



RICE LIBRARY BUILDING COMMITTEE

October 6, 2020

6PM

AGENDA



1. Project Status Update
 - a. Maine Historic Review
 - b. State Fire Marshall Preliminary Review
 - c. Planning Board/Permitting
 - d. Owner's Project Manager

2. Subcommittee Updates
 - a. Finishes
 - b. FFE
 - c. IT

3. Design Development Cost Estimate

4. Next Meeting
 - a. Committee Action Items
 - b. Architect/CM Action Items

Materials (also in Drop Box):

- Design Development Cost Estimate and Executive Summary

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.



September 28, 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 Design Development Estimate

Dear Ms. Amaral,

Wright-Ryan Construction is pleased to provide you with this revised design development estimate covering the probable construction costs for your proposed public library renovation and additions project located in Kittery, Maine.

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

- Drawing Set marked "Design Development Drawings – Date of Issue: August 14, 2020"
- Project Manual marked "Design Development Set" dated August 14, 2020.
- Documents developed in the last 2 weeks indicating changes to the MEP design to reduce costs.

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 1.5% cost escalator for material and labor cost increases projected for the GMP bidding process, and a 1.5% construction manager's contingency to be carried in the GMP estimate value. Our estimate excludes our typical design/estimating contingency to cover potential overages experienced during the GMP bidding process, and it excludes the Owner's project construction contingency. Both of these contingencies are being carried on the "soft cost" side of the project budget. We recommend that the Owner continue to carry a design/estimating contingency of at least \$150,000 (down from \$195,191) to cover possible increases during the upcoming GMP bidding process. The 1.5% cost escalator and the recommended design estimating contingency are based on bidding and awarding the major subcontracts this year – this means we need a signed GMP by December 8, 2020. If the bidding process is pushed into next year, additional escalators and contingencies need to be added to the value of this estimate.

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

5. This estimate and its proposed schedule do not account for major market deviations that may result from the current coronavirus pandemic. Deviations could include costs reductions due to cancellations of competing construction projects, cost increases due to a continued and worsening labor shortage, shortages of materials, and or delays of materials or components being shipped to the jobsite. In addition, this estimate does not include costs for CDC COVID related work guidelines, including additional handwash stations, etc. We are assuming these will not be required by the time this project starts. We can easily develop an allowance for these costs.
6. Our estimate excludes the cost of purchasing the building permits or occupancy permits.
7. 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.
8. This estimate excludes costs related to providing and/or installing any FF&E items.
9. Our estimate excludes any costs for conducting Quality Control Testing or for paying for any IBC Special Inspections.
10. This estimate includes an allowance for providing temporary heating for work activities scheduled during the cold weather months.
11. Our estimate is based on a 12-month construction schedule to start March 15, 2021. With this start date, the completion is scheduled for March of 2022. With this completion date, there will be exterior activities that cannot be completed until warmer weather arrives. These activities will require some additional general conditions costs which are not included in this estimate.

Division 02 – Sitework

12. This estimate assumes the building and site are clean and free of any hazardous materials and/or contaminated soils.
13. The civil drawings issued for the design development estimate were not clear relative to the base bid scope of work developed during the VE process. Just to be clear, our base bid estimates is based on the following:
 - All of the work associated with the upper parking lot is excluded from our base bid estimate. This parking lot is offered below as an add alternate.
 - The curbing and paving work required for the lower parking lot is excluded from our base bid estimate. This scope of work will be performed directly by the Town of Kittery at no cost to Wright-Ryan Construction.
14. We have assumed that no underpinning and/or shoring work will be required as none is currently indicated.
15. This estimate includes a \$40,000 allowance for ledge removal by mechanical means.
16. Our estimate excludes providing and/or installing a irrigation systems as none is indicated.

Division 04 – Masonry

17. The brick carried is Morin Academy smooth red range in standard 3-5/8” x 2-1/4” x 8” size.
18. 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 06 – Woods and Plastics

19. We have carried a \$10,000 allowance for upgrades and/or repairs to the existing building’s structural systems and components.

Division 07 – Thermal and Moisture Protection

20. The sprayed on fireproofing work is to attain 1-hour ratings of the new structure.

21. 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.
22. All exterior metal wall panels are assumed to be painted steel or aluminum, not copper.
23. Our estimate excludes all costs for providing any green roof systems as none are indicated.

Division 08 – Doors and Windows

24. Window types 1-13 are carried as fiberglass Pella windows – Impervia Advanced Low E windows.
25. Window types 14-16 are carried as aluminum framed entrances.
26. This estimate excludes any and all work associated with the existing windows.
27. The glass for the five interior stairwell doors is carried as non-fire-rated glass.

Division 09 – Finishes

28. We have carried a \$12,000 allowance for patching existing plaster surfaces.
29. We clarify the ceilings as follows:
 - ACT-4 is carried with 1” thick 1’ x 4’ tectum panels.
 - The sound absorbing ceiling panels in Room 104 are 1” thick Forbo panels.
 - The wood ceilings have been carried as 2’ x 2’ ACT. See Alternate for adding the wood ceiling.

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

30. This estimate includes allowances for providing wall and corner guards, and fire extinguishers and their cabinets, as they are not currently indicated on the drawings.
31. Our estimate includes costs for providing the toilet partitions, code compliant signage, and toilet accessories.
32. This estimate excludes providing and/or installing visual display boards, lockers, the folding panel partitions, sun control devices, and window treatments.
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 14 – Conveyors

34. The hydraulic elevator is carried with the following parameters and/or options:
 - Capacity 2,500 lbs
 - Speed 100 fpm
 - Entrances 42” single side slide with baked enamel finish
 - Cab Flush walls faced with standard color plastic laminate with black reveals
 - Battery lowering Excluded
 - Hydraulic oil Standard petroleum-based oil

Division 15 – Mechanical Systems

35. 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.
36. This estimate includes the mechanical system revisions that have been discussed with the design team and partially documented over the last two of weeks. This assumes the cost reduction assumptions made are followed through into the CDs.

Division 16 – Electrical Systems

- 37. This estimate includes the electrical system revisions that have been discussed with the design team and partially documented over the last two of weeks. This assumes the cost reduction assumptions made are followed through into the CDs.
- 38. We continue to carry a \$72,000 allowance to purchase the lighting and lighting control packages. The Architect and Electrical Engineer will continue to work within this budget.

Based on the above, our schematic design estimate of the hard construction costs for this proposed project is **\$4,591,963**. 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. This estimate is based in part with the cost estimates from local subcontractors for all major sub trades who will end up bidding on this project.

As stated above, this estimate excludes our typical design/estimating contingency that would cover potential overages experienced during the GMP bidding process. It was agreed that the Owner would carry this contingency on the “soft cost” side of the project budget.

We recommend that the Owner continue to carry a design/estimating contingency of at least \$150,000 (down from \$195,191) to cover possible increases during the upcoming GMP bidding process. Following is a side by side comparison of our last estimate with the accepted VE items and this design development estimate including this design/estimating (D/E) contingency:

<u>Description</u>	<u>Final SD Estimate with Accepted VE</u>	<u>Current DD Estimate</u>
WRC Estimate Value	\$4,673,680	\$4,591,963
D/E contingency carried by Owner	<u>\$ 195,191</u>	<u>\$ 150,000</u>
Total Construction Estimate	\$4,868,871	\$4,741,963

In addition, we offer the following Bid Alternates for your consideration:

- Alt. No. 1 – Add folding panel partition between Rooms 004 and 005. Add \$32,400
- Alt. No. 2 – Add folding panel partition between Rooms 003 and 004. Add \$34,300
- Alt. No. 3 – Add upper parking lot less curbing and paving. Add \$45,210
- Alt. No. 4 – Use wood ceiling over the circulation desk. Add \$ 5,980

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: John Ryan
Cordelia Pitman
Alyssa Parker

RICE PUBLIC LIBRARY - RENOVATIONS & ADDITIONS
REVISED DESIGN DEVELOPMENT ESTIMATE - September 28, 2020
Prepared by: WRIGHT-RYAN CONSTRUCTION, INC.

Project name Rice Public Library - Reno & Adds
8 Wentworth Street
Kittery
ME 03094

Estimator RGB

Job size 16054 Sft

Duration 12 Mos

Notes *Floor Area of Extg Bldg 4,930 Sft*
Floor Area of Addition 11,124 Sft
Total Project Floor Area 16,054 Sft

This estimate excludes our typical design/estimating contingency. This contingency is being carried by the Owner's outside of this hard cost construction budget.

Report format Sorted by 'Group phase/Phase'
'Detail' summary

Item	Description	Takeoff Qty			Total	
					Unit Cost	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	Unit Cost	Total	
				Unit Cost	Amount
1624.00	Construction Cleaning				
02	Cleanup - Material	1.00	Lsum	250.00 /Lsum	250
31	Disposal Costs - per Sft	16,054.00	Sft	0.30 /Sft	4,816
	Construction Cleaning				17,866
1625.00	Final Cleaning				
01	Final Clean, Commercial - per Sft	16,054.00	Sft	0.35 /Sft	5,619
	Final Cleaning				5,619
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					529,896
2000.00	SITEWORK				
2050.00	Demolition				
	03 Selective Demolition	1.00	Lsum	31,400.00 /Lsum	31,400
	Demolition				31,400
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	289,000.00 /Lsum	289,000
	Earthwork				289,000
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	1.00	Lsum	13,000.00 /Lsum	13,000

Item	Description	Takeoff Qty	Total		Amount
			Unit Cost		
	Site Improvements				13,000
2800.00	Landscaping				
	04 Landscaping - Plantings	1.00	Lsum	16,000.00 /Lsum	16,000
	04 Irrigation System - Excluded	0.00	Lsum		16,000
	Landscaping				16,000
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	SITEWORK				389,400
3000.00	CONCRETE				
3110.00	Walls				
	04 Concrete Foundations	198.00	Cyd	560.00 /Cyd	110,880
	Walls				110,880
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	51.00	Cyd	420.00 /Cyd	21,420
	Slabs on Grade				21,420
3323.00	Elevated Slab				
	04 Concrete Slab on Deck	122.00	Cyd	405.00 /Cyd	49,410
	Elevated Slab				49,410
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	CONCRETE				185,310
4000.00	MASONRY				
4210.00	Brick Masonry				
	01 Brick Masonry Veneer at Addition	1.00	Sub	191,200.00 /Sub	191,200
	Brick Masonry				191,200
4520.00	Masonry Restoration				
	01 Masonry Restoration - Brick Repointing - Allowance	300.00	Sft	30.00 /Sft	9,000
	01 Masonry Infills at Door/Window Removals & Repairs at New Openings	1.00	Lsum	15,900.00 /Lsum	15,900
	Masonry Restoration				24,900
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	MASONRY				216,100
5000.00	METALS				
5100.00	Structural Steel				
	03 Structural Steel, Metal Decking & Miscellaneous Metals - Material	1.00	Sub	256,300.00 /Sub	256,300

Item	Description	Takeoff Qty	Unit Cost		Total	
					Amount	Amount
	Structural Steel					256,300
5350.00	Steel Erection					
	01 Steel Erection	1.00	Lsum	64,100.00 /Lsum		64,100
	Steel Erection					64,100
5500.00	Misc. Metals					
	03 Miscellaneous Metals - Install	1.00	Lsum	24,400.00 /Lsum		24,400
	Misc. Metals					24,400
5510.00	Steel Stairs					
	03 Metal Pan Stairs & Railing Systems - Install	1.00	Lsum	18,100.00 /Lsum		18,100
	Steel Stairs					18,100
5800.00	Expansion Control					
	22 Expansion Control Systems	1.00	Lsum	6,500.00 /Lsum		6,500
	Expansion Control					6,500
	METALS					369,400
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	14,300.00 /Lsum		14,300
	03 Exterior Wall Opening Blocking	1.00	Lsum	14,800.00 /Lsum		14,800
	03 Interior Blocking	1.00	Lsum	22,000.00 /Lsum		22,000
	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					64,000
6400.00	Architectural Woodwork					
	01 Circulation Desk - Allowance	1.00	Lsum	18,000.00 /Lsum		18,000
	01 Children's Area Desk & Back of Desk - Allowance	1.00	Lsum	25,000.00 /Lsum		25,000
	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	330.00	Lft	20.00 /Lft		6,600
	01 Architectural Woodwork & Millwork Retrofit & Refinishing Work - Allowance	1.00	Lsum	8,000.00 /Lsum		8,000
	Architectural Woodwork					57,600
	WOOD & PLASTICS					121,600
7000.00	THERMAL & MOISTURE					
7100.00	Waterproofing					
	02 Basement Wall Waterproofing	980.00	Sft	6.20 /Sft		6,076

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
7100.00	Waterproofing				
02	Cementitious Waterproofing at Elevator Pit	1.00	Lsum	3,000.00 /Lsum	3,000
02	Air/Vapor Barrier System	9,400.00	Sft	5.10 /Sft	47,940
	Waterproofing				57,016
7210.00	Building Insulation				
01	Thermal Insulation at Exterior Wall Cavity	9,400.00	Sft	0.80 /Sft	7,520
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				13,520
7212.00	Rigid Insulation				
02	Rigid Insulation at Foundation Walls	2,040.00	Sft	2.80 /Sft	5,712
04	Rigid Insulation below Slab on Grade	3,750.00	Sft	1.70 /Sft	6,375
11	Rigid Insulation at Brick Veneer	4,610.00	Sft	2.20 /Sft	10,142
11	Nailboard Insulation at Metal Siding	4,360.00	Sft	3.90 /Sft	17,004
	Rigid Insulation				39,233
7250.00	Fireproofing				
01	Sprayed-on Fireproofing	1.00	Sub	57,000.00 /Sub	57,000
	Fireproofing				57,000
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	1.00	Sub	66,700.00 /Sub	66,700
	Roof Panel Systems				66,700
7450.00	Wall Panel Systems				
03	Painted Steel or Aluminum Siding and Infill panels	1.00	Sub	95,160.00 /Sub	95,160
	Wall Panel Systems				95,160
7475.00	Misc. Siding				
04	Fiber Cement Siding Panels	700.00	Sft	27.00 /Sft	18,900
	Misc. Siding				18,900
7500.00	Membrane Roofing				
01	Membrane Roofing and Rigid Insulation System	1.00	Sub	65,100.00 /Sub	65,100
	Membrane Roofing				65,100
7900.00	Joint Sealants				
03	Joint Sealants	1.00	Lsum	22,000.00 /Lsum	22,000

Item	Description	Takeoff Qty	Unit Cost		Total	
					Amount	
	Joint Sealants					22,000
THERMAL & MOISTURE						449,129
<hr/>						
8000.00	DOORS & WINDOWS					
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8100.00	Doors, Frames & Hardware					
01	Doors, Frames & Hardware Package	1.00	Sub	118,340.00	/Sub	118,340
01	Door Access Control System - Excluded	0.00	Lsum			
	Doors, Frames & Hardware					118,340
8400.00	Entrances / Storefronts					
01	Aluminum Storefronts, Entrances, and Glass & Glazing Package	1.00	Sub	88,950.00	/Sub	88,950
	Entrances / Storefronts					88,950
8630.00	Wood and Plastic Windows					
03	Fiberglass Windows - Includes Reinforcement at Mullions	1,602.00	Sft	54.00	/Sft	86,508
06	Wood Window Rehab. - Excluded	0.00	Lsum			
	Wood and Plastic Windows					86,508
<hr/>						293,798
9000.00	FINISHES					
<hr/>						
9250.00	Gypsum Wallboard					
01	Exterior Wall Framing & Sheathing	9,400.00	Sft	14.00	/Sft	131,600
01	Interior Drywall Partitions	11,100.00	Sft	8.50	/Sft	94,350
01	Hard Ceilings	2,780.00	Sft	8.25	/Sft	22,935
01	Drywall Soffits	1.00	Lsum	9,000.00	/Lsum	9,000
01	Plaster Patching at Existing - Allowance	1.00	Lsum	12,000.00	/Lsum	12,000
	Gypsum Wallboard					269,885
9510.00	Acoustical Treatments					
01	Acoustical Ceilings	1.00	Sub	43,600.00	/Sub	43,600
	Acoustical Treatments					43,600
9600.00	Flooring Complete					
01	Flooring and Base Package	1.00	Sub	115,900.00	/Sub	115,900
	Flooring Complete					115,900
9850.00	Floor Prep.					
03	Floor Prep	1.00	Lsum	7,350.00	/Lsum	7,350
03	Floor Protection	1.00	Lsum	13,800.00	/Lsum	13,800
	Floor Prep.					21,150
9900.00	Painting					
01	Painting Work	1.00	Sub	56,100.00	/Sub	56,100

Item	Description	Takeoff Qty	Unit Cost		Total
					Amount
	Painting				56,100
FINISHES					506,635
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10000.00	SPECIALTIES				
<hr/>					
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		
	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 - Both are Add Alternates	0.00	Lsum		
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 - Excluded	0.00	Lsum		
SPECIALTIES					18,200
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11000.00	EQUIPMENT				
<hr/>					
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

Item	Description	Takeoff Qty		Unit Cost	Total	Amount
12000.00	FURNISHINGS					
12500.00	Window Treatments					
03	Window Treatment - Excluded	0.00	Lsum			
	FURNISHINGS					0
14000.00	CONVEYING SYSTEMS					
14200.00	Elevators					
01	Hydraulic Elevator	1.00	Lsum	125,700.00 /Lsum		125,700
	Elevators					125,700
	CONVEYING SYSTEMS					125,700
15000.00	MECHANICAL					
15400.00	Plumbing					
01	Plumbing Systems	1.00	Sub	128,100.00 /Sub		128,100
	Plumbing					128,100
15500.00	Fire Protection Systems					
01	Fire Protection Systems	1.00	Sub	60,500.00 /Sub		60,500
51	Fire Pump and/or Booster Pump - Excluded	0.00	Lsum			
	Fire Protection Systems					60,500
15600.00	HVAC Systems					
01	HVAC Systems	1.00	Sub	478,323.00 /Sub		478,323
	HVAC Systems					478,323
15990.00	Test & Balancing					
100	BIM Coordination and Clash Detection	1.00	Lsum	10,000.00 /Lsum		10,000
	Test & Balancing					10,000
	MECHANICAL					676,923
16000.00	ELECTRICAL					
16100.00	Electrical Complete					
01	Electrical Systems less Lighting & Lighting Controls	1.00	Sub	245,346.00 /Sub		245,346
	Electrical Complete					245,346
16200.00	Generation					
210	Emergency Generator for Archive Spaces & Life Safety Systems - Deleted	0.00	Ea			
16500.00	Lighting					
510	Lighting Fixtures and Lighting Control - Allowance	1.00	Lsum	72,000.00 /Lsum		72,000

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	Lighting			72,000
ELECTRICAL				317,346
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	
PRECONSTRUCTION				0

Estimate Totals

Description	Amount	Totals	Rate
Labor	408,636		
Material	50,323		
Subcontract	3,554,427		
Equipment	1,800		
Other	184,251		
	4,199,437	4,199,437	
WRC Labor Escalator	12,259		3.000 %
General Cost Escalator	63,175		1.500 %
Design/Estimating Contingency			
CM Contingency	64,123		1.500 %
WRC Insurance Package	27,552		6.000 \$ / 1,000
100% P&P Bonds	27,677		
CM Fee	197,740		4.500 %
Total		4,591,963	