

MEMORANDUM



Public Works Department

To: Honorable Mayor and City Council

Date: January 10, 2022

From: Todd Capurso, Public Works Director

Via: Brian Loventhal, City Manager

Subject Informational Update – Library 65% Construction Drawings

PURPOSE

To provide the City Council with an update regarding the Measure O funded Library Renovation Project, including the 65% Construction Documents, and corresponding updates regarding the cost estimate, project schedule, and review status.

BACKGROUND

On April 6, 2021, the City Council approved the “Orchard Green” schematic design for the Library Renovation project, with feedback and direction to provide additional background information on the Design Team’s decision-making process for considering sustainability measures and other site design elements. As a result of that direction, staff prepared an Informational Memorandum dated July 2, 2021 that included an update on potential sustainability measures as well as an updated Landscape Site Plan & Grading Plan that reconciled inconsistencies between plans that were presented at the Schematic Design phase.

The Council was subsequently presented with the Library Design Development plan on July 20, 2021, which included revisions based on Council discussion and as well as other refinements. Jayson Architecture has continued to meet with both City and County Library staff to develop details and refine the layout of the interior space. The exterior of the building remains largely as presented in the Schematic Design phase and the interior layout has been adjusted based on a series of workshops with Library staff, with minor adjustments to seating areas and the configuration of the collection. The changes can be summarized as follows:

- Lawn area added to the Orchard City Green (west) side of the building
- Boulders removed, except from entry plaza
- Parking drive aisle eliminated
- Accent trees added
- Landscape plan refinement
- Study booths added
- Lower-level restroom added

DISCUSSION

At the July 20, 2021 Council meeting, the Council was presented with the Library Design Development plans. Abraham Jayson, lead Architect for the project, discussed how the interior had been modified and how the cost estimate had been updated as well. Individual Councilmembers provided input regarding the landscaping, tree preservation, grading, and outdoor seating. This input was used to further refine the design and is reflected in the 65% Construction Drawings.

The Design Development cost estimate showed a base construction budget of \$17,038,000, not including four add alternates, which is within the construction budget for the project. It was also discussed at the most recent Council meeting that the Santa Clara County Library District was willing to contribute additional funds towards the construction budget to fund acoustic-related improvements primarily near the entry lobby. On July 20, the add alternates were defined as:

- Light well at staff area
- Booths in quiet reading area
- Specialty ceiling in the teen area
- Laptop bar in teen and children's area

Prior to updating the cost estimate, the add alternates were re-visited to show the cost of specific items. Based on cost information, as well as input from the Library District, all the elements identified above have now been included into the base project. For this 65% CD cost estimate, the base construction estimate is now \$16,395,000, which now includes all of the add alternate elements identified above as well as the acoustic treatments as requested by the SCCLD. For this 65% CD cost estimate, there are four add alternates which are called out separately:

- Plaza pavers
- Lower-level public restroom
- Community room operable partition
- Full stack build-out

Upon discussion with the Library staff and Design team as well as factoring in updated cost estimate information, the lower-level restroom and the community room partition are now being included into the base bid package with the two others remaining as add alternates. Adding the two elements into the base bid package increases the cost estimate to: \$16,578,000, with two add alternates in the amount of \$490,000.

As previously noted, the overall project budget has been increased by \$150,000 based on an additional allocation from the Library District. The overall project budget now stands at \$21,160,000 with allocations as shown below:

Original Library Budget	\$20,000,000
Library District Contribution	\$510,000
Shared Site Improvements (50% Allocation)	\$500,000
Library District allocation for Acoustical Treatment	\$150,000
Revised - Library Budget	\$21,160,000

With regard to expenditures, the Library budget is proposed to be allocated in the following manner:

Library Project Costs	
Construction and Related Costs	\$19,102,800
Design, Planning, and Management	\$1,704,200
Costs for Temporary Facility	\$300,000
Permits	\$50,000
Total Estimated Costs	\$21,157,000

The proposed expenditures are slightly below the total Library budget allocation. Furthermore, the proposed construction expenditures can be broken down into further detail:

Library Construction Cost Estimate	
Base Construction Estimate	\$16,578,000
Add Alternate #1 – Plaza Pavers	\$75,000
Add Alternate #2 – Additional Stacks	\$415,000
Change Order Contingency	\$1,706,800
Utility Fees	\$200,000
Testing and Special Inspections	\$128,000
Total – Construction Cost Estimate	\$19,102,800

It should also be noted that both Library District and City staff will continue to consider and research additional funding opportunities to support the Library project. There is currently a call for projects for a State grant entitled the “Building Forward Library Infrastructure Program”. If it is determined that the Library project is a viable candidate to compete for funding, staff will return to Council with an authorization to apply for funding. The grant program has tentatively scheduled February 2002 as the application deadline.

Plan Review

Since the 65% Construction Drawings have been developed, several rounds of plan review have been conducted by staff and outside service providers. To date, the plans have been reviewed (and comments provided) by the following work groups:

- Public Works Engineering (Engineers and Inspectors)
- Building Maintenance
- Parks and Landscape Maintenance
- Building Division
- Third-Party Plan/Code Review (via the Building Division)
- Library District (includes staff and third-party consultant)

Next Steps

Looking forward, the remaining project milestones can be identified as follows; with the grand opening proposed for February 2024. A more detailed project schedule is also being transmitted.

Library Project Milestones	Anticipated Completion
Construction Document Completion	March 2022
Permitting	May 2022
Council Authorization to Bid	May 2022
Council Award of Contract	July 2022
Start Construction	July 2022
Grand Opening	February 2024



65% Construction Document Cost Estimate

for

Campbell Library Renovation

October 12, 2021

mack⁵

1900 Powell Street, Suite 470

Emeryville, CA 94608

ph: 510.595.3020

www.mack5.com

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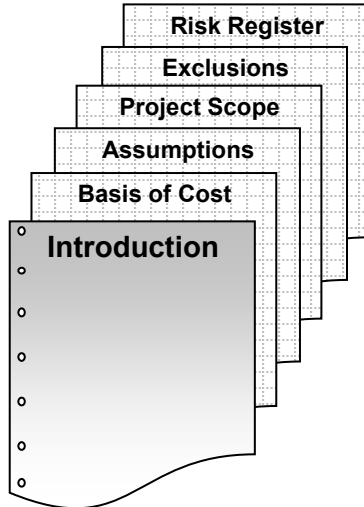
65% Construction Document Cost Estimate

Commentary **Campbell Library**

Introduction
Basis of Cost
Assumptions
Exclusions

October 12, 2021

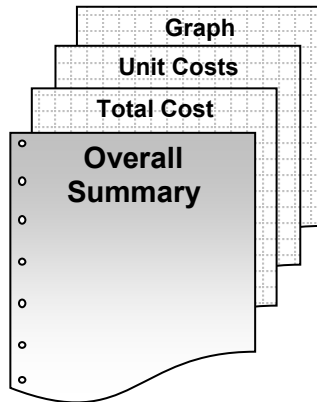
introduction



mack5 was requested to carry out a 65% Construction Document Cost Estimate for the proposed renovation of existing Campbell Library located at 77 Harrison Ave., Campbell, CA 95008

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, and exclusions to the costs which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.



Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.

project introduction

The scope of work includes renovation and modernization to the existing Campbell library, including interior finishes, exterior envelope, and mechanical/plumbing/fire protection & electrical system.

items used for cost estimate

- architectural Architectural drawings prepared by JAYSON ARCHITECTURE, dated September 20, 2021
 G0.00, G0.01, G0.02, G0.03, G1.00, G1.11, G1.12, G1.13, G1.20, G1.21, G1.30, G1.40, G1.41, G1.42, G1.50
 A1.10, A1.20, A1.21, A1.30, A1.31, A1.40, A1.50, A1.51, A1.60, A1.61, A2.10, A2.20, A2.21 to 2.23, A2.30, A2.31, A2.40, A2.50 to 2.53, A3.10, A3.11, A3.12, A3.20 to 3.23, A3.30 to 3.33, A5.00 to 5.06, A5.20, A6.00 to 6.02, A7.00, A7.01, A7.10, A7.20, A7.21, A7.30 to 7.33, A7.40, A7.41, A7.50 to 7.53, A7.60, A8.00, A8.01, A8.10 to 8.12, A8.21 to 8.26, A8.30, A8.35, A8.40 to 8.46, A8.50, A8.51, A8.60 to 8.67, A8.70 to 8.77, A9.10 to A9.16, A9.20, A9.21, A9.30, A9.40, A9.50, A9.51, A9.60, A9.61
- civil Civil drawings prepared by BKF, dated September 20, 2021
 C1.00, , C1.01, C2.00, C3.00, C4.00, C5.00 to 5.03, C6.00, C7.00, C7.01, C8.00
- landscape Landscape drawings prepared by Joni L. Janecki & Associates, dated September 20, 2021
 L0.01, L0.02, L1.00 to 1.04, L2.00 to 2.04, L3.00 to 3.02
- structural Structural Diagram prepared by BASE Design, dated September 20, 2021
 S1.0, S1.1, S1.2, S2.1 to 2.7, S5.1 to 5.4, S7.1 to 7.4, S8.0 to 8.5
- mechanical/plumbing Mechanical drawings prepared by ALTER, dated September 20, 2021
 M0.1, M0.2, M1.1 to 1.3, M2.1 to 2.3, M4.1, M7.1, M7.2
 P0.1, P0.2, P1.0 to 1.3, P2.0 to 2.4, P4.1, P8.1, P8.2
- electrical Electrical drawings prepared by RIJA, dated September 20, 2021
 E0.01, E1.10, E2.30, E2.31, E3.30, E3.31, E3.32, E4.30, E4.31, E5.10, E5.11, E5.13, E6.10, E6.11, E7.10, E7.20, E7.30, E7.40
- fire sprinkler Fire Sprinklers drawings prepared by HYT Corporation, dated September 20, 2021
 FP0.1 to 0.4, FP1.0, FP2.1 to 2.3
- fire alarm Fire Alarm drawings prepared by HYT Corporation, dated September 20, 2021
 FA0.1, FA0.2, FA1.0, FA2.2, FA2.3
- specification Project Manual Vol.II: Technical Specifications prepared by Jason Architecture, dated September 20, 2021

assumptions

- (a) Construction will start in August, 2022
- (b) A construction period of 18 months
- (c) The general contract will be competitively bid by a minimum of five (5) qualified contractors
- (d) The general contractor will have full access to the site during normal business hours
- (e) There are no phasing requirements
- (f) The contractor will be required to pay prevailing wages

exclusions

- (a) Cost escalation beyond a midpoint of May, 2023
- (b) AV Equipment, Telecom Equipments, Security/Access Control Equipments, and LV cabling, jacks & terminations
- (c) Loose furniture and equipment except as specifically identified
- (d) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (e) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
- (f) Scope change and post contract contingencies
- (g) Environmental impact mitigation
- (h) Temporary housing for displaced management and staff
- (i) Moving and relocation cost



ARCHITECT'S VISUALIZATION, DETAILS MAY VARY

65% Construction Document Cost Estimate

Campbell Library

Control Quantities
Building & Site Improvement Summary
Detailed Cost Breakdown

October 12, 2021

Enclosed Areas		Height
Lower level	12,450	13.33
Upper level	11,878	12.00
Subtotal of Enclosed Area	24,328	25.33

Covered Area	
Roof Overhang	218
New framed projection/Alum Panel Soffit	172
Canopy at North elevation	300

Subtotal of Covered Area at half value	345
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Total of Gross Floor Area	24,673
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CONTROL QUANTITIES

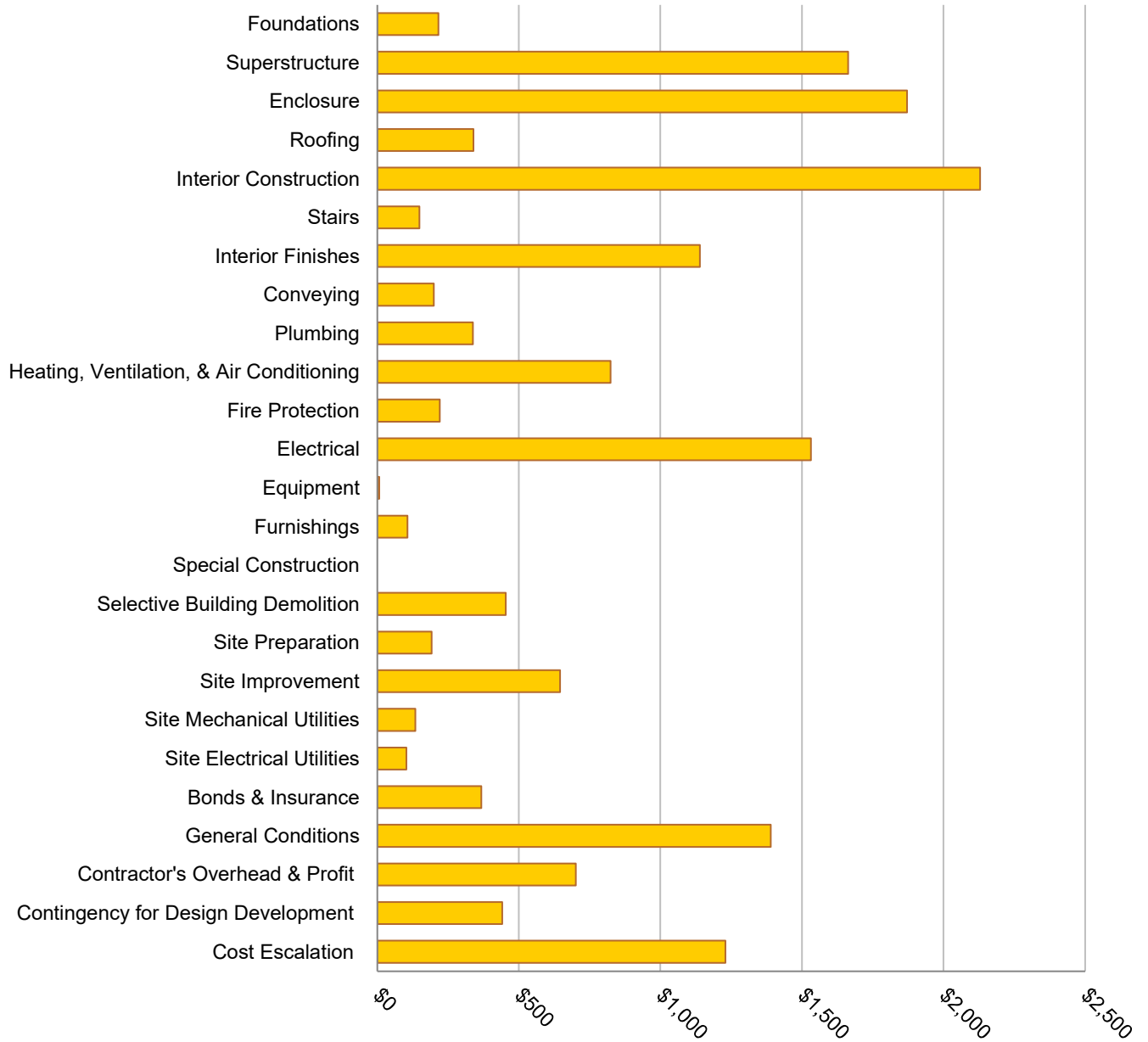
			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.081
Gross Area	24,673	SF	1.000
Enclosed Area	24,328	SF	0.986
Covered Area	218	SF	0.009
Footprint Area	12,450	SF	0.505
Volume	308,495	CF	12.503
Gross Wall Area	14,916	SF	0.605
Finished Wall Area	56% 8,386	SF	0.340
Windows or Glazing Area	26% 3,881	SF	0.157
Roof Area - Flat	12,780	SF	0.518
Roof Area - Sloping	-	SF	0.000
Roof Area - Total	12,780	SF	0.518
Roof Glazing Area	-	SF	0.000
Interior Partition Length	1,151	LF	0.047
Elevators (x10,000)	1	EA	0.405
Plumbing Fixtures (x1,000)	19	EA	0.770

CSI UniFormat Summary	24,673 SF	%	\$/SF	,\$000
Foundations		1%	\$8.77	\$216
Superstructure		10%	\$67.39	\$1,663
Enclosure		11%	\$75.82	\$1,871
Roofing		2%	\$13.78	\$340
Interior Construction		13%	\$86.29	\$2,129
Stairs		1%	\$6.04	\$149
Interior Finishes		7%	\$46.19	\$1,140
Conveying		1%	\$8.11	\$200
Plumbing		2%	\$13.72	\$338
Heating, Ventilation, & Air Conditioning		5%	\$33.41	\$824
Fire Protection		1%	\$8.95	\$221
Electrical		9%	\$62.06	\$1,531
Equipment		0%	\$0.28	\$7
Furnishings		1%	\$4.32	\$107
Selective Building Demolition		3%	\$18.40	\$454
Subtotal - Building Construction		68%	\$453.53	\$11,190
Site Preparation		1%	\$7.79	\$192
Site Improvement		4%	\$26.16	\$645
Site Mechanical Utilities		1%	\$5.47	\$135
Site Electrical Utilities		1%	\$4.18	\$103
Subtotal - Sitework		7%	\$43.59	\$1,076
Total - Building and Sitework Construction		75%	\$497.12	\$12,265
Bonds & Insurance	3.00%	2%	\$14.91	\$368
General Conditions	11.00%	8%	\$56.32	\$1,390
Contractor's Overhead & Profit	5.00%	4%	\$28.42	\$701
Subtotal		90%	\$596.78	\$14,724
Contingency for Design Development	3.00%	3%	\$17.90	\$442
Cost Escalation	8.11%	7%	\$49.83	\$1,229
TOTAL CONSTRUCTION BUDGET		100%	\$664.51	\$16,395

NOTE: Inclusions and Exclusions listed in the Commentary Section.

ADD ALTERNATES:

	,\$000
Plaza Pavers: Pavers In Lieu Of Concrete (At Gatherings)	\$75
Lower Level Public Restroom: Single Occupancy Restroom In Lieu Of Staff Office	\$38
Teen Accent Ceiling: Acoustic Drywall With Recessed Point & Pendant Lights (In lieu of Linear Lights)	\$71
Community Room Operable Partition	\$74
Stack: All Stacks As Shown On Stack Plan	\$415



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundation				
Reinforced concrete spread footing				
2' x 2' x 24"deep (F2)	1	EA	\$1,600.00	\$1,600
3' x 3' x 24"deep (F3)	2	EA	\$3,600.00	\$7,200
4' x 4' x 24"deep	6	EA	\$4,800.00	\$28,800
5' x 5' x 24"deep (at elevator pit)	1	EA	\$7,000.00	\$7,000
Widen existing footing (from 4'-8" to 7'-6" square)	5	EA	\$12,500.00	\$62,500
Enlarge existing footing (from 2'-6" to 7'-6" square)	2	EA	\$5,000.00	\$10,000
New Concrete light well, 8" thick (reduced light well)				
Reinforced concrete wall footing, 42"wide x 18"depth	54	LF	\$300.00	\$16,200
Reinforced concrete wall, 3'-4" high x 8" thk	180	SF	\$60.00	\$10,800
Expansion joint	15	LF	\$200.00	\$3,000
Slab on grade			<i>NIC, Not Required</i>	
Waterproofing membrane			<i>NIC, Not Required</i>	
New Elevator Pit				
Excavation, manual	38	CY	\$100.00	\$3,800
Disposal / Off-haul	38	CY	\$250.00	\$9,500
Reinforced concrete pilaster	9	CY	\$1,000.00	\$9,000
Waterproofing membrane - allow	387	SF	\$20.00	\$7,740
Reinforced concrete mat slab, 18" thick	134	SF	\$60.00	\$8,040
Reinforced concrete wall, 10" thick	184	SF	\$125.00	\$23,000
Epoxy dowel to (E) slab on grade, #5 at 12"o.c.	52	EA	\$100.00	\$5,200
Miscellaneous Concrete Work				
Infill (E) elevator pit with gravel and finish with 6" concrete slab	1	LS	\$3,000.00	\$3,000
Subtotal For Foundations:			\$216,380	

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Post 6x6 at upper level	9	EA	\$1,500.00	\$13,500
Structural HSS column, including miscellaneous connections	7	T	\$13,800.00	\$96,600
HSS elevator quiderail support post	51	LF	\$250.00	\$12,665
Base plate	18	EA	\$500.00	\$9,000
Hold down at perimeter wall (HDU)	33	EA	\$200.00	\$6,600
HSS column above	8	EA	\$2,500.00	\$20,000
HSS column at storefront, 8x2 x 3/8 @ 30"o.c. (AESS)	15	EA	\$3,600.00	\$54,000
Miscellaneous connection, including reconnection of (E) beam	1	LS	\$30,000.00	\$30,000
Shearwall, fire retardant plywood, 20'high	5,600	SF	\$8.00	\$44,800
Reinforced concrete site wall, 8" thick				
4" thick x 3.50' high	105	SF	\$50.00	\$5,250
8" thick x 7.50' high	367	SF	\$60.00	\$22,020
Continuous wall footing				
30"wide x 18" depth	30	LF	\$225.00	\$6,750
42"wide x 18" depth	50	LF	\$300.00	\$15,000
Building concrete wall, 8" thick x 6'-4"high	565	SF	\$60.00	\$33,900
Reinforced concrete wall footing, 42"wide x 18"depth	90	LF	\$300.00	\$27,000
Shotcrete over (E) exposed CMU wall, 2" thick with #5 epoxy dowels at 24" o.c. e.w., allow 7'-4"high	510	SF	\$50.00	\$25,500
Infill (E) concrete wall opening, 8" thick (ref. Arch Exterior elevation)	777	SF	\$100.00	\$77,700
Underpin existing footing	1	LS	\$5,000.00	\$5,000
Expansion joint	67	LF	\$200.00	\$13,400
Upper Level Construction				
(N) Structural steel, WF & HSS	13	T	\$12,000.00	\$156,000
Miscellaneous connection +15%	1	LS	\$23,400.00	\$23,400
PSL & Glulam beams	1,114	BF	\$50.00	\$55,700
Collector, Cross ties & Beams 4x and 6x	2,000	BF	\$40.00	\$80,000
Miscellaneous blocking and strap, including plywood re-nailing	11,878	SF	\$2.00	\$23,756
Concrete infill; 1 1/2" LW concrete fill over 5/8"thick plywood sheathing	684	SF	\$50.00	\$34,200
Cut for new stair opening	1,100	SF	\$25.00	\$27,500

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Roof Construction				
(N) Structural steel, WF & HSS	15	T	\$12,000.00	\$180,000
Miscellaneous connection +15%	1	LS	\$27,000.00	\$27,000
PSL & Glulam beams	2,732	BF	\$50.00	\$136,600
Collector, Cross ties & Beams 4x and 6x	1,328	BF	\$40.00	\$53,120
Collector blocking and strap, re-nailing existing plywood	12,780	SF	\$3.00	\$38,340
Miscellaneous Concrete & Steel Work				
Temporary scaffolding, shoring and safety measure	24,673	GSF	\$8.00	\$197,384
1-Hour spray of fireproofing on (E) and primary and secondary framing				<i>NIC, Not Required for Bldg. Type IIIB</i>
Miscellaneous metal; including elevator guide rail	24,673	GSF	\$2.50	\$61,683
Miscellaneous rough carpentry	24,673	GSF	\$2.00	\$49,346
Subtotal For Superstructure:				\$1,662,714

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Wall Framing, Furring And Insulation, 2-Hour Rated (Type A & B)				
Fire retardant wood stud, 2x6 @ 16"o.c.	6,533	SF	\$24.00	\$156,792
Self-adhering sheet membrane	6,533	SF	\$2.00	\$13,066
Gypboard sheathing, 2-layers	6,533	SF	\$12.00	\$78,396
Fire retardant plywood, SSD				<i>Included in Superstructure</i>
Applied Exterior Finishes				
Aluminum wall panel (excluding roof screen)	5,247	SF	\$50.00	\$262,350
Prefinished aluminum panel	36	SF	\$75.00	\$2,700
T&G western red cedar	1,250	SF	\$60.00	\$75,000
Exterior Sub-Grade Wall (Type J)				
Working space for subgrade waterproofing, including over-excavation and backfill, allowance	652	CY	\$50.00	\$32,578
Concrete infill wall at openings, SSD				<i>measured under Structural</i>

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Sub-Grade Wall (Type J)				
(E) Subgrade CMU wall/concrete wall; drain rock wrapped in filter fabric, over drainage board, over fluid applied waterproofing, over single coat of cementitious crystalline concrete waterproofing concentrate	2,649	SF	\$30.00	\$79,470
Gypboard furring to (E) underground wall & concrete infill; painted gypboard over R15 batt insulation (inside face)	3,000	SF	\$10.00	\$30,000
Interior Finish To Exterior Wall, 2-Hour Rated				
Painted gypsum board wall, 2-layers	6,533	SF	\$14.00	\$91,462
Batt Insulation, R-19	6,533	SF	\$2.00	\$13,066
Exterior Windows				
Aluminum curtainwall system				
Silicone structural glazing at vertical mullion, 7.5" system depth, steel inside aluminum frames (type 1)	774	SF	\$200.00	\$154,800
Silicone structural glazing at vertical mullions and outside corners, 7.5" system depth (type 2)	2,481	SF	\$175.00	\$434,156
Silicone structural glazing at vertical mullion, veneer systme with steel support	626	SF	\$120.00	\$75,120
Fascias, Bands and Trims				
Prefinished aluminum channel, 2.5" x 1.5"	1,120	LF	\$75.00	\$84,000
Miscellaneous architectural trim and band	14,916	GWA	\$1.50	\$22,374
Exterior Doors				
Hollow metal door, frame and door hardware, single leaf (type B)	1	EA	\$3,500.00	\$3,500
Hollow metal door with sluminum siding clad, frame and door hardware, single leaf (type C)	1	EA	\$4,500.00	\$4,500
Main entry door, aluminum framed glass door, double leaf (type A)	1	PR	\$10,000.00	\$10,000
Special door hardware, panic hardware	3	EA	\$1,500.00	\$4,500

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Soffit				
Exterior wood soffit / roof overhang	218	SF	\$75.00	\$16,350
Aluminum panel at new steel framed projection, prefinished to match sidings	172	SF	\$75.00	\$12,900
Steel framed canopy with western red cedar wood slats	300	SF	\$200.00	\$60,000
Mechanical Roof Enclosure				
Aluminum wall panel siding on steel post at 8'-0"o.c.	990	SF	\$50.00	\$49,500
T&G western red cedar	134	SF	\$60.00	\$8,040
Structural steel support, HSS 5x2x 3/16 @ 48"o.c. (ref. S2.6)	3	T	\$12,000.00	\$36,000
Mechanical enclosure gate	1	EA	\$2,500.00	\$2,500
Miscellaneous				
Caulking and sealants	24,673	GSF	\$1.00	\$24,673
Miscellaneous painting	1	LS	\$5,000.00	\$5,000
Elev; brushed aluminum letterforms w/ 2" painted returns and internal LED illumination	1	LS	\$25,000.00	\$25,000
Mockups (for shotcrete only)	1	LS	\$3,000.00	\$3,000
Subtotal For Enclosure:				\$1,870,792
ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
PVC roofing system over 5/8" coverboard, on (E) plywood sheathing and wood framing	12,780	SF	\$20.00	\$255,600
Rigid insulation slope at 1/4"/LF	12,780	SF	\$4.00	\$51,120
Roof Deck Traffic Surface				
Walkway pads - allowance	1	LS	\$5,000.00	\$5,000
Roofing Upstands and Sheetmetal				
Parapet cap, aluminum sheet metal cap	464	LF	\$50.00	\$23,200
Roof Lights & Openings				
Light monitor/Clerestory Window			<i>Included in Enclosure Section</i>	
Roof hatch, including ladder to roof	1	LS	\$5,000.00	\$5,000
Subtotal For Roofing:				\$339,920

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Wood stud partition framing				
4"	3,288	SF	\$12.00	\$39,456
6"	7,760	SF	\$14.00	\$108,640
8"	4,740	SF	\$15.00	\$71,100
Batt insulation in partitions	15,788	SF	\$2.00	\$31,576
Gypsum board partition sheathing, taped and sanded	27,255	SF	\$6.00	\$163,530
Gypsum board underlayment	1,214	SF	\$5.00	\$6,070
Acoustic caulking	4,193	LF	\$3.50	\$14,676
Blocking and backing	24,673	GSF	\$1.50	\$37,010
Demountable Partition				
Operable partition, 9'high				<i>NIC, See ADD Alternate</i>
Balustrades And Rails				
Glass guardrail	85	LF	\$650.00	\$55,250
Window Walls				
Aluminum framed sidelite	67	SF	\$100.00	\$6,700
Frameless glass wall, 9'-0"high	530	SF	\$150.00	\$79,500
Interior Doors & Door Hardware				
Frameless glazed door in glass wall, single (type G)	6	EA	\$5,000.00	\$30,000
Aluminum glazed door, single (type F)	6	EA	\$4,000.00	\$24,000
Hollow metal door in hollow metal frame with hardware, single (type E)	1	EA	\$3,250.00	\$3,250
Solid core wood door in aluminum frame with hardware, single (type D)	21	EA	\$3,000.00	\$63,000
Panic hardware	9	EA	\$1,500.00	\$13,500
Premium, 1-hour fire rated	3	EA	\$450.00	\$1,350
Fittings				
Protective guards, barriers and bumpers	24,328	SF	\$0.50	\$12,164
Prefabricated toilet compartments and accessories				
Toilet partition, standard	1	EA	\$1,400.00	\$1,400
Toilet partition, disabled	2	EA	\$1,500.00	\$3,000
Urinal screen				<i>NIC, Not Required</i>

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Toilet accessories				
Coat hook (CH)	2	EA	\$75.00	\$150
Mirror (MR)	76	SF	\$50.00	\$3,800
Recessed paper towel dispenser/waste receptacle (PTD/W)	4	EA	\$500.00	\$2,000
Wall mounted baby changing station (BBY)	4	EA	\$1,500.00	\$6,000
Counter mounted soap dispenser (SD)	6	EA	\$150.00	\$900
Combined Toilet paper dispenser (TP) & seat cover dispenser (SCD)	4	EA	\$250.00	\$1,000
Grab bar, 36"~42" (GB)	8	EA	\$200.00	\$1,600
Shelving and millwork				
Circulation desk, paint grade floating casework desk with solid surface waterfall countertop	41	LF	\$800.00	\$32,800
Built-in upholstered bench seating	28	LF	\$350.00	\$9,800
Built-in booth set (table and booth seating)	3	SET	\$5,000.00	\$15,000
Children's collaborative desk	1	EA	\$3,000.00	\$3,000
Automatic return book drop (OFCI)	1	EA	\$1,500.00	\$1,500
Copier & print release station	1	EA	\$2,000.00	\$2,000
Cabinets and countertops				
Lower cabinet with countertop, plastic laminate	35	LF	\$500.00	\$17,500
Upper cabinet, plastic laminate	33	LF	\$400.00	\$13,200
Vanity countertop	12	LF	\$200.00	\$2,400
Laptop bar; solid surface countertop on cantilevered steel supports with power	46	LF	\$250.00	\$11,500
Library Shelving				
Cantilever metal shelving, single sided, 5'-6"	9	LF	\$750.00	\$6,750
Library stacks				
Stack, 5'-6" tall x 3'-0" wide with (5) shelves (A2, A3, A5, A6, C6, C9, M2, S2 -	816	LF	\$750.00	\$612,000
Stack, 3'-6" tall x 3'-6" wide with (3) shelves (A4)	35	LF	\$500.00	\$17,500
Stack, 3'-6" tall x 3'-0" wide with (3) shelves (C4, 3, T1, T2, T3, T4, T5)	246	LF	\$500.00	\$123,000
Stack, 4'-6" tall x 3'-0" wide with (4) shelves (C1, C2, C7, M1, S1)	432	LF	\$625.00	\$270,000
Stack, 5'-6" tall x 2'-10" wide with (5) shelves (C5)	31	LF	\$750.00	\$23,250
Stack, 3'-0" wide x varied height and varied number of shelves (C3, C8)	84	LF	\$625.00	\$52,500

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Chalkboards, insignia and graphics				
Room signage, 4" x 6" x 1/4" acrylic with opaque backing, braille	31	EA	\$200.00	\$6,200
Area signage; aluminum letterforms w/ brushed face and 3" painted returns	8	EA	\$250.00	\$2,000
End panel collection signage; 1/4" x 4" x 6" clear acrylic insert with vinyl letters	130	EA	\$200.00	\$26,000
Collection signage; 1/4" painted acrylic letterforms, 6" tall	12	EA	\$250.00	\$3,000
Information desk signage; 1/2" thick brushed aluminum letter with painted returns, 6" tall	5	EA	\$1,000.00	\$5,000
Wayfinding signage; 1/2" thick brushed aluminum letters w/ painted returns	1	EA	\$1,000.00	\$1,000
Donor wall; 6' x 6' overall dimensions, 1/2" thick brushed aluminum letters with painted returns	1	EA	\$3,500.00	\$3,500
Restroom signage; 1/4" acrylic with opaque backing	4	EA	\$200.00	\$800
Exit signage; 4" x 6" x 1/4" acrylic with opaque backing, braille	8	EA	\$200.00	\$1,600
Acrylic painted letters, 6" tall	79	EA	\$75.00	\$5,925
Magnetic glass markerboard, 3'x6'	5	EA	\$1,000.00	\$5,000
History display wall - allowance	1	LS	\$3,000.00	\$3,000
Miscellaneous				
After hours folding gate at stair	1	EA	\$8,500.00	\$8,500
Security gate (OFCI)	1	EA	\$1,500.00	\$1,500
Fine carpentry	24,673	GSF	\$1.50	\$37,010
Miscellaneous caulking and fire safety	24,673	GSF	\$1.00	\$24,673
Subtotal For Interior Construction:			\$2,129,029	

STAIRS	Quantity	Unit	Rate	Total (\$)
Stair Construction				
Exit stairs A& B, steel pan egress stair complete with finishes, handrail & guardrail	2	EA	\$35,000.00	\$70,000
Main stone stair treads and risers, complete with glass handrail/guardrail	1	LS	\$75,000.00	\$75,000
Ladders and Fire Escapes				
Elevator pit ladder	1	LS	\$4,000.00	\$4,000
Subtotal For Stairs:			\$149,000	

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes				
Carpet tile (CPT-1,2,3)	20,561	SF	\$9.00	\$185,049
Ceramic tile (CT-1)	672	SF	\$30.00	\$20,160
Sealed concrete (CONC-1)	1,441	SF	\$2.00	\$2,882
Resilient flooring (RF-1)	373	SF	\$14.00	\$5,222
Stone flooring (STN-1)	508	SF	\$45.00	\$22,860
Testing for water vapor emission - allowance	1	LS	\$5,000.00	\$5,000
Bases				
Ceramic tile base (CT-1)			<i>Included in Wall tile</i>	
Solid wood base (WDB-1)	1,620	LF	\$20.00	\$32,400
Rubber base (RB-1)	1,120	LF	\$4.00	\$4,480
Column Cladding				
Paint to (E) steel column	35	EA	\$250.00	\$8,750
Wall Finishes				
Painted gypwall	34,256	SF	\$2.50	\$85,640
Ceramic wall tile, full height 9'high	2,151	SF	\$30.00	\$64,530
Wood wall panel	1,960	SF	\$65.00	\$127,400
Wall graphic	1,625	SF	\$35.00	\$56,875
Stone veneer	54	SF	\$50.00	\$2,700
Tile at drinking fountain	29	SF	\$30.00	\$870
Tile backsplash at staff lounge	22	SF	\$30.00	\$660
Ceiling Finishes				
Suspended gypsum board, painted	3,125	SF	\$35.00	\$109,375
Suspended acoustic gypsum board, painted	1,478	SF	\$40.00	\$59,120
Wood panel ceiling (WDP-2)	2,579	SF	\$75.00	\$193,425
Acoustic ceiling tile 'Calla Vector' made to order size 20" x 60"	11,646	SF	\$10.00	\$116,460
Suspended acoustical ceiling system at non-public areas, 24" x 24" 'Cortega' lay-in ceiling	1,838	SF	\$8.00	\$14,704
Exposed structure/open, painted	1,270	SF	\$3.00	\$3,810
Steel plate frame	285	LF	\$10.00	\$2,850
Prefinished aluminum channel, 2" x 4"	228	LF	\$10.00	\$2,280
Vertical soffit/bulkhead - allowance	24,328	SF	\$0.50	\$12,164
Miscellaneous Works				
Mockups as per specification				<i>NIC, Not Required</i>

Subtotal For Interior Finishes:	\$1,139,666
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CONVEYING	Quantity	Unit	Rate	Total (\$)
Elevators and Lifts				
Passenger elevator, hydraulic, 3,500 pounds, 3-openings (front and back)	1	LS	\$200,000.00	\$200,000
Subtotal For Conveying:				\$200,000

PLUMBING	Quantity	Unit	Rate	Total (\$)
Trade Demolition	1	LS	\$10,000.00	\$10,000
Plumbing Fixtures				
	19	Fx		
Watercloset, wall, sensor flush valve	5	EA	\$2,145.00	\$10,725
Urinal, wall, sensor flush valve	1	EA	\$2,085.00	\$2,085
Lavatory	6	EA	\$1,850.00	\$11,100
Janitor sink	1	EA	\$2,350.00	\$2,350
Drinking fountain, hi-lo type	1	EA	\$3,800.00	\$3,800
Staff lounge/breakroom sink	2	EA	\$2,200.00	\$4,400
Floor Drain	3	EA	\$1,050.00	\$3,150
Service Water Distribution Systems:				
Rough-in for fixture	19	EA	\$560.00	\$10,640
Piping, <= 3"dia	170	LF	\$206.00	\$35,020
Piping, <= 2"dia	240	LF	\$123.00	\$29,520
Piping, <= 1"dia	380	LF	\$40.00	\$15,200
Insulation (hot only)	120	LF	\$15.00	\$1,800
Valves & specialties	1	LS	\$4,000.00	\$4,000
PRV (make up water), Valves & specialties	1	LS	\$5,200.00	\$5,200
Sanitary / Vent Distribution Systems:				
Rough-in for fixture	19	EA	\$530.00	\$10,070
Piping, <= 6"dia	100	LF	\$107.30	\$10,730
Piping, <= 4"dia	230	LF	\$78.00	\$17,940
Piping, <= 2 1/2"dia	100	LF	\$48.70	\$4,870
Cleanout	4	EA	\$255.00	\$1,020
VTR	4	EA	\$360.00	\$1,440
Condensate drainage	115	LF	\$32.50	\$3,738

PLUMBING	Quantity	Unit	Rate	Total (\$)
Roof Drainage;				
Roof / Overflow drain	10	EA	\$1,500.00	\$15,000
Piping	600	LF	\$76.00	\$45,600
Natural Gas;				
Piping, <= 3" dia	250	LF	\$60.00	\$15,000
Equipment hook up	3	EA	\$420.00	\$1,260
Equipment				
Hot water heater Rheem 50 T	1	EA	\$2,000.00	\$2,000
Point of use heater	2	EA	\$700.00	\$1,400
Sewage Ejector	1	EA	\$10,000.00	\$10,000
Plumbing Related Items; Including testing and sterilization, pipe sleeves, fire stopping, pipe trenching and slab cut/patch, etc.	24,673	GSF	\$2.00	\$49,346
Subtotal For Plumbing:				\$338,404

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Trade Demolition	1	LS	\$30,000.00	\$30,000
Equipment				
Relocate & Refurbish existing air handling unit	2	EA	\$15,750.00	\$31,500
Boiler, Lochinvar condensing type, outdoor rated, and skid mounted. The boiler skid shall include the distribution pump and all ancillary equipment associated with the boiler (including but not limited to condensate neutralization kit, expansion tanks, etc.)	1	LS	\$62,000.00	\$62,000
VAV zone with reheat	16	EA	\$2,000.00	\$32,000
VAV zone no reheat	4	EA	\$1,500.00	\$6,000
Split systems for IT & Electrical room	2	EA	\$7,000.00	\$14,000
Exhaust fan, >= 100 <= 400 cfm	4	EA	\$1,250.00	\$5,000
Distribution				
Hydronic distribution;				
Piping, <= 2" dia	180	LF	\$78.00	\$14,040
Piping, <= 1" dia	400	LF	\$42.00	\$16,800
Insulation	580	LF	\$18.00	\$10,440
Piping (roof) support	10	EA	\$160.00	\$1,600
Equipment hook up	16	EA	\$800.00	\$12,800

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Ductwork distribution;				
S/A & R/A Ductwork	11,440	LB	\$13.00	\$148,720
Insulation (Lined)	9,000	SF	\$6.25	\$56,250
Fire Wrap to duct at roof penetrations	600	SF	\$22.00	\$13,200
Weatherproof jacket	1,200	SF	\$7.00	\$8,400
Duct (roof) support	14	EA	\$180.00	\$2,520
Diffuser / Grilles, square	34	EA	\$250.00	\$8,500
Slot S/A & R/a diffuser with custom blank offs	900	LF	\$88.00	\$79,200
Control				
Supply and install Johnson Control; including Metasys BACnet control for (16) VAV boxes w/ reheat, (\$) VAV boxes for cooling only, (1) boiler hot water system, (4) exhaust fans, (2) package rooftop units, including supervisory network engine	24,673	GSF	\$6.00	\$148,038
Add for new economizer control or discharge air temp sensors for RTU's - allowance	24,673	GSF	\$1.00	\$24,673
HVAC Related Items; including seismic/isolation control, documentation, supervision, commissioning assistance & safety	24,673	GSF	\$4.00	\$98,692
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$824,373
FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Fire Sprinkler System				
Trade demolition	24,660	GSF	\$1.20	\$29,592
Automatic wet sprinkler	24,673	GSF	\$7.75	\$191,216
Subtotal For Fire Protection:				\$220,808

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Selective Demolition				
Trade demolition and removal	24,673	GSF	\$1.75	\$43,178
Main Service and Distribution				
MSA 1600A MCB 208/120V Switchboard NEMA 3R with UG Pull Section and 1200A Metering Section	1	EA	\$59,854.50	\$59,855
DPM Dedicated HVAC Distribution Panel - 600A MCB 208/120V	1	EA	\$15,942.00	\$15,942
150A MCB 208/120V 84ckt	2	EA	\$6,240.00	\$12,480
Panel - 150A MCB 208/120V	2	EA	\$3,868.50	\$7,737
Dedicated IT Panel - 100A MCB 208/120V - Server Room	1	EA	\$2,800.00	\$2,800
Empty Conduit for future PV Solar System - 45kW PV System - Roof				<i>NIC, Not Required</i>
100A Feeder	30	LF	\$64.00	\$1,920
150A Feeder	295	LF	\$69.00	\$20,355
600A Feeder	140	LF	\$283.00	\$39,620
Grounding/Fire sealing/Coring	24,673	GSF	\$0.60	\$14,804
Permits and Fees	1	LS	\$12,500.00	\$12,500
Testing and Commissioning	1	LS	\$10,000.00	\$10,000
Machine and Equipment Connections				
FCU 1 to 2 Conn, 15A 208V/1P	2	EA	\$2,500.00	\$5,000
B-1 Conn NEMA 3R 18A 208V/1P	1	EA	\$2,740.00	\$2,740
Connect (E) AHU-1 NEMA 3R to DPM	1	EA	\$5,210.00	\$5,210
Connect (E) AHU-2 NEMA 3R to DPM	1	EA	\$4,280.00	\$4,280
CU-1 Conn NEMA 3R	1	EA	\$2,635.00	\$2,635
CU-2 Conn NEMA 3R	1	EA	\$2,550.00	\$2,550
EF-1 Conn NEMA3R 1HP 120V/1P with FDS Sw	1	EA	\$2,935.00	\$2,935
EF-2 to 4 Conn 25W 120V/1P with Starter	3	EA	\$1,313.00	\$3,939
P-1 Conn NEMA3R 5HP 460V/3P with EC Motor Starter	1	EA	\$3,925.00	\$3,925
SE-1 Conn NEMA3R 1HP 208V/1P with EC Motor Starter	1	EA	\$2,900.00	\$2,900
WH-1 to 4 Conn	2	EA	\$2,540.00	\$5,080
LV Control Station Conn for Motorized Shades - S/VD	2	EA	\$1,875.00	\$3,750
LV Control Station Conn for Shades Control - S/VD	2	EA	\$1,875.00	\$3,750
Power for RFID Gate	1	EA	\$725.00	\$725
Push Plate with ADO Conn	1	EA	\$1,600.00	\$1,600
Motorized Shades Connections	16	EA	\$3,500.00	\$56,000

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Machine and Equipment Connections				
Retractable Barrier Connections			<i>NIC, Not Required</i>	
Clerestory Connections	2	EA	\$7,500.00	\$15,000
Elevator Connections	1	EA	\$12,500.00	\$12,500
Plumbing Auto-Sensor Conn	5	EA	\$375.00	\$1,875
Power Receptacles with Branch Wiring				
Duplex Receptacle with Plate, Box and Conn.	75	EA	\$158.49	\$11,887
Controlled Duplex Receptacle with Plate, Box and Conn.	3	EA	\$194.56	\$584
Duplex/USB Receptacle with Plate, Box and Conn. - U	13	EA	\$197.22	\$2,564
Duplex Receptacle with Plate, Box and Conn. (Wall Mtd Combined with Data)	2	EA	\$233.49	\$467
GFI Receptacle with Plate, Box and Conn.	14	EA	\$173.98	\$2,436
GFI Receptacle, WP	1	EA	\$190.05	\$190
Quadplex Rec. with Plate, Box and Conn.	15	EA	\$210.63	\$3,159
Controlled Quadplex Rec. with Plate, Box and Conn.	3	EA	\$260.14	\$780
FM Box Combo Quadplex/Data Flush	10	EA	\$1,076.75	\$10,767
Branch Circuit Wiring EMT - 3/4"	3,650	LF	\$19.79	\$72,234
Branch Circuit Wiring GRC - 1"	500	LF	\$36.29	\$18,145
Lighting & Branch Wiring				
A32 - 32ft Asymmetric Linear LED Fixture (Fluxwerx Notch VSI) -Library Stacks	8	EA	\$7,272.00	\$58,176
AA15 - 4"Wx15ft Linear LED Fixture (Fluxwerx Notch 4 Area Symm) - Library	14	EA	\$3,611.25	\$50,558
AA20 - 4"Wx20ft Linear LED Fixture (Fluxwerx Notch 4 Area Symm) - Library	21	EA	\$4,815.00	\$101,115
AA36 - 4"Wx36ft Linear LED Fixture (Fluxwerx Notch 4 Area Symm) - Library	6	EA	\$8,667.00	\$52,002
B4 - 4ft dia LED Pendant (Focal Point Skydome)	6	EA	\$4,650.00	\$27,900
C - 4ft Linear Strip LED Fixture (Daybrite Fluxstream) - Back of House	16	EA	\$321.00	\$5,136
D - Rec 6" dia LED Square Downlight	19	EA	\$650.25	\$12,355
DD - Rec 6" dia LED Square Downlight	10	EA	\$650.25	\$6,503
F - 2x2 LED Fixture - Staff Lounge (Finelite HPT)	39	EA	\$588.75	\$22,961
G8 - 8ft Cont. Length LED Fixture (Vode)	1	EA	\$1,818.00	\$1,818
G20 - 20ft Cont. Length LED Fixture (Vode)	5	EA	\$4,545.00	\$22,725

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Lighting & Branch Wiring				
H4 - Wall Mtd D/I LED Fixture with OS (Finelite HP-2) -Stairs	6	EA	\$968.25	\$5,810
K - Linear Luminaire Backlighting LED Fixture (Qtran Vers Encapsulated) - allow 10ft vertically mtd	2	EA	\$2,520.00	\$5,040
KA - 8ft dia LED Ring (TMS Luna)	2	EA	\$9,675.00	\$19,350
KB - 6ft dia LED Ring (TMS Luna)	3	EA	\$7,485.00	\$22,455
KC - 4ft dia LED Ring (TMS Luna)	2	EA	\$4,080.00	\$8,160
L - Mini Rec LED Downlight (Sonneman)	60	EA	\$520.00	\$31,200
N - 2ft dia LED Decorative Pendant (Vibia Skan)	7	EA	\$1,044.75	\$7,313
O - Rec 6" dia Adjustable LED Downlight	5	EA	\$690.75	\$3,454
P2 - 2ft Vanity LED Light	2	EA	\$482.25	\$965
P2 - 6ft Vanity LED Light	2	EA	\$707.25	\$1,415
SB - Wall Pack LED	2	EA	\$1,068.75	\$2,138
SC -Linear Luminaire Backlighting LED Fixture (Qtran Vers Encapsulated) - Exterior Entrance Canopy	58	LF	\$356.25	\$20,663
UC - 4ft UC LED Fixture (Finelite Edge)	2	EA	\$635.25	\$1,271
UC - 4.5ft UC LED Fixture (Finelite Edge)	2	EA	\$669.75	\$1,340
EM - Emergency Light Twin Head	5	EA	\$555.00	\$2,775
X - Exit LED - Single	13	EA	\$501.00	\$6,513
Lighting Rough In Box	201	EA	\$156.59	\$31,474
Branch Circuit Wiring EMT - 3/4"	3,515	LF	\$19.79	\$69,562
Lighting Switching and Controls				
Toggle Switch with Plate, Box and Connector	2	EA	\$191.45	\$383
3 Way Switch with Plate, Box and Connector	2	EA	\$213.34	\$427
LV Dimmer Switch with Plate, Box and Connector - S/VD	14	EA	\$266.63	\$3,733
4 Button Controls Station - S/VD	2	EA	\$315.75	\$632
3 Button Controls Station - S/VD	1	EA	\$300.75	\$301
Wall OS D/T Switch with Plate, Box and Connector - OS	1	EA	\$389.39	\$389
Wall PIR Sensor with "OFF" Switch with Plate, Box and Connector - SS/S	7	EA	\$286.77	\$2,007
Ceiling OS D/T Switch with Plate, Box and Connector - OS	20	EA	\$559.46	\$11,189
Ceiling PC Photoelectric Switch	12	EA	\$356.07	\$4,273
3/4" EMT branch wiring	80	LF	\$19.79	\$1,583
Master Wall Station/Scene Controller - S/MS	2	EA	\$7,887.50	\$15,775
Provide Partition Controls	1	LS	\$3,500.00	\$3,500

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Lighting Switching and Controls				
3/4" EMT with Pull String	1,140	LF	\$15.07	\$17,180
Category 5E, PVC Jacketed Cable - 4 Pair - Plenum Rated	8,550	LF	\$2.98	\$25,445
Dimmers/Daylight Harvesting/Tie up to BAS - Allow	1	LS	\$2,500.00	\$2,500
Touch Panel with Wiring for Lighting Control/and AV Controls System/Integral System - Community Space - Creston	2	EA	\$7,530.00	\$15,060
Communications				
2-Post 19"W x 7"H Rack	2	EA	\$668.25	\$1,337
2RU Horizontal Wire Manager - Allow				NIC, OFOI
8"W Double Sided Vertical Wire Manager				NIC, OFOI
FR Backboard	4	EA	\$772.50	\$3,090
48 Port Copper Patch Panel - Allow				NIC, OFOI
Fiber Optic Patch Panel - Allow				NIC, OFOI
110 Block Wall Field - Allow				NIC, OFOI
18"W Ladder Rack				NIC, OFOI
IDF Grounding				NIC, OFOI
Conduit Sleeves/EZ Path	1	LS	\$3,000.00	\$3,000
(2) Voice/Data outlet, ceiling - WAP	8	EA	\$91.19	\$730
(4) Voice/Data outlet, wall	35	EA	\$167.06	\$5,847
(4) Voice/Data outlet, wall - Combined with Power	2	EA	\$167.06	\$334
(4) Voice/Data outlet, floor	7	EA	\$194.60	\$1,362
(1) HDMI/AV outlet, wall - AV	6	EA	\$155.25	\$932
Voice/Data Rough-Ins -1 Gang with Box, Ring & Conn	53	EA	\$88.83	\$4,708
1-1/4" EMT with Pull String	1,855	LF	\$19.04	\$35,319
1-1/4" GRC with Pull String	350	LF	\$34.44	\$12,054
Intercept/Extend Incoming Service Conduits below slab and Route up to above ceiling	1	LS	\$1,875.00	\$1,875
(2)-4" EMT with Pull String for Tel/CATV Service Conduits	125	LF	\$133.37	\$16,671
Category 6A, PVC Jacketed Cable - 4 Pair Cat6A RJ-45 Patch Panel Termination, Link Test, Labeling				NIC, OFOI
Cable Tray 12"W x 4" - Basket type	115	LF	\$42.21	\$4,854
J-Hooks Allowance	24,660	GSF	\$0.25	\$6,165
Audio Visual Infrastructure System - Conduit/Wires Rough-Ins Only (AV Equipments are OFOI)	24,660	GSF	\$1.50	\$36,990

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Fire Alarm System				
FACP/Power Supply/Programming	1	EA	\$25,875.00	\$25,875
Remote Annunciator	1	EA	\$3,975.00	\$3,975
Smoke Detector with Box & Conn - S/P	4	EA	\$398.72	\$1,595
Heat Detector with Box & Conn - HD	1	EA	\$350.33	\$350
Horn/Strobe with Box & Conn - Ceiling	35	EA	\$500.27	\$17,509
Horn/Strobe with Box & Conn - Wall	1	EA	\$335.99	\$336
Strobe with Box & Conn - Ceiling	4	EA	\$459.64	\$1,839
Strobe with Box & Conn - Wall	1	EA	\$295.36	\$295
Valve Position Supervisory Sw - VS	4	EA	\$245.45	\$982
Waterflow Sw - WF	1	EA	\$245.45	\$245
Monitor Module - MM	5	EA	\$245.45	\$1,227
(5) Control Modules - CM	1	LS	\$1,407.45	\$1,407
3/4" EMT with TSP Data Cable	2,625	LF	\$13.49	\$35,402
3/4" EMT with Audio & Visual Cable	3,485	LF	\$16.37	\$57,063
Security - Access Control and Intrusion Alarm Systems - Conduit Rough-Ins/Connection Only (Equipments provided by the Owner)				
Security Card Access Control Panel, Intrusion Detection Panel, Power Supply, Programming	1	EA	\$2,550.00	\$2,550
CR+REX+1xDC - Card Reader - 1 door - Indoor	5	EA	\$1,000.00	\$5,000
CR+REX+1xDC - Card Reader - 1 door - Outdoor	1	EA	\$1,200.00	\$1,200
CR+REX+2xDC - Card Reader - 2 door - Outdoor	2	EA	\$1,550.00	\$3,100
MD - Motion Detector	12	EA	\$500.00	\$6,000

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Video Surveillance System - Conduit Rough-Ins/Connection Only (Equipments provided by the Owner)				
CCTV Head end equipment, Workstation, programming	1	LS	\$1,500.00	\$1,500
CCTV Camera - wall - Interior	3	EA	\$350.00	\$1,050
CCTV Camera - ceiling - Interior	4	EA	\$350.00	\$1,400
CCTV Camera - 180deg, wall - Exterior	1	EA	\$350.00	\$350
CCTV Camera - 360deg, wall - Exterior	2	EA	\$350.00	\$700
Conduit Rough-In Box with Whip/Patch Cord	4	EA	\$251.23	\$1,005
Conduit Rough-In Box WP with Whip/Patch Cord	7	EA	\$288.82	\$2,022
1-1/4" EMT with Pull String	825	LF	\$17.85	\$14,729
Category 6A, PVC Jacketed Cable - 4 Pair				<i>NIC, OFOI</i>
Cat6A RJ-45 Patch Panel Termination, Link Test, Labeling				<i>NIC, OFOI</i>
Subtotal For Electrical:				\$1,531,290

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Breakroom/Staff lounge Equipments				
Breakroom equipments, including oven, dishwasher, refrigerator (OFCI)	1	LS	\$2,000.00	\$2,000
Miscellaneous Equipments				
Automatic materials handling system including book return (OFCI)	1	LS	\$5,000.00	\$5,000
Self-check computer				<i>NIC, FF&E</i>
Catalog computer				<i>NIC, FF&E</i>
Subtotal For Equipment:				\$7,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Light control & vision equipments				
Motorized window shade	3,881	SF	\$25.00	\$97,022
Wall mounted monitor, OFCI	5	EA	\$500.00	\$2,500
Amenities & convenience items				
Metal lockers - Allowance				<i>NIC, OFOI</i>
Recessed fire extinguisher cabinets	4	EA	\$500.00	\$2,000
Entrance mats and frames - Allowance	1	LS	\$5,000.00	\$5,000
Moveable Furnishings				
Conference/meeting tables and chairs				<i>NIC, OFOI</i>
Office tables and chairs				<i>NIC, OFOI</i>
Office workstation/cubicles				<i>NIC, OFOI</i>
Subtotal For Furnishings:				\$106,522

SELECTIVE BUILDING DEMOLITION	Quantity	Unit	Rate	Total (\$)
Building Demolition including hazardous material abatement (ref. Proposal from SV Demolition Inc., dated March 12, 2020)				
Demolition and disposal	1	LS	\$226,035.00	\$226,035
Hazardous Materials Abatement	1	LS	\$201,300.00	\$201,300
Add: 15Months Cost Escalation, +6.25%	1	LS	\$26,708.44	\$26,708
Subtotal For Selective Building Demolition:				\$454,043

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Site Protective Construction				
Erosion control	29,417	SF	\$1.00	\$29,417
Protect (E) trees to remain; install chainlink TPZ fences before demolition work begins & maintain the (E) trees in good order throughout the entire construction period				
Chainlink fence, 6' tall	690	LF	\$30.00	\$20,700
Sign, plastic laminated 8.5" x 11"	15	EA	\$50.00	\$750
Trunk protection with straw burlap wattles	2	EA	\$500.00	\$1,000

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Site Clearing and Grading				
Fell and remove (E) trees	1	EA	\$1,000.00	\$1,000
Site grading earthwork				
Cut	750	CY	\$35.00	\$26,250
Fill	275	CY	\$35.00	\$9,625
Off-haul	475	CY	\$65.00	\$30,875
Selective Demolition and Removal				
Demo and remove (E) ramp	2,000	SF	\$3.00	\$6,000
Demo and remove (E) exterior stairs	1,000	SF	\$10.00	\$10,000
Demo and remove (E) retaining wall	570	LF	\$30.00	\$17,100
Demo and remove (E) perimeter drain	570	LF	\$10.00	\$5,700
Remove (E) parking striping	5,300	SF	\$0.50	\$2,650
Demo and remove (E) paving and bench area, including curb	4,000	SF	\$3.00	\$12,000
Demo and remove (E) sitewall & bench	74	LF	\$50.00	\$3,700
Demo and remove (E) kiosk	1	LS	\$500.00	\$500
Remove generator/feeders	1	LS	\$6,500.00	\$6,500
Hazardous Material Abatement				
Removal and abatement of the existing English Ivy prior to soil preparation and planting	4,200	SF	\$2.00	\$8,400
Subtotal For Site Preparation:				\$192,167

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Vehicular Paving				
Asphalt concrete paving, 3"thk. AC over 9"thk. class II AB	1,242	SF	\$12.00	\$14,904
Slurry seal, type II	3,766	SF	\$4.00	\$15,064
Wheelstop	2	EA	\$150.00	\$300
Marking, Signing & Striping				
Pole mounted accessible stall sign, complete with concrete footing	2	EA	\$750.00	\$1,500
"NO PARKING" white lettering	2	EA	\$150.00	\$300
International symbol of accessibility	2	EA	\$150.00	\$300
"COMPACT" Parking stall white lettering	1	EA	\$150.00	\$150
White and blue striping	5,008	SF	\$1.00	\$5,008

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Pedestrian Paving				
4" Thick Reinforced concrete sidewalk paving, over 6" thick class 2 aggregate base, over compacted subbase	5,496	SF	\$20.00	\$109,920
Stabilized decomposed granite paving, over 2"~3" aggregate base	230	SF	\$10.00	\$2,300
Thickened concrete paving at both sides of sidewalk, 8"thick x 1'-0"wide	1,180	LF	\$25.00	\$29,500
Programmed gathering space with decorative pavers set on 4"thick reinforced concrete sub-slab, over 6" thick class 2 aggregate base	2,246	SF	<i>NIC, See ADD Alternate</i>	
Concrete vertical curb, 6" thk. x 22" high	460	LF	\$45.00	\$20,700
Curb ramp, case A	1	EA	\$2,500.00	\$2,500
Site Structures				
Reinforced concrete retaining wall including foundation, 30"high maximum				<i>measured under Structural</i>
Board formed concrete site wall, 5'-5"high				<i>measured under Structural</i>
Painted galv steel guardrail w/ with stainless steel cables at 3"o.c, including teak cap, 42" high	22	LF	\$350.00	\$7,700
Enlarge (E) trash enclosure - allowance				<i>NIC, Excluded</i>
Landscape Planting				
Soil preparation, including topsoil and fertilizer	14,760	SF	\$5.00	\$73,800
Gopher wire/rodent protection, 1/2" x 1/2" square galvanized wire	14,760	SF	\$2.00	\$29,520
Shrubs, a gallon	1,404	EA	\$30.00	\$42,120
Groundcover, 1 gal. at 12" o.c.	3,201	SF	\$30.00	\$96,030
Groundcover, 1 gal. at 18" o.c.	200	SF	\$15.00	\$3,000
Native sod	1,519	SF	\$2.00	\$3,038
Wood chip mulch, 3" thick				
Between all new planting (except sod)	12,281	SF	\$0.75	\$9,211
At all bare grounds	960	SF	\$0.75	\$720
Trees				
Japanes maple, 36" box	6	EA	\$1,500.00	\$9,000
Crape myrtle, 36" box	3	EA	\$1,500.00	\$4,500
Coast live Oak, 60"box	3	EA	\$5,000.00	\$15,000
Premium for 24" tall planted berm	1	LS	\$5,000.00	\$5,000
Gravel band with metal header around the library edge, 18" wide	478	LF	\$30.00	\$14,340
Maintenance - allowance	12	MO	\$500.00	\$6,000

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Landscape Planting				
Boulders/Decorative boulders				
36" x 48" x 27"~32" tall	6	EA	\$850.00	\$5,100
36" x 54" x 27"~32" tall	5	EA	\$1,000.00	\$5,000
30" x 30" x 24" tall	2	EA	\$300.00	\$600
Relocate (E) boulders	4	EA	\$200.00	\$800
Dry stacked boulder wall	45	LF	\$150.00	\$6,750
Stepping stones	12	EA	\$200.00	\$2,400
Metal plaque on boulder			<i>NIC, By Owner (OFOI)</i>	
Irrigation				
Piping distribution, 1" dia	650	LF	\$35.00	\$22,750
Point of connection	1	EA	\$650.00	\$650
Meter, Valves & associated equipment	1	LS	\$3,000.00	\$3,000
Trees	24	EA	\$300.00	\$7,200
Drip lines & spray-heads	14,760	SF	\$3.00	\$44,280
Fencing and Miscellaneous Furnishing				
Bicycle racks	6	EA	\$1,300.00	\$7,800
Waste and recycling receptacles	2	EA	\$3,700.00	\$7,400
Built-in benches with concrete base and wood top, 8'wide	3	EA	\$2,400.00	\$7,200
Backed bench, 8'wide	1	EA	\$3,000.00	\$3,000
Subtotal For Site Improvement:				\$645,355
SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Fire Water Main				
Piping distribution	210	LF	\$106.00	\$22,260
Backflow preventor assembly, 6" dia	1	EA	\$7,800.00	\$7,800
Accessories & specialties	1	LS	\$4,000.00	\$4,000
Point of connection	1	EA	\$3,500.00	\$3,500
Domestic Water				
Piping distribution, 3" dia	80	LF	\$53.00	\$4,240
Point of connection	1	EA	\$1,500.00	\$1,500
Valves & associated equipment	1	LS	\$2,200.00	\$2,200
Sanitary Sewer				
Piping distribution	80	LF	\$88.00	\$7,040
Manholes			<i>NIC, Not Required</i>	
SSCO & associated equipment	3	EA	\$1,200.00	\$3,600
Point of connection to existing M/hole	1	EA	\$5,000.00	\$5,000

SITE MECHANICAL UTILITIES

	Quantity	Unit	Rate	Total (\$)
Storm Drainage				
Piping, 6" dia	470	LF	\$54.00	\$25,380
Perf, perimeter drainage	495	LF	\$50.00	\$24,750
Area drain / Bubbler	11	EA	\$1,000.00	\$11,000
SDCO	3	EA	\$1,200.00	\$3,600
Point of connection	2	EA	\$4,570.00	\$9,140
Subtotal For Site Mechanical Utilities:				\$135,010

SITE ELECTRICAL UTILITIES

	Quantity	Unit	Rate	Total (\$)
Site Power Utilities				
Secondary Feeder Ductbank (5)-5"C	30	LF	\$456.98	\$13,709
Excavation/Backfill under Existing Primary Pad Mounted Transformer for New Secondary Feeder Ductbank	1	LS	\$2,500.00	\$2,500
Site Lighting				
Site Lighting - Type SA - Bollard LED - Gathering Space/Walkway Entry	16	EA	\$2,610.00	\$41,760
1"C U/G Lighting Wiring in Trench	610	LF	\$35.00	\$21,350
Site Communications and Security				
New Telecom Ductbank and from Existing MH on Center Ave, (2)-4"C - Allow	100	LF	\$172.00	\$17,200
Intercept/Extend Existing Fiber from Existing MH to new MPOE/MDF	1	LS	\$6,500.00	\$6,500
Subtotal For Site Electrical Utilities:				\$103,019

65% Construction Document Cost Estimate

Alternates Campbell Library

Alternates Cost Breakdown

October 12, 2021

Plaza Pavers: Pavers In Lieu Of Concrete (At Gatherings)

Quantity	Unit	Rate	Total (\$)
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Alternate Description:

- BASE: Concrete Paving
- ALT: Pedestrian Pavers Over Concrete Slab

ADD:

Permeable paver at gathering spaces	2,246	SF	\$25.00	\$56,150
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Mark-up's per Overall Summary	33.67%			\$18,906
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Subtotal For Plaza Pavers: Pavers In Lieu Of Concrete (At Gatherings):				\$75,056
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Lower Level Public Restroom: Single Occupancy Restroom In Lieu Of Staff Office

Quantity	Unit	Rate	Total (\$)
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Alternate Description:

- BASE: Staff Office To Match Room #108
- ALT: Single Occupancy Restroom #107

DELETE:

Interior Doors & Door Hardware

Aluminum glazed door, single (type F)	(1)	EA	\$4,000.00	(\$4,000)
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Finishes

Carpet tile (CPT-1)	(63)	SF	\$9.00	(\$567)
Rubber base (RB-1)	(32)	LF	\$4.00	(\$128)
Painted gypwall (GWB-2)	(288)	SF	\$2.50	(\$720)
ACT Ceiling (ACT-2)	(63)	SF	\$10.00	(\$630)
Alum framed glass sidelite	(1)	EA	\$1,000.00	(\$1,000)

ADD:

Interior Doors & Door Hardware

Solid core wood door in aluminum frame with hardware, single (type D)	1	EA	\$3,000.00	\$3,000
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Chalkboards, insignia and graphics

Restroom signage; 1/4" acrylic with opaque backing	1	EA	\$200.00	\$200
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Finishes

Ceramic floor tile (CT-2)	63	SF	\$30.00	\$1,890
Ceramic wall tile, full height 9' (CT-1)	288	SF	\$30.00	\$8,640
Suspended gypboard ceiling (GWB-2)	63	SF	\$35.00	\$2,205

Lower Level Public Restroom: Single Occupancy Restroom In Lieu Of Staff Office

	Quantity	Unit	Rate	Total (\$)
Alternate Description:				
BASE: Staff Office To Match Room #108				
ALT: Single Occupancy Restroom #107				
Toilet accessories				
Coat hook (CH)	1	EA	\$75.00	\$75
Mirror (MIR)	6	SF	\$50.00	\$300
Recessed paper towel dispenser/waste receptacle (PTD/W)	1	EA	\$500.00	\$500
Wall mounted baby changing station (BBY)	1	EA	\$1,500.00	\$1,500
Counter mounted soap dispenser (SD)	1	EA	\$150.00	\$150
Toilet paper dispenser (TP)	1	EA	\$150.00	\$150
Grab bar, 36"~42" (GB)	2	EA	\$200.00	\$400
Plumbing Fixtures				
Water closet, wall, sensor flush valve	1	EA	\$2,145.00	\$2,145
Lavatory	1	EA	\$1,850.00	\$1,850
Floor Drain	1	EA	\$1,050.00	\$1,050
Service Water Distribution System				
Rough-in for fixture	2	EA	\$560.00	\$1,120
Piping, <= 2"dia	32	LF	\$123.00	\$3,936
Piping, <= 1"dia	6	LF	\$40.00	\$240
Sanitary/Vent Distribution System				
Rough-in for fixture	3	EA	\$530.00	\$1,590
Piping, <= 2 1/2"dia	25	LF	\$48.70	\$1,218
Equipment				
Point of use heater (WH-4)	1	EA	\$700.00	\$700
HVAC				
Exhaust fan, >= 100 <= 400 cfm (EF-4)	1	EA	\$1,250.00	\$1,250
Lighting & Branch Wiring				
D - Rec 6" dia LED Square Downlight (Lucifer)	1	EA	\$650.25	\$650
P2 - 2ft Vanity LED Light	1	EA	\$482.25	\$482
Mark-up's per Overall Summary			33.67%	\$9,494
Subtotal For Lower Level Public Restroom: Single Occupancy Restroom In Lieu				\$37,690

Teen Accent Ceiling: Acoustic Drywall With	Quantity	Unit	Rate	Total (\$)
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Alternate Description:

BASE: Acoustic ceiling tile & linear lights

ALT: Acoustic drywall, recessed point lights & pendant lights

DELETE:

ACT ceiling (794) SF \$10.00 (\$7,940)

AA20 - 4"Wx20ft Linear LED Fixture (Fluxer Notch 4 Area Symm) - Library Stacks (7) EA \$4,815.00 (\$33,705)

ADD:

Acoustic drywall 794 SF \$40.00 \$31,760

Ring light fixtures

KA - 8ft dia LED Ring (TMS Luna) 2 EA \$9,675.00 \$19,350

KB - 6ft dia LED Ring (TMS Luna) 2 EA \$7,485.00 \$14,970

KC - 4ft dia LED Ring (TMS Luna) 2 EA \$4,080.00 \$8,160

L - Mini Rec LED Downlight (Sonneman) 40 EA \$520.00 \$20,800

Mark-up's per Overall Summary 33.67% \$17,979

Subtotal For Teen Accent Ceiling: Acoustic Drywall With Recessed Point & \$71,374

Community Room Operable Partition	Quantity	Unit	Rate	Total (\$)
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Alternate Description:

BASE: Expanded Friends Room

ALT: Operable Partition & Steel Support Beam

ADD:

Structural framing W24x55 & W12x40 1,725 LB \$6.00 \$10,350

Operable partition, 10'high 300 SF \$150.00 \$45,000

Mark-up's per Overall Summary 33.67% \$18,637

Subtotal For Community Room Operable Partition: \$73,987

Stack: All Stacks As Shown On Stack Plan	Quantity	Unit	Rate	Total (\$)
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Alternate Description:

BASE: Exclude metal stacks on lower level between grids 8 ~12 and C~F

ALT: All Stacks As Shown On Stack Plan

ADD:

Library stacks

Stack, 5'-6" tall x 3'-0" wide with (5) shelves
(A1)

357 LF \$750.00 \$267,750

Stack, 3'-6" tall x 3'-0" wide with (3) shelves
(C4, 3, T1, T2, T3, T4, T5)

18 LF \$500.00 \$9,000

Stack, 4'-6" tall x 3'-0" wide with (4) shelves
(C1, C2, C7, M1, S1)

54 LF \$625.00 \$33,750

Mark-up's per Overall Summary

33.67% \$104,548

Subtotal For Stack: All Stacks As Shown On Stack Plan: \$415,048

65% Construction Document Cost Estimate

Variance Report
Campbell Library

Comparison Summary
Variance Analysis

October 12, 2021

	DELTA	Current 65% CD October 12, 2021		Previous DD Dated 7/7/2021	
		\$/SF	\$,000	\$/SF	\$,000
		CSI UniFormat Summary			
Foundations	(\$57)	\$8.77	\$216	\$11.09	\$274
Superstructure	\$257	\$67.43	\$1,663	\$57.01	\$1,406
Enclosure	\$126	\$75.86	\$1,871	\$70.74	\$1,745
Roofing		\$13.78	\$340	\$13.78	\$340
Interior Construction	(\$372)	\$86.34	\$2,129	\$101.41	\$2,501
Stairs		\$6.04	\$149	\$6.04	\$149
Interior Finishes	\$90	\$46.22	\$1,140	\$42.55	\$1,049
Conveying		\$8.11	\$200	\$8.11	\$200
Plumbing	\$3	\$13.72	\$338	\$13.60	\$335
Heating, Ventilation, & Air Conditioning	(\$97)	\$33.43	\$824	\$37.34	\$921
Fire Protection	\$0	\$8.95	\$221	\$8.95	\$221
Electrical	(\$249)	\$62.10	\$1,531	\$72.20	\$1,780
Equipment	\$5	\$0.28	\$7	\$0.08	\$2
Furnishings	(\$10)	\$4.32	\$107	\$4.72	\$117
Selective Building Demolition	\$5	\$18.41	\$454	\$18.20	\$449
Subtotal - Building Construction	(\$298)	\$453.77	\$11,190	\$465.84	\$11,488
Site Preparation	\$48	\$7.79	\$192	\$5.87	\$145
Site Improvement	\$91	\$26.17	\$645	\$22.48	\$554
Site Mechanical Utilities	\$8	\$5.47	\$135	\$5.17	\$127
Site Electrical Utilities	(\$37)	\$4.18	\$103	\$5.67	\$140
Subtotal - Sitework	\$109	\$43.62	\$1,076	\$39.19	\$966
Total - Building and Sitework Construct	(\$189)	\$497.38	\$12,265	\$505.03	\$12,454
Bonds & Insurance	(\$6)	\$14.92	\$368	\$15.15	\$374
General Conditions	(\$21)	\$56.35	\$1,390	\$57.22	\$1,411
Contractor's Overhead & Profit	(\$11)	\$28.43	\$701	\$28.87	\$712
Contingency for Design Development	(\$306)	\$17.91	\$442	\$30.31	\$748
Cost Escalation	(\$111)	\$49.85	\$1,229	\$54.34	\$1,340
TOTAL CONSTRUCTION BUDGET	(\$643)	\$664.86	\$16,395	\$690.92	\$17,038
GROSS FLOOR AREA	0 SF	24,660 SF		24,660 SF	

