



Belmont Public Library
Systems Upgrade of Existing Library
336 Concord Avenue
Belmont, MA

September 28, 2021

Systems Upgrade Estimate



Architect:

Johnson Roberts Architects, Inc.
15 Rev Nazareno Properzi Way
Somerville, MA 02143
(617) 666-8585

Owner's Project Manager:

CHA Companies, Inc.
1 Faneuil Hall Market Place
South Market Bldg, Suite 4195
Boston, MA 02109-6119
(617) 451 2717

Introduction

Project Description:

Renovation of the existing 29,650 GSF Public Library located at 300 Concord Ave., Belmont, MA

The scope of the work includes interior renovations and all related sitework, hardscape/landscape and underground utilities

Pricing Update as of 09/28/2021

Project Particulars:

Belmont Public Library conceptual design feasibility study dated May, 2017 prepared by Johnson Roberts Architects

Detailed quantity takeoff from these documents where possible

CHA Company, Inc. experience with similar projects of this nature

Project Assumptions:

The project will be built by General contractor and it will be publicly bid

Our costs assume that there will be competitive bidding in all trades and sub-trades i.e. at least three bids per trade or sub-trade

Unit rates are based on current dollars (prevailing wage rates)

Design Contingency is an allowance for unforeseen design issues, design detail development and specification clarifications

General Conditions and Requirements value covers General contractor's site office overhead and on-site supervision

Fee markup is calculated on a percentage of direct construction costs

Estimated construction start date: March 2024

Estimated construction finish date: April 2025

Anticipated construction duration: 14 months

Project Exclusions:

Book security and detection system

Library storage, racking and shelving systems

Deep foundation systems

Excavation in rock and/or contaminated soils

Excavation and water management measures below existing groundwater table

Phasing of construction work

Off hours and premium time work

Construction acceleration costs

Construction of temporary facilities

Printing and advertising

Library equipment

Library stacks, shelves and furniture relocations

Site or existing condition surveys and investigations



MAIN SUMMARY

DESCRIPTION				TOTAL	COST/SF
Building Demolition				\$357,636	\$12.06
Hazardous Waste Abatement Allowance				\$362,300	\$12.22
Building Trade Cost		29,650 GSF	\$8,587,794	\$289.64	
Sitework Cost		29,650 GSF	\$1,030,225	\$34.75	
Scope of Work Excluded from Johnson Roberts Budget		29,650 GSF	\$1,023,275	\$34.51	
Unknown scope triggered by code		29,650 GSF	\$750,000	\$25.30	
Trade Cost Subtotal				\$12,111,230	\$408.47
Design Contingency		13.00% \$12,111,230	\$1,574,460	\$53.10	
Construction Contingency		5.00% \$12,111,230	\$605,562	\$20.42	
Trade Cost Total				\$14,291,251	\$482.00
Mark-ups (on Direct Trade Costs Subtotal)					
General Conditions & Requirements		10.00% \$14,291,251	\$1,429,125	\$48.20	
Insurance		0.65% \$15,720,377	\$102,182	\$3.45	
Bonds		1.00% \$15,822,559	\$158,226	\$5.34	
Building Permit Fee		\$0	waived		
Escalation Allowance To Start of Construction, 1st QTR, 2024		8.00% \$16,460,208	\$1,316,817	\$44.41	
Estimate Construction Cost Subtotal				\$17,777,025	\$599.56
Project Softs Costs Catch-all		15.00% \$17,777,025	\$2,666,554	\$89.93	
Library FF&E Package			\$650,000	\$21.92	
Library Move Relocations and Temporary Space			\$1,000,000	\$33.73	
Owner Project Contingency against construction cost		4.00%	\$711,081	\$23.98	
Total Project, including Soft Costs (1st QTR, 2024)				\$22,804,659	\$769.13



SUMMARY

ELEMENT	SITWORK	BUILDING	TOTAL	COST/SF
02 28 20 Asbestos Remediation		\$387,300	\$387,300	\$13.06
Building Demolition		\$357,636	\$357,636	\$12.06
02-EXISTING CONDITIONS	\$0	\$744,936	\$744,936	\$25.12
03 30 00 Cast-In-Place Concrete		\$132,000	\$132,000	\$4.45
03-CONCRETE TOTAL	\$0	\$132,000	\$132,000	\$4.45
04 00 01* Masonry Work		\$491,550	\$491,550	\$16.58
04-MASONRY TOTAL	\$0	\$491,550	\$491,550	\$16.58
05 00 01* Miscellaneous and Ornamental Iron		\$339,800	\$339,800	\$11.46
05 12 00 Structural Steel Framing		\$319,000	\$319,000	\$10.76
05 31 00 Metal Decking		\$18,750	\$18,750	\$0.63
05-METALS TOTAL	\$0	\$677,550	\$677,550	\$22.85
06 10 00 Rough Carpentry		\$194,250	\$194,250	\$6.55
06 40 00 Interior Architectural Woodwork		\$344,134	\$344,134	\$11.61
06-WOOD AND PLASTICS TOTAL	\$0	\$538,384	\$538,384	\$18.16
07 00 01* Waterproofing, Dampproofing and Caulking		\$169,240	\$169,240	\$5.71
07 00 02* Roofing and Flashing		\$239,550	\$239,550	\$8.08
07 21 00 Thermal Insulation		\$81,300	\$81,300	\$2.74
07 42 13 Metal Wall & Soffit Panels		\$110,500	\$110,500	\$3.73
07 72 00 Roof Accessories		\$35,880	\$35,880	\$1.21
07 81 00 Fireproofing		\$35,600	\$35,600	\$1.20
07 84 13 Penetration Firestopping		\$36,720	\$36,720	\$1.24
07-THERMAL AND MOISTURE TOTAL	\$0	\$708,790	\$708,790	\$23.91
08 11 13 Hollow Metal Doors and Frames		\$33,500	\$33,500	\$1.13
08 14 16 Flush Wood Doors		\$40,595	\$40,595	\$1.37
08 31 00 Access Doors & Panels		\$7,000	\$7,000	\$0.24
08 43 13 Aluminum Framed Entrances and Storefront		\$6,000	\$6,000	\$0.20
08 44 00 Glazed Aluminum Curtain Walls		\$0	\$0	\$0.00
08 71 00 Door Hardware		\$56,950	\$56,950	\$1.92
08 80 00 Interior Glazing		\$73,000	\$73,000	\$2.46
08 80 10 Exterior Glazing		\$286,800	\$286,800	\$9.67
08 90 00 Louvers and Vents		\$11,000	\$11,000	\$0.37
08-DOORS AND WINDOWS TOTAL	\$0	\$514,845	\$514,845	\$17.36
09 00 02* Tiling		\$78,300	\$78,300	\$2.64



SUMMARY

ELEMENT	SITWORK	BUILDING	TOTAL	COST/SF
09 00 03* Acoustical Ceilings		\$372,100	\$372,100	\$12.55
09 00 05* Resilient Flooring		\$25,750	\$25,750	\$0.87
09 00 07* Painting		\$177,855	\$177,855	\$6.00
09 29 16 Gypsum Board Assemblies		\$300,670	\$300,670	\$10.14
09 54 26 - Linear Wood Ceiling		\$73,500	\$73,500	\$2.48
09 64 00 - Terrazzo Flooring		\$73,200	\$73,200	\$2.47
09 68 00 Carpet Flooring		\$149,108	\$149,108	\$5.03
09-FINISHES TOTAL	\$0	\$1,250,483	\$1,250,483	\$42.17
10 11 00 Visual Display Boards		\$25,000	\$25,000	\$0.84
10 14 00 Signage		\$22,050	\$22,050	\$0.74
10 21 13 Toilet Compartments		\$10,600	\$10,600	\$0.36
10 22 26 Folding Panel Partitions		\$24,000	\$24,000	\$0.81
10 26 00 Wall and Corner Guards		\$5,000	\$5,000	\$0.17
10 28 00 Toilet Accessories		\$11,200	\$11,200	\$0.38
10 44 13 Fire Extinguisher Cabinets		\$1,800	\$1,800	\$0.06
10 56 26 Compact Storage Shelving		\$80,500	\$80,500	\$2.72
10-SPECIALTIES TOTAL	\$0	\$180,150	\$180,150	\$6.08
11 31 00 Appliances		\$3,260	\$3,260	\$0.11
11 51 00 Library Equipment		\$1,200	\$1,200	\$0.04
11 52 13 Projection Screens		\$22,500	\$22,500	\$0.76
11-EQUIPMENT TOTAL	\$0	\$26,960	\$26,960	\$0.91
12 24 13 Window Shades		\$52,900	\$52,900	\$1.78
12 48 13 - Entrance Floor Mats		\$6,895	\$6,895	\$0.23
12-FURNISHINGS TOTAL	\$0	\$59,795	\$59,795	\$2.02
14 20 10 Passenger Elevators		\$183,500	\$183,500	\$6.19
14-CONVEYING DEVICES TOTAL	\$0	\$183,500	\$183,500	\$6.19
21 00 00 Fire Protection		\$187,323	\$187,323	\$6.32
22 00 00 Plumbing		\$352,780	\$352,780	\$11.90
25 00 00 HVAC		\$1,511,075	\$1,511,075	\$50.96
21, 22, 23 - MECHANICAL TOTAL	\$0	\$2,051,178	\$2,051,178	\$69.18
26 00 00 Electrical		\$1,409,685	\$1,409,685	\$47.54
26-ELECTRICAL TOTAL	\$0	\$1,409,685	\$1,409,685	\$47.54
27 00 00 Communications		\$337,925	\$337,925	\$11.40



SUMMARY

ELEMENT	SITWORK	BUILDING	TOTAL	COST/SF
26-ELECTRICAL TOTAL	\$0	\$337,925	\$337,925	\$11.40
31 10 00 Site Clearing	\$15,000		\$15,000	\$0.51
31 20 00 Earthmoving	\$88,200		\$88,200	\$2.97
31 25 00 Erosion and Sedimentation Controls	\$19,050		\$19,050	\$0.64
31-EARTHWORK	\$122,250	\$0	\$122,250	\$4.12
32 00 00 Bituminous Concrete Pavement	\$116,975		\$116,975	\$3.95
32 13 00 Site Concrete	\$137,500		\$137,500	\$4.64
32 14 13 Concrete Unit Paving	\$49,500		\$49,500	\$1.67
32 16 40 Curb	\$12,000		\$12,000	\$0.40
32 97 00 Site Furnishings	\$137,800		\$137,800	\$4.65
32 93 10 Tree, Shrubs, and Groundcovers	\$30,000		\$30,000	\$1.01
32-EXTERIOR IMPROVEMENTS	\$483,775	\$0	\$483,775	\$16.32
33 10 00 Water Distribution	\$23,940		\$23,940	\$0.81
33 30 00 Sanitary Sewerage	\$19,360		\$19,360	\$0.65
33 40 00 Storm Drainage	\$252,000		\$252,000	\$8.50
33 50 00 Gas Service	\$15,600		\$15,600	\$0.53
33 70 00 Electrical Utilities	\$113,300		\$113,300	\$3.82
33-UTILITIES	\$424,200	\$0	\$424,200	\$14.31
DIRECT TRADE COST TOTAL	\$1,030,225	\$9,307,730	\$10,337,955	\$348.67

Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
02-EXISTING CONDITIONS				
02 28 20 Asbestos Remediation				
Hazardous abatement, interior - budget	1	AL	\$362,300.00	\$362,300
Hazardous abatement, exterior surface - budget	1	AL	\$25,000.00	\$25,000
02 28 20 Asbestos Remediation Total				\$387,300
02 41 13 Selective Site Demolition				
<i>Building Demolition</i>				
Interior demolition for new layouts and configurations	29,650	GSF	\$7.00	\$207,550
Roofing cover and structural framing removal for new	12,700	SF	\$8.00	\$101,600
Salvage small marble panels	74	SF	\$45.00	\$3,330
Salvage large marble panel	38	SF	\$400.00	\$15,200
Salvage limestone columns	2	EA	\$3,800.00	\$7,600
Salvage stained glass panels	292	SF	\$18.00	\$5,256
Misc interior demo for new work	1	LS	\$17,100.00	\$17,100
02 41 13 Selective Site Demolition Total				\$357,636
03-CONCRETE				
03 30 00 Cast-In-Place Concrete				
Concrete slab on grade patching from UG plumbing work	2,000	SF	\$25.00	\$50,000
Concrete topping slab at existing structural slab floor system	18,000	SF	\$2.50	\$45,000
Misc concrete work for elevator pit rework	1	EA	\$15,000.00	\$15,000
Misc concrete reinforcement work based on extg conditions	1	LS	\$22,000.00	\$22,000
03 30 00 Cast-In-Place Concrete Total				\$132,000
04-MASONRY				
04 00 01* Masonry Work				
03 45 00 Architectural Precast Concrete				
04 20 00 Unit Masonry				
Exterior wall reinforcing, allowance	12,000	SF	\$2.50	\$30,000
Misc exterior and interior walls reinforcements, allowance	10,000	SF	\$10.00	\$100,000
Repoint exterior brick veneer, partial, areas TBD	9,800	SF	\$20.00	\$196,000
Misc exterior brick veneer walls, repairs crack/brick	4,000	SF	\$15.00	\$60,000
Washing, cleaning exterior façade	1	LS	\$15,000.00	\$15,000
Scaffolding for exterior work	13,800	SF	\$3.50	\$48,300

Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
48 Interior, CMU shaft partitions, elevator	1,300	SF	\$28.00	\$36,400
49 Scaffolding for interior work	1,300	SF	\$4.50	\$5,850
50 04 00 01* Masonry Work Total				\$491,550
51				
52				
53 05-METALS				
54				
55 05 00 01* Miscellaneous and Ornamental Iron				
56 Roof access ladder	1	EA	\$2,800.00	\$2,800
57 Elevator pit ladder	1	EA	\$1,900.00	\$1,900
58 Misc metals for interior construction work	15	TN	\$4,900.00	\$73,500
59 Metal stair, #1	4	FLT	\$39,000.00	\$156,000
60 Guardrail, new	220	LF	\$380.00	\$83,600
61 Misc metals, other	5	TN	\$4,400.00	\$22,000
62 05 00 01* Miscellaneous and Ornamental Iron Total				\$339,800
63				
64				
65 05 10 00 Structural Steel Framing				
66 Structural steel framing for new interior work	10	TN	\$5,800.00	\$58,000
67 Structural steel framing for new elevator shaft	15	TN	\$5,800.00	\$87,000
68 Seismic reinforcing of existing walls, allowance	10	TN	\$5,800.00	\$58,000
69 Seismic reinforcing of existing roof structure, allowance	20	TN	\$5,800.00	\$116,000
70 05 10 00 Structural Steel Framing Total				\$319,000
71				
72 05 31 00 Metal Decking				
73 Metal decking at roof, repairs, partial	5,000	SF	\$3.75	\$18,750
74 05 31 00 Metal Decking Total				\$18,750
75				
76				
77 06-WOODS AND PLASTICS				
78				
79 06 10 00 Rough Carpentry				
80 06 16 00 Sheathing				
81 Blocking & carpentry for new windows	115	EA	\$300.00	\$34,500
82 Miscellaneous interior rough carpentry and blocking	6,500	LF	\$7.00	\$45,500
83 Roof blocking	4,600	LF	\$7.50	\$34,500
84 Install interior doors and frames	67	EA	\$250.00	\$16,750
85 <i>Exterior wall:</i>				
86 Plywood sheathing at exterior wall construction	9,000	SF	\$7.00	\$63,000
87 06 10 00 Rough Carpentry Total				\$194,250

Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
88				
89 06 40 00 Interior Architectural Woodwork				
90 Reception desk	23	LF	\$850.00	\$19,550
91 Self check desk	6	LF	\$750.00	\$4,500
92 Childrens, check desk	10	LF	\$750.00	\$7,500
93 Adult, check desk	35	LF	\$750.00	\$26,250
94 Window/door trim & accents, 2 pc	1,900	LF	\$15.00	\$28,500
95 Casework, base, shelves, counter	200	LF	\$300.00	\$60,000
96 Casework, other	1	LS	\$50,000.00	\$50,000
97 Window sills, interior, 2 pc	107	EA	\$450.00	\$48,150
98 Window trim, interior, 1 pc	107	EA	\$512.00	\$54,784
99 Millwork, other, not covered by FF&E	1	LS	\$44,900.00	\$44,900
100 06 40 00 Interior Architectural Woodwork Total				\$344,134
101				
102				
103 07-THERMAL AND MOISTURE PROTECTION				
104				
105 07 00 01* Waterproofing, Dampproofing and Caulking				
106 07 11 13 Bituminous Dampproofing				
107 07 13 00 Sheet Waterproofing				
108 07 27 26 Fluid-Applied Membrane Air Barriers				
109 07 90 05 Joint Sealers				
110 Dampproofing to foundation walls	2,500	SF	\$4.00	\$10,000
111 Waterproofing to elevator pit	1	EA	\$3,500.00	\$3,500
112 Air/vapor barrier to exterior walls	9,800	SF	\$5.00	\$49,000
113 Caulking and sealants, exterior	29,650	GSF	\$2.80	\$83,020
114 Caulking and sealants, interior	29,650	GSF	\$0.80	\$23,720
115 07 00 01* Waterproofing, Dampproofing and Caulking Total				\$169,240
116				
117 07 00 02* Roofing and Flashing				
118 07 54 00 Thermoplastic Membrane Roofing				
119 07 62 00 Sheet Metal Flashing and Trim				
120 TPO roofing w/ insulation	4,900	SF	\$18.00	\$88,200
121 Asphalt shingles	9,900	SF	\$6.00	\$59,400
122 Underlayments and vapor barriers for asphalt shingles	9,900	SF	\$5.50	\$54,450
123 Walkway pad allowance	500	SF	\$16.00	\$8,000
124 RD flashing	10	EA	\$250.00	\$2,500
125 Vent pipe penetration flashing	12	EA	\$250.00	\$3,000
126 Wall and roof flashing	600	LF	\$15.00	\$9,000
127 Miscellaneous flashings other than above	1	LS	\$15,000.00	\$15,000



Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
128 07 00 02* Roofing and Flashing Total				\$239,550
129				
130 07 21 00 Thermal Insulation				
131 Rigid insulation at exterior walls, upgrades	12,000	SF	\$2.50	\$30,000
132 Underslab replacement insulation	7,000	SF	\$2.50	\$17,500
133 Expansion joints, as req'd	260	LF	\$130.00	\$33,800
134 07 21 00 Thermal Insulation Total				\$81,300
135				
136 07 42 13 Metal Wall & Soffit Panels				
137 MTL-1, Metal, exterior enclosures	1,300	SF	\$85.00	\$110,500
138 07 42 13 Metal Wall & Soffit Panels Total				\$110,500
139				
140 07 72 00 Roof Accessories				
141 Gutters	490	LF	\$38.00	\$18,620
142 Downspouts	160	LF	\$31.00	\$4,960
143 Roof access hatch	1	EA	\$5,800.00	\$5,800
144 Elevator vents	1	EA	\$1,500.00	\$1,500
145 Heat and smoke vents	1	AL	\$5,000.00	\$5,000
146 07 72 00 Roof Accessories Total				\$35,880
147				
148 07 81 00 Fireproofing				
149 Spray fireproofing, touch up existing conditions	10	DY	\$3,560.00	\$35,600
150 07 81 00 Fireproofing Total				\$35,600
151				
152 07 84 13 Penetration Firestopping				
153 Penetrations firestopping, partitions, etc.	12	DY	\$3,060.00	\$36,720
154 07 84 13 Penetration Firestopping Total				\$36,720
155				
156				
157 08-WINDOWS AND DOORS				
158				
159 08 11 13 Hollow Metal Doors and Frames				
160 Replace existing egress door unit, single	5	EA	\$3,500.00	\$17,500
161 Replace exiting door system, front entry, Concord Ave.	1	EA	\$6,000.00	\$6,000
162 Replace exiting door system, side parking, Library	2	EA	\$5,000.00	\$10,000
163 08 11 13 Hollow Metal Doors and Frames Total				\$33,500
164				
165 08 14 16 Flush Wood Doors				
166 3'-0"x7'-2" Solid core wood door	66	EA	\$350.00	\$23,100
167 6'-0"x7'-2" Solid core wood door	1	PR	\$700.00	\$700



Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
168 Double wood frame	1	EA	\$295.00	\$295
169 Single wood frame	66	EA	\$250.00	\$16,500
170 08 14 16 Flush Wood DoorsTotal				\$40,595
171				
172 08 31 00 Access Doors & Panels				
173 Access doors, counts TBD	20	EA	\$350.00	\$7,000
174 08 31 00 Access Doors & Panels Total				\$7,000
175				
176 08 43 13 Aluminum Framed Entrances and Storefront				
177 Replace exiting door system, front entry, Concord Ave.	1	EA	\$6,000.00	\$6,000
178 08 43 13 Aluminum Framed Entrances and StorefrontTotal				\$6,000
179				
180 08 44 00 Glazed Aluminum Curtain Walls				
181 No work this section	1	LS	\$0.00	\$0
182 08 44 00 Glazed Aluminum Curtain Walls Total				\$0
183				
184 08 71 00 Door Hardware				
185 Hardware sets	67	EA	\$850.00	\$56,950
186 08 71 00 Door HardwareTotal				\$56,950
187				
188 08 80 00 Interior Glazing				
189 Interior glazing in walls	800	SF	\$85.00	\$68,000
190 Interior glazing in doors	1	LS	\$5,000.00	\$5,000
191 08 80 00 Interior Glazing Total				\$73,000
192				
193 08 80 10 Exterior Glazing				
194 Replace existing windows, exterior	106	EA	\$2,400.00	\$254,400
195 Replace existing stained glass windows, exterior	9	EA	\$3,600.00	\$32,400
196 08 80 10 Exterior Glazing Total				\$286,800
197				
198 08 90 00 Louvers and Vents				
199 Louvers allowance	200	SF	\$55.00	\$11,000
200 08 90 00 Louvers and Vents Total				\$11,000
201				
202				
203 09-FINISHES				
204				
205 09 00 02* Tiling				
206 09 30 00 Tile				
207 Tile, floor	1,200	SF	\$27.00	\$32,400



Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
208 Tile, base	900	LF	\$27.00	\$24,300
209 Tile, wall, locations/heights TBD	800	SF	\$24.00	\$19,200
210 Moisture barrier at tile	400	SF	\$6.00	\$2,400
211 09 00 02* Tiling Total				\$78,300
212				
213 09 00 03* Acoustical Ceilings				
214 09 51 00 Acoustical Ceilings				
215 ACT - ACT 2 x 2	20,850	SF	\$6.00	\$125,100
216 BAF - Acoustical Baffle, feature	3,000	SF	\$15.00	\$45,000
217 PERF - Perforated Gypsum Sonus	5,000	SF	\$16.00	\$80,000
218 WD3 - Suspended Wood Grille	800	SF	\$40.00	\$32,000
219 Sound Absorptive wall panels, locations TBD	2,000	SF	\$45.00	\$90,000
220 09 00 03* Acoustical Ceilings Total				\$372,100
221				
222 09 00 05* Resilient Flooring				
223 09 65 00 Resilient Flooring				
224 Rubber tile flooring	2,000	SF	\$6.00	\$12,000
225 Moisture barrier at resilient	2,000	SF	\$2.00	\$4,000
226 4" Rubber base	3,900	LF	\$2.50	\$9,750
227 09 00 05* Resilient Flooring Total				\$25,750
228				
229 09 00 07* Painting				
230 09 90 00 Painting				
231 Paint throughout, walls, clgs, soffits	29,650	GSF	\$4.50	\$133,425
232 Paint exterior surfaces	10,332	SF	\$2.50	\$25,830
233 EXP - Exposed Structure	500	SF	\$3.00	\$1,500
234 Whiteboard paint, accent	900	SF	\$15.00	\$13,500
235 Sealed concrete	600	SF	\$6.00	\$3,600
236 09 00 07* Painting Total				\$177,855
237				
238 09 25 00 Gypsum Wallboard				
239 Interior of exterior wall	7,900	SF	\$3.70	\$29,230
240 <i>Interior partitions:</i>				
241 Interior partitions, blended assembly rate	9,600	SF	\$11.00	\$105,600
242 <i>GWB ceilings:</i>				
243 GWB - GWB	7,500	SF	\$18.00	\$135,000
244 GWB - GWB Soffit	1,028	LF	\$30.00	\$30,840
245 09 25 00 Gypsum Wallboard Total				\$300,670
246				
247 09 54 26 - Linear Wood Ceiling				

Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
248 WD1 - IPE, accents	1,500	SF	\$35.00	\$52,500
249 WD1 - IPE, sidewall panel, accents	600	SF	\$35.00	\$21,000
250 09 54 26 - Linear Wood Ceiling Total				\$73,500
251				
252 09 64 00 - Terrazzo Flooring				
253 Terrazzo flooring	1,220	SF	\$60.00	\$73,200
254 09 64 00 - Terrazzo Flooring Total				\$73,200
255				
256 09 68 00 Carpet Flooring				
257 Carpet tile	19,881	SF	\$5.50	\$109,346
258 Moisture barrier at carpet	19,881	SF	\$2.00	\$39,762
259 09 68 00 Carpet Flooring Total				\$149,108
260				
261				
262 10-SPECIALTIES				
263				
264 10 11 00 Visual Display Boards				
265 Markerboard/Tack board/Display allowance	1	ALW	\$20,000.00	\$20,000
266 Display Case	1	ALW	\$5,000.00	\$5,000
267 10 11 00 Visual Display Boards Total				\$25,000
268				
269 10 14 00 Signage				
270 Interior building signage, Door and ADA compliant	1	LS	\$10,050.00	\$10,050
271 Interior building signage, BPL, feature/directory/marque	1	LS	\$5,000.00	\$5,000
272 Exterior signage " BELMONT PUBLIC LIBRARY"	1	LS	\$7,000.00	\$7,000
273 10 14 00 Signage Total				\$22,050
274				
275 10 21 13 Toilet Compartments				
276 Toilet partitions, STD	4	EA	\$1,400.00	\$5,600
277 Toilet partitions, H/C	2	EA	\$1,900.00	\$3,800
278 Urinal privacy screen	2	EA	\$600.00	\$1,200
279 10 21 13 Toilet Compartments Total				\$10,600
280				
281 10 22 26 Folding Panel Partitions				
282 Folding partition, location TBD	1	EA	\$24,000.00	\$24,000
283 10 22 26 Folding Panel Partitions Total				\$24,000
284				
285 10 26 00 Wall and Corner Guards				
286 Corner and wall guard protection	1	LS	\$5,000.00	\$5,000
287 10 26 00 Wall and Corner Guards Total				\$5,000



Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
288				
289 10 28 00 Toilet Accessories				
290 Single unit toilet room accessories	4	LOC	\$800.00	\$3,200
291 Mens & Womens bathroom	2	EA	\$4,000.00	\$8,000
292 10 28 00 Toilet Accessories Total				\$11,200
293				
294 10 44 13 Fire Extinguisher Cabinets				
295 Fire extinguishers and cabinets	4	EA	\$450.00	\$1,800
296 10 44 13 Fire Extinguisher Cabinets Total				\$1,800
297				
298				
299 10 56 26 Compact Storage Shelving				
300 Compact Storage Shelving	70	LF	\$1,150.00	\$80,500
301 10 56 26 Compact Storage Shelving Total				\$80,500
302				
303				
304 11-EQUIPMENT				
305				
306 11 31 00 Appliances				
307 Undercounter refrigerator	2	EA	\$1,500.00	\$3,000
308 Install appliances	2	EA	\$130.00	\$260
309 11 31 00 Appliances Total				\$3,260
310				
311 11 51 00 Library Equipment				
312 Thru-wall St. stl. book drop	1	EA	\$1,200.00	\$1,200
313 11 51 00 Library Equipment Total				\$1,200
314				
315 11 52 13 Projection Screens				
316 Motorized projection screen	3	EA	\$7,500.00	\$22,500
317 11 52 13 Projection Screens Total				\$22,500
318				
319				
320 12-FURNISHINGS				
321				
322 12 24 13 Window Shades				
323 Shades, manual roller	2,600	SF	\$6.50	\$16,900
324 Shades, motor operated	800	SF	\$45.00	\$36,000
325 12 24 13 Window Shades Total				\$52,900
326				
327 12 48 13 - Entrance Floor Mats				



Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
328 Walk-off mat	197	SF	\$35.00	\$6,895
329 12 48 13 - Entrance Floor Mats Total				\$6,895
330				
331				
332 14-CONVEYING SYSTEMS				
333				
334 14 20 10 Passenger Elevators				
335 Elevator; 3500 lbs, 100 fpm hopeless hydraulic, 3 stops	1	EA	\$183,500.00	\$183,500
336 14 20 10 Passenger Elevators Total				\$183,500
337				
338 21 - 25-MECHANICAL				
339				
340 21 00 00 Fire Protection				
341 Sprinkler Coverage	29,650	SF	\$4.25	\$129,513
342 Zone Control Valve Assembly w/ Standpipe	2	EA	\$2,050.00	\$4,100
343 Fire Department Siamese Connection	1	EA	\$2,280.00	\$2,280
344 Alarm Valve Assembly w/ Trim	1	EA	\$3,065.00	\$3,065
345 Dry Valve with Alarm, Compressor	1	EA	\$15,500.00	\$15,500
346 6" Backflow Preventer	1	EA	\$6,375.00	\$6,375
347 6" Water Service Main	1	EA	\$1,640.00	\$1,640
348 FDV w/ standpipe	1	EA	\$8,400.00	\$8,400
349 FDV Cabinet	2	EA	\$1,425.00	\$2,850
350 Hydraulic Lifts / Rigging	1	LS	\$3,500.00	\$3,500
351 Coring, Cutting and Sleeves	1	LS	\$900.00	\$900
352 Seismic Restraints and Structural Steel Components	1	LS	\$2,700.00	\$2,700
353 Shop drawings / BIM / ENG CALC / As-Builts	1	LS	\$4,600.00	\$4,600
354 Permit & Fees	1	LS	\$1,900.00	\$1,900
355 21 00 00 Fire Protection Total				\$187,323
356				
357 22 00 00 Plumbing				
358 2" Water Service Main w/ Meter	1	EA	\$1,785.00	\$1,785
359 2" Reduced Pressure Backflow Preventer	1	EA	\$1,845.00	\$1,845
360 3/4" Reduced Pressure Backflow Preventer	1	EA	\$545.00	\$545
361 Gas Fired Hot Water Heater w/ Storage Tank	1	EA	\$15,000.00	\$15,000
362 Expansion Tank	1	EA	\$850.00	\$850
363 Air Separator	1	EA	\$1,150.00	\$1,150
364 Gas Meter	1	EA	\$2,285.00	\$2,285
365 Circulating Pump				
366 - RP-1	1	EA	\$985.00	\$985
367 Mixing Valve (Fixture)	8	EA	\$500.00	\$4,000



Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
368 Domestic Service Water Meter	1	EA	\$2,850.00	\$2,850
369 <i>Fixtures</i>				
370 Water Closet	8	EA	\$1,825.00	\$14,600
371 Lavatory	8	EA	\$1,450.00	\$11,600
372 Sinks	1	EA	\$1,500.00	\$1,500
373 Mop Sink	2	EA	\$2,185.00	\$4,370
374 Hi-Lo Electric Water Cooler	3	EA	\$5,000.00	\$15,000
375 Hose Bibbs	5	EA	\$320.00	\$1,600
376 Wall Hydrant	4	EA	\$545.00	\$2,180
377 Floor cleanout	3	EA	\$445.00	\$1,335
378 Floor Drains	5	EA	\$1,060.00	\$5,300
379 Roof Drains	5	EA	\$1,060.00	\$5,300
380 Domestic Water Piping	2,170	LF	\$31.00	\$67,270
381 Domestic Water Pipe Insulation	2,170	LF	\$7.00	\$15,190
382 Storm piping, below grade	300	LF	\$59.00	\$17,700
383 Storm piping, above grade	300	LF	\$54.00	\$16,200
384 Storm piping insulation	1	LS	\$6,800.00	\$6,800
385 Waste and vent piping, below grade	1,100	LF	\$58.00	\$63,800
386 Waste and vent piping, above grade	600	LF	\$54.00	\$32,400
387 Gas Piping + Hookups	1	LS	\$12,000.00	\$12,000
388 Vents - VTR	1	LS	\$1,500.00	\$1,500
389 Hydraulic Lifts / Rigging	1	LS	\$8,200.00	\$8,200
390 System Testing, Flushing / Sterilize	1	LS	\$6,600.00	\$6,600
391 Coring, Cutting & Sleeves	1	LS	\$1,800.00	\$1,800
392 Seismic Restraints and Structural Steel Component	1	LS	\$540.00	\$540
393 Shop drawings / BIM Coordination / As-builts / Engineering Support	1	LS	\$5,200.00	\$5,200
394 Commissioning Support	1	LS	\$3,500.00	\$3,500
395 22 00 00 Plumbing Total				\$352,780
396				
397 25 00 00 HVAC				
398 HVAC, demo existing systems	29,650	GSF	\$2.00	\$59,300
399 MEP, cut, cap and make-safe	29,650	GSF	\$1.50	\$44,475
400 HVAC, new replacement system	29,650	GSF	\$35.00	\$1,037,750
401 DDC System for new HVAC system	29,650	GSF	\$7.00	\$207,550
402 Demo and abandon extg DDC system	29,650	LF	\$0.34	\$10,000
403 Testing & balance	1	LS	\$30,000.00	\$30,000
404 Hydraulic lifts/rigging	1	LS	\$34,000.00	\$34,000
405 System testing, flushing and sterilize	1	LS	\$27,800.00	\$27,800
406 Coring, cutting and sleeves	1	LS	\$7,300.00	\$7,300
407 Seismic restraints and structural steel components	1	LS	\$21,900.00	\$21,900

Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
408 Shop drawings / BIM / ENG support / As-Builts	1	LS	\$10,000.00	\$10,000
409 Commissioning support	1	LS	\$6,000.00	\$6,000
410 Fees & permit	1	LS	\$15,000.00	\$15,000
411 25 00 00 HVAC Total				\$1,511,075
412				
413				
414 26-ELECTRICAL				
415				
416 26 00 00 Electrical				
417 Electrical, demo existing systems	29,650	GSF	\$1.50	\$44,475
418 Electrical, cut, cap and make-safe	29,650	GSF	\$1.25	\$37,063
419 Upgrade electrical service	29,650	GSF	\$2.02	\$60,000
420 Upgrade electrical panels and distribution	29,650	GSF	\$5.60	\$166,040
421 MEP power wiring	29,650	GSF	\$3.50	\$103,775
422 Lighting, base building	29,650	GSF	\$8.00	\$237,200
423 Lighting, features and accents	29,650	GSF	\$3.50	\$103,775
424 Lighting, controls	29,650	GSF	\$1.20	\$35,580
425 Branch power for lighting	29,650	GSF	\$3.50	\$103,775
426 Devices	29,650	GSF	\$2.50	\$74,125
427 Devices power and wiring	29,650	GSF	\$1.50	\$44,475
428 Fire Alarm, new	29,650	GSF	\$5.50	\$163,075
429 Fire Alarm, abandon existing upon FA completion	29,650	GSF	\$0.75	\$22,238
430 A/V, boxes and strings	29,650	GSF	\$0.90	\$26,685
431 Security, boxes and strings	29,650	GSF	\$0.50	\$14,825
432 <i>Miscellaneous:</i>				
433 Charging stations	1	LS	\$30,000.00	\$30,000
434 Temporary power	29,650	GSF	\$1.20	\$35,580
435 Lightning protection	1	LS	\$25,000.00	\$25,000
436 Seismic restraints, labelling, coring, sleeves & fire stopping	1	LS	\$50,000.00	\$50,000
437 Coordination & management	1	LS	\$10,000.00	\$10,000
438 Fees & Permits	1	LS	\$15,000.00	\$15,000
439 Demolition of electrical to existing building	1	LS	\$7,000.00	\$7,000
440 26 00 00 Electrical Total				\$1,409,685
441				
442 27-COMMUNICATIONS				
443				
444 27 00 00 Communications				
445 Tel/data, boxes and strings	29,650	GSF	\$1.00	\$29,650
446 Tel/data, devices/wiring/equipment, etc. (Turn-key)	29,650	GSF	\$3.00	\$88,950
447 A/V, boxes and strings	29,650	GSF	\$1.69	\$50,000



Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
448 A/V, Package, new, allowance	29,650	GSF	\$3.37	\$100,000
449 Security, boxes and strings	29,650	GSF	\$0.50	\$14,825
450 Security, new cameras	10	EA	\$2,900.00	\$29,000
451 Security, Conduit and wiring for cameras	300	LF	\$35.00	\$10,500
452 Security, Back-end equipment and infrastructure	1	LS	\$15,000.00	\$15,000
453 27 00 00 Communications Total				\$337,925
454				
455				
456 31-EARTHWORK				
457				
458 31 10 00 Site Clearing				
459 <i>Site Demolition</i>				
460 Misc site demo for new work	1	LS	\$15,000.00	\$15,000
461 31 10 00 Site Clearing Total				\$15,000
462				
463 31 20 00 Earthmoving				
464 <i>Building Earth Moving</i>				
465 Misc interior trenching and backfilling for interior underground piping	1	LS	\$21,000.00	\$21,000
466				
467 <i>Site Earthwork</i>				
468 Misc site earthwork for exterior improvements	1	LS	\$48,000.00	\$48,000
469 Site earthwork for utilities	1	LS	\$19,200.00	\$19,200
470 31 20 00 Earthmoving Total				\$88,200
471				
472 31 25 00 Erosion and Sedimentation Controls				
473 Erosion control barrier	400	LF	\$12.00	\$4,800
474 Haybales at stockpile soil	1	AL	\$500.00	\$500
475 Inlet protection at existing and proposed drain inlets	5	EA	\$250.00	\$1,250
476 Environmental protection	1	AL	\$5,000.00	\$5,000
477 Culvert at path	1	EA	\$7,500.00	\$7,500
478 31 25 00 Erosion And Sedimentation Controls Total				\$19,050
479				
481 32-EXTERIOR IMPROVEMENTS				
482				
483 32 00 00 Bituminous Concrete Pavement				
484 Demo existing parking/drive areas	25,000	SF	\$1.00	\$25,000
485 New asphalt paving	25,000	SF	\$3.50	\$87,500
486 <i>Paving Specialties</i>				
487 Crosswalk allowance	1	AL	\$475.00	\$475



Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
488 Parking stall painting	1	LS	\$2,500.00	\$2,500
489 Misc. marking and directional pavement markings	1	LS	\$1,500.00	\$1,500
490 32 00 00 Bituminous Concrete Pavement Total				\$116,975
491				
492 32 13 00 Site Concrete				
493 Existing sidewalk repairs, Concord Avenue	1	LS	\$15,000.00	\$15,000
494 Site utility pads, as required	1	LS	\$2,500.00	\$2,500
495 New ADA compliant walkway/ramp, TBD based on site conditions	500	SF	\$240.00	\$120,000
496 32 13 00 Site Concrete Total				\$137,500
497				
498				
499 32 14 13 Concrete Unit Paving				
500 Paver area at back seating area	900	SF	\$55.00	\$49,500
501 32 14 13 Concrete Unit Paving Total				\$49,500
502				
503 32 16 40 Curb				
504 Curbing, remove, reset, replace	1	LS	\$12,000.00	\$12,000
505 32 16 40 Curb Total				\$12,000
506				
507 32 97 00 Site Furnishings				
508 Bench	4	EA	\$1,800.00	\$7,200
509 Table, 4 chairs	4	EA	\$2,400.00	\$9,600
510 Flagpole and foundation	1	EA	\$7,500.00	\$7,500
511 Granite post	4	EA	\$1,200.00	\$4,800
512 Site pipe bollard	10	EA	\$600.00	\$6,000
513 Bike rack	1	EA	\$1,500.00	\$1,500
514 Trash / Recycle receptacles	2	EA	\$600.00	\$1,200
515 Rework and repair steps, landings and railing at entrance, Concord Ave	1	LS	\$75,000.00	\$75,000
516 Misc. site improvement	1	AL	\$25,000.00	\$25,000
517 32 97 00 Site Furnishings Total				\$137,800
518				
519 32 93 10 Tree, Shrubs, and Groundcovers				
520 Greenspace, site improvements and restoration	1	LS	\$30,000.00	\$30,000
521 32 93 10 Tree, Shrubs, And Groundcovers Total				\$30,000
522				
523				
524 33-UTILITIES				
525				
526 33 10 00 Water Distribution				
527 6" CLDI FP	60	LF	\$90.00	\$5,400



Direct Trade Cost Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
528 2" Type K copper domestic water service	60	LF	\$44.00	\$2,640
529 Thrust blocks	1	LS	\$300.00	\$300
530 6" T, S,& G, street connection	1	EA	\$12,000.00	\$12,000
531 2" T, S,& G	1	EA	\$3,600.00	\$3,600
532 33 10 00 Water Distribution Total				\$23,940
533				
534 33 30 00 Sanitary Sewerage				
535 Wye connection at street - Street logistics	1	EA	\$12,000.00	\$12,000
536 SMH	1	EA	\$4,000.00	\$4,000
537 8" PVC	60	LF	\$56.00	\$3,360
538 33 30 00 Sanitary Sewerage Total				\$19,360
539				
540 33 40 00 Storm Drainage				
541 New underground drainage for parking area	25,000	SF	\$6.00	\$150,000
542 New underground drainage for building roof run-off management	15,000	SF	\$6.00	\$90,000
543 Street Logistics	1	LS	\$12,000.00	\$12,000
544 33 40 00 Storm Drainage Total				\$252,000
545				
546 33 50 00 Gas Service				
547 New service line				By Others
548 Trenching and backfill only for new service line	60	LF	\$260.00	\$15,600
549 33 50 00 Gas Service Total				\$15,600
550				
551				
552 33 70 00 Electrical Utilities				
553 Transformer pad	1	LS	\$2,500.00	\$2,500
554 1000A secondary duct bank, allow	150	LF	\$250.00	\$37,500
555 Tap existing communications duct bank for extension	1	LS	\$2,500.00	\$2,500
556 Communication duct bank, allow	60	LF	\$120.00	\$7,200
557 Handhole	1	LS	\$1,500.00	\$1,500
558 <i>Site lighting:</i>				
559 Type G1, pole mounted parking area LED	7	EA	\$2,700.00	\$18,900
560 Type G2, pedestrian pole light	8	EA	\$2,200.00	\$17,600
561 Type G3, allow ground mount flagpole fixture	4	EA	\$650.00	\$2,600
562 Pole base	7	EA	\$500.00	\$3,500
563 Circuitry, allow	1,000	LF	\$18.00	\$18,000
564 Control	1	LS	\$1,500.00	\$1,500
565 33 70 00 Electrical Utilities Total				\$113,300
566				



Excluded Items of Work from Johnson Robert's Report

Current Year

2021

ELEMENT	Fiscal Year	QUANTITY	UNIT	UNIT RATE	COST
8 Repairs to existing window sills, headers & reveals	2024	29,650	GSF		
9 Repairs to existing window sills, headers & reveals	Allowance	115	EA	\$975.00	\$112,125
10 Subtotal					\$112,125
11 Markups		0.00%			\$0
12 Escalation		0.00%			\$0
13 Repairs to existing window sills, headers & reveals - Total					\$112,100
14					
15 Structural Repairs to Existing Structure	2024	29,650	GSF		
16 Structural Repairs to Existing Structure	Allowance	29,650	GSF	\$3.37	\$100,000
17 Subtotal					\$100,000
18 Markups		0.00%			\$0
19 Escalation		0.00%			\$0
20 Structural Repairs to Existing Structure - Total					\$100,000
21					
22					
23 Wiring & Equipment for Communication Systems	2024	29,650	GSF		
24 Wiring & Equipment for Communication Systems		29,650	GSF	\$5.00	\$148,250
25 Subtotal					\$148,250
26 Markups		0.00%			\$0
27 Escalation		0.00%			\$0
28 Wiring & Equipment for Communication Systems - Total					\$148,300
29					
30 Wiring & Equipment for Security Systems	2024	29,650	GSF		
31 Wiring & Equipment for Security Systems		29,650	GSF	\$3.37	\$100,000
32 Subtotal					\$100,000
33 Markups		0.00%			\$0
34 Escalation		0.00%			\$0
35 Wiring & Equipment for Security Systems - Total					\$100,000
36					
37 Interior Feature Signage	2024	29,650	GSF		
38 Signage and Directory at Main Entrance		1	EA	\$5,000.00	\$5,000
39 Signage and Director at other levels		2	EA	\$5,000.00	\$10,000
40 Subtotal					\$15,000
41 Markups		0.00%			\$0
42 Escalation		0.00%			\$0
43 Interior Feature Signage - Total					\$15,000
44					
45 Modifications & improvements to existing site, paving	2024	29,650	GSF		
46 New paving		25,000	SF	\$3.50	\$87,500
47 Pavement markings		1	LS	\$3,500.00	\$3,500
48 Subtotal					\$91,000
49 Markups		0.00%			\$0
50 Escalation		0.00%			\$0
51 Modifications & improvements to existing site, paving - Total					\$91,000
52					
53 Re-routing site water and sewer lines	2024	29,650	GSF		
54 New site water line & valves, tie into existing		75	LF	\$180.00	\$13,500
55 New site sewer line, tie into existing		75	LF	\$120.00	\$9,000
56 Site surfaces patching from underground work		900	SF	\$8.00	\$7,200



Excluded Items of Work from Johnson Robert's Report

Current Year

2021

ELEMENT	Fiscal Year	QUANTITY	UNIT	UNIT RATE	COST
57 Street connections		2	EA	\$8,500.00	\$17,000
58 Subtotal					\$46,700
59 Markups		0.00%			\$0
60 Escalation		0.00%			\$0
61 Re-routing site water and sewer lines - Total					\$46,700
62					
63 Re-routing site electrical and communication lines	2024	29,650	GSF		
64 Reroute underground site electrical lines		100	LF	\$165.00	\$16,500
65 Reroute underground site communication lines		100	LF	\$80.00	\$8,000
66 Concrete encasement ductbank		200	LF	\$75.00	\$15,000
67 Site surfaces patching from underground work		1,200	SF	\$8.00	\$9,600
68 Subtotal					\$49,100
69 Markups		0.00%			\$0
70 Escalation		0.00%			\$0
71 Re-routing site electrical and communication lines - Total					\$49,100
72					
73 Mock-ups (Exterior and interior construction)	2024	29,650	GSF		
74 Exterior façade mock-ups, if required		1	LS	\$15,000.00	\$15,000
75 Interior mock-ups, if required		1	LS	\$5,000.00	\$5,000
76 Subtotal					\$20,000
77 Markups		0.00%			\$0
78 Escalation		0.00%			\$0
79 Mock-ups (Exterior and interior construction) - Total					\$20,000
80					
81 Total for All Above Work					\$1,023,275