

Jacques Consulting Inc.
Construction Cost Planning & Management

**Pacific Grove Library
Modernization**
Pacific Grove, California

90% Construction Documents
Cost Estimate, R1

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Jacques Consulting Ref: 066.17.410

Prepared For:

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Contents

	Page No.
1. Project Narrative	
Introduction	3
2 Master Cost Summary	
Master Cost Summary	6
3. Construction Costs	
Controls	8
Cost Summary	9
Cost Estimate	10

Project Description

This estimate has been prepared, pursuant to an agreement between Karin Payson architecture + design and Jacques Consulting Inc. for the purpose of establishing a 90% Construction Documents cost estimate for modernization of the Pacific Grove Library, Pacific Grove, CA.

Scope of work includes renovation of 11,664 square feet of interior space, including infill of basement flooring at stair removal, installation of clerestory windows, configuration of toiletspaces, new floor/wall/ceiling finishes, new plumbing fixtures, mechanical upgrades, new lighting and electrical upgrades. Modification works to existing library stacks, and FF&E costs etc. are excluded from this cost estimate.

Basis of Estimate

This Cost Estimate has been prepared from the following documentation:

	Dated
Architectural drawings & information:	
Drawings;	
90% CD drawings per sheet index on Title Sheet A0.0	1/28/19
90% CD Project Manual	1/28/19
Discussions w/ design team	
Building photos	

Construction Schedule

This estimate is based on the following anticipated construction schedule:

Construction Start	7/1/19	
Construction Duration	10	months
Construction Finish	4/30/20	

Escalation Allowance

Escalation is calculated at an annual rate of **6.00%** per annum to construction mid-point based on the anticipated construction schedule noted above. The escalation allowance is included as follows:

Total Escalation	4.57%
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Basis for Quantities

Wherever possible, this Cost Estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

Subcontractor's Mark-ups

As stated earlier, subcontractor's mark-ups have been included in each line item unit cost. Depending on the trade, these mark-ups can range from 5% to 20% of the raw cost for that particular item of work.

Design Contingency

An allowance of 4% for undeveloped design details has been included in the summary of this Cost Estimate. This allowance is intended to cover the costs of items that are as yet undefined. As design develops and such items become more clearly defined the design contingency will reduce.

Note: Design Contingency is included to reflect information provided within a set of design documents. It is not used to reflect a particular design stage.

General Contractor's Overhead and Profit

Jobsite general conditions, home office overhead, profit, and bond are shown on the Summary of this estimate.

Construction Contingency

It is prudent for all program budgets to include an allowance for unanticipated costs which may occur during construction; change orders, claims, delays, etc. It is recommended that the Owner make provision within the project budget to cover these potential costs.

Items Excluded from the Estimate

The following are excluded from this cost estimate:

- Professional design and consulting fees.
- Plan check fees and building permit fees.
- Owner's field inspection costs.
- Construction manager's fees.
- General building permit.
- Testing fees.
- Escalation beyond midpoint of construction
- Existing building structures demolition unless noted otherwise.
- Rock excavation & unforeseen subsurface conditions.
- Off-site work to existing roads and utilities outside the property line.
- LEED commissioning.
- Utility connection fees (i.e. domestic water, sanitary sewer, storm drain, fire water and electrical).
- Security personnel (night security - perimeter fence costs in site requirements).
- Move-in costs or maintenance costs after move-in.
- Overtime, 2nd shift and lost productivity premiums.
- Kitchen & kitchen storage equipment.
- Replacement of (E) door hardware.
- Furnishings, fixtures, and equipment (FF&E). Included "Below the Line" - see Master Cost Summary.
- Computer & copy equipment.
- Window coverings other than at (N) clerestories.
- Exterior envelope improvements other than at (N) clerestories and patch/repair at egress.
- Direct/indirect stack lighting.
- Foundation modifications.
- Lockers.
- Donner wall.

Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.

Specified items of equipment, material, or product that cannot be obtained from at least three different sources.
Any other non-competitive bid situations.
Bids delayed beyond the projected schedule.

Competitive Bidding

This estimate reflects a fair construction cost for this project. Prices are based on prevailing wage construction costs at the time the estimate was prepared. It is not a prediction of low bid. Pricing assumes a procurement, or bidding, process with a minimum of five (5) responsive General Contractor bids and a minimum of three (3) responsive bids for all (major) subcontracts and materials/equipment suppliers. Should a non-competitive bidding situation be realized, bids received may be significantly higher than this estimate. Alternatively, in a very competitive bidding situation, bids received may be significantly lower than this estimate.

Subcontractor's mark-ups have been included in each line item unit price. Mark-ups cover the cost of field overhead and subcontractor's profit. Subcontractor's mark-ups typically range from 15% to 25% of the unit price depending on market conditions.

Qualifications

This cost estimate is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of This estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. Jacques Consulting Inc. has no control over labor, material and equipment costs, contractor's methods of determining prices or of the market and bidding conditions at the time of bid. Therefore Jacques Consulting Inc. does not guarantee that the bids received will not vary from this estimate.

Our cost estimates are based on relevant design information and the scope contained therein. Modifying the scope of work of a project will likely change estimated construction costs. Significantly reducing project scope may increase cost factors; unit pricing, general conditions, fee/profit margin (both general contractor and subcontractor), and potentially affect the bidding pool and project duration. Modifications to our cost estimates should only be carried out by Jacques Consulting Inc. We do not, therefore, accept responsibility for our cost estimates if they are modified by others.

MASTER COST SUMMARY

Element	Area	Cost / SF	Total
A. Building Modernization (excludes Library FF&E)	11,664 SF	\$196.40	\$2,290,811
TOTAL ESTIMATED CONSTRUCTION COST			\$2,290,811

B. Library FF&E Costs (provided by KPAD)

1 (E) stacks modifications, (N) custom tables, gondolas	<u>\$162,350</u>
2 (E) furniture strip & re-finish, upholstery	<u>\$37,280</u>
3 (N) furniture, allowance	<u>\$50,000</u>

**Equipment(such as computers, self check, copier, and A/V) has not been included in the budget, unless otherwise noted.

Modernization

Areas and Control Quantities

Areas

	SF
Enclosed Areas	
Basement	50
1st Floor	11,614
	<hr/>
Enclosed Area	11,664
Covered area - n/a	
	<hr/>
Covered Area x 0.5	
	<hr/>
Gross Floor Area (GFA)	<u><u>11,664</u></u>

UNIFORMAT 2 SUMMARY
Modernization

GFA: 11,664 SF

	%	\$/SF	Sub-system \$	System \$	Comments
A SUBSTRUCTURE					\$8,300
A10 FOUNDATIONS	0.09%	\$0.12	\$1,450		
A20 BASEMENT CONSTRUCTION	0.44%	\$0.59	\$6,850		
B SHELL					\$132,990
B10 SUPERSTRUCTURE	5.52%	\$7.37	\$85,909		
B20 EXTERIOR CLOSURE	1.52%	\$2.02	\$23,603		
B30 ROOFING	1.51%	\$2.01	\$23,478		
C INTERIORS					\$566,121
C10 INTERIOR CONSTRUCTION	13.69%	\$18.27	\$213,124		
C20 STAIRS	0.19%	\$0.26	\$3,000		
C30 FINISHES	22.48%	\$30.01	\$349,996		
D SERVICES					\$699,533
D10 CONVEYING	0.00%	\$0.00	\$0		
D20 PLUMBING	5.12%	\$6.84	\$79,790		
D30 HVAC	2.99%	\$3.99	\$46,530		
D40 FIRE PROTECTION	0.00%	\$0.00	\$0		
D50 ELECTRICAL	36.81%	\$49.14	\$573,213		
E EQUIPMENT & FURNISHINGS					\$24,234
E10 EQUIPMENT	1.31%	\$1.74	\$20,346		
E20 FURNISHINGS	0.25%	\$0.33	\$3,888		
F SPECIAL CONSTRUCTION & DEMOLITION					\$110,980
F10 SPECIAL CONSTRUCTION	0.00%	\$0.00	\$0		
F20 SELECTIVE BUILDING DEMOLITION	7.13%	\$9.51	\$110,980		
F SPECIAL CONSTRUCTION & DEMOLITION					\$14,950
G10 SITE PREPARATION	0.20%	\$0.26	\$3,045		
G20 SITE IMPROVEMENTS	0.35%	\$0.46	\$5,405		
G 30 SITE MECHANICAL UTILITIES	0.42%	\$0.56	\$6,500		
G40 SITE ELECTRICAL UTILITIES	0.00%	\$0.00	\$0		
G90 OTHER SITE CONSTRUCTION	0.00%	\$0.00	\$0		
DIRECT COSTS	100.00%	\$133.50		\$1,557,106	
DESIGN CONTINGENCY	4.00%	\$5.34		\$62,284	
Sub-Total		\$138.84		\$1,619,391	
GENERAL REQUIREMENTS	0.00%	\$0.00		\$0	Included
GENERAL CONDITIONS	19.00%	\$26.38		\$307,684	
Sub-Total		\$165.22		\$1,927,075	
INSURANCE & BONDING	1.50%	\$2.48		\$28,906	
CONTRACTOR'S FEE	12.00%	\$20.12		\$234,718	
ESTIMATED CONSTRUCTION COST		\$187.82		\$2,190,699	
ESCALATION	4.57%	\$8.58		\$100,112	
CONSTRUCTION CONTINGENCY	0.00%	\$0.00		\$0	Excluded
PLANNED CONSTRUCTION BUDGET		\$196.40		\$2,290,811	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
A10 FOUNDATIONS					
A1010 STANDARD FOUNDATIONS					
Not applicable					
A1020 SPECIAL FOUNDATIONS					
Not applicable					
A1030 SLAB ON GRADE					
Patch/repair basement slab at piping installations (5' run only)	10	SF	\$145.00	\$1,450	5' run
A10 FOUNDATIONS				\$1,450	
A20 BASEMENT CONSTRUCTION					
A2010 BASEMENT EXCAVATION					
Excavate for access to basement, allow	3	CY	\$250.00	\$750	
Shoring	60	SF	\$40.00	\$2,400	
Backfill excavated material incl level & compact, allow	3	CY	\$300.00	\$900	
Soils disposal - assumed not required					
A2020 BASEMENT WALLS					
Patch/repair exterior wall at basement access	28	SF	\$100.00	\$2,800	Assumes concrete wall
A20 BASEMENT CONSTRUCTION				\$6,850	
B10 SUPERSTRUCTURE					
B1010 FLOOR CONSTRUCTION					
Floor & Wall Construction					
PSL beams					
RB1; 3-1/2" x 9-1/4"	5	LF	\$56.00	\$280	
RB2; 5-1/4" x 11-1/4"	14	LF	\$103.00	\$1,442	
RB3; 3-1/2" x 11-1/4"	5	LF	\$69.00	\$345	
Wood header	12	LF	\$30.00	\$360	
CS16, 2' long @ wood headers	6	EA	\$100.00	\$600	
Wood posts above trimmed framing					
4" x 6"	2	EA	\$500.00	\$1,000	
6" x 6"	2	EA	\$600.00	\$1,200	
Floor infill at removed stair					
3/4" plywood sheathing over 1-3/4" x 11-3/4" LVL (1J1) @ 16" o.c.	85	SF	\$30.00	\$2,550	
PSL beam; 1J2	18	LF	\$56.00	\$1,008	
Structural wall framing & sheathing at (N) clerestories	157	SF	\$40.00	\$6,280	
Patch/repair suspended floor at piping, allowance	1	LS	\$4,800.00	\$4,800	
B1020 ROOF CONSTRUCTION					
Structural Steelwork					
HSS 8" x 4" x 3/8"	41	LF	\$174.00	\$7,134	
HSS to glulam connections; 1/4" bent plate fixed to HSS & glulam	3	EA	\$300.00	\$900	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
Wood Framing					
Roof joists					
RJ1; 1-3/4" x 9-1/4" @ 24" o.c.	315	SF	\$14.00	\$4,410	
RJ2; 1-3/4" x 9-1/4" DBL	36	LF	\$42.00	\$1,512	
Plywood roof sheathing 5/8" th.	315	SF	\$6.50	\$2,048	
Wood header, 6" x 10"	30	LF	\$37.50	\$1,125	
Structural wood fascia 2" x 8"	72	LF	\$24.00	\$1,728	
1/2"plywood sheathing over 2' x 4" framing at metal panel overhang at exterior door	3	SF	\$177.00	\$531	
B1030 MISCELLANEOUS					
Rough carpentry; misc blocking, etc.	11,664	SF	\$1.75	\$20,412	
Miscellaneous metals	11,664	SF	\$2.25	\$26,244	
B10 SUPERSTRUCTURE				\$85,909	
B20 EXTERIOR CLOSURE					
B2010 EXTERIOR WALLS					
Exterior cement plaster incl substrate & waterproofing					
Clerestories	157	SF	\$35.00	\$5,495	
Egress entry wall	30	SF	\$35.00	\$1,050	
Paint cement plaster walls	187	SF	\$5.00	\$935	
Wall insulation	187	SF	\$4.00	\$748	
B2020 EXTERIOR WINDOWS					
Clerestory windows (2 ea)	81	SF	\$130.00	\$10,530	13'-6" x 3'-0" each unit
B2030 EXTERIOR DOORS					
Metal door in HM frame, incl hardware & finishes					
3'-6" x 7'-0"	1	EA	\$2,723.00	\$2,723	
Panic hardware a (N) exterior door					
Single, allow	1	EA	\$1,550.00	\$1,550	
B2040 MISCELLANEOUS					
Wood sill at clerestories	26	LF	\$22.00	\$572	
B20 EXTERIOR CLOSURE				\$23,603	
B30 ROOFING					
B3010 ROOF COVERINGS					
Spanish tile roofing including underlayment, etc.	315	SF	\$50.00	\$15,750	
Fascia	72	LF	\$24.00	\$1,728	
Roof flashings	1	LS	\$4,000.00	\$4,000	
Miscellaneous roof accessories	1	LS	\$2,000.00	\$2,000	
B3020 ROOF OPENINGS					
Not applicable					
B30 ROOFING				\$23,478	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
C10 INTERIOR CONSTRUCTION					
C1010 PARTITIONS					
Standard partitions	708	SF	\$17.00	\$12,036	
Wide wall at Janitor Closet	60	SF	\$25.00	\$1,500	
Plumbing wall	204	SF	\$25.50	\$5,202	
Pony wall	49	SF	\$17.00	\$833	
Extend wall to align w/ west wall of adult reading area	11	SF	\$25.00	\$275	
Wall insulation	1,176	SF	\$1.35	\$1,588	
Infill single doors	2	EA	\$800.00	\$1,600	
Gypboard to int face of ext wall at (N) egress door	30	SF	\$5.00	\$150	
Gypboard to int face of ext wall at (N) clerestories	157	SF	\$5.00	\$785	
GWB sill, jamb, head at clerestories	32	LF	\$32.00	\$1,024	
C1020 INTERIOR DOORS					
Wood door & HM frame, incl hardware & finishes					
Single, 2'-6" x 7'-0"	4	EA	\$2,100.00	\$8,400	
Single, 3'-0" x 7'-0"	4	EA	\$2,240.00	\$8,960	
Double, 4'-0" x 7'-0"	1	EA	\$3,416.00	\$3,416	
Change swing direction of (E) doors					
Single, 2'-8" x 6'-8"	1	EA	\$1,000.00	\$1,000	
Single, 3'-0" x 7'-0"	1	EA	\$1,000.00	\$1,000	
Cased opening, single	1	EA	\$650.00	\$650	
Permanently lock (E) single door	1	EA	\$200.00	\$200	
Door hardware replacements at (E) doors to remain - excluded					
Remove/re-install (E) double door & sidelites to restore damaged wood casing	1	LS	\$1,400.00	\$1,400	
Access panels, allow					Excluded
Special hardware, allow	1	LS	\$3,400.00	\$3,400	
C1030 SPECIALTIES					
Prefabricated compartments and accessories					
Grab bars (PA6)	2	EA	\$480.00	\$960	
Changing table (PA7)	1	EA	\$1,840.00	\$1,840	
Paper towel dispenser (PA8)	3	EA	\$124.00	\$372	
Toilet tissue dispenser (PA4)	6	EA	\$112.00	\$672	
Toilet seat cover dispenser (PA5)	6	EA	\$95.00	\$570	
Soap dispenser (PA9, no ref)	5	EA	\$90.00	\$450	
Custom frameless mirror, 8'-0" x 3'-0" (PA2)	1	EA	\$1,920.00	\$1,920	
Custom frameless mirror, 2'-7" x 3'-0" (PA3)	1	EA	\$620.00	\$620	
Air dryer, Dyson Air Blade V (PA1)	2	EA	\$1,450.00	\$2,900	
Janitor closet accessories; stainless steel shelf, mop holder, hooks	1	LS	\$1,000.00	\$1,000	
Plumbing pipework cover/wrap	1	LS	\$400.00	\$400	
Cabinets & Casework					
Circulation desks; Cesarstone countertop, maple veneer face	36	LF	\$847.00	\$30,492	Cesarstone mid-grade
Increase height of (E) bookcase, from 1 tier to 2 tier	18	LF	\$180.00	\$3,240	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
Workroom countertop/cabinet	6	LF	\$450.00	\$2,700	Allowance
Workroom wall cabinet (?)	6	LF	\$300.00	\$1,800	
Strip/re-finish built-in shelving, allowance					Allowance. Excl hazmat abatement
Single tier at (N) additional tier	18	LF	\$70.00	\$1,260	
3 tier	47	LF	\$150.00	\$7,050	
4 tier	16	LF	\$175.00	\$2,800	
4 tier (high top tier)	42	LF	\$190.00	\$7,980	
6 tier	74	LF	\$250.00	\$18,500	
Low display shelves	14	LF	\$150.00	\$2,100	
Break Room					
Countertop	2	LF	\$130.00	\$260	
Base cabinet/countertop	5	LF	\$385.00	\$1,925	
Wall cabinet	9	LF	\$315.00	\$2,835	
Display wall					
30" high cases/base cabinets	16	LF	\$423.00	\$6,768	
36" shelves w/ blind attachment including wood wall/plywood panel wood wall	105	SF	\$92.00	\$9,660	
Countertop/desktop built into pony wall at main entrance	9	LF	\$300.00	\$2,700	
Capping at pony wall	15	LF	\$45.00	\$675	
Light shelf in reading lounge	35	LF	\$60.00	\$2,100	7 ea locations
Break Room table & lockers - excluded					
Staff & storage room furniture - excluded					
Work to library stacks - by others					
Glass cabinet refurbishments - by others					
Tables & chairs restoration - by others					
Gondolas & other library furniture & equipment - by others					
C1040 MISCELLANEOUS					
Signage	11,664	GFA	\$0.70	\$8,165	
Fire safing, caulking & sealants	11,664	GFA	\$0.30	\$3,499	
Finish carpentry	11,664	GFA	\$1.70	\$19,829	
Miscellaneous specialties	11,664	GFA	\$1.00	\$11,664	
C10 INTERIOR CONSTRUCTION				\$213,124	
C20 STAIRS					
C2010 STAIR CONSTRUCTION					
Not applicable					
C2020 MISCELLANEOUS					
Modify (E) metal walkway & rail for (N) exterior doorway	1	LS	\$3,000.00	\$3,000	
Drinking fountain handrails					Not required
C20 STAIRS				\$3,000	
C30 FINISHES					
C3010 WALL FINISHES					
Ceramic/porcelain tile	720	SF	\$23.00	\$16,560	
Cesarstone backsplash at Break Room	12	SF	\$60.00	\$720	
FRP at Janitor closet	84	SF	\$8.00	\$672	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
Paint walls	20,895	SF	\$1.60	\$33,432	
Clean, sand, clear coat historic wood casings					
Paneled columns	270	SF	\$18.00	\$4,860	See dwg A2.5, note 11
Arches, allow	281	SF	\$18.00	\$5,058	Excl Hazmat abatement
Replace missing historic wood casing edge	28	SF	\$125.00	\$3,500	Excl Hazmat abatement
3/4" hardwood paneling at (E) columns incl framing	160	SF	\$60.00	\$9,600	
C3020 FLOOR FINISHES					
Floor prep	10,654	SF	\$1.75	\$18,645	
Porcelain tile	316	SF	\$23.00	\$7,268	
Porcelain tile base	171	LF	\$24.00	\$4,104	
Linoleum	1,207	SF	\$9.00	\$10,863	
Wood floor	338	SF	\$30.00	\$10,140	
Strip/re-finish (E) softwood flooring - excludes patch/repair	672	SF	\$6.00	\$4,032	
Carpet incl accent carpet	9,131	SF	\$7.26	\$66,291	
Wood base, painted	1,389	LF	\$15.00	\$20,835	
C3030 CEILING FINISHES					
Acoustical ceiling tile system - Armstrong Invisacoustics panels (AP1)	437	SF	\$12.00	\$5,244	
Glue-on acoustical ceiling tile system (AP2)	1,670	SF	\$6.00	\$10,020	Incl substrate prep & perim molding
Sloped gypboard ceiling to match (E), over (E) framing	156	SF	\$12.00	\$1,872	
Dropped coffered ceiling					
Gypboard over wood framing	1,047	SF	\$16.00	\$16,752	
Narrow gypboard ceiling bands	323	SF	\$24.00	\$7,752	
Vertical gypboard	463	SF	\$35.00	\$16,205	
(N) suspended gypboard ceiling	534	SF	\$18.00	\$9,612	
(N) direct hung vaulted gypboard ceiling at clerestories	315	SF	\$12.00	\$3,780	
GWB over blocking at (E) exposed steel beam	75	SF	\$32.00	\$2,400	
Gypboard niche at retractable screen	11	LF	\$68.00	\$748	
Paint (N) ceilings	2,598	SF	\$3.00	\$7,794	
(E) cathedral ceiling; strip & re-finish wood beams, paint (E) ceiling	5,084	SF	\$7.50	\$38,130	
Paint/clean remaining (E) ceilings	2,777	SF	\$3.25	\$9,025	
C3040 MISCELLANEOUS					
Miscellaneous patch/repair finishes	11,664	GFA	\$0.35	\$4,082	Allowance
C30 FINISHES				\$349,996	
D10 CONVEYING					
D1010 ELEVATORS & LIFTS					
Not applicable					
D1020 ESCALATORS & MOVING WALKS					
Not applicable					
D1090 OTHER CONVEYING SYSTEMS					
Not applicable					
D10 CONVEYING					

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
D20 PLUMBING					
Fixtures					
WC	6	EA	\$1,600.00	\$9,600	
Lavatory - #1	1	EA	\$1,475.00	\$1,475	
Lavatory - #2 trim, & installation (sink by others)	1	EA	\$850.00	\$850	See E10 for sink purchase cost
Hi-Low drinking fountain	1	EA	\$3,750.00	\$3,750	
Mop sink	1	EA	\$1,800.00	\$1,800	
Sink	1	EA	\$1,425.00	\$1,425	
Floor drain with primer	2	EA	\$725.00	\$1,450	
Service Distribution					
Fixture rough in	13	EA	\$420.00	\$5,460	
Service Distribution, <= 1" dia	250	LF	\$48.00	\$12,000	
Insulation (hot & cold)	250	LF	\$13.00	\$3,250	
Hose bibb		NA			
Valves & accessories	1	LS	\$1,250.00	\$1,250	
Sanitary Waste & Vent Drainage					
Fixture rough-in	13	EA	\$400.00	\$5,200	
Sanitary Waste & Vent Dist., 6" dia (below slab)	5	LF	\$90.00	\$450	added scope
Sanitary Waste & Vent Dist., 6" dia (crawl space)	70	LF	\$85.00	\$5,950	added scope
Sanitary Waste & Vent Dist., <= 4" dia	50	LF	\$68.00	\$3,400	
<= 2 1/2" dia	80	LF	\$40.00	\$3,200	
New vent terminals	2	EA	\$350.00	\$700	
Cleanout	4	EA	\$120.00	\$480	
Equipment					
Electric water heater, 10 gal	1	EA	\$2,500.00	\$2,500	
Demolition					
Remove fixtures & cap piping as necessary	15	EA	\$500.00	\$7,500	
HW heater	1	EA	\$350.00	\$350	
Plumbing Related Items					
Testing & balancing	1	LS	\$2,500.00	\$2,500	
General conditions, start-up, documentation	1	LS	\$5,250.00	\$5,250	
D20 PLUMBING				\$79,790	
D30 HVAC					
Provide new exhaust serving toilet rooms:					
Exhaust fan, EF-1, 425 cfm	1	EA	\$675.00	\$675	
Duct distribution	550	LB	\$11.00	\$6,050	
Diffusers, grilles & registers	7	EA	\$250.00	\$1,750	
O/Air Louver	1	EA	\$350.00	\$350	
Provide new supply air:					
Point of connection to existing	7	EA	\$270.00	\$1,890	
Duct distribution	325	LB	\$11.00	\$3,575	
Insulation	210	SF	\$3.50	\$735	
Diffusers, grilles & registers	8	EA	\$250.00	\$2,000	
Accessories & specialties	1	LS	\$2,500.00	\$2,500	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
Remove existing & previously abandoned ductwork	160	LF	\$15.00	\$2,400	
Remove diffuser / grille	15	EA	\$35.00	\$525	
Clean existing ducts	11,664	GFA	\$1.40	\$16,330	
HVAC Related Items					
Pre & Post air balancing	1	LS	\$2,000.00	\$2,000	
Testing & balancing	1	LS	\$500.00	\$500	
General conditions, start-up, documentation	1	LS	\$5,250.00	\$5,250	
D30 HVAC				\$46,530	
D40 FIRE PROTECTION					
Not applicable					
D40 FIRE PROTECTION					
D50 ELECTRICAL					
Selective demolition	11,664	GFA	\$2.25	\$26,244	
Lighting					
Type A1 8'	3	EA	\$1,200.00	\$3,600	
Type A1 44'	6	EA	\$6,000.00	\$36,000	
Type A1 84'	1	EA	\$9,500.00	\$9,500	
Type A1A 24'	3	EA	\$3,600.00	\$10,800	
Type A1A 12'	3	EA	\$1,700.00	\$5,100	
Type A2 28'	2	EA	\$3,600.00	\$7,200	
Type A3 4'	2	EA	\$600.00	\$1,200	
Type A3 8'	4	EA	\$1,000.00	\$4,000	
Type A3 12'	3	EA	\$1,300.00	\$3,900	
Type A3 16'	1	EA	\$1,900.00	\$1,900	
Type A4 67'	1	EA	\$12,000.00	\$12,000	
Type A5 6'	11	EA	\$1,100.00	\$12,100	
Type A6 3	3	EA	\$3,000.00	\$9,000	
Type A6 4'	2	EA	\$2,500.00	\$5,000	
Type A7	18	EA	\$600.00	\$10,800	
Type A7A	9	EA	\$650.00	\$5,850	
Type A8	17	EA	\$625.00	\$10,625	
Type A9	1	LS	\$15,000.00	\$15,000	Children's Reading Room
Type A10	3	EA	\$550.00	\$1,650	
Type A11 9'	4	EA	\$700.00	\$2,800	
Type A12 track	10	EA	\$195.00	\$1,950	
Type A12	24	EA	\$1,000.00	\$24,000	
Type A15 6'	1	EA	\$900.00	\$900	
Type A15 7'	1	EA	\$1,000.00	\$1,000	
Type A17 rack 4'	1	EA	\$300.00	\$300	
Type A17 fixtures	5	EA	\$325.00	\$1,625	
Type A16 8'	1	EA	\$900.00	\$900	
Type A18	1	EA	\$900.00	\$900	
Type A19	28	EA	\$425.00	\$11,900	
Exit lighting	8	EA	\$450.00	\$3,600	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
Lighting outlets	174	EA	\$175.00	\$30,450	
Conduit and wire	2,000	LF	\$18.20	\$36,400	
Controls					
Wall occupancy sensors	7	EA	\$325.00	\$2,275	
Digital wireless dimmers	20	EA	\$375.00	\$7,500	
Digital wireless on/off switch	1	EA	\$325.00	\$325	
Digital wireless day light sensors	9	EA	\$450.00	\$4,050	
Dimmer room controller	23	EA	\$450.00	\$10,350	
Room lighting controller	1	EA	\$550.00	\$550	
Digital dual tech occ sensors	7	EA	\$450.00	\$3,150	
Inverter	9	EA	\$1,000.00	\$9,000	
Conduit and wire	1,000	LF	\$18.20	\$18,200	
Power					
20a Duplex recept trim to (ex) circuit & box	39	EA	\$175.00	\$6,825	
20a Quadplex GFI receptacles	13	EA	\$375.00	\$4,875	
20a Duplex receptacles	39	EA	\$350.00	\$13,650	
20a WP GFI	1	EA	\$425.00	\$425	
20a Duplex receptacles GFI	2	EA	\$400.00	\$800	
20a Quadplex receptacle in furniture	4	EA	\$550.00	\$2,200	
20a Floor power & tele /cable outlets	16	EA	\$1,100.00	\$17,600	
Water heater circuit	1	EA	\$400.00	\$400	
Faucet sensor circuit	1	EA	\$400.00	\$400	
Conduit and wire	1,000	LF	\$18.20	\$18,200	
Mechanical					
Fan connections	1	LS	\$1,500.00	\$1,500	
Connect power to shades and shade control	1	LS	\$2,500.00	\$2,500	
Switchgear					
Remove and relocate panel A 100A	2	EA	\$1,500.00	\$3,000	
Re-feed relocated panels	2	EA	\$2,500.00	\$5,000	
100 amp breaker	1	EA	\$450.00	\$450	
100 amp panel	1	EA	\$3,500.00	\$3,500	
100 amp feeder to new panel	40	EA	\$65.00	\$2,600	
Intercept and refeed existing circuits	2	LS	\$4,500.00	\$9,000	
Relocate timeclock and circuits	1	LS	\$1,200.00	\$1,200	
18"x18"x4" splice can	4	EA	\$350.00	\$1,400	
Splice 100a feeders & extend	25	LF	\$80.00	\$2,000	
Commisioning / testing / asbuilts	11,664	GFA	\$0.75	\$8,748	
Tel/Data					
Data drops w/ 1:C to IDF	17	EA	\$220.00	\$3,740	
1 1/4" c to data floor box	500	LF	\$22.50	\$11,250	
Cabling, punch down and testing	1	LS	\$3,500.00	\$3,500	
Audio Visual					
New A/V system	1	LS	\$22,500.00	\$22,500	(N)Added Scope
3- 1 1/2"C for AV	50	LF	\$75.00	\$3,750	
AV set up, testing and commisioning	1	LS	\$3,500.00	\$3,500	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
Fire Alarm					
Recommission FACP	1	LS	\$2,000.00	\$2,000	
Smoke detector	18	EA	\$450.00	\$8,100	
Heat detectors	4	EA	\$450.00	\$1,800	
Horn/strobe WP	1	EA	\$450.00	\$450	
Horn/ Strobe	7	EA	\$450.00	\$3,150	
Strobe	9	EA	\$450.00	\$4,050	
Conduit and wire	800	LF	\$18.20	\$14,560	
Fire alarm not shown	11,664	GFA	\$1.50	\$17,496	
Security					
Adder for equipment not shown	1	LS	\$3,500.00	\$3,500	
D50 ELECTRICAL				\$573,213	
E10 EQUIPMENT					
Break Room equipment					
Dishwasher (ASKO)	1	EA	\$1,900.00	\$1,900	
Refrigerator	1	EA	\$1,380.00	\$1,380	
Microwave (GE)	1	EA	\$430.00	\$430	
Trough sink #2 - purchase only	1	EA	\$4,972.00	\$4,972	See D20 for installation cost
General equipment; fire extinguishers, markerboards, etc.	11,664	GFA	\$1.00	\$11,664	
Costs to be provided by others:					
Library stacks refurbishments					
Re-upholstered chairs					
Re-finished tables					
Self-check equipment					
E10 EQUIPMENT				\$20,346	
E20 FURNISHINGS					
Mech shades, motorized, at clerestories	81	SF	\$48.00	\$3,888	
E20 FURNISHINGS				\$3,888	
F10 SPECIAL CONSTRUCTION					
Not applicable					
F10 SPECIAL CONSTRUCTION					
F20 SELECTIVE BUILDING DEMOLITION					
Exterior Demolition					
Demo roof incl structure for (N) clerestories	300	SF	\$10.00	\$3,000	
Demo exterior basement wall for access	28	SF	\$55.00	\$1,540	
Demo exterior wall at doorway	1	LS	\$1,200.00	\$1,200	
Demo door, remove hardware, for re-use					
Single	1	EA	\$300.00	\$300	
Interior Demolition					
Demo staircase	1	LS	\$4,500.00	\$4,500	Allowance
Demo dumbwaiter	1	LS	\$3,000.00	\$3,000	
Demo partitions	57	LF	\$38.00	\$2,166	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
Demo furred wall	39	SF	\$12.00	\$468	
Demo door, frame & hardware					
Single	5	EA	\$175.00	\$875	
Demo door, remove hardware, for re-use					
Single	2	EA	\$300.00	\$600	
Enlarge openings	2	EA	\$300.00	\$600	
Remove plaster/drywall from (E) posts	205	SF	\$8.50	\$1,743	
Demo carpet flooring	11,317	SF	\$0.75	\$8,488	
Demo tile flooring in bathrooms	347	SF	\$6.00	\$2,082	
Demo ceiling tile system (Hazmat??)	1,461	SF	\$1.25	\$1,826	
Demo ceiling tile & built-up ceiling, framing	1,458	SF	\$4.00	\$5,832	
Demo ceiling & walls at HVAC outlet	156	SF	\$16.00	\$2,496	
Demo ceiling to create openings for clerestories, allow	275	SF	\$5.00	\$1,375	
Demo toilet partitions					
Standard	3	EA	\$175.00	\$525	
ADA	2	EA	\$225.00	\$450	
Demo toilet accessories	1	LS	\$300.00	\$300	Allowance
Demo cabinetry	55	LF	\$35.00	\$1,925	
Demo front desk	22	LF	\$35.00	\$770	
Demo kitchenette	6	LF	\$45.00	\$270	
Demo built-in shelving, store for re-finishing/re-use - by others	84	LF			Excluded
Demo drinking fountain & handrails	1	EA	\$430.00	\$430	
Remove/re-install (E) shelving & furniture, allowance (excludes renting of storage space, etc) - by others	11,664	GFA			Excluded
Cut thru suspended slabs for pipework	1	LS	\$2,400.00	\$2,400	
Hazardous materials abatement, allowance	11,664	GFA	\$5.00	\$58,320	
Protect (E) works in-place	11,664	GFA	\$0.30	\$3,499	
F20 SELECTIVE BUILDING DEMOLITION				\$110,980	
G10 SITE PREPARATION					
Demo surfacing at (N) water line					
Sidewalk	39	SF	\$15.00	\$585	
Roadway	111	SF	\$20.00	\$2,220	
Demo surfacing at excavation works for egress	16	SF	\$15.00	\$240	
G10 SITE PREPARATION				\$3,045	
G20 SITE IMPROVEMENTS					
Patch/repair surfacing at (N) water line					
Sidewalk	39	SF	\$24.00	\$936	
Roadway	111	SF	\$35.00	\$3,885	
Concrete curbs, allow	4	LF	\$50.00	\$200	
Patch/repair surfacing at egress access works	16	SF	\$24.00	\$384	
G20 SITE IMPROVEMENTS				\$5,405	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,664 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
G30 SITE MECHANICAL UTILITIES					
Sanitary sewer, 6" dia (civil)	50	LF	\$60.00	\$3,000	
Point of connection to existing	1	EA	\$3,500.00	\$3,500	
G30 SITE MECHANICAL UTILITIES				\$6,500	
G40 SITE ELECTRICAL UTILITIES					
Not applicable					
G40 SITE ELECTRICAL UTILITIES					
G90 OTHER SITE CONSTRUCTION					
Not applicable					
G90 OTHER SITE CONSTRUCTION					