



RICE LIBRARY BUILDING COMMITTEE

June 9, 2020

6PM

AGENDA

1. Project Update
 - a. Discussion of Value Engineering Process
 - i. Goals
 - ii. Review drawings
 - iii. Review recommended items/incorporated items and discuss/approve
 - b. Review of Budget and VE Recommendations
 - i. Prioritization
 - ii. Review and discuss pending items
 - iii. Confirm any accepted items and review timeline for decisions
2. Design and Construction Schedule Update
3. Next Steps

Materials (also in Drop Box):

- Updated VE List with Recommended Items Incorporated
- VE Plans and Elevations
- Line Item Cost Estimate with Recommended Items Incorporated

Due to the Declaration of a State of Emergency for the State of Maine and Town of Kittery, this meeting will be held remotely in accordance with LD 2167. The meeting will be recorded through Zoom for the public record.



Wright-Ryan Construction, Inc. 10 Danforth Street, Portland, Maine 04101
 Phone (207) 773-3625 Fax (207) 773-5173
 DRAFT - Worksheet results for 4/29/2020 design team & Town conf. call

Value Engineering Log

Project Name: Rice Public Library Renovations & Addition
 Project #: 20 18 25
 Date: **Last revised on May 20, 2020**

Item #	Description	Ballpark Credit	Recommended Accepted as of 5-20-20	Status (a/r/p)	Accepted after 5-20-20	Rejected	Pending	Comments
1A	Revisions to the exterior building envelope walls of the addition per the architect's VE documents dated March 25 & 26, 2020. Note that no square footage has been added or deleted to the estimated costs - the building's dimensions will need to be adjusted to maintain the original gross floor area. All slate and copper panels were changed to brick and the canopy edges are carried as painted metal. The changes to the main entry aluminum framed curtainwall were unclear, so this credit estimate is based on a 25% glass area reduction with wall opening dimensions that allow for the use of storefront framing (max 10' high).	(\$126,940)	(\$126,940)	N/A				Baseline VE response.
	<u>OR</u>							
1A.1	Same as Item 1A above except it includes revisions to the exterior building envelope walls of the addition per the architect's revised VE exterior elevations dated May 4, 2020. In addition, the metal siding is now run all in one direction, and the sun shades were eliminated. Please note that like Item 1A, the curtainwall area was reduced by 25% and it was changed to storefront (max 10' high).	(\$151,280)		p	\$0	\$0	(\$151,280)	
	<u>OR</u>							
1B	Same as Item 1A above except add the following items: a) All angles on the addition are 90 degrees. b) All brick corbels and recesses are eliminated - all brick is in 1 plane. c) All metal siding is carried as running in one direction. d) The sun shades are eliminated.	(\$237,030)		r	\$0	(\$237,030)	\$0	Upper End of VE - goal would be to get to somewhere in the middle. This does not include the canopy over the front entry.
2A	Delete the two roof dormers on the sloped roof area over the Children's Collection.	(\$27,280)		p	\$0	\$0	(\$27,280)	This item could be a Deduct Alternate.
	<u>OR</u>							
2B	Substitute a flat membrane roof system over the Children's Collection area in lieu of the sloped metal roofing system and dormers indicated.	(\$71,110)		r	\$0	(\$71,110)	\$0	
3	Shell out the Community Rooms 003 & 004 and Maker Space 005.	(\$150,320)		r	\$0	(\$150,320)	\$0	Per SSA Drawings of 3/25 & 3/26
4	Shell out the Lower Level Toilet Rooms - Rooms 009, 010 & 011.	(\$68,820)		r	\$0	(\$68,820)	\$0	Per SSA Drawings of 3/25 & 3/26
5	Leave existing conditions in Reading Room 213. The new fire protection, VAC, and life safety systems to remain as part of the scope of work.	(\$23,890)		p	\$0	\$0	(\$23,890)	Per SSA Drawings of 3/25 & 3/26
6	Leave existing conditions in Catalog/Tech Room 114. The new fire protection, VAC, and life safety systems to remain as part of the scope of work.	(\$2,980)		p	\$0	\$0	(\$2,980)	Per SSA Drawings of 3/25 & 3/26



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7	Leave existing conditions in Kitchenette & Toilet Rooms 019, 020 & 021. The new fire protection, VAC, and life safety systems to remain as part of the scope of work.	(\$2,630)		r	\$0	(\$2,630)	\$0	Per SSA Drawings of 3/25 & 3/26
8	Leave existing conditions in the balance of the existing building (other than Items 5, 6 & 7 above). The new masonry openings, masonry restoration, structural upgrades, slate roof repairs, fire protection systems, and the other life safety systems to remain as part of the scope of work.	(\$239,820)		r	\$0	(\$239,820)	\$0	
9	Move all architectural woodwork items out of the hard cost estimate - to be part of the FF&E. The window trim remain in the scope of work.	(\$83,470)	(\$83,470)	N/A				Since VE Items 3 and 4 above have been rejected, the Maker Space cabinetry and the toilet room tops have been added to this credit. Wall hung sinks will be used in the toilet rooms.
10	Delete the access control system.	(\$18,330)	(\$18,330)	N/A				
11	Change all interior wood ceilings to 2x2 ACT ceilings.	(\$18,220)	(\$18,220)	N/A				Refined Item # 1 from 3/18/20 VE log excluding exterior wood ceilings. Make wood Ceilings an Add. Alt.
12	Delete the ceiling Tectum panels in Reading Rm 104 - to be part of FF&E package.	(\$4,120)	(\$4,120)	N/A				Have as an Add Alt.
13	Move the visual display boards and the metal lockers out of the hard cost estimate - to be part of the FF&E package.	(\$8,020)	(\$8,020)	N/A				
14	Move the residential appliances out of the hard cost estimate - to be part of the FF&E package.	(\$4,580)	(\$4,580)	N/A				
15	Move the window treatments out of the hard cost estimate - to be part of the FF&E package.	(\$17,190)		p	\$0	\$0	(\$17,190)	What do we actually need? SSA will give us a location of window treatments & description. Town willing to reduce this to what is needed.
16	Use Canton Hydraulic Elevator in lieu of the traction elevator carried.	(\$29,870)	(\$29,870)	N/A				SSA will check the added hp of the motor in regards to the Electrical Service size
	a) 2,500# capacity with max speed of 100 fpm.							
	b) Side slide entrances with baked enamel finish and aluminum sills.							
	c) Cab interior finishes include flush walls faced with Plam from standard selection with black reveals, 2" flat ss handrail on rear wall, & LED strip lighting above acrylic light diffuser.							
	d) 30Hp 208V 3Ph motor.							
	e) Standard 1 year warranty							
	f) Needs a machine room adjacent to the shaft at the lowest level.							
17	Establish the following unit cost goals for the mechanical systems:	(\$111,080)	(\$111,080)	N/A				
	a) Use \$35/Sft in lieu of \$42/Sft for the HVAC systems in the addition.							As long as the systems meet the comfort goals of the library.



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	b) Use \$20/Sft in lieu of \$24/Sft for the VAC systems in the existing.							
18	Establish the following unit cost goals for the electrical systems: a) Use \$14/Sft in lieu of \$15/Sft for the electrical systems in the addition. b) Use \$4/Sft in lieu of \$5/Sft for the electrical systems in the existing.	(\$18,290)	(\$18,290)	N/A				
19	Reduce the lighting & lighting controls allowance to \$75,000.	(\$17,190)	(\$17,190)	N/A				
20	Delete the emergency generator.	(\$43,610)	(\$43,610)	N/A				
21	Delete all of the work associated with the Children's Garden.	(\$38,270)	(\$38,270)	N/A				Do this work as an Add Alt. SSA to check on drawings sent to WR. Whats left? Sebgao Technics developing a Minimum landscape for planning Bd.
22	Delete all of the work associated with the upper parking lot.	(\$67,610)	(\$67,610)	N/A				Do this work as an Add Alt.
23	Delete the curbing, paving, and the retaining wall at the lower parking lot. This lot will be regraded to work with the street without the retaining wall.	(\$32,310)	(\$32,310)	N/A				Public Works to do the curbing and paving work. All of the subgrade work will remaining in the scope of work.
24	Delete all of the work associated with the exterior stairway leading to the upper sidewalk and the adjacent sitting area. The area will be re-graded to match adjoining areas and seeded. The retaining wall is to remain.	(\$24,640)		p	\$0	\$0	(\$24,640)	
25	Delete the construction office trailer. The CM's superintendent's office will be set up inside the existing historic library building.	(\$7,590)	(\$7,590)	N/A				
26	Use Pella dual-pane AdvancedComfort windows with an U-value of 0.22 for all aluminum storefront and curtainwall systems, and for all punched window openings. The exterior doors to remain aluminum with aluminum frames. Note that some of the curtainwall was deleted in VE Item 1 above.	(\$20,750)	(\$20,750)	N/A				This credit is based on Pella's preliminary budget estimate with the assumption that is covers all storefront and curtainwall areas as well as the punched window openings.
27	Reduce the gross floor area of the addition by 595 Sft per the architect's revised floor plans dated May 7, 2020.	(\$113,980)	(\$113,980)	N/A				
28	Reduce the \$15,000 Allowance for Structural Upgrades in the existing building to \$10,000.	(\$5,730)	(\$5,730)	N/A				Some slight bowing in the roof planes.
29	Reduce the \$16,000 for Arch. Woodwork Retrofit in existing building to \$8,000.	(\$9,170)	(\$9,170)	N/A				
30	Reduce the \$20,000 for Refinishing Floors in existing building to \$10,000.	(\$11,460)	(\$11,460)	N/A				
31	Reduce the \$10,000 for Repainting & Refinishing in existing building to \$6,000	(\$4,580)		p	\$0	\$0	(\$4,580)	
32		\$0			\$0	\$0	\$0	



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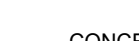








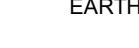



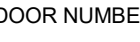








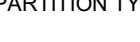
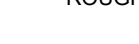

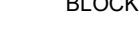
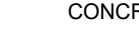



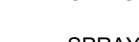
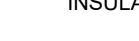
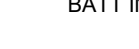
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33		\$0			\$0	\$0	\$0	
	Total Accepted VE Credits		(790,590)		\$0			
	Total Rejected VE Credits					(\$769,730)		
	Total Pending VE Credits						(\$251,840)	
<u>PROJECT BUDGET ANALYSIS</u>								
	Established Not-To-Exceed Project Budget	\$4,300,000						
	Schematic Design Cost Estimate (Dated March 18, 2020)	\$5,559,351						
	Cost Reduction Required to Meet Project Budget	\$1,259,351						Represents 22.7% of the SD estimate.
<u>CURRENT HARD COST CONSTRUCTION ESTIMATE ANALYSIS</u>								
	Current Schematic Design Cost Estimate from Above	\$5,559,351						
	Current Accepted VE Value as of 5-20-20 from Above	(\$790,590)						
	Revised Schematic Design Cost Estimate 5-20-20	\$4,768,761						
	Remaining Cost Reduction Required to Meet Project Budget	\$468,761						

**VE DRAWING PACKAGE
PROGRESS SET
Date of Issue : 5.27.2020**

STRUCTURAL ENGINEER:
Becker Structural Engineers /
Thornton Tomasetti
75 York Street # 3
Portland, ME 04101
Phone : 207.879.1838
Charlotte Bouvier
cbouvier@beckersturctural.com



SHEET NUMBER	SHEET NAME
CIVIL	
C001	CIVIL VE PLAN
ARCHITECTURAL	
A001	LOWER LEVEL AND 1ST FLOOR PLANS
A002	2ND FLOOR AND ROOF PLANS
A131	LOWER LEVEL AND 1ST FLOOR REFLECTED CEILING PLANS
A132	SECOND FLOOR REFLECTED CEILING PLAN
A141	LOWER LEVEL - FURNITURE FLOOR PLAN - FOR REFERENCE ONLY
A142	ENTRY LEVEL - FURNITURE FLOOR PLAN - FOR REFERENCE ONLY
A143	SECOND FLOOR - FURNITURE FLOOR PLAN - FOR REFERENCE ONLY
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS

MATERIAL KEY		ARCHITECTURAL SYMBOLS		
	COURSE GRAVEL	FINISH MATERIAL 	PROPOSED ELEVATION 	TOP OF FIN. FLOOR EL. + X'-X"
	CONCRETE	CASEWORK TYPE 	BUILDING SECTION 	
	STONE	ROOM NUMBER 	BUILDING ELEVATION 	
	EARTH/COMPACT FILL	DOOR NUMBER 	WALL SECTION 	
	GYPSUM/PLASTER	WINDOW TYPE 	INTERIOR ELEVATION 	
	PLYWOOD	PARTITION TYPE 	COLUMN REFERENCE LINE 	
	FINISH WOOD	REVISION REFERENCE 	NEW DOOR 	
	ROUGH WOOD	FIRE EXTINGUISHER RECESSED CABINET 		
	BLOCKING WOOD	FIRE EXTINGUISHER SURFACE MOUNT 		
	CONCRETE MASONRY			
	BRICK MASONRY			
	SAND/FINE GRAVEL			
	DENSE PAK CELLULOSE INSULATION			
	SPRAY FOAM INSULATION			
	BATT INSULATION			
	XPS INSULATION			
	EPS INSULATION			

ARCHITECTURAL ABBREVIATIONS									
AR	ABUSE RESISTANT	D	DRYER	GA	GAUGE	MTRL	MATERIAL	QT	QUART
AB	ANCHOR BOLT	DBL	DOUBLE	GAL	GALLON	MAS	MASONRY	R	RADIUS
ACT	ACOUSTICAL CEILING TILE	DEFL	DEFLECTION	GALV	GALVANIZED	MAX	MAXIMUM	R	RADIUS/RISER/RANGE
ADDL	ADDITIONAL	DEMO	DEMOLITION	GC	GENERAL CONTRACTOR	MECH	MECHANICAL	RD	ROOF DRAIN
ADJ	ADJACENT	DF	DRINKINGS FOUNTAIN	GL	GLASS	MED	MEDICAL	REC	RECREATION
ADMIN	ADMINISTRATION	DIAM	DIAMETER	GRT	GRANITE	MFR	MANUFACTURER	RECT	RECTANGLE
AFF	Above FINISH FLOOR	DIA	DIAGONAL	GWB	GYPSSUM WALL BOARD	MGR	MANAGER	REF	REFERENCE
ALUM	ALUMINUM	DM	DIMENSION	GYP	GYPSSUM	MN	MANHOLE	REQ	REQUIRED
ALT	ALTERNATE	DIR	DIRECTOR/DOOR			MIN	MINIMUM	REFR	REFRIGERATOR
AP	ACCESS PANEL	DIV	DIVISION	HD	HIGH DENSITY	MISC	MISCELLANEOUS	REINF	REINFORCE/REINFORCING
APPROX	APPROXIMATELY	DN	DOWN	HR	HOUR	MO	MASONRY OPENING	RESIL	RESILIENT
APV	APPROXIMATE PAVING	DET	DETAIL	HC	HOLLOW CORE	MOLD	MOLDING	REV	REVISE/REVISION
ARCH	ARCHITECT	DWG	DRAWING	HDWR	HARDWARE	MTG	MOISTURE RESISTANT	RFM	ROOFING
				HFS	HALF FULL SCALE	MTD	MOUNTED	RM	ROOM
				HGT	HEIGHT	MTG	MOUNTING	RND	ROUND
				HM	HOLLOW METAL	MTL	METAL	RO	ROUGH OPENING
BD	BOARD	E	EAST	HO	HOLD OPEN			S	SOUTH/SINK
BF	BOTTLE FILLER	EA	EACH	HRZ	HORIZONTAL	N	NORTH	SAN	SANITARY
BIT	BITUMEN	EF	EXHAUST FAN	HTG	HEATING	NATL	NATURAL	S.A.F.B.	SOFT ATTENUATION FIRE
BLDG	BUILDING	EJ	EXPANSION JOINT	HVAC	HEATING, VENTILATION & AIR CONDITIONING	NIC	NOT IN CONTRACT	SATS (BRACKET)	BATTS (BRACKET)
BLKG	BLOCKING	EL	ELEVATION	HTG	HEATING	NL	NUMBER	SC	SOLID CORE
BM	BENCHMARK	ELEV	ELEVATOR			NTS	NOT TO SCALE	SD	STORM DRAIN
BRG	BEARING	ELEC	ELECTRIC/ELECTRICAL	HW	HOT WATER			SECT	SECTION
BTW	BETWEEN	EQ	EQUAL	HYD	HYDRANT	OC	ON CENTER	SFT	SQUARE FOOT
CAB	CABINET	EW	ELECTRIC WATER COOLER			OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	SH	SHEET
CB	CATCH BASIN	EXAM	EXAMINATION			OZO	OWNER FURNISHED, OWNER INSTALLED	SIM	SIMILAR
CEM	CEMENT	EXIST	EXISTING	INCL	INCLUDE/INCLUDING			SPEC	SPECIFICATION(S)
CF	CUBIC FEET	EXT	EXTERIOR	ID	INSIDE DIAMETER			SPFI	SPRAY FOAM INSULATION
CG	CORNER GUARD	FBO	FURNISHED BY OWNER	INSUL	INSULATE/INSULATION			SQ	SQUARE
CIRC	CIRCUL/CIRCULAR	FCO	FLOOR CLEAN OUT	INT	INTERIOR			STD	STANDARD
CL	CENTER LINE	FD	FLOOR DRAIN	INV	INVERT			STC	STEEL TRANSMISSION
CLG	CEILING	FCP	FIRE CONTROL PANEL			PNL	PANEL	STC	STANDARD
CLO	CLOSET	FE	FIRE EXTINGUISHER	JAN	JANITOR	PNT	PAINT	STL	STEEL
CMU	CONCRETE MASONRY UNIT	FECS	FEC, SEMI RECESSED	JT	JOINT	PART	PART BOARD	STL	STORAGE
CO	CLEAN OUT	FECFR	FEC, FULLY RECESSED	KIT	KITCHEN	PC	PIECE	STR	STAINLESS STEEL
COL	COLUMN	FG	FIBERGLASS			PERM	PERMETER	SUSP	SUSPENDED
CONC	CONCRETE	FIN	FINISH			PL	PLATE	UNT	UNLESS NOTED OTHERWISE
CONST	CONSTRUCTION	FL	FLOOR	LAM	LAMINATE/LAMINATED	PLAS	PLASTER		
CONT	CONTINUE CONTINUOUS	FOS	FACE OF STUD	LAV	LAVATORY	PLAM	PLASTIC LAMINATE		
COOR	CORRUGATED	FRP	FIBERGLASS REINFORCED	LCC	LEAD COATED COPPER	PLYWD	PLYWOOD		
COORD	COORDINATED	PL	PLASTIC	LF	LINEAR FOOT	PNT	PAINT		
CRS	COURSE	FOOT	FOOT	LGT	LIGHT	POLY	POLYURETHANE		
CT	CERAMIC TILE	FOT	FOOTING	LIN	LINEN	PREP	PREPARATION		
CTV	CABLE TELEVISION LINE	F.G.	FACE OF			PSF	POUNDS / SQUARE FOOT		
CUH	CABINET UNIT HEATER					PSI	POUNDS / SQUARE INCH		
CY	CUBIC YARD					PT	PRESERVATIVE TREATED		
						PTD	PAINTED		
						PVMT	PAVEMENT		

G001

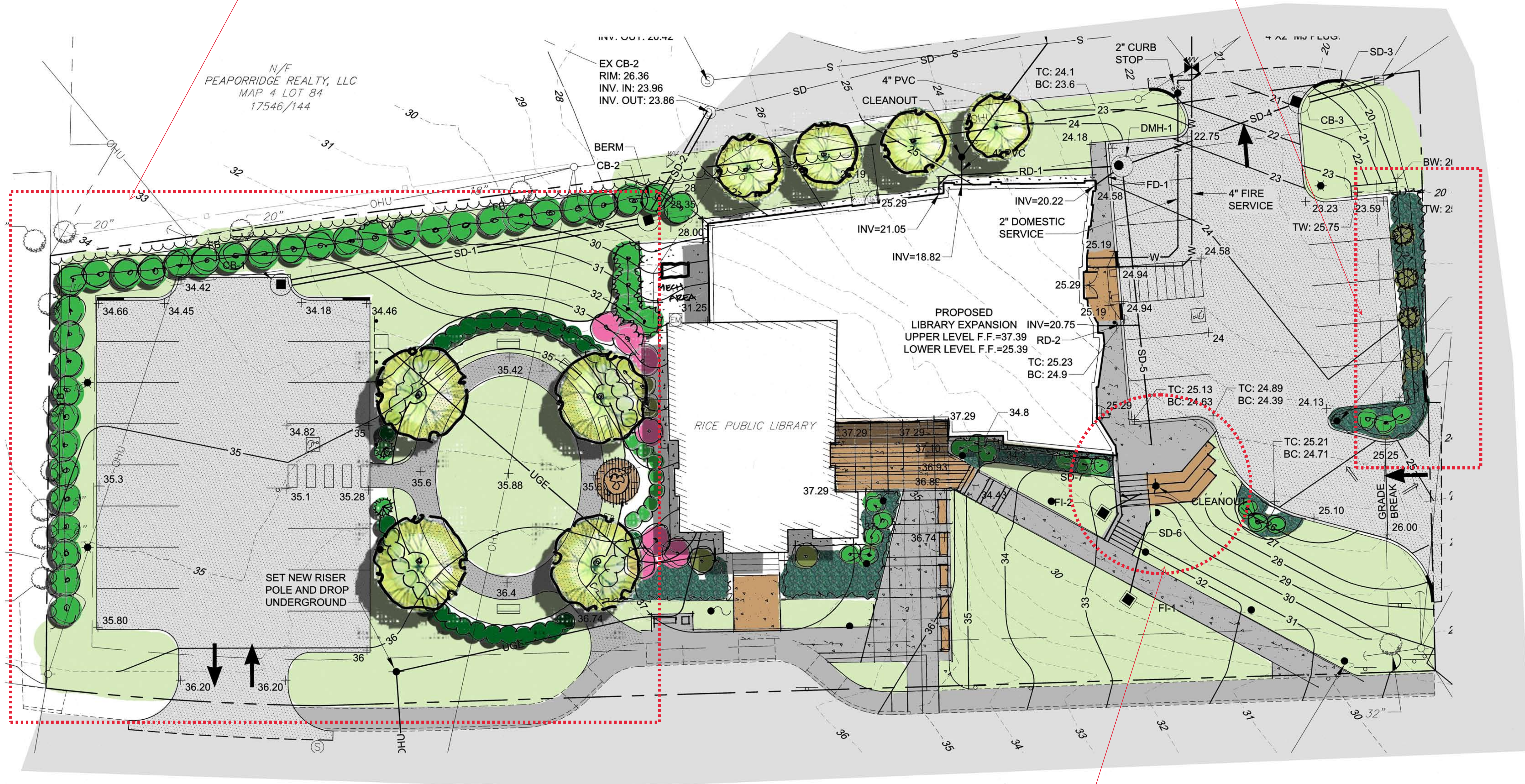
Exclude new work
in this area

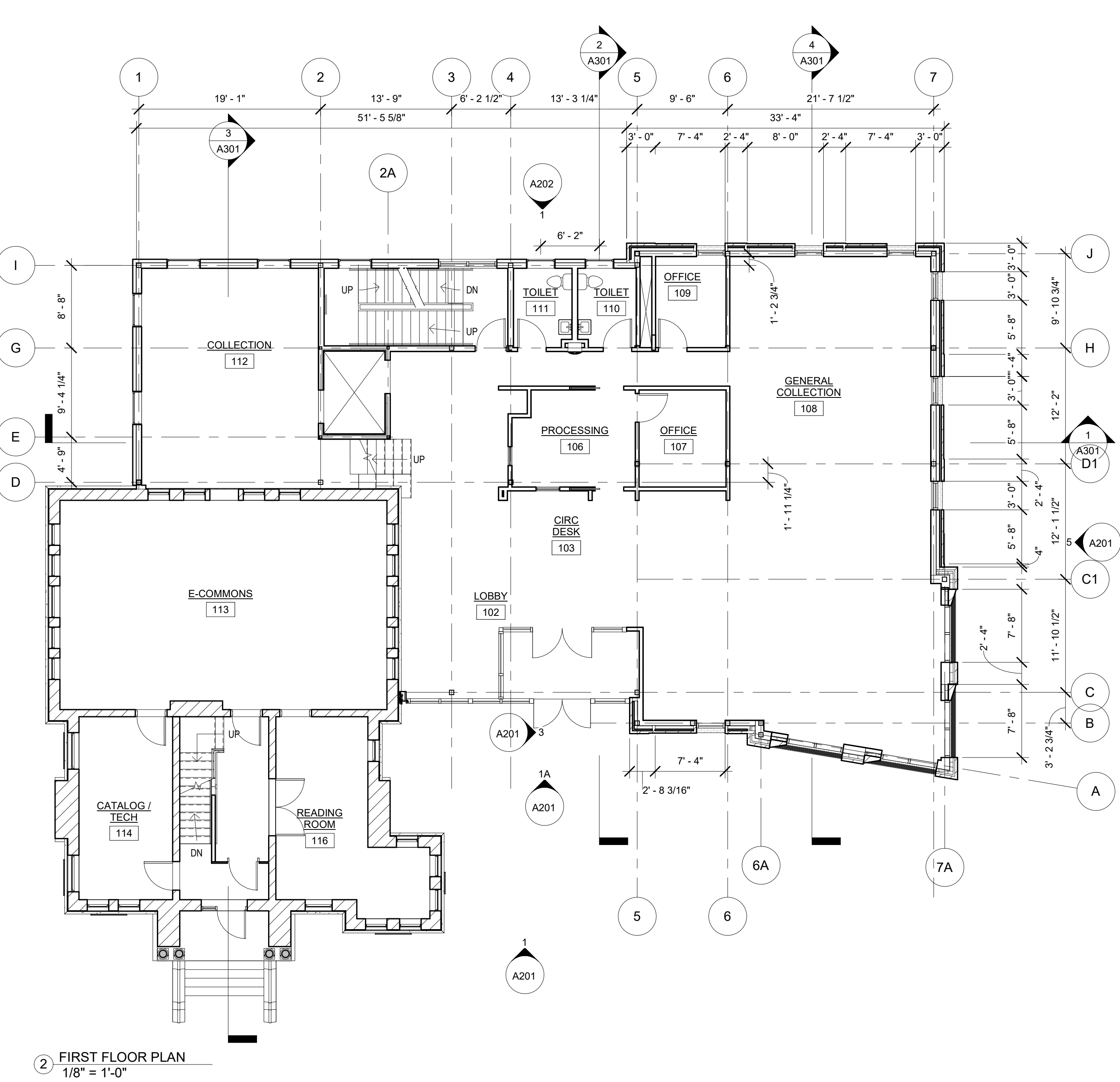
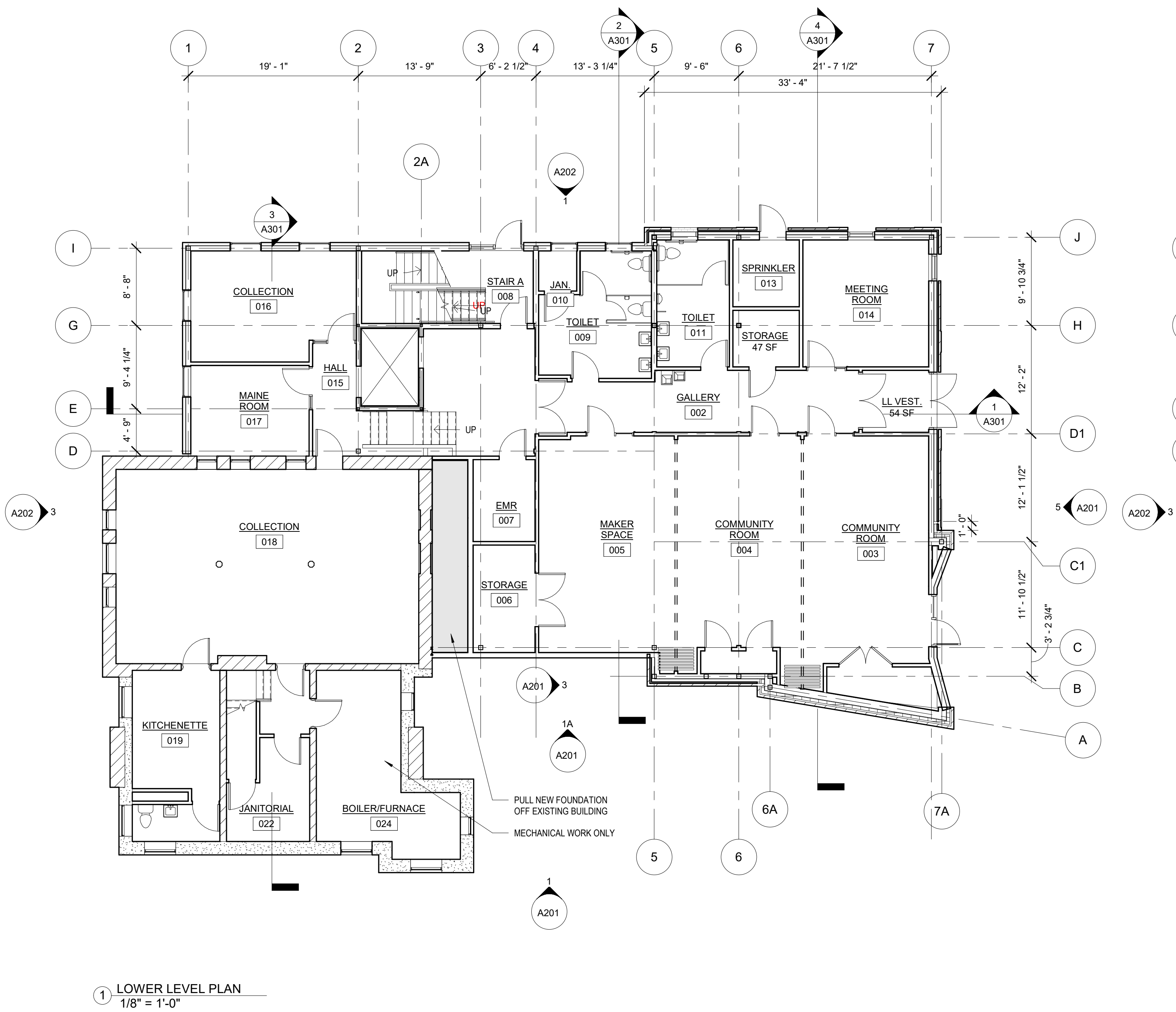
Note exclusion
of retaining wall

Provide deduct
pricing for steps
and seating area

RICE LIBRARY
LANDSCAPE PLAN - BASIC
2020-2-3

1"=10'





PROJECT NAME:

RICE PUBLIC LIBRARY

ADDRESS

SEAL:

NOT FOR CONSTRUCTION

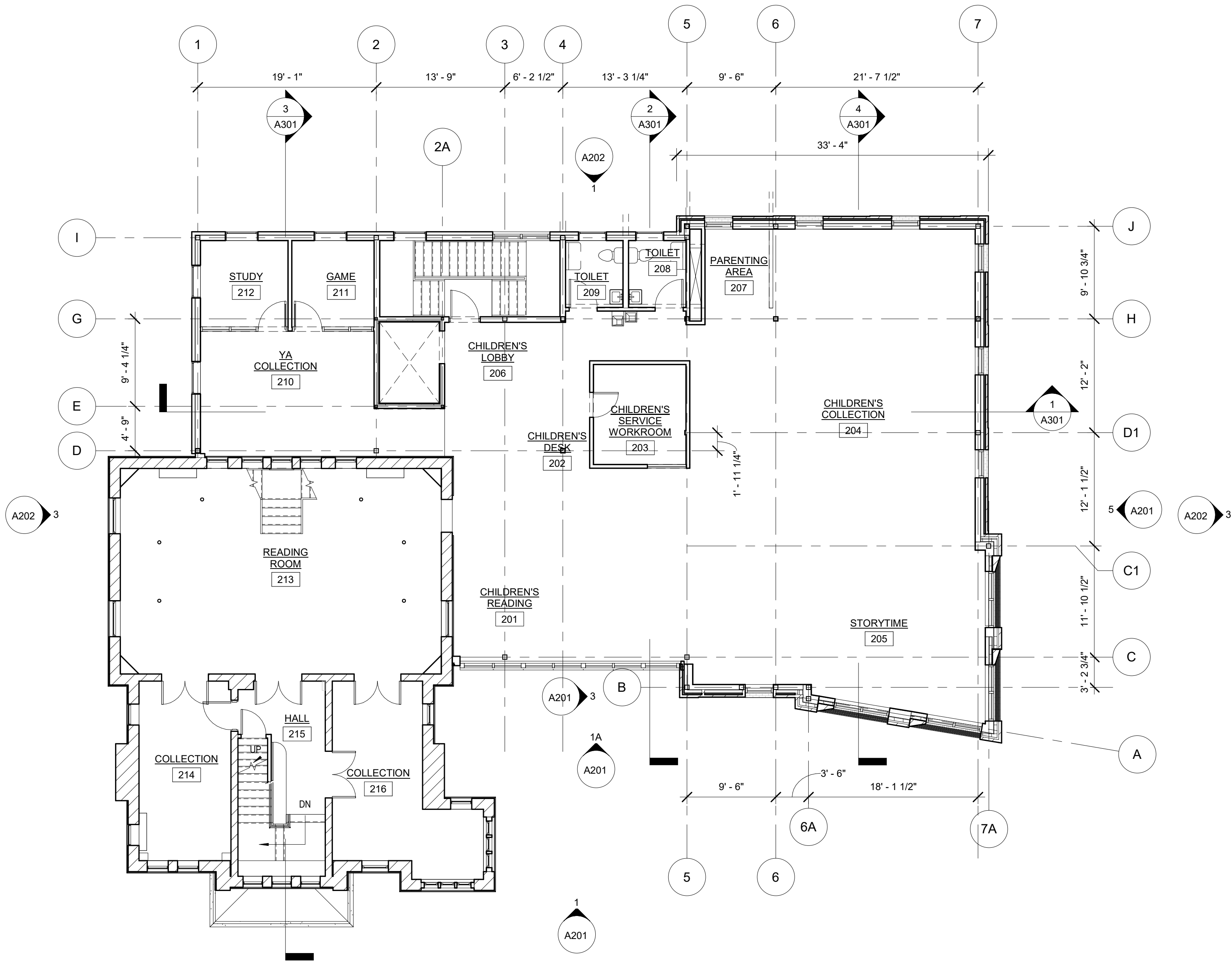
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REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

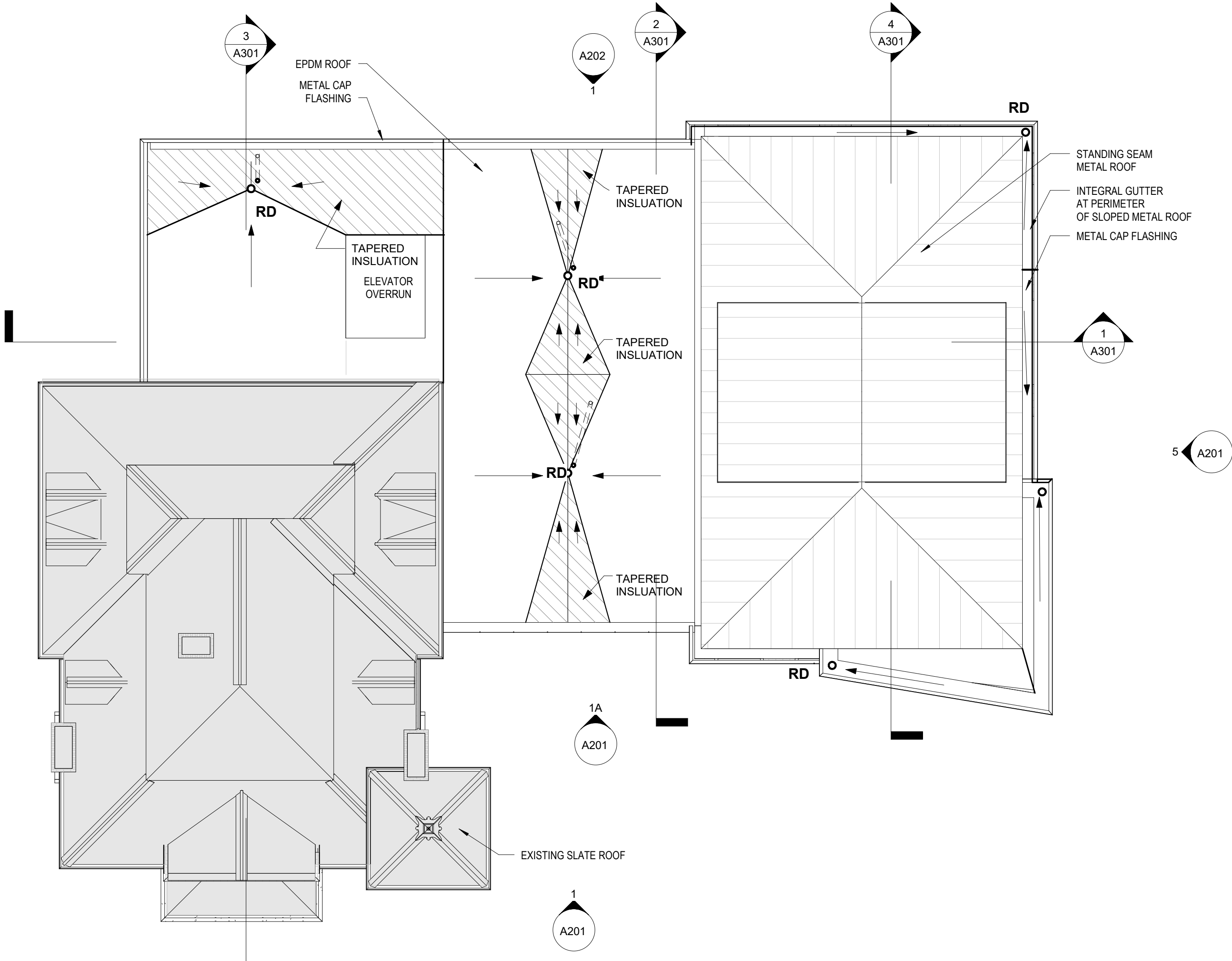
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PROJECT NUMBER:	2018-0200
STATUS:	DESIGN DEVELOPMENT PROGRESS SET

2ND FLOOR AND ROOF
PLANS

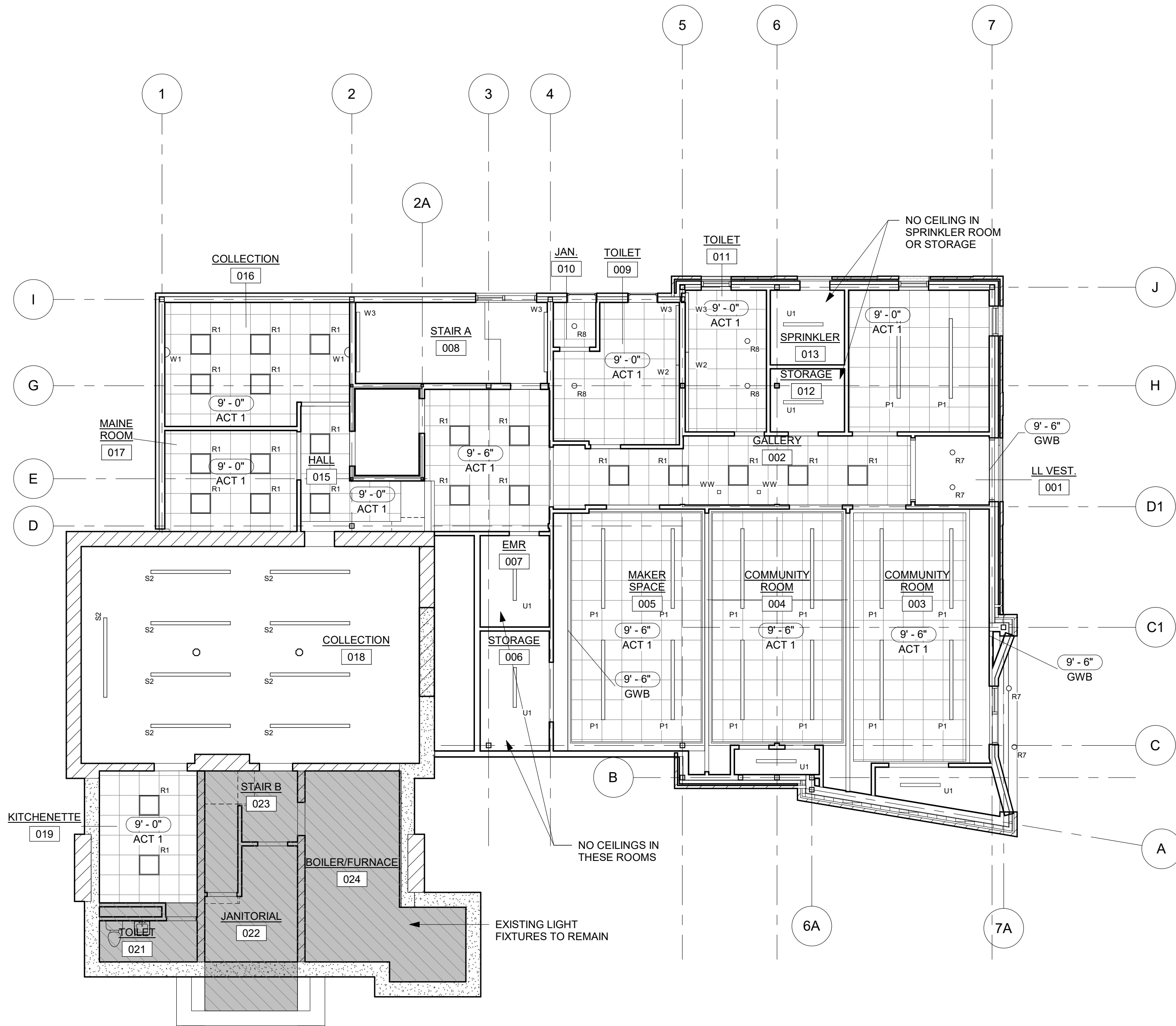
A002



1 SECOND FLOOR 1/8"
1/8" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"

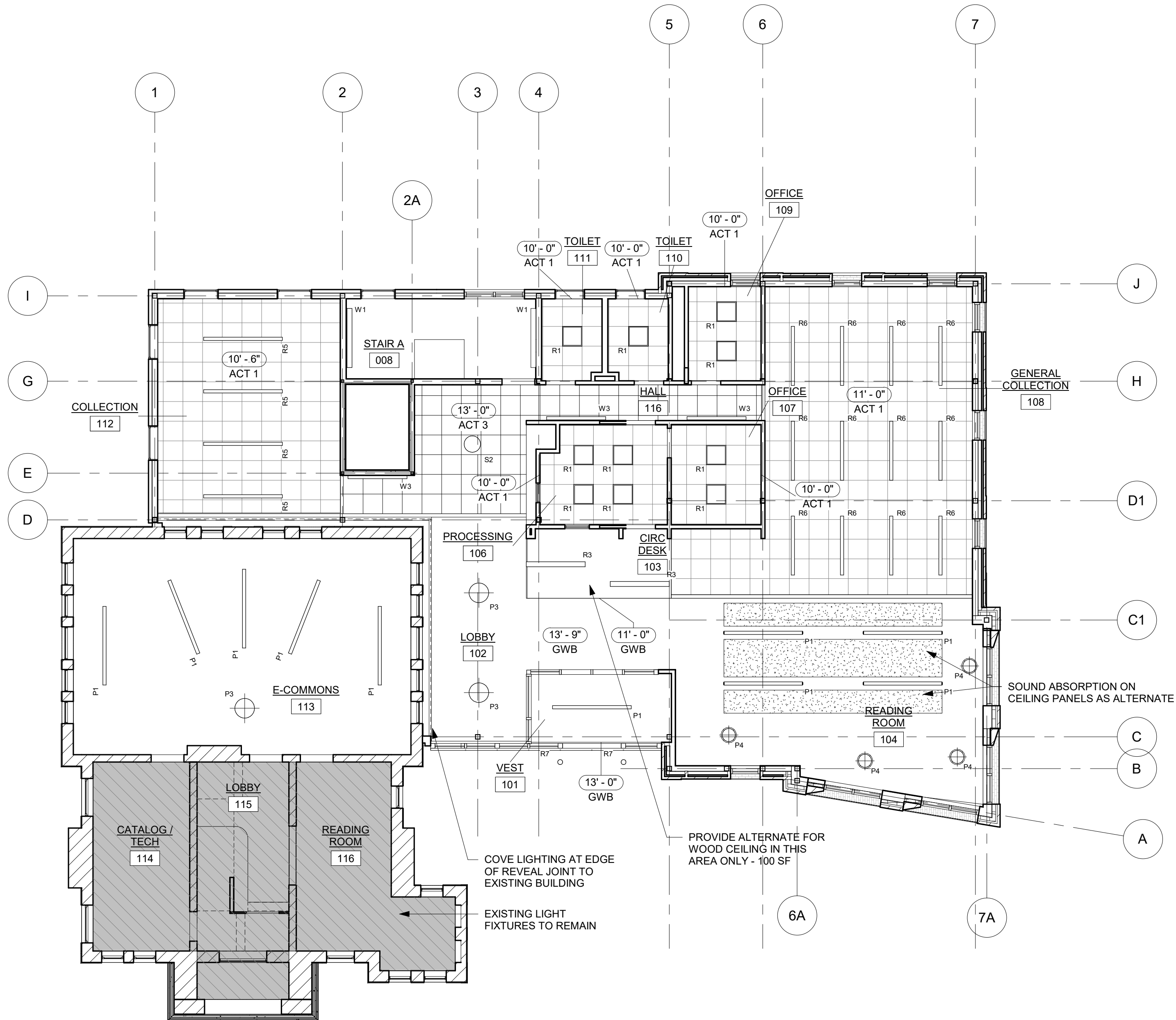


1 LOWER LEVEL
1/8" = 1'-0"

NOTE: REFLECTED CEILING PLANS ARE FOR CLARIFICATION OF
REDUCTION OF LIGHTING SCOPE AND DO NOT REFLECT THE
CHANGES TO CEILING TYPES.

- R1 - 2X2 RECESSED LED PANEL
- R2 - 4' RECESSED LINEAR LED
- R3 - 3' RECESSED LINEAR LED
- R4 - 2' RECESSED LINEAR LED
- R5 - 8' LINEAR LED 4"
- R6 - 6' LINEAR LED 4"
- R7 - EXTERIOR LED DOWNLIGHT
- R8 - INTERIOR RECESSED 6" LED
- W1 - WALL MOUNTED SCENCE
- W2 - 8' WALL MOUNTED LINEAR LED
- W3 - 6' WALL MOUNTED LINEAR LED

- P1 - LINEAR LED PENDANT
- P2 - CIRCULAR LED PENDANT
- P3 - LARGE PENDANT FIXTURE
- P4 - SMALLER PENDANT FIXTURE
- S1 - SURFACE MOUNT FIXTURE
- U1 - UTILITY LIGHT
- RECESSED COVE LIGHTING
- WW - RECESSED DIRECTIONAL WALL WASH



2 ENTRY LEVEL
1/8" = 1'-0"

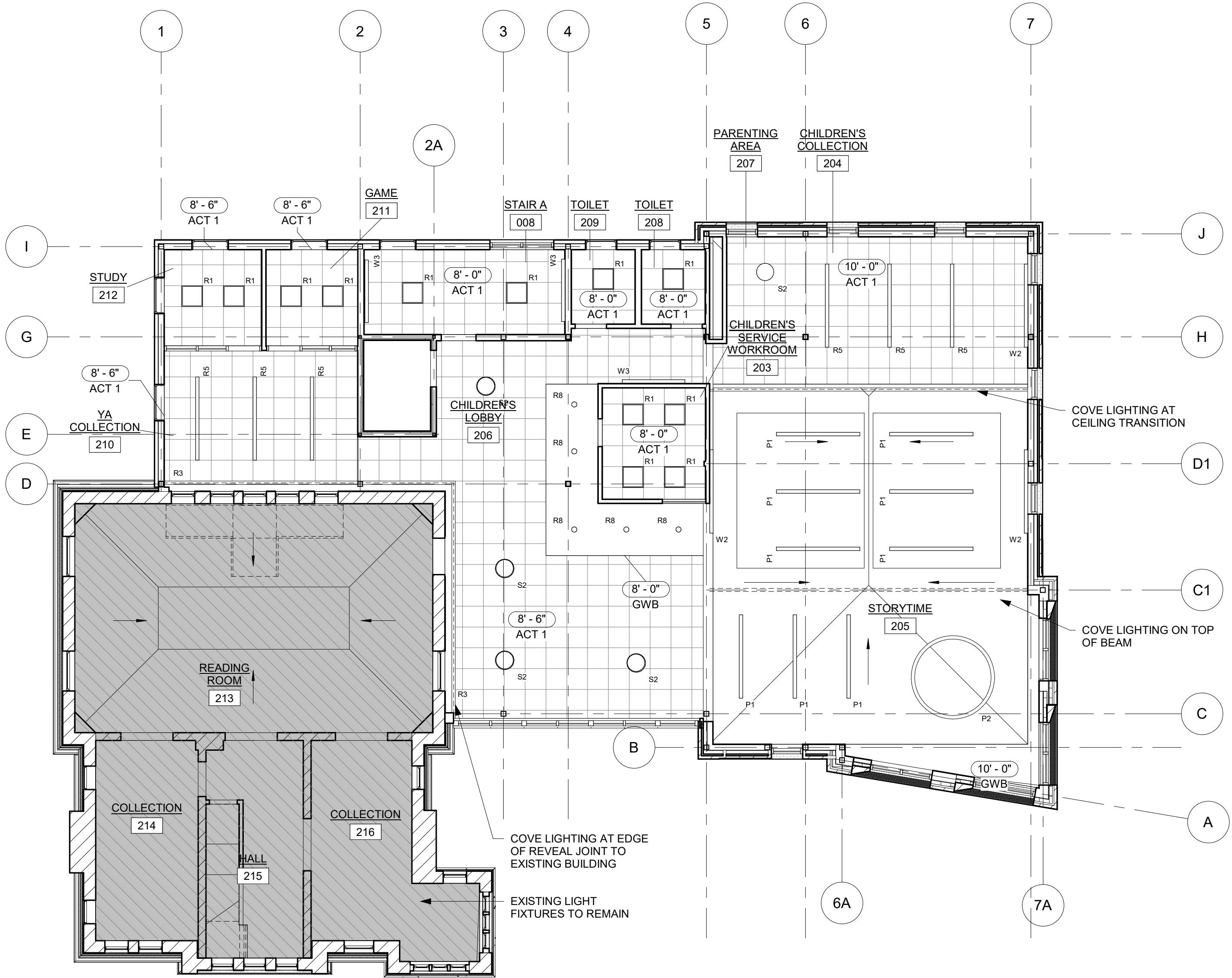
NOT FOR CONSTRUCTION

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE:	2020.05.27
PROJECT NUMBER:	2018-0200
STATUS:	DESIGN DEVELOPMENT PROGRESS SET

SECOND FLOOR
REFLECTED CEILING
PLAN

A132



1 SECOND FLOOR
1/8" = 1'-0"

NOTE: REFLECTED CEILING PLANS ARE FOR CLARIFICATION OF
REDUCTION OF LIGHTING SCOPE AND DO NOT REFLECT THE
CHANGES TO CEILING TYPES.

- R1 - 2X2 RECESSED LED PANEL
- R2 - 4' RECESSED LINEAR LED
- R3 - 3' RECESSED LINEAR LED
- R4 - 2' RECESSED LINEAR LED
- R5 - 8' LINEAR LED 4"
- R6 - 6' LINEAR LED 4"
- R7 - EXTERIOR LED DOWNLIGHT
- R8 - INTERIOR RECESSED 6" LED
- W1 - WALL MOUNTED SCNCE
- W2 - 8' WALL MOUNTED LINEAR LED
- W3 - 6' WALL MOUNTED LINEAR LED

- P1 - LINEAR LED PENDANT
- P2 - CIRCULAR LED PENDANT
- P3 - LARGE PENDANT FIXTURE
- P4 - SMALLER PENDANT FIXTURE
- S1 - SURFACE MOUNT FIXTURE
- U1 - UTILITY LIGHT
- RECESSED COVE LIGHTING
- WW - RECESSED DIRECTIONAL WALL WASH

2' X 2' ACOUSTIC CEILING TILES

LINEAR WOOD CEILING

2' X 4' ACOUSTIC CEILING TILES

PAINTED GWB CEILING

PROJECT NAME:

RICE PUBLIC LIBRARY

ADDRESS

SEAL:

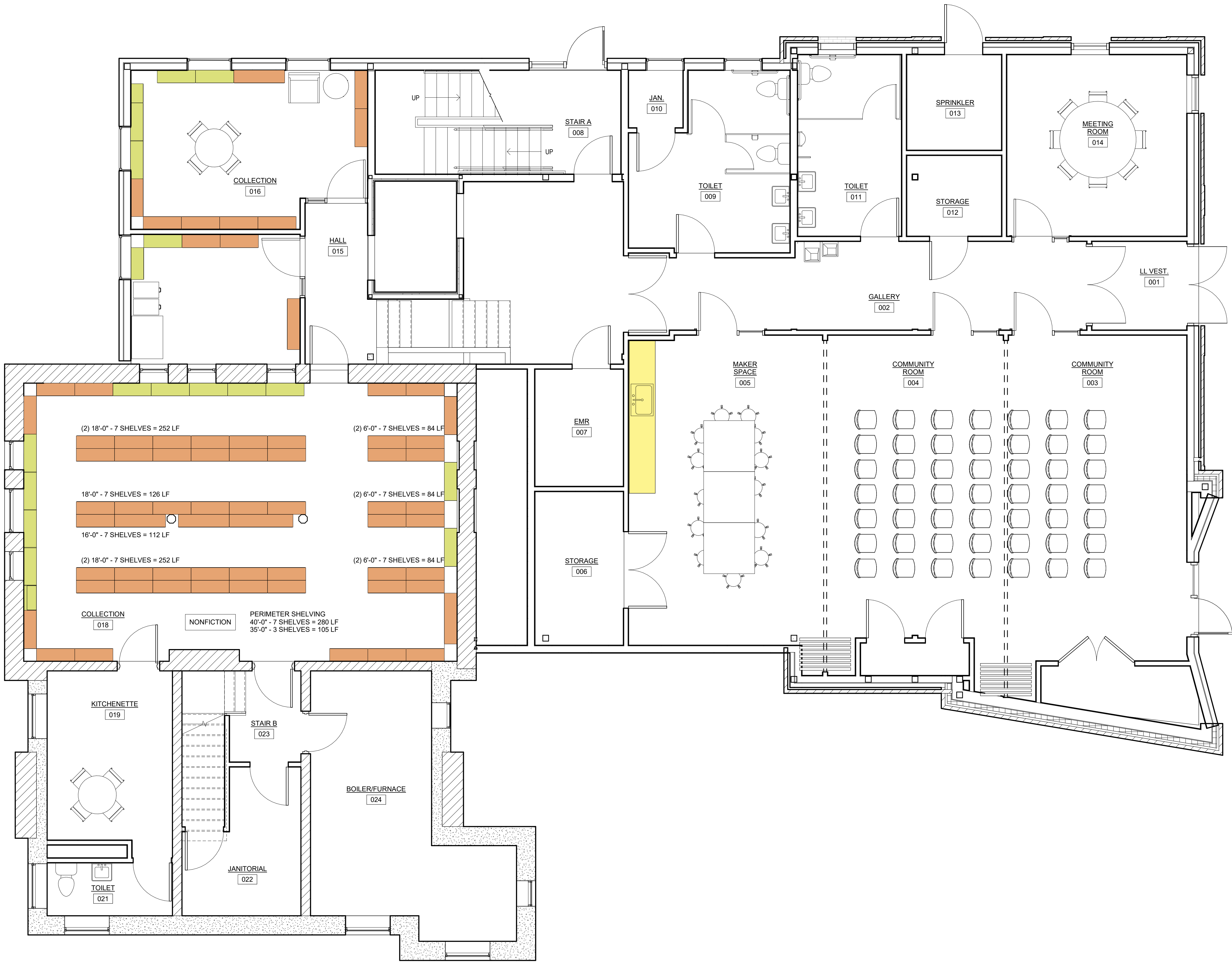
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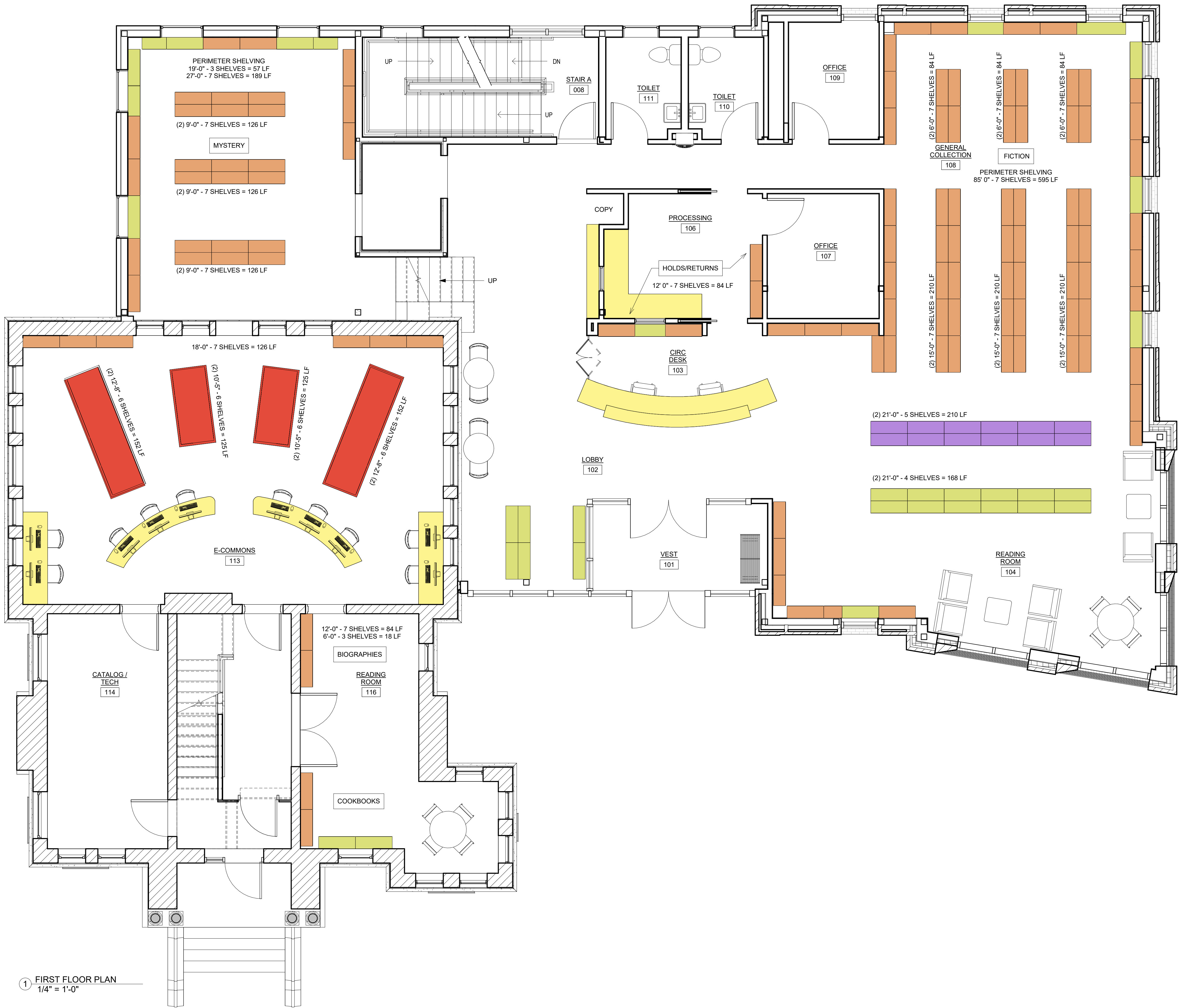
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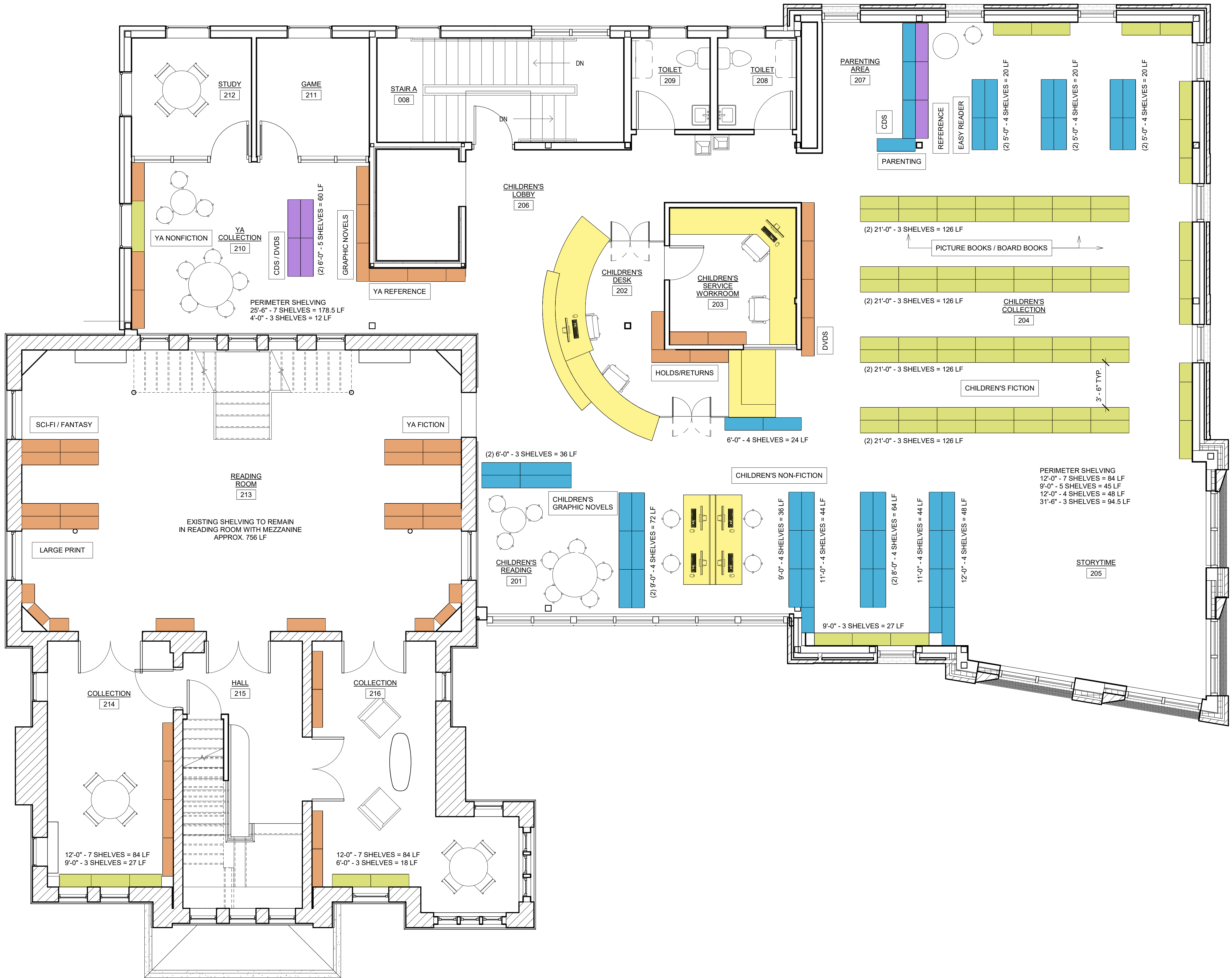
DATE OF ISSUE: 2020.05.27
PROJECT NUMBER: 2018-0200
STATUS: ISSUED FOR BID

LOWER LEVEL -
FURNITURE FLOOR
PLAN - FOR
REFERENCE ONLY

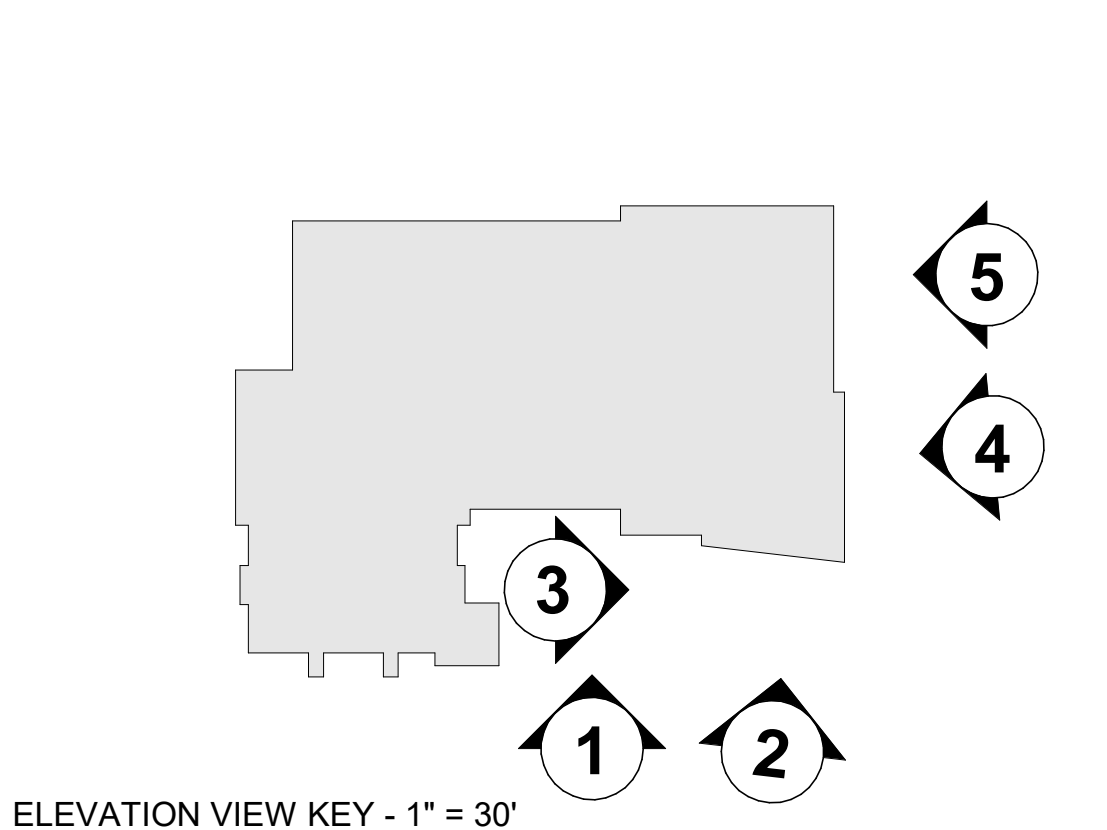
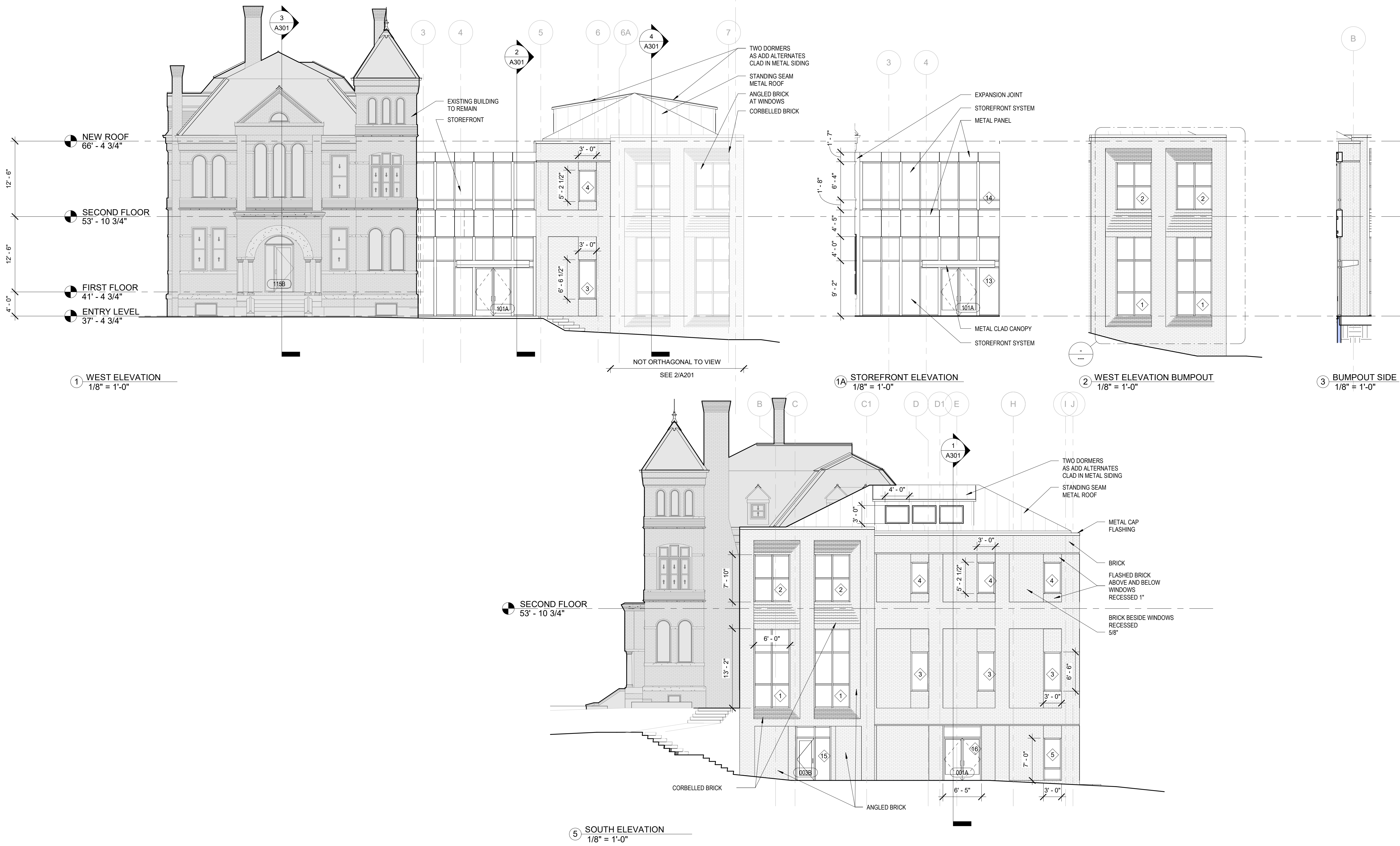
A141







1 SECOND FLOOR PLAN
1/4" = 1'-0"



ELEVATION VIEW KEY - 1" = 30'



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656



370 Main Street
South Berwick, ME 03908
lasselarchitects.com
207.384.2049

PROJECT NAME:
RICE PUBLIC LIBRARY

ADDRESS
SEAL:

NOT FOR CONSTRUCTION

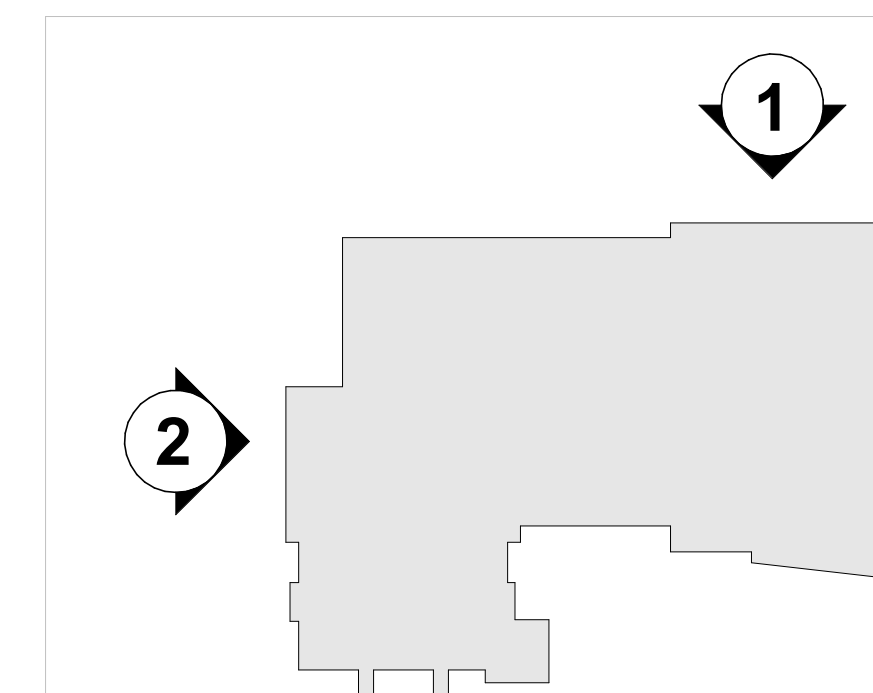
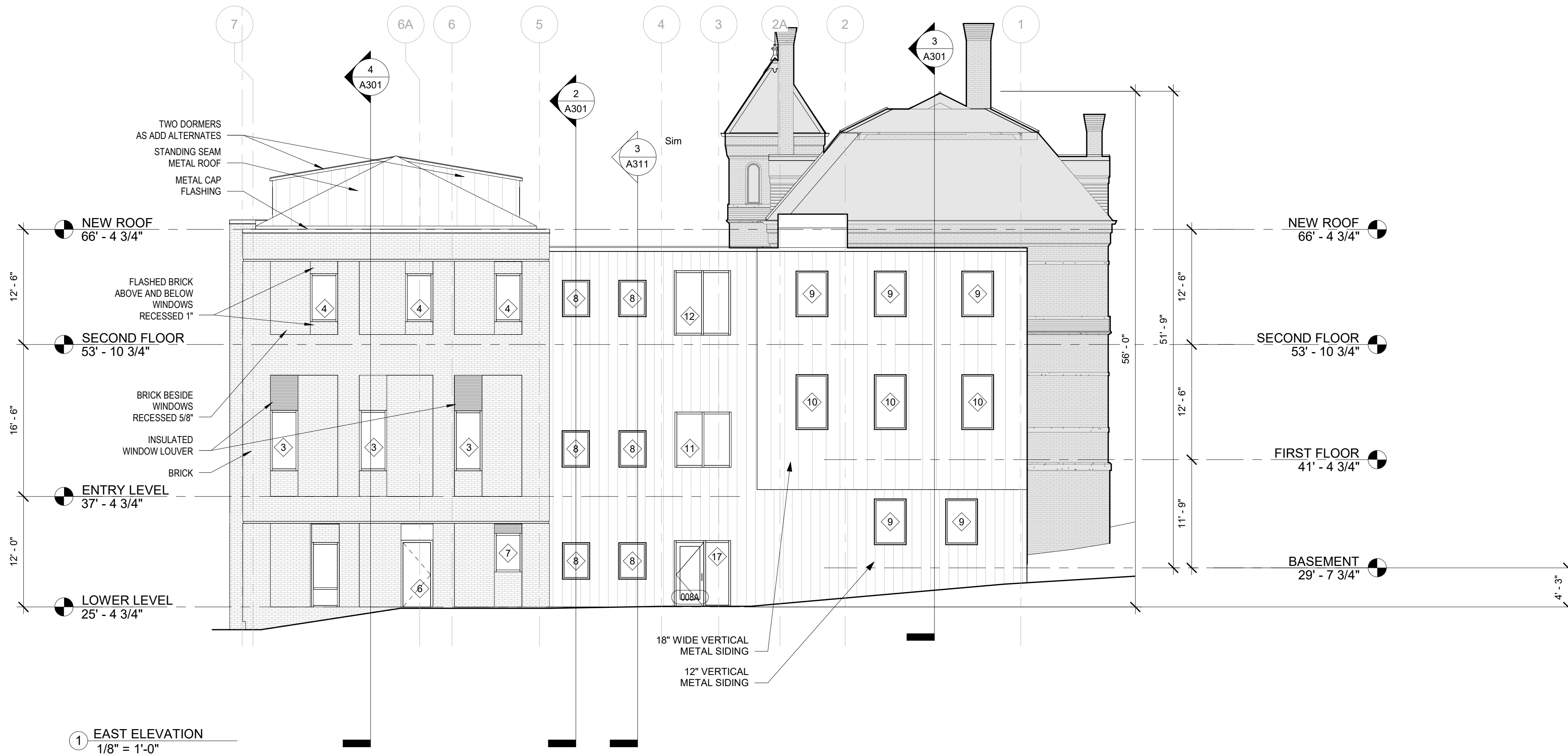
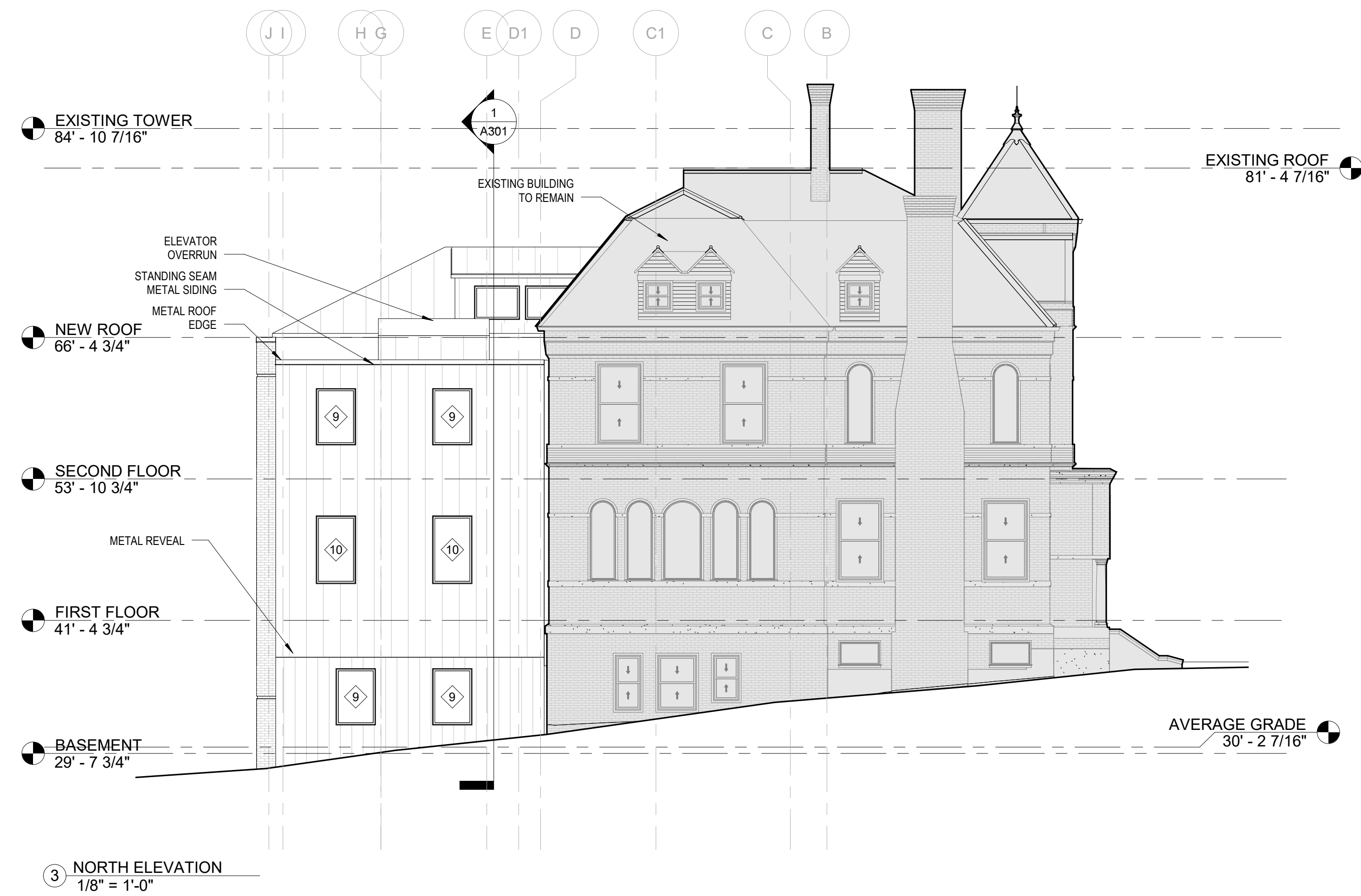
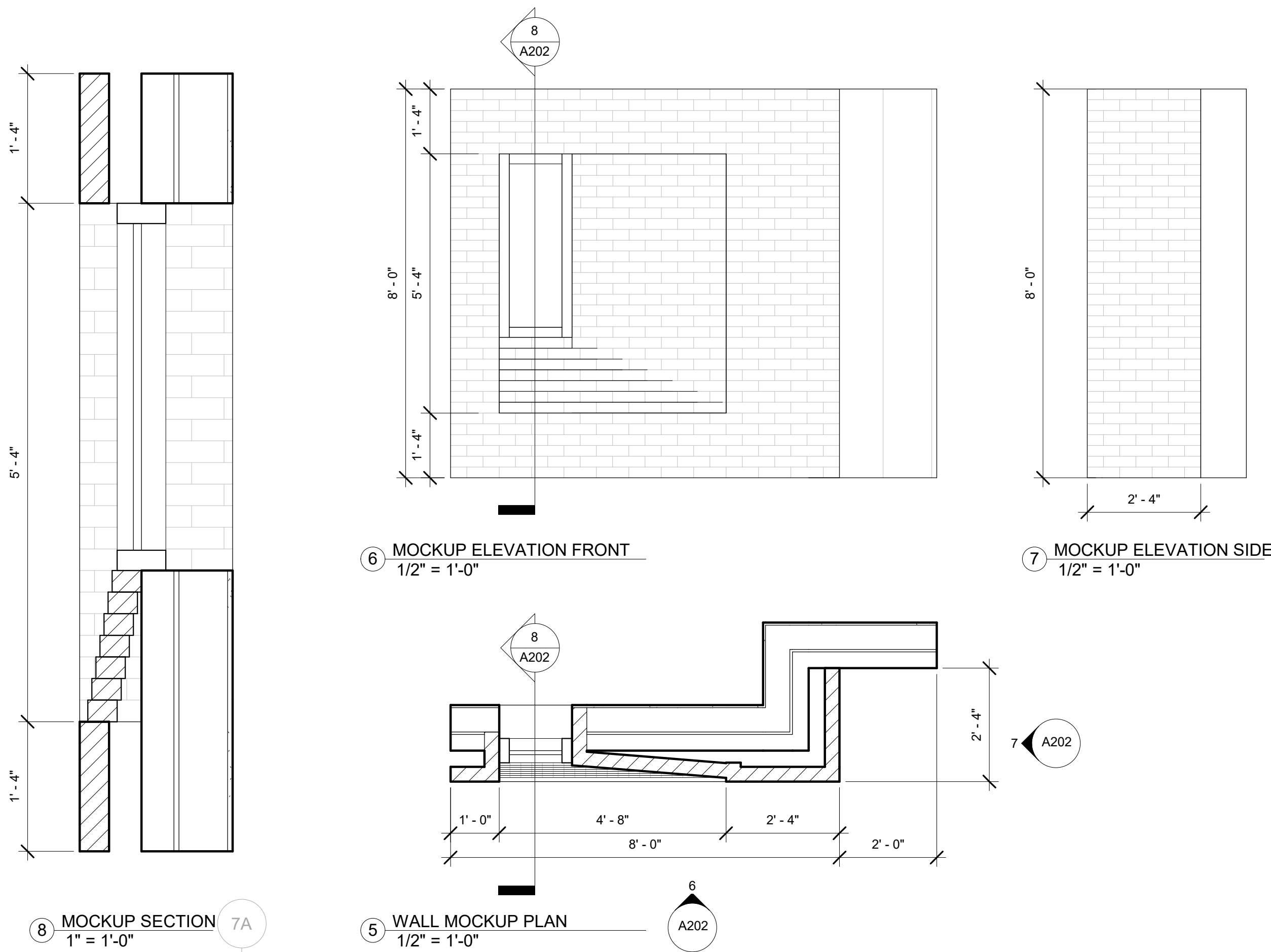
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6	DATE

DATE OF ISSUE: 2020.05.27
PROJECT NUMBER: 2018-0200
STATUS: DESIGN DEVELOPMENT
PROGRESS SET

BUILDING ELEVATIONS

A201



ELEVATION VIEW KEY - 1" = 30'



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656



370 Main Street
South Berwick, ME 03908
lasselarchitects.com
207.384.2049

PROJECT NAME:

RICE PUBLIC LIBRARY

ADDRESS

SEAL:

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1	DATE
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3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE: 2020.05.27
PROJECT NUMBER: 2018-0200
STATUS: DESIGN DEVELOPMENT
PROGRESS SET

BUILDING ELEVATIONS

A202



May 20, 2020

Ms. Kendra Amaral, Town Manager
Town Manager's Office
200 Rogers Road
Kittery, Maine 03904

RE: Rice Public Library Renovations & Additions, 8 Wentworth Street, Kittery, Maine
Revised Schematic Design Estimate with Accepted VE

Dear Ms. Amaral,

Wright-Ryan Construction is pleased to provide you with this revised schematic design estimate covering the probable construction costs for your proposed public library renovation and additions project located in Kittery, Maine. This revised estimate includes the accepted VE items as listed on the attached VE Log.

Because of the preliminary nature of the design of some of the systems in this project at this point in time, we have used our vast database of historical unit prices for similar type projects, adjusted to today's costs, to develop cost estimates for various scopes of work. In addition, when producing estimates of this nature, we have to look at some scopes of work that are currently undetermined and assign allowance values to cover costs. The items that are carried as allowances are so noted in our attached estimate. This process has proven very effective in producing accurate estimates for use by our clients.

This revised estimate is based on the following design documents prepared by the various members of the design team:

- Civil drawing set marked "Issued for Site Plan Review" prepared by Sebago Technics with the latest revisions dated February 6, 2020.
- Architectural drawing set marked "Design Development Progress Set" prepared by Scott Simons and Lassel Architects dated February 21, 2020.
- Mechanical drawing set marked "Schematic Design" prepared by Ripcord Engineering dated February 7, 2020.
- Structural steel sketches prepared by Thornton Tomasetti dated February 20, 2020.
- Project Manual consisting of architectural specifications prepared by Scott Simons and Lassel Architects dated February 21, 2020.
- Mechanical Basis of Design prepared by Ripcord Engineering dated February 7, 2020.
- Fire Protection System Review prepared by Fisher Engineering dated May 30, 2019.
- Geotechnical Report prepared by S.W. Cole dated September 19, 2019.
- State of Maine DEP VRAP Order dated November 19, 2017.

Building Maine's Great Spaces

Wright-Ryan Construction, Inc. • 10 Danforth Street • Portland, Maine 04101
Phone (207)773-3625 • Fax (207)773-5173 • www.wright-ryan.com

- Value Engineering Log date May 20, 2020.

Note that these documents are at various stages of development where the civil and architectural documents are at or near design development level, while the structural and some of the systems documents are lagging behind.

In addition, this estimate is based on the following assumptions, clarifications, and exclusions:

Division 01 – General Requirements:

1. We have excluded the costs for purchasing the Builder's Risk Insurance Policy. Wright-Ryan Construction, its subcontractors and sub-subcontractors of any tier will need to be added as additional named insured on the Owner's policy.
2. This estimate includes the cost of providing 100% Payment & Performance Bonds.
3. Our estimate excludes Maine State Sales Tax.
4. This estimate includes a 2% cost escalator, a 4.5% design/estimating contingency to take the project through the GMP bidding process, and a 1.5% construction manager's contingency. We exclude the Owner's project construction contingency.
5. Our estimate excludes the cost of purchasing the building permits or occupancy permits.
6. This estimate excludes paying any impact/service fees and/or utility company charges as this proposed facility will not be connected to any utility provider or service.
7. This estimate excludes costs related to providing and/or installing any FF&E items.
8. Our estimate excludes any costs for conducting Quality Control Testing or for paying for any IBC Special Inspections.
9. This estimate includes an allowance for providing temporary heating for work activities scheduled during the cold weather months.
10. Our estimate is based on a 12-month construction schedule to start September 8th, 2020.

Division 02 – Sitework

11. This estimate assumes the building and site are clean and free of any hazardous materials and/or contaminated soils.
12. We exclude providing any underpinning and/or shoring work as none is currently indicated on the site plans and the foundation design is not included in the current design package.
13. This estimate includes a \$40,000 allowance for ledge removal by mechanical means.
14. Our estimate includes a \$16,000 allowance for all landscaping, planting, and irrigation systems.

Division 03 – Concrete

15. We have included the costs of the building's foundation based on historical cost data from similar projects as the foundation design is not included in the current design package.

Division 04 – Masonry

16. This estimate includes providing the indicated CMU block work at the building's foundation walls for supporting the brick veneer.
17. We have assumed that the elevator and stairwell shafts will be constructed with CMU blocks.
18. We have some reservations on the use of exterior corbelled windowsills as they may have issues with the numerous freeze/thaw cycles they will experience here in this climate.
19. The masonry restoration work is limited to the 300 square feet of brick repointing covered by Allowance No. 1, for which we have carried \$9,000.

Division 05 – Steel

20. We have assumed that the structural steel framing system for the addition weighs an average of 12 pounds per square foot of gross floor area.

Division 06 – Woods and Plastics

21. We have carried a \$10,000 allowance for upgrades and/or repairs to the existing building's structural systems and components. More investigative work needs to be completed in order to refine the costs of this scope of work.
22. Not used.

Division 07 – Thermal and Moisture Protection

23. The slate roof shingle replacement/repair work is limited to the 150 square feet covered by Allowance No. 2, for which we have carried \$10,500.
24. Our estimate excludes all costs for providing any green roof systems as none are indicated.

Division 08 – Doors and Windows

25. Not used.
26. Not used.
27. Our estimate is based on using Pella windows, as described in the attached VE Log, for all window openings, and all aluminum storefront and curtainwall systems.

Division 09 – Finishes

28. This estimate includes all of the finishes indicated on the plans.
29. We have carried a \$6,000 allowance for patching existing plaster surfaces.
30. We excluded any cost for wall tile as none is currently indicated on the plans.

Division 10, 11, and 12 – Specialties, Equipment, and Furnishings

31. This estimate includes allowances for providing, wall and corner guards, fire extinguishers and their cabinets, sun control devices, and the window treatments as they are not currently indicated on the drawings.
32. Our estimate includes costs for providing the toilet partitions, code compliant signage, one folding panel partition, and toilet accessories.
33. We have excluded costs for providing and/or installing any of the library equipment, library shelving, audio/visual equipment, or FF&E items.

Division 15 – Mechanical Systems

34. We have carried the costs for providing code compliant fire protection systems for both the existing building and for the new addition. Both of these systems will be run from a single sprinkler entrance inside of the addition. We have assumed that adequate water pressure exists for this system to properly function without a fire pump.
35. Per the documents, we have assumed that the existing heating plant and system within the existing building will remain as is. We have carried the cost to provide the specified ventilation and air conditioning systems within the existing library building. We have carried an allowance for the HVAC systems within the addition as various systems are now being evaluated.

Division 16 – Electrical Systems

- 36. This estimate includes a standard commercial grade electrical system consisting for power, lighting, fire alarm, and life-safety systems as no electrical plans were released with this progress set.
- 37. We have not carried any costs to provide powered window treatments.
- 38. The light fixture types were identified on the RCPs. We have carried a \$72,000 allowance to purchase the lighting and lighting control packages.
- 39. This estimate excludes providing an emergency generator.
- 40. Our estimate excludes providing and/or installing any security and camera systems as this scope of work has yet to be defined.

Based on the above, our schematic design estimate of the hard construction costs for this proposed project is **\$4,768,789**. Attached you will find a CSI 16 Division breakdown of this estimate which also contains some additional descriptions of the various scope of work items and indicates which items have been carried as allowances. We realize this is still over your project budget of \$4,300,000.00 and we are committed to working with you to get the estimated costs in line with your budget.

Please contact at your convenience should you have any questions or should you need any additional information relative to this estimate.

Sincerely,

Rick Bergeron
Chief Estimator

Cc: Jim Rice
Cordelia Pitman
Alyssa Parker

***RICE PUBLIC LIBRARY - RENOVATIONS & ADDITIONS
SCHEMATIC DESIGN LEVEL ESTIMATE REVISED 5-20-20 with ACCEPTED VE
Prepared by: WRIGHT-RYAN CONSTRUCTION, INC.***

Project name	Rice Public Library - Reno & Adds 8 Wentworth Street Kittery ME 03094
Estimator	RGB
Job size	15365 Sft
Duration	12 Mos
Report format	Sorted by 'Group phase/Phase' 'Detail' summary

Item	Description	Takeoff Qty		Unit Cost	Total	
					Amount	
1100.00	GENERAL REQUIREMENTS					
1570.00	Traffic Control					
08	Sidewalk, Roadway & Parking Space Closure Permits	1.00	Lsum	5,000.00 /Lsum	5,000	
	Traffic Control					5,000
1601.00	Field Office					
01	Field Office - Labor	16.00	Hrs	50.00 /Hrs	800	
02	Field Office - Material	1.00	Lsum	1,440.00 /Lsum	1,440	
05	Office Supplies - Lsum	1.00	Lsum	900.00 /Lsum	900	
10	Office Space - Material	1.00	Lsum	900.00 /Lsum	900	
	Field Office					4,040
1602.00	Temporary Water					
05	Temp. Water - Potable, per Month	12.00	Mos	100.00 /Mos	1,200	
	Temporary Water					1,200
1603.00	Temporary Power					
01	Temp. Electricity - per Month	12.00	Mos	1,500.00 /Mos	18,000	
	Temporary Power					18,000
1605.00	Temporary Toilet					
01	Temp. Toilet - Ea, per Month	48.00	Mos	100.00 /Mos	4,800	
	Temporary Toilet					4,800
1606.00	Temporary Heat					
06	Temp. Heat - Allowance	1.00	Lsum	25,000.00 /Lsum	25,000	
	Temporary Heat					25,000
1607.00	Temporary Storage					
10	Trailer Rental - Ea, per Month	12.00	Mos	150.00 /Mos	1,800	
	Temporary Storage					1,800
1608.00	Snow Removal					
03	Snow Removal - Allowance	1.00	Sub	4,000.00 /Sub	4,000	
	Snow Removal					4,000
1609.00	Temporary Enclosures					
03	Temp. Enclosures - Allowance	1.00	Sub	8,000.00 /Sub	8,000	
	Temporary Enclosures					8,000
1612.00	Temporary Protection					
01	Temp. Protection - Labor	80.00	Hrs	50.00 /Hrs	4,000	
02	Temp. Protection - Material	1.00	Lsum	2,200.00 /Lsum	2,200	
	Temporary Protection					6,200
1624.00	Construction Cleaning					
01	Cleanup - Labor	320.00	Hrs	40.00 /Hrs	12,800	

Item	Description	Takeoff Qty		Total		Amount
				Unit Cost		
1624.00	Construction Cleaning					
02	Cleanup - Material	1.00	Lsum	250.00 /Lsum		250
31	Disposal Costs - per Sft	15,365.00	Sft	0.30 /Sft		4,610
	Construction Cleaning					17,660
1625.00	Final Cleaning					
01	Final Clean, Commercial - per Sft	15,365.00	Sft	0.35 /Sft		5,378
	Final Cleaning					5,378
1627.00	Project Signage					
01	Project Signage - Labor	20.00	Hrs	50.00 /Hrs		1,000
02	Project Signage - Material	1.00	Lsum	900.00 /Lsum		900
	Project Signage					1,900
1628.00	Safety					
01	Safety - Labor	120.00	Hrs	50.00 /Hrs		6,000
02	Safety - Material	1.00	Lsum	2,900.00 /Lsum		2,900
20	Safety Director - per Hour	104.00	Hr	87.00 /Hr		9,048
21	Fuel - per Week	12.00	Wk	65.00 /Wk		780
	Safety					18,728
1630.00	Fencing / Security					
03	Temp. Fence - Sub	1.00	Sub	10,000.00 /Sub		10,000
	Fencing / Security					10,000
1710.00	Project Management					
02	Sr. Project Manager - per Hour	1,040.00	Hrs	87.00 /Hrs		90,480
04	Project Manager - Travel, per Week	52.00	Wk	65.00 /Wk		3,380
05	Project Executive - per Hour	104.00	Hr	100.00 /Hr		10,400
09	Scheduler - per Hour	0.00	Hr			
10	MEP Coordinator - per Hour	0.00	Hr			
	Project Management					104,260
1711.00	Project Support					
01	PM Operations Administrator - per Hour	520.00	Hr	55.00 /Hr		28,600
10	Project Engineer - per Hour	1,040.00	Hr	55.00 /Hr		57,200
	Project Support					85,800
1712.00	Field Supervision					
03	Superintendent, Level 1 - per Hour	2,160.00	Hr	85.75 /Hr		185,220
08	Field Engineer - per Hour	0.00	Hr			
51	Fuel - per Week	54.00	Wk	150.00 /Wk		8,100
	Field Supervision					193,320
1713.00	General Superintendent					
01	General Superintendent - per Hour	104.00	Hr	97.00 /Hr		10,088
11	Fuel - per Week	15.00	Wk	65.00 /Wk		975
	General Superintendent					11,063
1804.00	Permits / Fees					
09	Building Permit - Excluded, Provided by Owner	0.00	Lsum			

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
1804.00	Permits / Fees				
11	State Fire Marshal's Permit - Excluded, Provided by Owner	0.00	Lsum		
1805.00	Bonds				
01	100% P&P Bond Costs - Carried as Add-on (see below)	0.00	Lsum		
1806.00	Insurance				
01	Builders Risk Insurance - Excluded, Provided by Owner	0.00	Lsum		
05	WRC Insurance Package - Carried as Add-on (see below)	0.00	Lsum		
1810.00	Testing				
01	QC Testing Services - Excluded, Provided by Owner	0.00	Lsum		
02	IBC Special Inspections - Excluded, Provided by Owner	0.00	Lsum		
1850.00	Plans / Reproduction				
01	Printing Cost - Lsum	1.00	Lsum	900.00 /Lsum	900
10	Postage - Lsum	1.00	Lsum	800.00 /Lsum	800
	Plans / Reproduction				1,700
1950.00	Project Close Out				
01	Close out - Labor	20.00	Hrs	55.00 /Hrs	1,100
02	Close Out - Material	1.00	Lsum	500.00 /Lsum	500
	Project Close Out				1,600
GENERAL REQUIREMENTS					529,448
2000.00	SITEWORK				
2050.00	Demolition				
03	Selective Demolition	1.00	Lsum	47,800.00 /Lsum	47,800
	Demolition				47,800
2070.00	Hazardous Removals				
11	Hazardous Materials Removals - Excluded	0.00	Lsum		
2150.00	Underpinning / Shoring				
03	Shoring and/or Underpinning - Excluded	0.00	Lsum		
2200.00	Earthwork				
01	Sitework Package including Utilities, Surfacing, some retaining walls.	1.00	Lsum	287,739.00 /Lsum	287,739
	Earthwork				287,739
2211.00	Rock Removal				
01	Ledge Removal - Allowance	1.00	Lsum	40,000.00 /Lsum	40,000
	Rock Removal				40,000
2440.00	Site Improvements				
05	Site Improvements - Allowance	1.00	Lsum	34,500.00 /Lsum	34,500

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Site Improvements			34,500	
2800.00	Landscaping				
04	Landscaping, Plantings & Irrigation Systems - Allowance	1.00 Lsum	16,000.00 /Lsum	16,000	
	Landscaping			16,000	
	SITEWORK			426,039	
3000.00	CONCRETE				
3110.00	Walls				
04	Concrete Foundations	231.00 Cyd	620.00 /Cyd	143,220	
	Walls			143,220	
3160.00	Stairs				
03	Concrete for Metal Pan Stairs	5.00 Cyd	720.00 /Cyd	3,600	
	Stairs			3,600	
3322.00	Slabs on Grade				
04	Concrete Slab on Grade	49.00 Cyd	420.00 /Cyd	20,580	
	Slabs on Grade			20,580	
3323.00	Elevated Slab				
04	Concrete Slab on Deck	128.00 Cyd	405.00 /Cyd	51,840	
	Elevated Slab			51,840	
	CONCRETE			219,240	
4000.00	MASONRY				
4210.00	Brick Masonry				
01	Brick Masonry Veneer	5,690.00 Sft	33.00 /Sft	187,770	
	Brick Masonry			187,770	
4220.00	Concrete Unit Masonry				
01	CMU Block at Foundations for Brick Support	1.00 Lsum	14,000.00 /Lsum	14,000	
01	CMU Block Elevator & Stairwell Shaft	3,510.00 Sft	18.00 /Sft	63,180	
	Concrete Unit Masonry			77,180	
4520.00	Masonry Restoration				
01	Masonry Restoration - Brick Repointing - Allowance	300.00 Sft	30.00 /Sft	9,000	
	Masonry Restoration			9,000	
	MASONRY			273,950	
5000.00	METALS				

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
5100.00	Structural Steel				
03	Structural Steel (Based on 12#/Sft)	61.50	Tons	3,100.00 /Tons	190,650
	Structural Steel				190,650
5300.00	Decking				
01	Metal Decking	10,673.00	Sft	2.80 /Sft	29,884
	Decking				29,884
5350.00	Steel Erection				
01	Steel Erection	1.00	Lsum	67,800.00 /Lsum	67,800
	Steel Erection				67,800
5500.00	Misc. Metals				
03	Miscellaneous Metals	1.00	Lsum	40,700.00 /Lsum	40,700
	Misc. Metals				40,700
5510.00	Steel Stairs				
03	Metal Pan Stairs & Railing Systems	1.00	Lsum	38,000.00 /Lsum	38,000
	Steel Stairs				38,000
5800.00	Expansion Control				
22	Expansion Control Systems	1.00	Lsum	6,500.00 /Lsum	6,500
	Expansion Control				6,500
METALS					373,534
6000.00	WOOD & PLASTICS				
6100.00	Rough Carpentry				
03	Structural Upgrades and Repairs to Existing Construction - Allowance	1.00	Lsum	10,000.00 /Lsum	10,000
03	Roof Blocking	1.00	Lsum	13,000.00 /Lsum	13,000
03	Exterior Wall Opening Blocking	1.00	Lsum	14,200.00 /Lsum	14,200
03	Interior Blocking	1.00	Lsum	21,000.00 /Lsum	21,000
03	Panel Backer Boards	1.00	Lsum	400.00 /Lsum	400
03	Miscellaneous Rough Carpentry	1.00	Lsum	2,500.00 /Lsum	2,500
	Rough Carpentry				61,100
6400.00	Architectural Woodwork				
01	Circulation Desk - Excluded	0.00	Lsum		
01	Children's Area Desk & Back of Desk - Excluded	0.00	Lsum		
01	Children's Lobby Built-in - Excluded	0.00	Lsum		
01	Maker Space/Community Room Cabinetry & Tops - Excluded	0.00	Lsum		
01	Breakroom Kitchenette - Excluded	0.00	Lsum		
01	Workroom & Processing Room Countertops - Excluded	0.00	Lsum		
01	Toilet Room Countertops - Excluded	0.00	Lft		
01	Window Sills and Aprons	230.00	Lft	20.00 /Lft	4,600
01	Architectural Woodwork & Millwork Retrofit & Refinishing Work - Allowance	1.00	Lsum	8,000.00 /Lsum	8,000

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	Architectural Woodwork				12,600
	WOOD & PLASTICS				73,700
7000.00	THERMAL & MOISTURE				
7100.00	Waterproofing				
02	Basement Wall Waterproofing	1,120.00	Sft	6.20 /Sft	6,944
02	Cementitious Waterproofing at Elevator Pit	1.00	Lsum	3,000.00 /Lsum	3,000
02	Air/Vapor Barrier System	8,960.00	Sft	5.10 /Sft	45,696
	Waterproofing				55,640
7210.00	Building Insulation				
01	Thermal Insulation at Exterior Wall Cavity	8,960.00	Sft	0.80 /Sft	7,168
01	Thermal Insulation at Roof - Carried in Roofing Systems	0.00	Lsum		
01	Sound Insulation	1.00	Lsum	3,500.00 /Lsum	3,500
01	Building Insulation in Existing Building - Allowance	1.00	Lsum	2,500.00 /Lsum	2,500
	Building Insulation				13,168
7212.00	Rigid Insulation				
02	Rigid Insulation at Foundation Walls	2,130.00	Sft	2.80 /Sft	5,964
04	Rigid Insulation below Slab on Grade	3,610.00	Sft	1.70 /Sft	6,137
11	Rigid Insulation at Brick	5,690.00	Sft	2.20 /Sft	12,518
11	Nailboard Insulation at Metal Siding	3,010.00	Sft	3.90 /Sft	11,739
	Rigid Insulation				36,358
7250.00	Fireproofing				
01	Sprayed-on Fireproofing - Allowance	1.00	Lsum	58,000.00 /Lsum	58,000
	Fireproofing				58,000
7255.00	Firestopping				
03	Firestopping	1.00	Lsum	4,000.00 /Lsum	4,000
	Firestopping				4,000
7314.00	Slate Roofing				
01	Slate Roofing Replacement/Repairs - Allowance	150.00	Sft	70.00 /Sft	10,500
	Slate Roofing				10,500
7410.00	Roof Panel Systems				
04	Metal Roofing and Nailboard Insulation Systems	2,020.00	Sft	34.00 /Sft	68,680
	Roof Panel Systems				68,680
7450.00	Wall Panel Systems				
03	Slate Panels - Deleted	0.00	Sft		
03	Copper Panels - Deleted	0.00	Sft		
03	Copper Canopy Edges	32.00	Lft	70.00 /Lft	2,240
03	Painted Steel or Aluminum Siding Panels	3,010.00	Sft	26.00 /Sft	78,260
	Wall Panel Systems				80,500
7500.00	Membrane Roofing				

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
7500.00	Membrane Roofing				
01	Membrane Roofing and Rigid Insulation System	1,530.00	Sft	19.00 /Sft	29,070
	Membrane Roofing				29,070
7900.00	Joint Sealants				
03	Joint Sealants	1.00	Lsum	21,000.00 /Lsum	21,000
	Joint Sealants				21,000
THERMAL & MOISTURE					376,916
8000.00	DOORS & WINDOWS				
8100.00	Doors, Frames & Hardware				
01	Doors, Frames & Hardware - Single Door Opening	31.00	Ea	2,250.00 /Ea	69,750
01	Doors, Frames & Hardware - Double Door Opening	3.00	Ea	2,650.00 /Ea	7,950
01	Doors, Frames & Hardware - Pocket Door Opening	2.00	Ea	1,950.00 /Ea	3,900
01	Door Access Control System - Excluded	0.00	Lsum		
11	Door Frame Sidelite	70.00	Sft	20.00 /Sft	1,400
11	Borrowed Lite	60.00	Sft	25.00 /Sft	1,500
11	Existing Door Upgrades & Repairs - Allowance	1.00	Lsum	5,000.00 /Lsum	5,000
	Doors, Frames & Hardware				89,500
8400.00	Entrances / Storefronts				
01	Aluminum Storefronts - Exterior - Changed to Window	0.00	Sft		
01	Aluminum Storefronts - Interior	336.00	Sft	75.00 /Sft	25,200
01	Aluminum Curtain Wall - Changed to Window	0.00	Sft		
01	Aluminum Entrances - Double Slider - Changed to Swing	0.00	Ea		
01	Aluminum Entrances - Double Swing	4.00	Ea	12,000.00 /Ea	48,000
01	Aluminum Entrances - Single Swing	2.00	Ea	9,500.00 /Ea	19,000
	Entrances / Storefronts				92,200
8630.00	Wood and Plastic Windows				
03	Clad Wood Windows	1,940.00	Sft	58.00 /Sft	112,520
06	Wood Window Rehab. - Allowance	1.00	Lsum	8,000.00 /Lsum	8,000
	Wood and Plastic Windows				120,520
8800.00	Glass and Glazing				
01	Glass & Glazing	1.00	Lsum	4,000.00 /Lsum	4,000
	Glass and Glazing				4,000
DOORS & WINDOWS					306,220
9000.00	FINISHES				
9250.00	Gypsum Wallboard				
01	Exterior Wall Framing & Sheathing	8,730.00	Sft	14.00 /Sft	122,220
01	Interior Drywall Partitions	10,310.00	Sft	8.50 /Sft	87,635
01	Hard Ceilings	3,910.00	Sft	8.25 /Sft	32,258
01	Drywall Soffits	1.00	Lsum	9,000.00 /Lsum	9,000
01	Plaster Patching at Existing - Allowance	1.00	Lsum	6,000.00 /Lsum	6,000

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	Gypsum Wallboard				257,113
9510.00	Acoustical Treatments				
01	Acoustical Tile Ceilings	5,940.00	Sft	4.50 /Sft	26,730
01	Linear Acoustical Ceilings	820.00	Sft	10.00 /Sft	8,200
01	Linear Wood Ceilings - Interior - Deleted	0.00	Sft		
01	Linear Wood Soffits - Exterior	100.00	Sft	38.00 /Sft	3,800
01	Tectum Ceilings	900.00	Sft	18.00 /Sft	16,200
	Acoustical Treatments				54,930
9600.00	Flooring Complete				
01	Ceramic Tile Flooring and Base at Toilet Rooms (Excludes Wall Tile)	590.00	Sft	20.00 /Sft	11,800
01	Resilient Flooring	1,740.00	Sft	8.00 /Sft	13,920
01	Carpet Tile	790.00	Syds	45.00 /Syds	35,550
01	Rubber Base	2,320.00	Lft	2.75 /Lft	6,380
01	Rubber Treads and Risers	1.00	Lsum	6,000.00 /Lsum	6,000
01	Walk Off Grilles	120.00	Sft	50.00 /Sft	6,000
01	Walk Off Mats	680.00	Sft	14.00 /Sft	9,520
01	Refinishing Existing Floors - Allowance	1.00	Lsum	10,000.00 /Lsum	10,000
	Flooring Complete				99,170
9850.00	Floor Prep.				
03	Floor Prep	1.00	Lsum	7,500.00 /Lsum	7,500
03	Floor Protection	1.00	Lsum	14,000.00 /Lsum	14,000
	Floor Prep.				21,500
9900.00	Painting				
01	Painting Work	10,435.00	Sft	4.00 /Sft	41,740
01	Repainting and Refinishing Work at Existing Building - Allowance	1.00	Lsum	10,000.00 /Lsum	10,000
	Painting				51,740
	FINISHES				484,453
10000.00	SPECIALTIES				
10100.00	Visual Display Boards				
03	Visual Display Boards - Excluded	0.00	Lsum		
10180.00	Toilet Partitions				
03	Toilet Partitions	4.00	Ea	1,200.00 /Ea	4,800
	Toilet Partitions				4,800
10260.00	Wall / Corner Guards				
21	Wall & Door Protection - Allowance	1.00	Lsum	2,500.00 /Lsum	2,500
	Wall / Corner Guards				2,500
10400.00	Signage				
03	Signage - Code Compliant	1.00	Lsum	4,500.00 /Lsum	4,500
03	All Other Signage - Excluded	0.00	Lsum		

Item	Description	Takeoff Qty		Unit Cost	Total	
					Amount	
	Signage					4,500
10500.00	Lockers					
	03 Metal Lockers - Excluded	0.00	Lsum			
10522.00	Fire Extinguishers					
	03 Fire Extinguishers & Cabinets - Allowance	1.00	Lsum	2,400.00 /Lsum		2,400
	Fire Extinguishers					2,400
10600.00	Partitions					
	01 Folding Panel Partition	260.00	Sft	105.00 /Sft		27,300
	Partitions					27,300
10800.00	Misc Toilet / Bath Equip					
	03 Toilet Accessories	1.00	Lsum	4,000.00 /Lsum		4,000
	Misc Toilet / Bath Equip					4,000
10900.00	Misc. Specialties					
	150 Sun Control Devices - Allowance	1.00	Lsum	12,000.00 /Lsum		12,000
	Misc. Specialties					12,000
	SPECIALTIES					57,500
11000.00	EQUIPMENT					
11050.00	Library Equipment					
	03 Library Equipment & FF&E - Excluded	0.00	Lsum			
11450.00	Residential Equipment					
	04 Residential Appliances - Excluded	0.00	Lsum			
	EQUIPMENT					0
12000.00	FURNISHINGS					
12500.00	Window Treatments					
	03 Window Treatment - Allowance	1.00	Lsum	15,000.00 /Lsum		15,000
	Window Treatments					15,000
	FURNISHINGS					15,000
14000.00	CONVEYING SYSTEMS					
14200.00	Elevators					
	01 Traction Elevator	1.00	Lsum	124,800.00 /Lsum		124,800
	Elevators					124,800
	CONVEYING SYSTEMS					124,800

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
15000.00	MECHANICAL				
15400.00	Plumbing				
01	Plumbing Systems in Addition	10,435.00	Sft	9.75 /Sft	101,741
01	Plumbing Systems in Existing Building - Existing to Remain	0.00	Lsum		
	Plumbing				101,741
15500.00	Fire Protection Systems				
01	Fire Protection Systems in Addition	10,435.00	Sft	4.47 /Sft	46,644
01	Fire Protection Systems in Existing Building	4,930.00	Sft	5.25 /Sft	25,883
51	Fire Pump and/or Booster Pump - Excluded	0.00	Lsum		
	Fire Protection Systems				72,527
15600.00	HVAC Systems				
01	HVAC Systems in Addition - Allowance	10,435.00	Sft	34.90 /Sft	364,182
01	VAC Systems in Existing Building	4,930.00	Sft	20.00 /Sft	98,600
	HVAC Systems				462,782
15990.00	Test & Balancing				
100	BIM Coordination and Clash Detection	1.00	Lsum	15,000.00 /Lsum	15,000
	Test & Balancing				15,000
	MECHANICAL				652,050
16000.00	ELECTRICAL				
16100.00	Electrical Complete				
01	Electrical Systems in Addition - Allowance	10,435.00	Sft	14.70 /Sft	153,395
01	Electrical Systems in Existing Building - Allowance	4,930.00	Sft	4.00 /Sft	19,720
	Electrical Complete				173,115
16200.00	Generation				
210	Emergency Generator for Archive Spaces & Life Safety Systems - Deleted	0.00	Ea		
16500.00	Lighting				
510	Lighting Fixtures and Lighting Controls - Allowance	1.00	Lsum	72,000.00 /Lsum	72,000
	Lighting				72,000
	ELECTRICAL				245,115
17000.00	PRECONSTRUCTION				
17710.00	Project Management				
10	Original Preconstruction Fee - Excluded, To Be Billed Separately	0.00	Lsum		
10	Additional Preconstruction Fee - Not Applicable at this Time	0.00	Lsum		

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	

PRECONSTRUCTION

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Estimate Totals

Description	Amount	Totals	Rate
Labor	408,636		
Material	77,332		
Subcontract	3,456,651		
Equipment	1,800		
Other	213,545		
	4,157,964	4,157,964	
WRC Labor Escalator	7,151		1.750 %
General Cost Escalator	83,302		2.000 %
Design/Estimating Contingency	191,179		4.500 %
CM Contingency	66,594		1.500 %
WRC Insurance Package	28,613		6.000 \$ / 1,000
100% P&P Bonds	28,631		
CM Fee	205,355		4.500 %
Total		4,768,789	