

# Construction Cost Estimate

Concept Design Cost Estimate - Revision 2

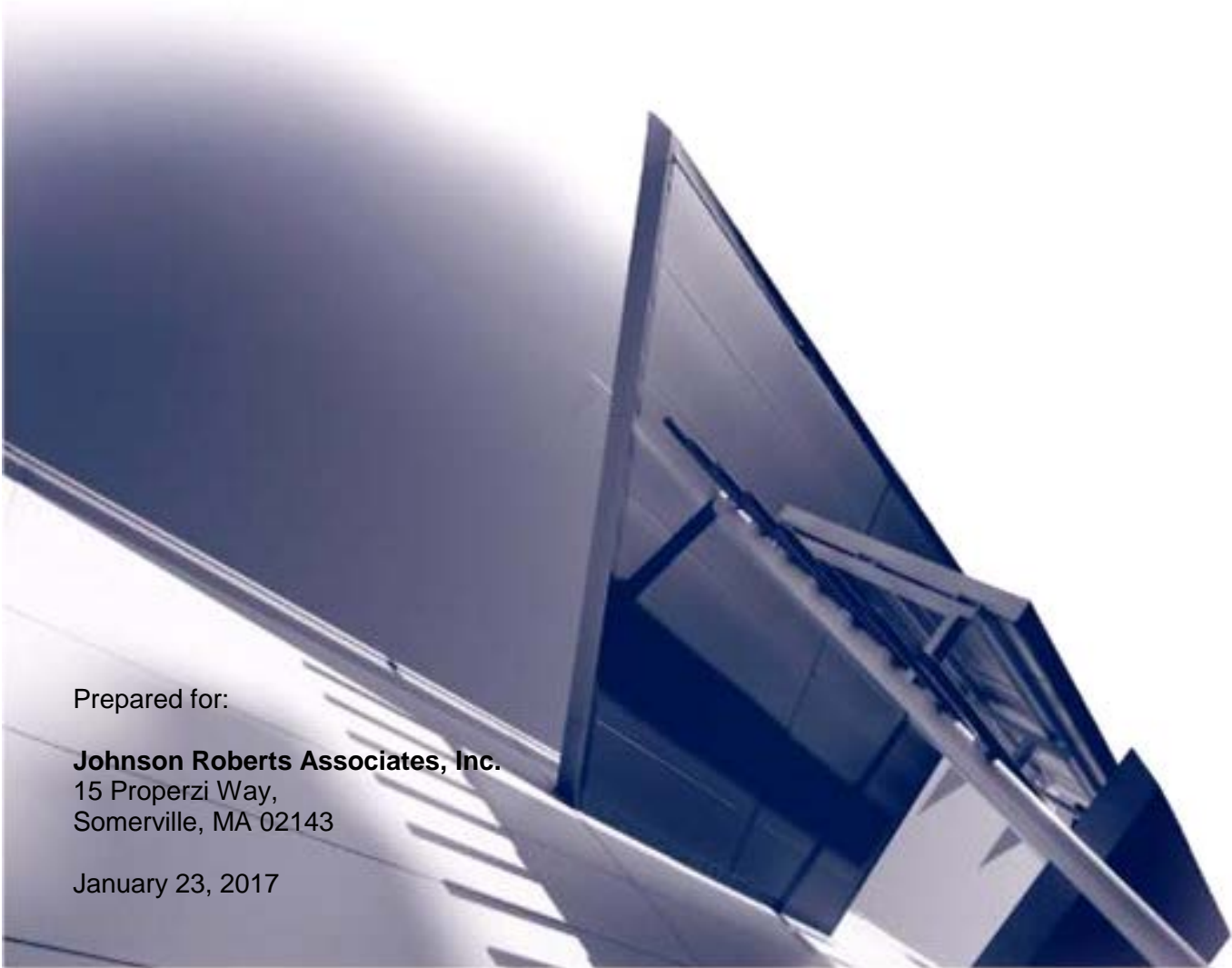
## **Belmont Public Library Option 1 - Renovation**

Belmont, MA

Prepared for:

**Johnson Roberts Associates, Inc.**  
15 Properzi Way,  
Somerville, MA 02143

January 23, 2017



**Belmont Public Library****Concept Design Cost Estimate - Option 1 - Revision 2**

## Project Details

**Description*****Basis of Estimate***

This estimate has been prepared at the request of the Johnson Roberts Associates and is to provide a Concept Design Cost Study for the renovation of the existing Belmont Public Library, located at 336 Concord Ave. in Belmont, MA.

The estimate is based upon measured quantities and built-up rates prepared from the Concept Design drawings and Sketch-Up Model issued to RLB on the 16th of December 2016, prepared by Johnson Roberts Associates.

Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers.

It is assumed that the project will be competitively bid by four to six general contractors and that the awarded contractor and all subcontractors will be required to pay prevailing wage rates. It is also expected that the project will be competitively bid by four to six subcontractors where filed sub-bids are required.

Unit pricing is based on January 2017 costs. A Design / Estimating Contingency of 15.0% has been included. An allowance for escalation has not been included.

***Items Specifically Included***

- . This estimate is based on a Gross Floor Area of approx. 30,720 sq.ft.

***Items Specifically Excluded***

- . Modifications and/or repairs to existing window sills, headers, and reveals (unless noted otherwise).
- . Structural repairs and modifications, unless noted otherwise.
- . Wiring and equipment to communications systems (estimate includes infrastructure only).
- . Wiring and equipment to security systems (estimate includes infrastructure only).
- . Book security / detection system (assume by Owner).
- . Library storage, racking, and/or shelving (assume by Owner).
- . Interior feature signage.
- . Removal, storage, and re-installation of existing FF&E.
- . Modifications and/or repairs to existing site hardscaping (unless noted otherwise).
- . Modifications and/or repairs to existing site landscaping (unless noted otherwise).
- . Re-routing and/or modifications to existing water and sewer utilities.
- . Re-routing and/or modifications to existing electrical and communications utilities.
- . Deep foundation systems.
- . Excavation in rock and/or contaminated soils.
- . Excavation within and/or below groundwater table.
- . Hazardous materials abatement, unless noted otherwise.
- . Costs associated with phasing the construction work, including out of hours work.
- . Furniture, Fittings and Equipment (FF&E).
- . Murals and works of art.
- . Mock-ups.

**Belmont Public Library****Concept Design Cost Estimate - Option 1 - Revision 2**

## Project Details

**Description**

- . Work outside the site boundaries unless noted otherwise.
- . Owner's / Construction contingency.
- . Land and legal costs.
- . Architectural, Engineering and other professional fees.
- . Geotechnical, traffic and all other studies.
- . Items marked as "Excl." in the estimate.
- . Escalation beyond Q1 2017.

**Documents**

Please refer to Basis of Estimate.

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Location Summary

GFA: Gross Floor Area  
 Rates Current At January 2017

Location	GFA SF	Cost/SF	Total Cost
<b>R RENOVATION</b>	<b>30,720.0</b>	<b>242.64</b>	<b>7,453,908</b>
<b>ESTIMATED NET COST</b>	<b>30,720</b>	<b>\$242.64</b>	<b>\$7,453,908</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
General Conditions / Requirements	9.0 %		\$670,852
Bonds and Insurances	2.7 %		\$219,369
Overhead and Profit	4.0 %		\$333,765
Design / Estimating Contingency	15.0 %		\$1,301,684
Escalation			Excl.
<b>ESTIMATED TOTAL COST</b>	<b>30,720</b>	<b>\$324.86</b>	<b>\$9,979,578</b>

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Summary

Description	Cost/SF	Total Cost
<b>02 Existing Conditions</b>		
F2010 Building Elements Demolition	12.32	378,490
F2020 Hazardous Components Abatement		Excl.
G1020 Site Demolition and Relocations	0.49	15,153
<b>Existing Conditions</b>	<b>\$12.81</b>	<b>\$393,643</b>
<b>03 Concrete</b>		
A1030 Slab on Grade	3.42	105,175
A2020 Basement Walls	0.49	15,000
B1010 Floor Construction	3.09	95,075
B2010 Exterior Walls	2.41	73,950
<b>Concrete</b>	<b>\$9.41</b>	<b>\$289,200</b>
<b>04 Masonry</b>		
B2010 Exterior Walls	8.22	252,446
C1010 Partitions	4.26	130,896
<b>Masonry</b>	<b>\$12.48</b>	<b>\$383,342</b>
<b>05 Metals</b>		
B1010 Floor Construction	0.98	30,000
B1020 Roof Construction	11.47	352,319
B2010 Exterior Walls	1.83	56,228
C1030 Fittings	4.81	147,860
C2010 Stair Construction	4.39	135,000
<b>Metals</b>	<b>\$23.48</b>	<b>\$721,407</b>
<b>06 Wood, Plastics, and Composites</b>		
B3010 Roof Coverings	0.48	14,843
C1030 Fittings	2.25	69,120
C3010 Wall Finishes	1.82	55,875
E2010 Fixed Furnishings	5.82	178,750
<b>Wood, Plastics, and Composites</b>	<b>\$10.37</b>	<b>\$318,588</b>
<b>07 Thermal and Moisture Protection</b>		
B1010 Floor Construction	0.88	27,045
B1020 Roof Construction	1.45	44,529
B2010 Exterior Walls	1.94	59,668
B3010 Roof Coverings	8.73	268,281
C1030 Fittings	3.00	92,160
C3020 Floor Finishes		Excl.

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Summary

Description		Cost/SF	Total Cost
D2040	Rain Water Drainage	0.85	26,005
		<b>Thermal and Moisture Protection</b>	<b>\$16.85</b>
			<b>\$517,688</b>
<b>08 Openings</b>			
B2020	Exterior Windows	7.18	220,680
B2030	Exterior Doors	0.72	22,200
C1010	Partitions	2.00	61,440
C1020	Interior Doors	3.59	110,400
		<b>Openings</b>	<b>\$13.50</b>
			<b>\$414,720</b>
<b>09 Finishings</b>			
B2010	Exterior Walls	0.82	25,161
C1010	Partitions	7.48	229,746
C2020	Stair Finishes	0.24	7,308
C3010	Wall Finishes	2.79	85,801
C3020	Floor Finishes	7.35	225,920
C3030	Ceiling Finishes	7.00	215,033
		<b>Finishings</b>	<b>\$25.68</b>
			<b>\$788,969</b>
<b>10 Specialties</b>			
C1030	Fittings	1.82	55,820
D4030	Fire Protection Specialties	0.11	3,500
		<b>Specialties</b>	<b>\$1.93</b>
			<b>\$59,320</b>
<b>11 Equipment</b>			
E1010	Commercial Equipment	0.12	3,800
E1020	Institutional Equipment	0.16	5,000
		<b>Equipment</b>	<b>\$0.29</b>
			<b>\$8,800</b>
<b>12 Furnishings</b>			
C3020	Floor Finishes	0.08	2,350
E2010	Fixed Furnishings	0.64	19,616
E2020	Movable Furnishings		Excl.
		<b>Furnishings</b>	<b>\$0.72</b>
			<b>\$21,966</b>
<b>14 Conveying Equipment</b>			
D1010	Elevators & Lifts	3.91	120,000
		<b>Conveying Equipment</b>	<b>\$3.91</b>
			<b>\$120,000</b>
<b>21 Fire Suppression</b>			
D4010	Sprinklers	6.00	184,320
		<b>Fire Suppression</b>	<b>\$6.00</b>
			<b>\$184,320</b>

**Belmont Public Library**

**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
Rates Current At January 2017

Divisions/Elements Summary

Description	Cost/SF	Total Cost
<b>22 Plumbing</b>		
D2010 Plumbing Fixtures	0.89	27,200
D2020 Domestic Water Distribution	4.50	138,240
D2030 Sanitary Waste	3.50	107,520
D2040 Rain Water Drainage	2.50	76,800
D2090 Other Plumbing Systems	1.84	56,472
<b>Plumbing</b>	<b>\$13.22</b>	<b>\$406,232</b>
<b>23 Heating, Ventilating, and Air Conditioning</b>		
D3020 Heat Generating Systems	4.00	122,880
D3030 Cooling Generating Systems	4.00	122,880
D3040 Distribution Systems	27.00	829,440
D3060 Controls & Instrumentations	6.00	184,320
D3070 Systems Testing & Balancing	0.75	23,040
D3090 Other HVAC Systems & Equipment	3.10	95,360
<b>Heating, Ventilating, and Air Conditioning</b>	<b>\$44.85</b>	<b>\$1,377,920</b>
<b>26 Electrical</b>		
D5010 Electrical Service & Distribution	8.00	245,760
D5020 Lighting and Branch Wiring	17.50	537,600
D5090 Other Electrical Systems	3.30	101,440
<b>Electrical</b>	<b>\$28.80</b>	<b>\$884,800</b>
<b>27 Communications</b>		
D5030 Communications & Security	4.75	145,920
<b>Communications</b>	<b>\$4.75</b>	<b>\$145,920</b>
<b>28 Electronic Safety and Security</b>		
D5030 Communications & Security	5.00	153,600
<b>Electronic Safety and Security</b>	<b>\$5.00</b>	<b>\$153,600</b>
<b>31 Earthwork</b>		
G1010 Site Clearing	0.81	25,000
G1030 Site Earthwork	0.32	9,785
G2030 Pedestrian Paving	0.16	4,989
<b>Earthwork</b>	<b>\$1.29</b>	<b>\$39,774</b>
<b>32 Exterior Improvements</b>		
G2030 Pedestrian Paving	0.45	13,699
G2040 Site Development	4.88	150,000
G2050 Landscaping	0.65	20,000
<b>Exterior Improvements</b>	<b>\$5.98</b>	<b>\$183,699</b>

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Summary

Description	Cost/SF	Total Cost
<b>33 Utilities</b>		
G3010 Water Supply		Excl.
G3020 Sanitary Water		Excl.
G3030 Storm Sewer	0.81	25,000
G3090 Other Site Mechanical Utilities		Excl.
G4010 Electrical Distribution		Excl.
G4020 Site Lighting	0.49	15,000
G4030 Site Communications & Security		Excl.
	<b>Utilities</b>	
	<b>\$1.30</b>	<b>\$40,000</b>
<b>ESTIMATED NET COST</b>		<b>\$7,453,908</b>
<b>MARGINS &amp; ADJUSTMENTS</b>		
General Conditions / Requirements	9.0 %	\$670,852
Bonds and Insurances	2.7 %	\$219,369
Overhead and Profit	4.0 %	\$333,765
Design / Estimating Contingency	15.0 %	\$1,301,684
Escalation		Excl.
<b>ESTIMATED TOTAL COST</b>		<b>\$9,979,578</b>



**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description	Unit	Qty	Rate	Total Cost
<b>02 Existing Conditions</b>				
<b>F2010 Building Elements Demolition</b>				
1 Interior gut demolition of existing building	SF	30,720	6.00	184,320
202 Dismantle and remove existing roofing, including structure	SF	12,690	10.00	126,900
204 Remove and dispose of existing window unit	EA	107	200.00	21,400
206 Remove and dispose of existing bay window	EA	1	750.00	750
208 Remove and dispose of existing single-leaf exterior door	EA	6	150.00	900
207 Remove and dispose of existing double-leaf exterior door	Pr	1	250.00	250
214 Form opening in existing prestressed concrete tees for new elevator pit	SF	50	25.00	1,250
212 Form opening in existing floor construction for new elevator / circulation stair	SF	240	50.00	12,000
209 Allowance for miscellaneous demolition not identified	SF	30,720	1.00	30,720
<b>Building Elements Demolition</b>			<b>\$12.32/SF</b>	<b>\$378,490</b>
<b>F2020 Hazardous Components Abatement</b>				
153 Hazardous materials abatement - Excluded (assume not required)	Item			Excl.
<b>Hazardous Components Abatement</b>				<b>Excl.</b>
<b>G1020 Site Demolition and Relocations</b>				
195 Sawcut, break-up, and remove existing pedestrian pavement	SF	3,435	1.50	5,153
154 Allowance for miscellaneous site demolition not identified	Item			10,000
<b>Site Demolition and Relocations</b>			<b>\$0.49/SF</b>	<b>\$15,153</b>
<b>Existing Conditions</b>			<b>\$12.81/SF</b>	<b>\$393,643</b>
<b>03 Concrete</b>				
<b>A1030 Slab on Grade</b>				
256 Allowance for selective trenching and patching for new underslab MEP services	SF	2,538	25.00	63,450
221 Allowance for concrete topping slab to existing prestressed concrete tees	SF	12,690	2.50	31,725
217 Strengthening / repairs at slab opening for new elevator pit	EA	1	10,000.00	10,000
<b>Slab on Grade</b>			<b>\$3.42/SF</b>	<b>\$105,175</b>
<b>A2020 Basement Walls</b>				
123 Concrete elevator pit	Item			15,000
<b>Basement Walls</b>			<b>\$0.49/SF</b>	<b>\$15,000</b>
<b>B1010 Floor Construction</b>				
224 Allowance for concrete topping slab to existing floor construction	SF	18,030	2.50	45,075

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description	Unit	Qty	Rate	Total Cost
257 Allowance for miscellaneous structural modifications not identified	Item			50,000
<b>Floor Construction</b>			<b>\$3.09/SF</b>	<b>\$95,075</b>
<b>B2010 Exterior Walls</b>				
270 WWF Reinforcement to exterior wall strengthening	SF	12,150	2.50	30,375
271 Shotcrete to exterior wall strengthening, 4" thick, 4,000 PSI	CY	150	250.00	37,500
272 Finish shotcrete exterior wall strengthening	SF	12,150	0.50	6,075
<b>Exterior Walls</b>			<b>\$2.41/SF</b>	<b>\$73,950</b>
<b>Concrete</b>			<b>\$9.41/SF</b>	<b>\$289,200</b>
<b>04 Masonry</b>				
<b>B2010 Exterior Walls</b>				
233 Re-pointing of existing brick veneer facade	SF	9,869	18.00	177,642
234 Pressure-wash existing brick veneer facade	SF	9,869	1.50	14,804
235 Allowance for miscellaneous repairs to existing brick facade to remain	Item			50,000
263 Allowance for miscellaneous repairs to existing entrance columns	Item			10,000
<b>Exterior Walls</b>			<b>\$8.22/SF</b>	<b>\$252,446</b>
<b>C1010 Partitions</b>				
53 CMU Partition, allow 8" thick	SF	4,536	22.00	99,792
54 CMU Partition, allow 12" thick (elevator shaft)	SF	1,296	24.00	31,104
<b>Partitions</b>			<b>\$4.26/SF</b>	<b>\$130,896</b>
<b>Masonry</b>			<b>\$12.48/SF</b>	<b>\$383,342</b>
<b>05 Metals</b>				
<b>B1010 Floor Construction</b>				
215 Strengthening / repairs at floor opening for new circulation stair	EA	2	10,000.00	20,000
216 Strengthening / repairs at floor opening for new elevator	EA	2	5,000.00	10,000
<b>Floor Construction</b>			<b>\$0.98/SF</b>	<b>\$30,000</b>
<b>B1020 Roof Construction</b>				
232 Structural steel roof framing, allow 12 psf	T	76.14	3,750.00	285,525
11 Metal roof deck, allow 1 1/2" thick	SF	14,843	4.50	66,794
<b>Roof Construction</b>			<b>\$11.47/SF</b>	<b>\$352,319</b>
<b>B2010 Exterior Walls</b>				
12 Metal stud framing to exterior walls	SF	519	12.00	6,228

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description	Unit	Qty	Rate	Total Cost
229 Allowance for seismic reinforcing to existing exterior walls	Item			50,000
<b>Exterior Walls</b>			<b>\$1.83/SF</b>	<b>\$56,228</b>
<b>C1030 Fittings</b>				
248 Painted steel interior guardrail	LF	220	200.00	44,000
179 Roof access ladder / stair	Item			2,500
180 Elevator pit ladder	EA	1	1,200.00	1,200
230 Cast-iron downspout boot	EA	16	500.00	8,000
227 Allowance for miscellaneous metals	SF	30,720	3.00	92,160
<b>Fittings</b>			<b>\$4.81/SF</b>	<b>\$147,860</b>
<b>C2010 Stair Construction</b>				
158 Metal stairs with concrete filled pan and landings, including railings	FT/R	90	1,500.00	135,000
<b>Stair Construction</b>			<b>\$4.39/SF</b>	<b>\$135,000</b>
<b>Metals</b>			<b>\$23.48/SF</b>	<b>\$721,407</b>
<b>06 Wood, Plastics, and Composites</b>				
<b>B3010 Roof Coverings</b>				
13 Allowance for roof blocking	SF	14,843	1.00	14,843
<b>Roof Coverings</b>			<b>\$0.48/SF</b>	<b>\$14,843</b>
<b>C1030 Fittings</b>				
228 Allowance for rough carpentry	SF	30,720	1.25	38,400
15 Allowance for wood blocking	SF	30,720	1.00	30,720
<b>Fittings</b>			<b>\$2.25/SF</b>	<b>\$69,120</b>
<b>C3010 Wall Finishes</b>				
261 Wood window sill and apron	LF	379	75.00	28,425
262 Wood window trim / reveal	LF	1,830	15.00	27,450
<b>Wall Finishes</b>			<b>\$1.82/SF</b>	<b>\$55,875</b>
<b>E2010 Fixed Furnishings</b>				
16 Casework: Main reception desk	LF	23	700.00	16,100
252 Casework: Self-check desk	LF	6	600.00	3,600
17 Casework: Children's Area reception desk	LF	10	600.00	6,000
18 Casework: Adult space reference desk	LF	35	600.00	21,000
160 Casework: Children's story room craft base cabinet with plastic laminate countertop	LF	10		Excl.
19 Casework: Base cabinet with plastic laminate countertop	LF	61	400.00	24,400

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description		Unit	Qty	Rate	Total Cost
20	Casework: Overhead wall cabinet	LF	21	250.00	5,250
251	Casework: Built-in workstation / desk	LF	113	200.00	22,600
21	Casework: Solid surface lavatory including supports and brackets	LF	15	200.00	3,000
161	Allowance for miscellaneous casework not identified	SF	30,720	2.50	76,800
<b>Fixed Furnishings</b>				<b>\$5.82/SF</b>	<b>\$178,750</b>
<b>Wood, Plastics, and Composites</b>				<b>\$10.37/SF</b>	<b>\$318,588</b>
<b>07 Thermal and Moisture Protection</b>					
<b>B1010 Floor Construction</b>					
254	Touch-up and repairs to existing fire-proofing	SF	18,030	1.50	27,045
<b>Floor Construction</b>				<b>\$0.88/SF</b>	<b>\$27,045</b>
<b>B1020 Roof Construction</b>					
185	Spray-applied fire-proofing to structural steel roof framing	SF	14,843	3.00	44,529
<b>Roof Construction</b>				<b>\$1.45/SF</b>	<b>\$44,529</b>
<b>B2010 Exterior Walls</b>					
226	Fiber cement wall cladding	SF	519	20.00	10,380
31	Air and vapor barrier to exterior walls	SF	519	6.00	3,114
27	Gypsum board sheathing to exterior walls	SF	519	2.50	1,298
28	Batt insulation to exterior walls	SF	519	4.00	2,076
255	Allowance for repairs to weatherproofing at existing window opening	EA	107	400.00	42,800
<b>Exterior Walls</b>				<b>\$1.94/SF</b>	<b>\$59,668</b>
<b>B3010 Roof Coverings</b>					
32	Membrane roofing, complete	SF	4,990	20.00	99,800
33	Asphalt shingle roofing	SF	9,853	4.50	44,339
34	Gypsum board sheathing	SF	9,853	3.00	29,559
36	Rigid insulation, allow 2" thick	SF	9,853	4.50	44,339
35	Ice and water protection	SF	9,853	1.25	12,316
37	Allowance for exterior roof soffits	SF	215	45.00	9,675
38	Allowance for miscellaneous roof flashings	SF	14,843	1.50	22,265
162	Allowance for roof walkway	SF	499	12.00	5,988
<b>Roof Coverings</b>				<b>\$8.73/SF</b>	<b>\$268,281</b>
<b>C1030 Fittings</b>					
39	Miscellaneous fire-stopping	SF	30,720	0.50	15,360

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description		Unit	Qty	Rate	Total Cost
40	Miscellaneous caulking and sealing	SF	30,720	2.50	76,800
	<b>Fittings</b>			<b>\$3.00/SF</b>	<b>\$92,160</b>
<b>C3020 Floor Finishes</b>					
269	Allowance for moisture mitigation - assumed not required	SF	21,754		Excl.
	<b>Floor Finishes</b>				<b>Excl.</b>
<b>D2040 Rain Water Drainage</b>					
186	Aluminum gutter to pitched roof	LF	423	35.00	14,805
187	Aluminum downspout	LF	448	25.00	11,200
	<b>Rain Water Drainage</b>			<b>\$0.85/SF</b>	<b>\$26,005</b>
	<b>Thermal and Moisture Protection</b>			<b>\$16.85/SF</b>	<b>\$517,688</b>
<b>08 Openings</b>					
<b>B2020 Exterior Windows</b>					
253	Window unit fixed into existing opening	SF	2,452	90.00	220,680
	<b>Exterior Windows</b>			<b>\$7.18/SF</b>	<b>\$220,680</b>
<b>B2030 Exterior Doors</b>					
42	Double leaf glazed aluminum doors including frame, hardware and finish	Pr	1	7,500.00	7,500
236	Single leaf glazed aluminum doors including frame, hardware and finish	EA	3	3,500.00	10,500
43	Single leaf hollow metal doors including frame, hardware and finish	EA	3	1,400.00	4,200
	<b>Exterior Doors</b>			<b>\$0.72/SF</b>	<b>\$22,200</b>
<b>C1010 Partitions</b>					
164	Allowance for miscellaneous interior borrowed lights and storefront not identified	SF	30,720	2.00	61,440
	<b>Partitions</b>			<b>\$2.00/SF</b>	<b>\$61,440</b>
<b>C1020 Interior Doors</b>					
44	Double leaf glazed aluminum doors including frame, hardware and finish	Pr	1	7,500.00	7,500
258	Double leaf wood doors including frame, hardware and finish	Pr	1	2,900.00	2,900
249	Double leaf hollow metal doors including frame, hardware and finish	Pr	2	2,500.00	5,000
47	Single leaf wood doors including frame, hardware and finish	EA	35	1,600.00	56,000
48	Single leaf hollow metal doors including frame, hardware and finish	EA	9	1,400.00	12,600

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description	Unit	Qty	Rate	Total Cost
259 Allowance for roll-down security grille (after hours gate)	SF	480	55.00	26,400
<i>Interior Doors</i>			<b>\$3.59/SF</b>	<b>\$110,400</b>
<i>Openings</i>			<b>\$13.50/SF</b>	<b>\$414,720</b>
<b>09 Finishings</b>				
<b>B2010 Exterior Walls</b>				
165 Gypsum board lining to inside face of exterior wall	SF	519	2.00	1,038
238 Gypsum board lining to inside face of existing exterior wall	SF	9,649	2.50	24,123
<i>Exterior Walls</i>			<b>\$0.82/SF</b>	<b>\$25,161</b>
<b>C1010 Partitions</b>				
50 Gypsum board partition	SF	13,884	8.50	118,014
52 Gypsum board partition, plumbing chase	SF	648	6.50	4,212
264 Allowance for miscellaneous drywall, column enclosures, etc	SF	30,720	3.50	107,520
<i>Partitions</i>			<b>\$7.48/SF</b>	<b>\$229,746</b>
<b>C2020 Stair Finishes</b>				
181 Carpet flooring to stair treads and risers	SY	44	75.00	3,300
182 Concrete sealer to stair treads	SF	535	2.50	1,338
183 Resilient floor base to stair treads and risers	LF	445	6.00	2,670
<i>Stair Finishes</i>			<b>\$0.24/SF</b>	<b>\$7,308</b>
<b>C3010 Wall Finishes</b>				
119 Ceramic tiles to restroom walls	SF	725	20.00	14,500
152 Prepare and apply paint to interior walls	SF	38,584	1.20	46,301
120 Allowance for architectural feature wall finishes	Item			25,000
<i>Wall Finishes</i>			<b>\$2.79/SF</b>	<b>\$85,801</b>
<b>C3020 Floor Finishes</b>				
265 Terrazzo flooring	SF	1,215	45.00	54,675
143 Carpet flooring	SY	2,205	45.00	99,225
145 Porcelain floor tiling	SF	347	24.00	8,328
144 Resilient flooring	SF	1,915	5.00	9,575
146 Concrete sealer	SF	486	1.20	583
266 Terrazzo floor base	LF	370		Incl.
147 Stained wood base	LF	3,992	12.00	47,904
148 Rubber floor base	LF	573	3.50	2,006
149 Porcelain floor base	LF	151	24.00	3,624
<i>Floor Finishes</i>			<b>\$7.35/SF</b>	<b>\$225,920</b>

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description	Unit	Qty	Rate	Total Cost
<b>C3030 Ceiling Finishes</b>				
150 Acoustic ceiling tile system	SF	13,286	5.50	73,073
166 Gypsum board ceiling system	SF	9,049	9.00	81,441
188 Allowance for decorative ceiling system	SF	1,215	40.00	48,600
267 Prepare and apply paint to gypsum board ceiling	SF	9,049	1.25	11,311
268 Prepare and apply paint to exposed structure	SF	486	1.25	608
<b>Ceiling Finishes</b>			<b>\$7.00/SF</b>	<b>\$215,033</b>
<b>Finishings</b>			<b>\$25.68/SF</b>	<b>\$788,969</b>
<b>10 Specialties</b>				
<b>C1030 Fittings</b>				
129 Toilet compartment: Handicap	EA	2	1,400.00	2,800
130 Toilet compartment: Standard	EA	4	1,250.00	5,000
131 Toilet compartment: Urinal screen	EA	2	600.00	1,200
132 Toilet accessories: Paper towel dispenser / waste receptacle	EA	4	750.00	3,000
133 Toilet accessories: Grab bars	EA	8	75.00	600
134 Toilet accessories: Sanitary napkin disposal unit	EA	6	250.00	1,500
135 Toilet accessories: Liquid soap dispenser	EA	8	50.00	400
136 Toilet accessories: Baby changing station	EA	4	550.00	2,200
137 Toilet accessories: Toilet paper holder	EA	8	45.00	360
138 Toilet accessories: Coat hooks	EA	8	25.00	200
139 Toilet accessories: Mirror	EA	8	400.00	3,200
140 Allowance for interior signage	SF	30,720	0.50	15,360
141 Allowance for exterior building signage	Item			20,000
<b>Fittings</b>			<b>\$1.82/SF</b>	<b>\$55,820</b>
<b>D4030 Fire Protection Specialties</b>				
142 Allowance for fire extinguisher and cabinets	EA	10	350.00	3,500
<b>Fire Protection Specialties</b>			<b>\$0.11/SF</b>	<b>\$3,500</b>
<b>Specialties</b>			<b>\$1.93/SF</b>	<b>\$59,320</b>
<b>11 Equipment</b>				
<b>E1010 Commercial Equipment</b>				
170 Refrigerator	EA	2	1,500.00	3,000
171 Microwave	EA	2	400.00	800
<b>Commercial Equipment</b>			<b>\$0.12/SF</b>	<b>\$3,800</b>

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description	Unit	Qty	Rate	Total Cost
<b>E1020 Institutional Equipment</b>				
167 Allowance for book and media through wall drop return including drop cart	Item			5,000
189 Book detection system - Excluded (assume by Owner)	Item			Excl.
190 Projectors and/or project screens - Excluded (assume by Owner)	Item			Excl.
<b>Institutional Equipment</b>			<b>\$0.16/SF</b>	<b>\$5,000</b>
<b>Equipment</b>			<b>\$0.29/SF</b>	<b>\$8,800</b>
<b>12 Furnishings</b>				
<b>C3020 Floor Finishes</b>				
168 Recessed entry mat	SF	47	50.00	2,350
<b>Floor Finishes</b>			<b>\$0.08/SF</b>	<b>\$2,350</b>
<b>E2010 Fixed Furnishings</b>				
169 Manually operated window shades	SF	2,452	8.00	19,616
<b>Fixed Furnishings</b>			<b>\$0.64/SF</b>	<b>\$19,616</b>
<b>E2020 Movable Furnishings</b>				
192 Library shelving, racks, etc - Excluded (assume by Owner)	Item			Excl.
191 FF&E - Excluded (by Owner)	Item			Excl.
<b>Movable Furnishings</b>				<b>Excl.</b>
<b>Furnishings</b>			<b>\$0.72/SF</b>	<b>\$21,966</b>
<b>14 Conveying Equipment</b>				
<b>D1010 Elevators &amp; Lifts</b>				
121 3-Stop passenger elevator	EA	1	120,000.00	120,000
<b>Elevators &amp; Lifts</b>			<b>\$3.91/SF</b>	<b>\$120,000</b>
<b>Conveying Equipment</b>			<b>\$3.91/SF</b>	<b>\$120,000</b>
<b>21 Fire Suppression</b>				
<b>D4010 Sprinklers</b>				
239 Allowance for fire sprinkler system	SF	30,720	6.00	184,320
<b>Sprinklers</b>			<b>\$6.00/SF</b>	<b>\$184,320</b>
<b>Fire Suppression</b>			<b>\$6.00/SF</b>	<b>\$184,320</b>
<b>22 Plumbing</b>				
<b>D2010 Plumbing Fixtures</b>				
55 Water closet - handicap	EA	4	1,200.00	4,800



**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description		Unit	Qty	Rate	Total Cost
56	Water closet - standard	EA	4	1,200.00	4,800
57	Urinal	EA	2	1,000.00	2,000
58	Lavatory sink	EA	8	1,300.00	10,400
59	Kitchen sink	EA	1	1,300.00	1,300
60	Staff lounge sink	EA	1	1,300.00	1,300
61	Mop sink	EA	1	1,600.00	1,600
62	Hose bibb	EA	2	500.00	1,000
<b>Plumbing Fixtures</b>				<b>\$0.89/SF</b>	<b>\$27,200</b>
<b>D2020 Domestic Water Distribution</b>					
240	Allowance for domestic water distribution system	SF	30,720	4.50	138,240
<b>Domestic Water Distribution</b>				<b>\$4.50/SF</b>	<b>\$138,240</b>
<b>D2030 Sanitary Waste</b>					
241	Allowance for sanitary waste system	SF	30,720	3.50	107,520
<b>Sanitary Waste</b>				<b>\$3.50/SF</b>	<b>\$107,520</b>
<b>D2040 Rain Water Drainage</b>					
242	Allowance for roof drainage systems	SF	30,720	2.50	76,800
<b>Rain Water Drainage</b>				<b>\$2.50/SF</b>	<b>\$76,800</b>
<b>D2090 Other Plumbing Systems</b>					
243	Allowance for gas distribution systems	SF	30,720	1.00	30,720
67	Balancing and testing	SF	30,720	0.35	10,752
68	Subcontractors GC's/GR's	Item			15,000
<b>Other Plumbing Systems</b>				<b>\$1.84/SF</b>	<b>\$56,472</b>
<b>Plumbing</b>				<b>\$13.22/SF</b>	<b>\$406,232</b>
<b>23 Heating, Ventilating, and Air Conditioning</b>					
<b>D3020 Heat Generating Systems</b>					
244	Allowance for heat generation systems	SF	30,720	4.00	122,880
<b>Heat Generating Systems</b>				<b>\$4.00/SF</b>	<b>\$122,880</b>
<b>D3030 Cooling Generating Systems</b>					
245	Allowance for cooling generation systems	SF	30,720	4.00	122,880
<b>Cooling Generating Systems</b>				<b>\$4.00/SF</b>	<b>\$122,880</b>
<b>D3040 Distribution Systems</b>					
246	Allowance for HVAC distribution systems	SF	30,720	27.00	829,440
<b>Distribution Systems</b>				<b>\$27.00/SF</b>	<b>\$829,440</b>

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description	Unit	Qty	Rate	Total Cost
<b>D3060 Controls &amp; Instrumentations</b>				
72 Allowance for controls	SF	30,720	6.00	184,320
<b>Controls &amp; Instrumentations</b>			<b>\$6.00/SF</b>	<b>\$184,320</b>
<b>D3070 Systems Testing &amp; Balancing</b>				
73 Systems testing and balancing	SF	30,720	0.75	23,040
<b>Systems Testing &amp; Balancing</b>			<b>\$0.75/SF</b>	<b>\$23,040</b>
<b>D3090 Other HVAC Systems &amp; Equipment</b>				
74 Rigging & hoisting	Item			20,000
75 Temporary heating and cooling	SF	30,720	0.50	15,360
76 Subcontractors GC's/GR's	Item			60,000
<b>Other HVAC Systems &amp; Equipment</b>			<b>\$3.10/SF</b>	<b>\$95,360</b>
<b>Heating, Ventilating, and Air Conditioning</b>			<b>\$44.85/SF</b>	<b>\$1,377,920</b>
<b>26 Electrical</b>				
<b>D5010 Electrical Service &amp; Distribution</b>				
247 Allowance for electrical service and distribution	SF	30,720	8.00	245,760
<b>Electrical Service &amp; Distribution</b>			<b>\$8.00/SF</b>	<b>\$245,760</b>
<b>D5020 Lighting and Branch Wiring</b>				
78 Allowance for interior lighting & controls	SF	30,720	14.00	430,080
79 Allowance for branch power and receptacles	SF	30,720	3.50	107,520
<b>Lighting and Branch Wiring</b>			<b>\$17.50/SF</b>	<b>\$537,600</b>
<b>D5090 Other Electrical Systems</b>				
193 Allowance for miscellaneous electrical systems (grounding, lighting protection, etc)	SF	30,720	2.00	61,440
80 Subcontractor GC's/GR's	Item			40,000
<b>Other Electrical Systems</b>			<b>\$3.30/SF</b>	<b>\$101,440</b>
<b>Electrical</b>			<b>\$28.80/SF</b>	<b>\$884,800</b>
<b>27 Communications</b>				
<b>D5030 Communications &amp; Security</b>				
81 Allowance for Tel/Data systems - infrastructure only	SF	30,720	1.25	38,400
82 Allowance for AV / Sound systems - infrastructure only	SF	30,720	3.50	107,520
173 Wiring and equipment to Tel/Data systems - Excluded (assume by owner)	Item			Excl.

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description	Unit	Qty	Rate	Total Cost
174 Wiring and equipment to AV / Sound systems - Excluded (assume by owner)	Item			Excl.
<b>Communications &amp; Security</b>			<b>\$4.75/SF</b>	<b>\$145,920</b>
<b>Communications</b>			<b>\$4.75/SF</b>	<b>\$145,920</b>
<b>28 Electronic Safety and Security</b>				
<b>D5030 Communications &amp; Security</b>				
83 Allowance for fire alarm system	SF	30,720	3.00	92,160
84 Allowance for security systems - infrastructure only	SF	30,720	2.00	61,440
175 Wiring and equipment to security systems - Excluded (assume by Owner)	Item			Excl.
<b>Communications &amp; Security</b>			<b>\$5.00/SF</b>	<b>\$153,600</b>
<b>Electronic Safety and Security</b>			<b>\$5.00/SF</b>	<b>\$153,600</b>
<b>31 Earthwork</b>				
<b>G1010 Site Clearing</b>				
90 Temporary construction entrance	EA	1	5,000.00	5,000
177 Allowance for erosion and sediment control	Item			20,000
<b>Site Clearing</b>			<b>\$0.81/SF</b>	<b>\$25,000</b>
<b>G1030 Site Earthwork</b>				
91 Allowance for site earthworks and grading	SF	1,957	5.00	9,785
<b>Site Earthwork</b>			<b>\$0.32/SF</b>	<b>\$9,785</b>
<b>G2030 Pedestrian Paving</b>				
96 Excavate for walkways	CY	67	10.00	670
97 Remove excavated spoil from site	CY	67	25.00	1,675
98 Prepare and compact sub-base	SF	1,957	0.50	979
99 Granular fill to pedestrain walkways	CY	37	45.00	1,665
<b>Pedestrian Paving</b>			<b>\$0.16/SF</b>	<b>\$4,989</b>
<b>Earthwork</b>			<b>\$1.29/SF</b>	<b>\$39,774</b>
<b>32 Exterior Improvements</b>				
<b>G2030 Pedestrian Paving</b>				
105 Concrete walkway, allow 5" thick	SF	1,957	7.00	13,699
<b>Pedestrian Paving</b>			<b>\$0.45/SF</b>	<b>\$13,699</b>

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description	Unit	Qty	Rate	Total Cost
<b>G2040 Site Development</b>				
128 Allowance for site development not identified	Item			150,000
<b>Site Development</b>			<b>\$4.88/SF</b>	<b>\$150,000</b>
<b>G2050 Landscaping</b>				
108 Allowance for miscellaneous modifications to existing landscaping	Item			20,000
<b>Landscaping</b>			<b>\$0.65/SF</b>	<b>\$20,000</b>
<b>Exterior Improvements</b>			<b>\$5.98/SF</b>	<b>\$183,699</b>
<b>33 Utilities</b>				
<b>G3010 Water Supply</b>				
111 Re-working of existing domestic and fire water utilities - Excluded (assume existing to remain)	Item			Excl.
<b>Water Supply</b>				<b>Excl.</b>
<b>G3020 Sanitary Water</b>				
112 Re-working of existing site sanitary sewer service - Excluded (assume existing to remain)	Item			Excl.
<b>Sanitary Water</b>				<b>Excl.</b>
<b>G3030 Storm Sewer</b>				
113 Allowance for re-working existing site storm drainage systems	Item			25,000
<b>Storm Sewer</b>			<b>\$0.81/SF</b>	<b>\$25,000</b>
<b>G3090 Other Site Mechanical Utilities</b>				
114 Gas piping and meter - Excluded (assume by Utility Company)	Item			Excl.
115 Allowance for re-working existing site gas distribution (trenching only)	Item			Excl.
<b>Other Site Mechanical Utilities</b>				<b>Excl.</b>
<b>G4010 Electrical Distribution</b>				
116 Re-working of existing site electrical distribution - Excluded (assume existing to remain)	Item			Excl.
<b>Electrical Distribution</b>				<b>Excl.</b>
<b>G4020 Site Lighting</b>				
117 Allowance for site lighting	Item			15,000
<b>Site Lighting</b>			<b>\$0.49/SF</b>	<b>\$15,000</b>

**Belmont Public Library**  
**Concept Design Cost Estimate - Option 1 - Revision 2**

Gross Floor Area: 30,720 SF  
 Rates Current At January 2017

Divisions/Elements Item

Description	Unit	Qty	Rate	Total Cost
<b>G4030 Site Communications &amp; Security</b>				
118 Re-working of existing site communications distribution - Excluded (assume existing to remain)	Item			Excl.
<b>Site Communications &amp; Security</b>				<b>Excl.</b>
			<b>\$1.30/SF</b>	<b>\$40,000</b>
			<b>Utilities</b>	
<b>ESTIMATED NET COST</b>			<b>\$242.64/SF</b>	<b>\$7,453,908</b>