrical, Plumbing, and Fire Protection Systems drawings prepared by Drummey Rosane Anderson (DRA), dated 12/30/2022
4. Design Development Structural Drawings prepared by Szewczak Associates dated 12/30/2022.
5. Design Development Site Plans prepared by Drummey Rosane Anderson (DRA), dated 12/30/2022
6. RFI answers from DRA for the Design Development Set dated 12/30/2022.
7. Value Management conversations taking place between committee meetings dated 10/26/2022-12/9/2022.

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 1% 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. General Liability Insurance have been included at the agreed upon rates included in the contract.
8. A CM Payment & Performance bond requirement has been eliminated as a part of the Value Management process.

9. The Design / Estimating Contingency Fee has been reduced from 3% to 2% and the Owner Contingency Fee has been reduced from 4% to 3.5% as a part of the Value Management process.
10. 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.
11. 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).
12. 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.
13. 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)
14. Construction Estimate Includes Port-o-lets and sanitary facilities.
15. 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. Pilasters 14"x14" are assumed at all exterior column locations down to the spread footings.
2. A continuous 12" thick strip footing, 4ft deep with a 3'x1' footing has been included around the perimeter of the building.
3. A moisture vapor retardant mixture has been carried for the slab on grade and slab on deck.

Division 5: N/A

Division 6: N/A

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.
5. No skylights have been included as they were removed in the DD drawing set.
6. Level 2 rooftop balcony system has been revised in DD drawing set to include architectural glass railing, HM door, EPDM roofing, with future capabilities of installing rooftop pavers. No rooftop pavers are included at this time.

Division 8:

1. The coiling grill located at stairwell is assumed to be an emergency egress rated grill.
2. The (12) storefront style entrance doors are assumed to have automatic operators for ADA accessibility.
3. Glass in all interior glazing conditions is assumed to be G-1 tempered float glass, except for the 2nd floor study rooms.
4. 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.
5. All exterior windows, doors, and glass is assumed as aluminum storefront system.

Division 9:

1. For all non-rated and rated GWB walls, it is assumed the drywall will be going to the deck above.
2. 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
3. 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 the 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:

1. No pricing for alternate plumbing fixtures on plumbing fixture schedule per drawing P6-1-1 has been included has been included in the DD estimate at this time. The proposed alternate fixtures all have increased costs over B.O.D. fixtures.

Division 23:

1. Insulation has been included on the supply ductwork. No insulation is included on exhaust or return air ductwork.

Division 26:

1. 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.
2. Subgrade conduit will be installed for future installation of EV chargers. No EV chargers have been included at this time.
3. Bi-Directional Amplifier (BDA) System was not shown at the time of the Schematic Drawing estimate. Because a BDA system is shown in Design Development drawings, WT has carried this system as an allowance under section 17 of Electrical Detailed Estimate.

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.
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 – with the exception of hardscaped area at walkout of Program Room where granite curbing is specified.
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.

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 (70 weeks)
- Generator (60 weeks)
- Roof (Fasteners / Ins.) (48 weeks)
- Structural Steel (30 weeks)
- Storefront (24 weeks)
- Metal Decking (22 weeks)
- Light Fixtures (20 weeks)
- AHU’s (26 weeks)

WT Whiting-Turner		(PRELIM)- Southington Public Library												Date Printed 28-Sep-22																																			
Activity ID	Activity Name	Original Duration	Start	Finish	2022				2023				2024				2025																																
					A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D
(PRELIM)- Southington Public Library																																																	
Milestones																																																	
A1280	Schematic Design Complete	0	07-Sep-22	06-Sep-22																										Schematic Design Complete																			
A1380	Building Committee Approves SD Package for Estimating	0	07-Sep-22	18-Sep-23																										Building Committee Approves SD Package for Estimating																			
A1290	Design Development Complete	0	03-Jan-23	03-Jan-23																										Design Development Complete																			
A1390	Building Committee Approves DD Package for Estimating	0	04-Jan-23	18-Sep-23																										Building Committee Approves DD Package for Estimating																			
A1300	Construction Documents Complete	0	19-Apr-23	19-Apr-23																										Construction Documents Complete																			
A1310	Bidding Complete / GMP Approval	0	01-Jun-23	01-Jun-23																										Bidding Complete / GMP Approval																			
A1330	Expected Construction Start	0	16-Jun-23	16-Jun-23																										Expected Construction Start																			
A1320	Construction Required to Begin (Grant)	0	20-Jun-23*	20-Jun-23																										Construction Required to Begin																			
A1340	New Construction Complete	0	15-Aug-24	15-Aug-24																										New Construction Complete																			
A1350	Move-In & Occupancy	0	13-Sep-24	13-Sep-24																										Move-In & Occupancy																			
A1360	Start Demo Existing Library	0	16-Sep-24	16-Sep-24																										Start Demo Existing Library																			
A1370	Project Substantial Completion	0	24-Dec-24	24-Dec-24																										Project Substantial Completion																			

WT Whiting-Turner		(PRELIM)- Southington Public Library												Date Printed 28-Sep-22																																			
Activity ID	Activity Name	Original Duration	Start	Finish	2022				2023				2024				2025																																
					A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D
Procurement																																																	
A1450	Early Procurement- F&D Mineral Wool	165	27-Apr-23	20-Dec-23																										Early Procurement- F&D Mineral Wool																			
A1460	Early Procurement- F&D Polystyrene Insulation	100	27-Apr-23	18-Sep-23																										Early Procurement- F&D Polystyrene Insulation																			
A1470	Early Procurement- F&D Generator	300	27-Apr-23	03-Jul-24																										Early Procurement- F&D Generator																			
A1480	Early Procurement- F&D ATS	300	27-Apr-23	03-Jul-24																										Early Procurement- F&D ATS																			
A1520	Early Procurement- F&D Roofing (Fasteners/Poly-Iso Insulation)	260	27-Apr-23	07-May-24																										Early Procurement- F&D Roofing (Fasteners/Poly-Iso Insulation)																			
A1540	Early Procurement- F&D Gas Fired Boiler	100	27-Apr-23	18-Sep-23																										Early Procurement- F&D Gas Fired Boiler																			
A1550	Early Procurement- F&D Reheat Hot Water Loop	100	27-Apr-23	18-Sep-23																										Early Procurement- F&D Reheat Hot Water Loop																			
A1560	Early Procurement- F&D Painted Poly-Ash Siding	100	27-Apr-23	18-Sep-23																										Early Procurement- F&D Painted Poly-Ash Siding																			
A1410	Early Procurement- F&D Curtain Wall	150	11-May-23	13-Dec-23																										Early Procurement- F&D Curtain Wall																			
A1490	Early Procurement- F&D Electrical Switchgear	400	11-May-23	10-Dec-24																										Early Procurement- F&D Electrical Switchgear																			
A1500	Early Procurement- F&D Structural Steel	150	11-May-23	13-Dec-23																										Early Procurement- F&D Structural Steel																			
A1510	Early Procurement- F&D Metal Decking	110	11-May-23	16-Oct-23																										Early Procurement- F&D Metal Decking																			
A1530	Early Procurement- F&D Light Fixtures	100	11-May-23	02-Oct-23																										Early Procurement- F&D Light Fixtures																			
Construction																																																	
Phase 1- New Library Construction																																																	
Sitework and Enabling																																																	
A1400	Mobilization	10	02-Jun-23	15-Jun-23																										Mobilization																			
Core and Shell																																																	
A1060	Foundations / Underground MEP	35	16-Jun-23	04-Aug-23																										Foundations / Underground MEP																			
A1070	Steel Erection	30	07-Aug-23	18-Sep-23																										Steel Erection																			
A1080	Envelope Weatheright	80	19-Sep-23	15-Jan-24																										Envelope Weatheright																			
Fitout																																																	
A1150	Interior MEP & Finishes	110	16-Jan-24	19-Jun-24																										Interior MEP & Finishes																			
Phase 2- Demolition of Existing Library																																																	
Demolition																																																	
A1190	Abate & Demo Exist Building	40	16-Sep-24	08-Nov-24																										Abate & Demo Exist Building																			
Sitework																																																	
A1190	Develop Parking Lot	25	11-Nov-24	17-Dec-24																										Develop Parking Lot																			
Commissioning																																																	
A1160	Commissioning	30	20-Jun-24	01-Aug-24																										Commissioning																			
A1170	New Library Substantial Completion	10	02-Aug-24	15-Aug-24																										New Library Substantial Completion																			
A1200	Move In	20	16-Aug-24	13-Sep-24																										Move In																			
A1260	Project Completion	5	18-Dec-24	24-Dec-24																										Project Completion																			

Southington Public Library Project Logistics (DD Document Set)

Phase 1: New Building and South Parking Lot Construction

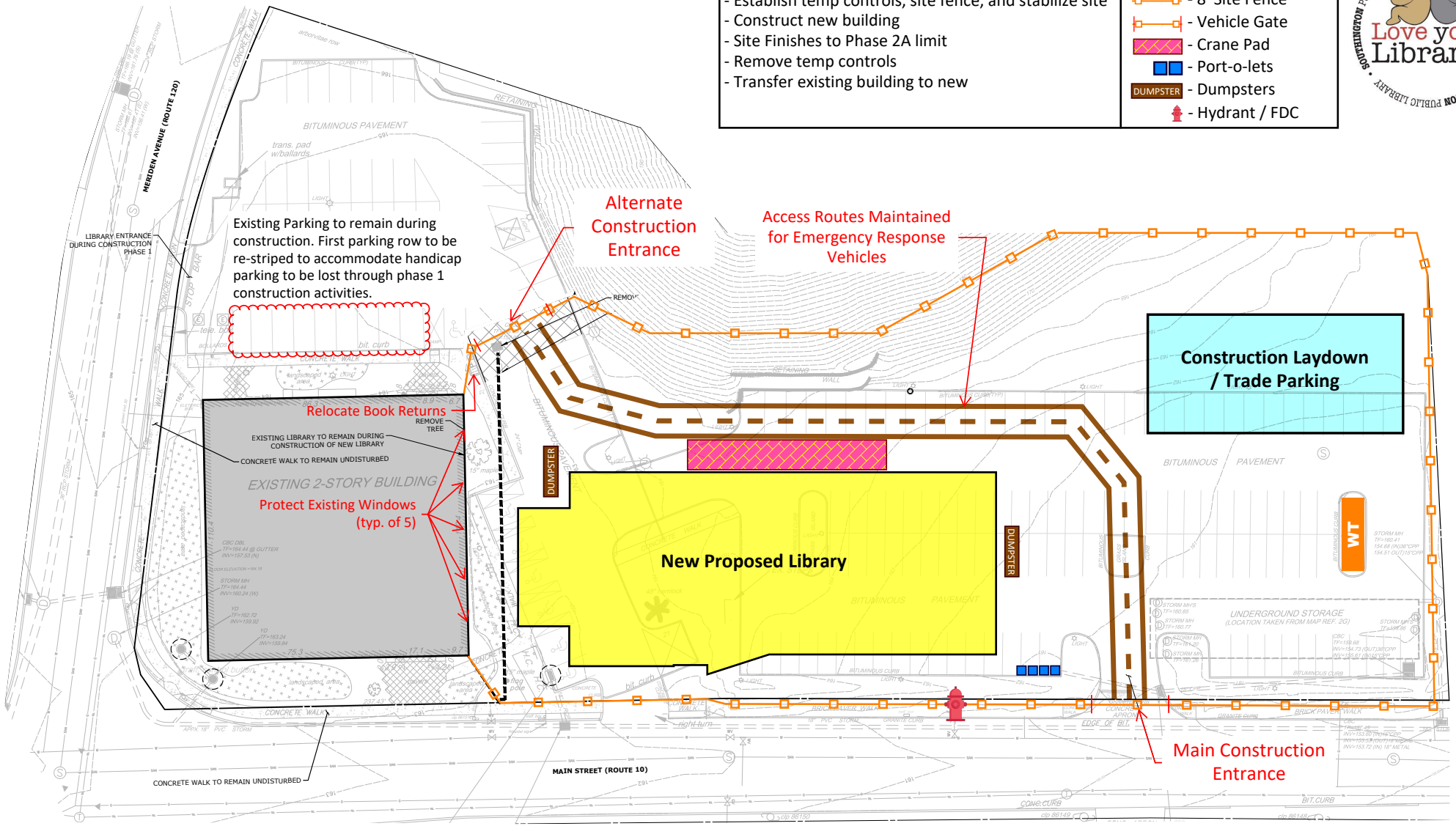
Date: 1/24/2023

Phase Narrative:

- Trench for new gas service through north lot
- Establish temp controls, site fence, and stabilize site
- Construct new building
- Site Finishes to Phase 2A limit
- Remove temp controls
- Transfer existing building to new

Key:

- WT** - Field Office
- Site Access Road
- 8' Site Fence
- Vehicle Gate
- Crane Pad
- Port-o-lets
- Dumpster
- Hydrant / FDC



Existing Parking to remain during construction. First parking row to be re-stripped to accommodate handicap parking to be lost through phase 1 construction activities.

Relocate Book Returns
 REMOVE TREE
 EXISTING LIBRARY TO REMAIN DURING CONSTRUCTION OF NEW LIBRARY
 CONCRETE WALK TO REMAIN UNDISTURBED
EXISTING 2-STORY BUILDING
 Protect Existing Windows (typ. of 5)

New Proposed Library

Construction Laydown / Trade Parking

Alternate Construction Entrance

Access Routes Maintained for Emergency Response Vehicles

Main Construction Entrance

Southington Public Library Project Logistics (DD Document Set)

Phase 2: Existing Building Demo and North Site Finishes

Date: 1/24/2023

Phase Narrative:

- Establish temp controls, site fence, and stabilize site
- Demo existing building
- Stabilize site and fill old basements
- Utility connections with Phase 1 scope
- Complete site finishes to adjoin to phase 1
- Demobilize

Key:

- WT** - Field Office
- - - Site Access Road
- - - 8' Site Fence
- - - Vehicle Gate
- - - Crane Pad
- - - Port-o-lets
- DUMPSTER** - Dumpsters
- ↑** - Hydrant / FDC

