

DIRECTIONAL LOGIC

East Palo Alto Branch Library New Construction

Concept Design Cost Plan
June 6, 2019



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Prepared for:

wHy Architects
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Los Angeles CA 90232

Prepared by:

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Suite 400
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Project Reference: 2018-0098.120

Overall Summary

	SF	\$/SF	TOTAL \$x1,000
New Construction			
Library	23,878	857.00	20,474
TOTAL BUILDING CONSTRUCTION	23,878	857.00	20,474
Sitework			
Existing Building Demo			N/A
Sitework	43,527	47.00	2,044
TOTAL SITEWORK			2,044
TOTAL BUILDING AND SITEWORK			22,518
Escalation To Start Date (January 2021)	8.00%		2,000
TOTAL ESCALATED CONSTRUCTION COST			24,518
Project Soft Costs (To Be Reviewed and Verified With Owner)			
Acquisition Costs			Excluded
Design and Engineering Services	13%		3,190
Furnishings, Fixtures and Equipment		23,878	30.00
Public Art	1%		Excluded
Testing, Inspection and Permit	2%		370
Other Owner's Soft Costs	5%		1,230
Contingencies	10%		2,450
TOTAL PROJECT SOFT COSTS	32%		7,956
RECOMMENDED BUDGET FOR PROJECT			32,474

Add Alternates:

01 Premium for LEED Platinum over Gold	1,000
02 Net Zero - incl PV Panels	3,000

Excludes:

- Land and easement acquisition
- Environmental impact mitigation
- Move in and Pre-opening Costs
- Financing and Legal
- Offsite Development (B Permit)




















Library Areas & Control Quantities

Areas	FFH	PERIM	SF	%	NSF
Enclosed Areas					
Level 1	12	440	10,915		
Level 2	14	493	10,965		
Subtotal of Enclosed Areas			21,880		
Covered Areas					
Decks			3,995		
Subtotal of Covered Areas at Half Value			1,998		
TOTAL GROSS FLOOR AREA			23,878	1.83	13,047

Program Areas	%	NSF
Welcome lobby	5%	712
Cabinet of curiosity	12%	1,535
Community resource center	9%	1,235
Culinary literacy center	7%	965
Kids and family	21%	2,785
Staff resource center	9%	1,130
Collection and study	36%	4,685

Control Quantities		Ratio to GFA
Number of stories (x1,000)	2 EA	0.084
Gross Area	23,878 SF	1.000
Enclosed Area	21,880 SF	0.916
Covered Area	3,995 SF	0.167
Footprint Area	11,000 SF	0.461
Volume	284,490 CF	11.915
Basement Volume	0 CF	-
Gross Wall Area	14,154 SF	0.593
Retaining Wall Area	0 SF	-
Finished Wall Area	14,154 SF	0.593
Windows or Glazing	41% 5,738 SF	0.240
Roof Area - Flat	11,120 SF	0.466
Roof Area - Sloping	0 SF	-
Roof Area - Total	11,120 SF	0.466
Interior Partitions	983 LF	0.041
Finished Area	21,880 SF	0.916
Elevators (x10,000)	1 EA	0.419
Plumbing Fixtures (x1,000)	20 EA	0.838

Library Summary

		%	\$/SF	TOTAL
	Gross Area:		23,878 SF	
Foundations		3%	24.48	585
Vertical Structure		2%	14.99	358
Floor and Roof Structure		12%	106.23	2,537
External Cladding		14%	123.46	2,948
Roofing and Waterproofing		4%	32.93	786
Shell		35%	302.10	7,213
Interior Partitions		5%	44.54	1,064
Interior Finishes		4%	33.17	792
Interiors		9%	77.71	1,856
Equipment and Specialties		11%	93.62	2,235
Vertical Transportation		2%	15.39	368
Equipment & Vertical Transportation		13%	109.01	2,603
Plumbing		2%	18.30	437
HVAC		8%	67.61	1,614
Electrical		8%	69.33	1,655
Fire Protection		1%	7.00	167
Mechanical & Electrical		19%	162.24	3,874
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		76%	651.05	15,545
Contingency for Development of Design	12.00% 	9%	78.13	1,865
Construction Contingency	3.00% 	3%	21.88	522
Phasing / Temporary Work	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		88%	751.05	17,933
General Requirements	2.00% 	2%	15.02	359
General Conditions	5.00% 	4%	38.30	915
Insurances and Bond	2.50% 	2%	20.11	480
Contractor Fee	4.00% 	4%	32.98	787
BUILDING CONSTRUCTION COST BEFORE ESCALATION		100%	857.47	20,474
See Overall Summary for Escalation	0.00%	0%	0.00	0
RECOMMENDED BUDGET		100%	857.46	20,474

Library

Description	Quantity	Unit	Rate	Total
Shell				
Foundations				
Building pad preparation				
Overexcavation and recompact of building footprint	1,222	CY	30.00	36,660
Footing				
Mat foundation, allow 24" deep				
Excavation	2,037	CY	30.00	61,110
Backfill	1,222	CY	27.00	32,994
Haul excess	815	CY	35.00	28,525
Formwork	880	SF	15.00	13,200
Reinforcement, assume 150lbs/cy	122,250	LB	1.20	146,700
Concrete, 4000 psi	815	CY	295.00	240,425
Miscellaneous				
Elevator pit	1	EA	25,000.00	25,000
				584,614
Vertical Structure				
Steel columns				
30% HSS steel columns, approx. 1 lb/GSF	12	T	5,000.00	59,694
70% HSS steel MF columns, approx. 3.5 lb/GSF	42	T	5,500.00	229,821
Fireproofing Steelwork				
Spray-in fireproofing to steel columns	54	T	450.00	24,176
Miscellaneous steel				
	8	T	5,500.00	44,323
				358,013
Floor and Roof Structure				
Floor at lowest level				
Reinforced concrete topping slab	11,000	SF	7.00	77,000
Suspended floors				

Library

Description	Quantity	Unit	Rate	Total
WF steel beams, approx. 2.5 lb/GSF	30	T	5,000.00	149,234
MF steel beams, approx. 8 lb/GSF	96	T	5,500.00	525,305
CLT decking				
5 ply cross laminated timber (CLT) floor, arch grade	10,965	SF	30.00	328,950
Concrete infill				
Reinforced lightweight concrete infill, 3"	102	CY	450.00	45,688
Finish and cure	10,965	SF	3.00	32,895
Balcony deck				
WF steel beams, approx. 3 lb/SF	6	T	5,000.00	29,963
CLT decking				
5 ply cross laminated timber (CLT) floor	3,995	SF	30.00	119,850
Concrete infill				
Reinforced lightweight concrete infill, 3"	37	CY	450.00	16,646
Finish and cure	3,995	SF	3.00	11,985
Flat roofs				
WF steel beams, approx. 6 lb/GSF	72	T	5,000.00	358,163
CLT decking				
3 ply cross laminated timber (CLT) floor	11,120	SF	25.00	278,000
Fireproofing Steelwork				
Fireproofing to steelwork	203	T	450.00	91,342
High performance fire-proof coating on exposed steel	10	T	5,000.00	50,000
Miscellaneous				
Metals, supports and connections - allow 15%	30	T	5,500.00	167,460

Library

Description	Quantity	Unit	Rate	Total
Miscellaneous				
Miscellaneous metals	23,878	SF	4.50	107,449
Rough carpentry and blocking	23,878	SF	0.50	11,939
Concrete pads and curbs	1	LS	15,000.00	15,000
Penetrations and coring	23,878	SF	0.75	17,908
Provisions for PV panels supports	2,105	SF	20.00	42,100
Acoustic isolation and separation	23,878	SF	2.50	59,694
				2,536,569
External Cladding				
Exterior wall framing				
Metal stud framing 8" at 16" o.c.	13,010	SF	15.00	195,150
Gypsum board sheathing, 5/8"	13,010	SF	8.00	104,080
Waterproofing vapor barrier	13,010	SF	1.50	19,515
R19 batt insulation	13,010	SF	5.00	65,050
Exterior cladding				
Solid panel, allow \$100/sf	7,272	SF	100.00	727,200
Interior finish to exterior walls				
Gypsum board sheathing, taped and sanded, 5/8"	13,010	SF	10.00	130,100
Paint finish to gypsum board	13,010	SF	2.50	32,525
Windows, glazing and louvers				
Aluminum glazed curtain wall	5,738	SF	180.00	1,032,840
Exterior doors and frames				
Aluminum framed storefront doors, single, 3'x 8'	5	EA	7,500.00	37,500
Aluminum framed storefront doors, double, 6'x 8'	1	EA	12,000.00	12,000
HM framed doors and frames, double, 3'x 8'	3	EA	3,200.00	9,600
Fascia, bands, screens and trim				
Soffits, allow \$75/sf	3,995	SF	75.00	299,625
Painted steel railing, second level, allow	266	LF	425.00	113,050
Screen and parapets				
Finish to back of deck walls, 2nd level	532	SF	50.00	26,600
Penthouse screen and supports	1,144	SF	125.00	143,000

Library

Description	Quantity	Unit	Rate	Total
				2,947,835
Roofing and Waterproofing				
Waterproofing				
Waterproofing to elevator pits	1	EA	2,000.00	2,000
Insulation and sealants				
Tapered rigid insulation at roof	11,120	SF	4.50	50,040
Flat roof				
Single ply membrane roofing	11,120	SF	25.00	278,000
2nd level decks				
Roof pavers over pedestal system on decks	3,995	SF	40.00	159,800
Softscape - planting incl light weight soil	1,964	SF	75.00	147,300
Roofing upstands and sheet				
Miscellaneous flashing and sheetmetal	510	LF	25.00	12,750
Skylights				
Oculus	1	EA	80,000.00	80,000
Caulking and sealants				
	23,878	SF	1.00	23,878
Roof accessories				
Roof pavers at mechanical penthouses	1	LS	20,000.00	20,000
Roof access hatch	1	LS	10,000.00	10,000
Roof access ladder	1	EA	2,500.00	2,500
				786,268

Library

Description	Quantity	Unit	Rate	Total
Interiors				
Interior Partitions				
Partition framing and cores				
Metal studs				
3-5/8", 20ga	10,267	SF	12.00	123,204
Chase wall	1,673	SF	12.00	20,076
Shaft wall, 6", 18ga	750	SF	15.00	11,250
Partition surfacing				
Gypsum board taped and sanded, 5/8"	24,630	SF	8.00	197,040
Gypsum underlayment, allow 50% of partition	15,000	SF	4.50	67,500
Shaft liner, 1"	750	SF	15.00	11,250
Paint finish to gypsum board	24,630	SF	2.50	61,575
Allowance for rated walls	1	LS	20,000.00	20,000
Allowance for acoustics and sound criteria	1	LS	50,000.00	50,000
Sound insulation				
Batt insulation in walls	12,690	SF	1.25	15,863
Interior glazing				
Glazed storefront wall, 8'H	1,620	SF	100.00	162,000
Operable glass partition, 10'H	420	SF	185.00	77,700
Interior guardrail	90	LF	450.00	40,500
Column covers				
Gypsum board, column wraps and painted, 5/8", allow	35	EA	3,000.00	105,000
Interior doors, frames and hardware				
Hollow metal doors and frames including hardware and paint finish				
3'-0" x 7'-0"	11	EA	2,900.00	31,900
6'-0" x 7'-0"	1	EA	5,000.00	5,000
Aluminum framed glazed doors including hardware and finish				
3'-0" x 8'-0"	11	EA	2,900.00	31,900
6'-0" x 8'-0"	1	EA	6,800.00	6,800
Other special doors and hardware	1	LS	25,000.00	25,000
				1,063,558

Library

Description	Quantity	Unit	Rate	Total
Interior Finishes				
Floors				
Polished concrete at Kitchen	105	SF	10.00	1,050
Carpet tile all other areas	21,175	SF	8.00	169,400
Ceramic tile at WC	600	SF	28.00	16,800
Bases				
Tile base	277	LF	35.00	9,695
Vinyl base	1,689	LF	4.00	6,756
Walls				
Ceramic wall tile, 8'H	7,200	SF	30.00	216,000
Ceiling				
Exposed arch grade CLT deck	21,880	SF	3.50	76,580
Premium acoustical panels, 50% of Enc. Area	13,047	SF	15.00	195,705
Allowance for bulkheads	1	LS	50,000.00	50,000
Miscellaneous				
Acoustic materials and treatments	1	LS	25,000.00	25,000
Special finishes	1	LS	25,000.00	25,000
				791,986

Equipment & Vertical Transportation

Equipment and Specialties

Specialties

Allowance for specialties, including signage, tackboards, corner guards etc.	23,878	SF	2.00	47,755
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Prefabricated compartments and accessories

Grab bars	12	EA	360.00	4,320
Mirrors	66	SF	45.00	2,970
Soap dispensers	11	EA	75.00	825
Toilet paper / seat cover combo unit	12	EA	350.00	4,200
Paper towel / trash combo unit	6	EA	300.00	1,800
Changing station	2	EA	450.00	900

Library

Description	Quantity	Unit	Rate	Total
Toilet partitions				
ADA, phenolic, floor mounted	3	EA	1,200.00	3,600
Standard, phenolic, floor mounted	6	EA	1,100.00	6,600
Urinal	1	EA	350.00	350
Janitor closet	2	EA	2,500.00	5,000
Coat hooks	12	EA	75.00	900
Electric hand dryer	6	EA	300.00	1,800
Walk-off mats at entry	65	SF	45.00	2,925
Cabinets, countertops and shelving				
Quartz stone vanity countertops	66	SF	125.00	8,250
Quartz stone kitchen countertops and base cabinets	20	LF	350.00	7,000
Quartz stone staff breakroom countertops and base cabinets	15	LF	350.00	5,250
Amphitheater seating, steps and curved pony wall	250	LF	800.00	200,000
Culinary literacy center: teaching kitchen, storage, built-in seating and office, etc.	965	SF	85.00	82,025
Outdoor seating -FF&E				
Demonstration garden -FF&E				
Kids and family area: shelving, storage, built-in seating, etc.	2,785	SF	55.00	153,175
Cabinets and curiosity: shelving, storage, built-in seating, etc.	1,535	SF	75.00	115,125
Collection & study: shelving, storage, built-in seating, etc.	4,685	SF	55.00	257,675
Welcome lobby: reception, shelving, storage, built-in seating, etc.	712	SF	50.00	35,600
Staff resource area -FF&E	1,130	SF		
Community resource area -FF&E	1,235	SF		
Staff lockers	1	LS	5,000.00	5,000
Staff shower	1	LS	10,000.00	10,000
Library shelving	288	LF	3,500.00	1,008,000
Appliances				
Coffee station	1	LS	3,000.00	3,000
Refrigerator at breakroom	1	EA	5,000.00	5,000
Dishwasher	1	EA	3,500.00	3,500
Equipment				
Book drop	1	LS	10,000.00	10,000
Security gate	1	LS	25,000.00	25,000
Loading dock equipment	1	LS	12,000.00	12,000

Library

Description	Quantity	Unit	Rate	Total
Window shades				
Exterior window shades	5,738	SF	25.00	143,450
Interior window shades	2,040	SF	15.00	30,600
Amenities and convenience items				
Miscellaneous equipment brackets, allow	23,878	SF	0.20	4,776
Allowance for installation Owner provided equipment	23,878	SF	0.50	11,939
Window washing davits	1	LS	15,000.00	15,000
				2,235,309

Vertical Transportation

Elevators

Passenger elevator, 3,500, 350FPM, 2 stop	1	EA	150,000.00	150,000
Cab finish	1	EA	25,000.00	25,000

Circulation stairs

Primary steel stair, complete	1	FLT	150,000.00	150,000
Exit stair, allow	1	FLT	30,000.00	30,000

Miscellaneous

Miscellaneous stairs, ramps and steps	1	LS	5,000.00	5,000
Elevator pit ladders	1	LS	2,500.00	2,500
Loading docks	1	LS	5,000.00	5,000
				367,500

Mechanical & Electrical

Plumbing

Sanitary fixtures

Sanitary fixtures (water closets, urinals, lavatories, service sink, drinking fountains, dual-level) and local connection pipework, including motion activated flushing valves and low-flow type fixtures	20	FX	3,000.00	60,000
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Sanitary waste, vent and service pipework

Library

Description	Quantity	Unit	Rate	Total
Rough-in sanitary fixtures, including waste, vent and domestic service pipework	20	FX	4,500.00	90,000
Premium for separate greywater and blackwater system				<i>See Add Alternate</i>
Hose bibs, 3/4", including connection piping	23,878	SF	0.15	3,582
Floor drains and sinks, < = 6", complete with connection	2	EA	10,000.00	20,000
Condensate drainage, < 1"	23,878	SF	0.50	11,939
Water treatment, storage and circulation				
Heat exchanger, domestic, vertical storage, 165 gallon storage capacity, including 10 gallon expansion tank volume	1	LS	35,000.00	35,000
Hot water circulating pump, 10gpm, 1/3 hp	1	EA	3,000.00	3,000
Domestic water booster, triplex	1	EA	50,000.00	50,000
Sump and sewage pumps				
Elevator sump pump, simplex, 1/2 hp, including alarms, monitoring, controls and discharge pipework - allowance	1	LS	10,000.00	10,000
Natural gas system				
	23,878	SF		<i>None</i>
Roof and surface water drainage				
Roof and surface water drainage including roof & overflow drains, roof drain pipework, fittings, < = 8"	23,878	SF	1.50	35,816
Miscellaneous				
Testing and sterilization	150	HR	155.00	23,250
Subcontractor support for third party commissioning	100	HR	155.00	15,500
Seismic bracing and anchorage	23,878	SF	1.00	23,878
Coordination and BIM	1	LS	25,000.00	25,000
Project management	1	LS	30,000.00	30,000
				436,964

HVAC

HVAC

Welcome lobby	1,303	SF	70.00	91,213
Cabinet of curiosities	2,809	SF	70.00	196,646
Community resource center	2,260	SF	75.00	169,514
Culinary literacy center	1,766	SF	70.00	123,624
Kids and family	5,097	SF	65.00	331,296

Library

Description	Quantity	Unit	Rate	Total
Staff resource center	2,068	SF	70.00	144,762
Collection and study	8,574	SF	65.00	557,316
				1,614,371

Electrical

Main power and distribution	23,878	SF	7.00	167,143
PV Panels				<i>Add Alternate</i>
Emergency power	23,878	SF	3.00	71,633
Machine and equipment power	23,878	SF	2.00	47,755
User convenience power				
Receptacles, including conduit and cable, allow	23,878	SF	7.00	167,143

Lighting

Welcome lobby	1,303	SF	20.00	26,061
Cabinet of curocity	2,809	SF	15.00	42,138
Community resource center	2,260	SF	15.00	33,903
Culinary literacy center	1,766	SF	20.00	35,321
Kids and family	5,097	SF	15.00	76,453
Staff resource center	2,068	SF	15.00	31,020
Collection and study	8,574	SF	20.00	171,482
Lighting controls	23,878	SF	4.00	95,510
Exterior lighting	3,995	SF	20.00	

Lighting and power specialties	23,878	SF	1.00	23,878
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Telephone and communications

Welcome lobby	1,303	SF	10.00	13,030
Cabinet of curocity	2,809	SF	10.00	28,092
Community resource center	2,260	SF	12.00	27,122
Culinary literacy center	1,766	SF	15.00	26,491
Kids and family	5,097	SF	10.00	50,969
Staff resource center	2,068	SF	10.00	20,680
Collection and study	8,574	SF	12.00	102,889

Fire alarm system	23,878	SF	6.00	143,265
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Library

Description	Quantity	Unit	Rate	Total
Security	23,878	SF	3.50	83,571
Miscellaneous				
Subcontractor support for third party commissioning	1	LS	25,000.00	25,000
Seismic bracing and anchorage	23,878	SF	1.50	35,816
Coordination and BIM	1	LS	30,000.00	30,000
Project management	1	LS	79,000.00	79,000
				1,655,365

Fire Protection

Fire sprinklers

Wet pipe system, complete	23,878	SF	7.00	167,143
Soffit area	3,995	SF	7.00	
				167,143




















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Volume	284,490 CF	11.915
Basement Volume	0 CF	-
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Finished Area	21,880 SF	0.916
Elevators (x10,000)	1 EA	0.419
Plumbing Fixtures (x1,000)	20 EA	0.838

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Vertical Structure		2%	14.99	358
Floor and Roof Structure		10%	86.61	2,068
External Cladding		14%	123.46	2,948
Roofing and Waterproofing		4%	32.93	786
Shell		33%	282.47	6,745
Interior Partitions		5%	44.54	1,064
Interior Finishes		6%	52.87	1,262
Interiors		11%	97.41	2,326
Equipment and Specialties		11%	93.62	2,235
Vertical Transportation		2%	15.39	368
Equipment & Vertical Transportation		13%	109.01	2,603
Plumbing		2%	18.30	437
HVAC		8%	67.61	1,614
Electrical		8%	69.33	1,655
Fire Protection		1%	7.00	167
Mechanical & Electrical		19%	162.24	3,874
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		76%	651.13	15,547
Contingency for Development of Design	12.00% 	9%	78.14	1,866
Construction Contingency	3.00% 	3%	21.88	522
Phasing / Temporary Work	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		88%	751.14	17,935
General Requirements	2.00% 	2%	15.02	359
General Conditions	5.00% 	4%	38.31	915
Insurances and Bond	2.50% 	2%	20.11	480
Contractor Fee	4.00% 	4%	32.98	788
BUILDING CONSTRUCTION COST BEFORE ESCALATION		100%	857.57	20,477
See Overall Summary for Escalation	0.00%	0%	0.00	0
RECOMMENDED BUDGET		100%	857.59	20,477

Library

Description	Quantity	Unit	Rate	Total
Shell				
Foundations				
Building pad preparation				
Overexcavation and recompact of building footprint	1,222	CY	30.00	36,660
Footing				
Mat foundation, allow 24" deep				
Excavation	2,037	CY	30.00	61,110
Backfill	1,222	CY	27.00	32,994
Haul excess	815	CY	35.00	28,525
Formwork	880	SF	15.00	13,200
Reinforcement, assume 150lbs/cy	122,250	LB	1.20	146,700
Concrete, 4000 psi	815	CY	295.00	240,425
Miscellaneous				
Elevator pit	1	EA	25,000.00	25,000
				584,614
Vertical Structure				
Steel columns				
30% HSS steel columns, approx. 1 lb/GSF	12	T	5,000.00	59,694
70% HSS steel MF columns, approx. 3.5 lb/GSF	42	T	5,500.00	229,821
Fireproofing Steelwork				
Spray-in fireproofing to steel columns	54	T	450.00	24,176
Miscellaneous steel				
	8	T	5,500.00	44,323
				358,013
Floor and Roof Structure				
Floor at lowest level				
Reinforced concrete topping slab	11,000	SF	7.00	77,000
Suspended floors				

Library

Description	Quantity	Unit	Rate	Total
WF steel beams, approx. 2.5 lb/GSF	30	T	5,000.00	149,234
MF steel beams, approx. 8 lb/GSF	96	T	5,500.00	525,305
Metal deck				
Metal decking, 3"	10,965	SF	10.00	109,650
Concrete infill				
Reinforced lightweight concrete infill, 2"	102	CY	425.00	43,149
Finish and cure	10,965	SF	3.00	32,895
Balcony deck				
WF steel beams, approx. 3 lb/SF	6	T	5,000.00	29,963
Metal deck				
Metal decking, 3"	3,995	SF	10.00	39,950
Concrete infill				
Reinforced lightweight concrete infill, 2"	37	CY	450.00	16,646
Finish and cure	3,995	SF	3.00	11,985
Flat roofs				
WF steel beams, approx. 6 lb/GSF	72	T	5,000.00	358,163
Metal deck				
Metal decking, 3"	11,120	SF	10.00	111,200
Fireproofing Steelwork				
Fireproofing to steelwork	203	T	450.00	91,342
High performance fire-proof coating on exposed steel	10	T	5,000.00	50,000
Miscellaneous				
Metals, supports and connections - allow 15%	30	T	5,500.00	167,460

Library

Description	Quantity	Unit	Rate	Total
Miscellaneous				
Miscellaneous metals	23,878	SF	4.50	107,449
Rough carpentry and blocking	23,878	SF	0.50	11,939
Concrete pads and curbs	1	LS	15,000.00	15,000
Penetrations and coring	23,878	SF	0.75	17,908
Provisions for PV panels supports	2,105	SF	20.00	42,100
Acoustic isolation and separation	23,878	SF	2.50	59,694
				2,068,031

External Cladding

Exterior wall framing

Metal stud framing 8" at 16" o.c.	13,010	SF	15.00	195,150
Gypsum board sheathing, 5/8"	13,010	SF	8.00	104,080
Waterproofing vapor barrier	13,010	SF	1.50	19,515
R19 batt insulation	13,010	SF	5.00	65,050

Exterior cladding

Solid panel, allow \$100/sf	7,272	SF	100.00	727,200
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Interior finish to exterior walls

Gypsum board sheathing, taped and sanded, 5/8"	13,010	SF	10.00	130,100
Paint finish to gypsum board	13,010	SF	2.50	32,525

Windows, glazing and louvers

Aluminum glazed curtain wall	5,738	SF	180.00	1,032,840
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Exterior doors and frames

Aluminum framed storefront doors, single, 3'x 8'	5	EA	7,500.00	37,500
Aluminum framed storefront doors, double, 6'x 8'	1	EA	12,000.00	12,000
HM framed doors and frames, double, 3'x 8'	3	EA	3,200.00	9,600

Fascia, bands, screens and trim

Soffits, allow \$75/sf	3,995	SF	75.00	299,625
Painted steel railing, second level, allow	266	LF	425.00	113,050

Screen and parapets

Finish to back of deck walls, 2nd level	532	SF	50.00	26,600
Penthouse screen and supports	1,144	SF	125.00	143,000

Library

Description	Quantity	Unit	Rate	Total
				2,947,835
Roofing and Waterproofing				
Waterproofing				
Waterproofing to elevator pits	1	EA	2,000.00	2,000
Insulation and sealants				
Tapered rigid insulation at roof	11,120	SF	4.50	50,040
Flat roof				
Single ply membrane roofing	11,120	SF	25.00	278,000
2nd level decks				
Roof pavers over pedestal system on decks	3,995	SF	40.00	159,800
Softscape - planting incl light weight soil	1,964	SF	75.00	147,300
Roofing upstands and sheet				
Miscellaneous flashing and sheetmetal	510	LF	25.00	12,750
Skylights				
Oculus	1	EA	80,000.00	80,000
Caulking and sealants				
	23,878	SF	1.00	23,878
Roof accessories				
Roof pavers at mechanical penthouses	1	LS	20,000.00	20,000
Roof access hatch	1	LS	10,000.00	10,000
Roof access ladder	1	EA	2,500.00	2,500
				786,268

Library

Description	Quantity	Unit	Rate	Total
Interiors				
Interior Partitions				
Partition framing and cores				
Metal studs				
3-5/8", 20ga	10,267	SF	12.00	123,204
Chase wall	1,673	SF	12.00	20,076
Shaft wall, 6", 18ga	750	SF	15.00	11,250
Partition surfacing				
Gypsum board taped and sanded, 5/8"	24,630	SF	8.00	197,040
Gypsum underlayment, allow 50% of partition	15,000	SF	4.50	67,500
Shaft liner, 1"	750	SF	15.00	11,250
Paint finish to gypsum board	24,630	SF	2.50	61,575
Allowance for rated walls	1	LS	20,000.00	20,000
Allowance for acoustics and sound criteria	1	LS	50,000.00	50,000
Sound insulation				
Batt insulation in walls	12,690	SF	1.25	15,863
Interior glazing				
Glazed storefront wall, 8'H	1,620	SF	100.00	162,000
Operable glass partition, 10'H	420	SF	185.00	77,700
Interior guardrail	90	LF	450.00	40,500
Column covers				
Gypsum board, column wraps and painted, 5/8", allow	35	EA	3,000.00	105,000
Interior doors, frames and hardware				
Hollow metal doors and frames including hardware and paint finish				
3'-0" x 7'-0"	11	EA	2,900.00	31,900
6'-0" x 7'-0"	1	EA	5,000.00	5,000
Aluminum framed glazed doors including hardware and finish				
3'-0" x 8'-0"	11	EA	2,900.00	31,900
6'-0" x 8'-0"	1	EA	6,800.00	6,800
Other special doors and hardware	1	LS	25,000.00	25,000

Library

Description	Quantity	Unit	Rate	Total
				1,063,558
Interior Finishes				
Floors				
Polished concrete at Kitchen	105	SF	10.00	1,050
Carpet tile all other areas	21,175	SF	8.00	169,400
Ceramic tile at WC	600	SF	28.00	16,800
Bases				
Tile base	277	LF	35.00	9,695
Vinyl base	1,689	LF	4.00	6,756
Walls				
Ceramic wall tile, 8'H	7,200	SF	30.00	216,000
Ceiling				
Suspended gypsum board ceiling	21,880	SF	25.00	547,000
Premium acoustical panels, 50% of Enc. Area	13,047	SF	15.00	195,705
Allowance for bulkheads	1	LS	50,000.00	50,000
Miscellaneous				
Acoustic materials and treatments	1	LS	25,000.00	25,000
Special finishes	1	LS	25,000.00	25,000
				1,262,406

Equipment & Vertical Transportation

Equipment and Specialties

Specialties

Allowance for specialties, including signage, tackboards, corner guards etc.	23,878	SF	2.00	47,755
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Prefabricated compartments and accessories

Grab bars	12	EA	360.00	4,320
Mirrors	66	SF	45.00	2,970
Soap dispensers	11	EA	75.00	825
Toilet paper / seat cover combo unit	12	EA	350.00	4,200
Paper towel / trash combo unit	6	EA	300.00	1,800

Library

Description	Quantity	Unit	Rate	Total
Changing station	2	EA	450.00	900
Toilet partitions				
ADA, phenolic, floor mounted	3	EA	1,200.00	3,600
Standard, phenolic, floor mounted	6	EA	1,100.00	6,600
Urinal	1	EA	350.00	350
Janitor closet	2	EA	2,500.00	5,000
Coat hooks	12	EA	75.00	900
Electric hand dryer	6	EA	300.00	1,800
Walk-off mats at entry	65	SF	45.00	2,925
Cabinets, countertops and shelving				
Quartz stone vanity countertops	66	SF	125.00	8,250
Quartz stone kitchen countertops and base cabinets	20	LF	350.00	7,000
Quartz stone staff breakroom countertops and base cabinets	15	LF	350.00	5,250
Amphitheater seating, steps and curved pony wall	250	LF	800.00	200,000
Culinary literacy center: teaching kitchen, storage, built-in seating and office, etc.	965	SF	85.00	82,025
Outdoor seating -FF&E				
Demonstration garden -FF&E				
Kids and family area: shelving, storage, built-in seating, etc.	2,785	SF	55.00	153,175
Cabinets and curiosity: shelving, storage, built-in seating, etc.	1,535	SF	75.00	115,125
Collection & study: shelving, storage, built-in seating, etc.	4,685	SF	55.00	257,675
Welcome lobby: reception, shelving, storage, built-in seating, etc.	712	SF	50.00	35,600
Staff resource area -FF&E	1,130	SF		
Community resource area -FF&E	1,235	SF		
Staff lockers	1	LS	5,000.00	5,000
Staff shower	1	LS	10,000.00	10,000
Library shelving	288	LF	3,500.00	1,008,000
Appliances				
Coffee station	1	LS	3,000.00	3,000
Refrigerator at breakroom	1	EA	5,000.00	5,000
Dishwasher	1	EA	3,500.00	3,500
Equipment				
Book drop	1	LS	10,000.00	10,000
Security gate	1	LS	25,000.00	25,000

Library

Description	Quantity	Unit	Rate	Total
Loading dock equipment	1	LS	12,000.00	12,000
Window shades				
Exterior window shades	5,738	SF	25.00	143,450
Interior window shades	2,040	SF	15.00	30,600
Amenities and convenience items				
Miscellaneous equipment brackets, allow	23,878	SF	0.20	4,776
Allowance for installation Owner provided equipment	23,878	SF	0.50	11,939
Window washing davits	1	LS	15,000.00	15,000
				2,235,309

Vertical Transportation

Elevators

Passenger elevator, 3,500, 350FPM, 2 stop	1	EA	150,000.00	150,000
Cab finish	1	EA	25,000.00	25,000

Circulation stairs

Primary steel stair, complete	1	FLT	150,000.00	150,000
Exit stair, allow	1	FLT	30,000.00	30,000

Miscellaneous

Miscellaneous stairs, ramps and steps	1	LS	5,000.00	5,000
Elevator pit ladders	1	LS	2,500.00	2,500
Loading docks	1	LS	5,000.00	5,000
				367,500

Mechanical & Electrical

Plumbing

Sanitary fixtures

Sanitary fixtures (water closets, urinals, lavatories, service sink, drinking fountains, dual-level) and local connection pipework, including motion activated flushing valves and low-flow type fixtures	20	FX	3,000.00	60,000
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Library

Description	Quantity	Unit	Rate	Total
Sanitary waste, vent and service pipework				
Rough-in sanitary fixtures, including waste, vent and domestic service pipework	20	FX	4,500.00	90,000
Premium for separate greywater and blackwater system				<i>See Add Alternate</i>
Hose bibs, 3/4", including connection piping	23,878	SF	0.15	3,582
Floor drains and sinks, < = 6", complete with connection	2	EA	10,000.00	20,000
Condensate drainage, < 1"	23,878	SF	0.50	11,939
Water treatment, storage and circulation				
Heat exchanger, domestic, vertical storage, 165 gallon storage capacity, including 10 gallon expansion tank volume	1	LS	35,000.00	35,000
Hot water circulating pump, 10gpm, 1/3 hip	1	EA	3,000.00	3,000
Domestic water booster, triplex	1	EA	50,000.00	50,000
Sump and sewage pumps				
Elevator sump pump, simplex, 1/2 hip, including alarms, monitoring, controls and discharge pipework - allowance	1	LS	10,000.00	10,000
Natural gas system				
	23,878	SF		<i>None</i>
Roof and surface water drainage				
Roof and surface water drainage including roof & overflow drains, roof drain pipework, fittings, < = 8"	23,878	SF	1.50	35,816
Miscellaneous				
Testing and sterilization	150	HR	155.00	23,250
Subcontractor support for third party commissioning	100	HR	155.00	15,500
Seismic bracing and anchorage	23,878	SF	1.00	23,878
Coordination and BIM	1	LS	25,000.00	25,000
Project management	1	LS	30,000.00	30,000
				436,964

HVAC

HVAC

Welcome lobby	1,303	SF	70.00	91,213
Cabinet of curocity	2,809	SF	70.00	196,646
Community resource center	2,260	SF	75.00	169,514
Culinary literacy center	1,766	SF	70.00	123,624

Library

Description	Quantity	Unit	Rate	Total
Kids and family	5,097	SF	65.00	331,296
Staff resource center	2,068	SF	70.00	144,762
Collection and study	8,574	SF	65.00	557,316
				1,614,371
Electrical				
Main power and distribution	23,878	SF	7.00	167,143
PV Panels				<i>Add Alternate</i>
Emergency power	23,878	SF	3.00	71,633
Machine and equipment power	23,878	SF	2.00	47,755
User convenience power				
Receptacles, including conduit and cable, allow	23,878	SF	7.00	167,143
Lighting				
Welcome lobby	1,303	SF	20.00	26,061
Cabinet of curocity	2,809	SF	15.00	42,138
Community resource center	2,260	SF	15.00	33,903
Culinary literacy center	1,766	SF	20.00	35,321
Kids and family	5,097	SF	15.00	76,453
Staff resource center	2,068	SF	15.00	31,020
Collection and study	8,574	SF	20.00	171,482
Lighting controls	23,878	SF	4.00	95,510
Lighting and power specialties	23,878	SF	1.00	23,878
Telephone and communications				
Welcome lobby	1,303	SF	10.00	13,030
Cabinet of curocity	2,809	SF	10.00	28,092
Community resource center	2,260	SF	12.00	27,122
Culinary literacy center	1,766	SF	15.00	26,491
Kids and family	5,097	SF	10.00	50,969
Staff resource center	2,068	SF	10.00	20,680
Collection and study	8,574	SF	12.00	102,889
Fire alarm system	23,878	SF	6.00	143,265

Library

Description	Quantity	Unit	Rate	Total
Security	23,878	SF	3.50	83,571
Miscellaneous				
Subcontractor support for third party commissioning	1	LS	25,000.00	25,000
Seismic bracing and anchorage	23,878	SF	1.50	35,816
Coordination and BIM	1	LS	30,000.00	30,000
Project management	1	LS	79,000.00	79,000
				1,655,365

Fire Protection

Fire sprinklers

Wet pipe system, complete	23,878	SF	7.00	167,143
				167,143

Sitework Summary

		%	\$/SF	TOTAL
	Gross Area:		43,527 SF	
Site Preparation & Demolition		10%	4.92	214
Site Paving, Structure & Landscaping		63%	29.48	1,283
Site Utilities		3%	1.26	55
Site Construction		76%	35.66	1,552
SITE ELEMENTAL COST BEFORE CONTINGENCIES		76%	35.66	1,552
Contingency for Development of Design	12.00%	9%	4.28	186
Construction Contingency	3.00%	3%	1.20	52
Phasing / Temporary Work	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		88%	41.14	1,791
General Requirements	2.00%	2%	0.82	36
General Conditions	5.00%	4%	2.10	91
Insurances and Bond	2.50%	2%	1.10	48
Contractor Fee	4.00%	4%	1.81	79
BUILDING CONSTRUCTION COST BEFORE ESCALATION		100%	46.97	2,044
See Overall Summary for Escalation	0.00%	0%	0.00	0
RECOMMENDED BUDGET		100%	46.96	2,044

Sitework

Description	Quantity	Unit	Rate	Total
Site Construction				
Site Preparation & Demolition				
Site clearance				
Site clearance and demolition	43,527	SF	2.50	108,818
Grading and excavation				
Grading to adjust levels	3,224	CY	20.00	64,484
Fine grading	43,527	SF	0.25	10,882
Erosion control and SWPP				
Silt fence	900	LF	25.00	22,500
Entrance stabilizer	600	SF	5.00	3,000
Site protection and maintenance	43,527	SF	0.10	4,353
				214,036
Site Paving, Structure & Landscaping				
Paved areas				
New asphalt parking and striping	17,000	SF	10.00	170,000
Curbs	600	LF	30.00	18,000
Pedestrian paving				
Concerete pavers, hardscape	4,000	SF	25.00	100,000
Landscaping and drip irrigation				
Trees, shrubs and groundcovers	10,000	SF	25.00	250,000
Walls and fences				
Seat walls, allow	100	LF	800.00	80,000
Site walls				
6'-0" high	800	LF	200.00	160,000
Security gate	1	LS	20,000.00	20,000
Site amenities				
Directional signage and marking	1	LS	30,000.00	30,000
Bicycle racks	1	LS	10,000.00	10,000
Youth play equipment	1	LS	20,000.00	20,000
Outdoor eating built-in benches	1	LS	200,000.00	200,000
Outdoor reading furniture -FF&E				
EV charging stations	5	EA	5,000.00	25,000

Sitework

Description	Quantity	Unit	Rate	Total
Other site amenities, trash cans etc.	1	LS	10,000.00	10,000
Site drainage	32,527	SF	3.00	97,581
Site lighting				
Allowance for site lighting	32,527	SF	2.85	92,702
Offsite work -N.I.C				
				1,283,283

Site Utilities

Sanitary sewer

Sanitary sewer piping	1	LS	15,000.00	15,000
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Water lines

Connections	1	LS	15,000.00	15,000
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Electrical

Telecom and building interconnection	250	LF	100.00	25,000
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55,000