



Schematic Design Cost Estimate

Lynnfield Library Renovations & Addition

Lynnfield, MA

PM&C LLC
20 Downer Ave, Suite 5
Hingham, MA 02043
(T) 781-740-8007
(F) 781-740-1012

Prepared for:
Tappe Architects, INC

October 8, 2024



Lynnfield Library
Renovations & Addition
Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
LIBRARY RENOVATION & ADDITION				
RENOVATE & ADDITIONS		20,509	\$422.90	\$8,673,221
SITework				\$945,041
HAZARDOUS MATERIALS - <i>per UEC report dated 2/8/24</i>				\$180,000
SUB-TOTAL	Nov-25	20,509	\$477.75	\$9,798,262
ESCALATION TO START - Jan/Feb 2026	3.3%			\$323,343
DESIGN AND PRICING CONTINGENCY	10%			\$979,826
SUB-TOTAL		20,509	\$541.30	\$11,101,431
GENERAL CONDITIONS				\$1,110,143
P&P BONDS	1.00%			\$111,014
BUILDER'S RISK	0.43%			\$47,736
GLI	1.22%			\$135,437
PERMIT				Waived
OVERHEAD and PROFIT	4%			\$500,230
CONSTRUCTION CONTINGENCY				By Owner
TOTAL OF ALL CONSTRUCTION	Nov-25	20,509	\$634.16	\$13,005,991



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Renovations & Addition
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08-Oct-24

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This Schematic Design cost estimate was produced from drawings, outline specifications and other documentation prepared by Tappe Architects Inc. and their design team dated September 20th, 2024. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractor's overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency (GMP Contingency is included)
- Rock removal
- Contaminated soils removal



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
RENOVATION and ADDITION				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$75,086			
A1020 Special Foundations	\$93,250			
A1030 Lowest Floor Construction	\$202,147	\$370,483	\$18.06	4.3%
A20 BASEMENT CONSTRUCTION				
A2010 Basement Excavation	\$71,194			
A2020 Basement Walls	\$80,913	\$152,107	\$7.42	1.8%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$357,462			
B1020 Roof Construction	\$310,090	\$667,552	\$32.55	7.7%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$493,879			
B2020 Windows/Curtainwall	\$93,384			
B2030 Exterior Doors	\$12,740	\$600,003	\$29.26	6.9%
B30 ROOFING				
B3010 Roof Coverings	\$458,407			
B3020 Roof Openings	\$7,500	\$465,907	\$22.72	5.4%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$636,983			
C1020 Interior Doors	\$190,910			
C1030 Specialties/Millwork	\$159,390	\$987,283	\$48.14	11.4%
C20 STAIRCASES				
C2010 Stair Construction	\$93,200			
C2020 Stair Finishes	\$44,640	\$137,840	\$6.72	1.6%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$172,117			
C3020 Floor Finishes	\$270,834			
C3030 Ceiling Finishes	\$396,702	\$839,653	\$40.94	9.7%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$243,600	\$243,600	\$11.88	2.8%
D20 PLUMBING				
D20 Plumbing	\$369,036	\$369,036	\$17.99	4.3%
D30 HVAC				
D30 HVAC	\$1,624,843	\$1,624,843	\$79.23	18.7%
D40 FIRE PROTECTION				
D40 Fire Protection	\$198,074	\$198,074	\$9.66	2.3%
D50 ELECTRICAL				
D5010 Service & Distribution	\$317,999			
D5020 Lighting & Power	\$594,762			



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08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
RENOVATION and ADDITION					
D5030	Communication & Security Systems	\$450,436			
D5040	Other Electrical Systems	\$137,296	\$1,500,493	\$73.16	17.3%
E10	EQUIPMENT				
E10	Equipment	\$17,400	\$17,400	\$0.85	0.2%
E20	FURNISHINGS				
E2010	Fixed Furnishings	\$146,632			
E2020	Movable Furnishings NIC	NIC	\$146,632	\$7.15	1.7%
F10	SPECIAL CONSTRUCTION				
F10	Special Construction	\$0	\$0	\$0.00	0.0%
F20	SELECTIVE BUILDING DEMOLITION				
F2010	Building Elements Demolition	\$352,315			
F2020	Hazardous Components Abatement	\$0	\$352,315	\$17.18	4.1%
TOTAL DIRECT COST (Trade Costs)			\$8,673,221	\$422.90	100.0%



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 Renovations & Addition
 Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

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DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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RENOVATION and ADDITION

GROSS FLOOR AREA CALCULATION AT RENO

	RENO	ADDITION
Basement Level	3,057	987
Level 1	9,085	968
Level 2 (reno area is upper stack + breakroom)	1,586	4,826

TOTAL GROSS FLOOR AREA (GFA)	13,728	6,781	20,509 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

033000 CONCRETE

Addition

Strip footings: 7'-0" x 2'-0" - retaining/ basement

Formwork	200	sf	15.00	3,000
Re-bar	500	lbs	2.00	1,000
Concrete material	27	cy	155.00	4,185
Placing concrete	27	cy	90.00	2,430

Renovation

Spread Footings - F5 5'-0" x 5'-0x 24"

Formwork	280	sf	18.00	5,040
Re-bar 90lbs/cy	1,170	lbs	2.00	2,340
Concrete material	13	cy	155.00	2,015
Placing concrete	13	cy	200.00	2,600
Set anchor bolts grout plates	7	ea	150.00	1,050

Miscellaneous

Connect new column to existing footing	1	loc	1,500.00	1,500
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Renovation: At new elevator pit : allow construction of new 12" wall up to floor above shoring scope see below

Walls

Formwork	500	sf	24.00	12,000
Re-bar	1,000	lbs	2.00	2,000
Concrete material	10	cy	155.00	1,550
Placing concrete	10	cy	250.00	2,500
Connect to existing	2	loc	1,500.00	3,000

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

see basement

072100 THERMAL INSULATION

see basement

312000 EARTHWORK

Addition

Strip footings @ basement foundation

Excavation	56	cy	12.00	672
Backfill with gravel	29	cy	45.00	1,305
Gravel fill beneath footings, 6"	6	cy	45.00	270
Load excess soils for disposal	27	cy	5.00	135
Less than RCS-1 site disposal 1.7x	46	tn	30.00	1,380



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RENOVATION and ADDITION							
45	Renovation						
46	<u>Spread Footings</u>						
47	Excavation in existing building	33	cy	75.00	2,475		
48	Backfill with gravel	20	cy	90.00	1,800		
49	Gravel fill beneath footings, 6"	3	cy	90.00	270		
50	Load excess soils for disposal	33	cy	20.00	660		
51	Less than RCS-1 site disposal 1.7x	56	tn	30.00	1,680		
52	Premium for working in existing building- mob/demob	1	allow	2,500.00	2,500		
53	<u>Miscellaneous</u>						
54	Foundation drain 4" perforated PVC- new addition	50	lf	32.00	1,600		
55	Foundation drain 4" perforated PVC @ reno perimeter detail 1/A511	112	lf	32.00	3,584		
56	Gutter at detail1/A511	111	lf	95.00	10,545		
57	Crushed stone/filter fabric				included above		
58	SUBTOTAL					75,086	
59							
60	A1020 SPECIAL FOUNDATIONS						
61	Shoring at new elevator pit						
62	Survey/ as built	1	ls	5,000.00	5,000		
63	Design and engineering				included		
64	Demo existing walls for new	1	ls	3,750.00	3,750		
65	Shore two walls, to allow construction of new 12" wall	25	lf	1,500.00	37,500		
66	<u>Column shoring</u>						
67	Temp Shoring and removal of shoring at new columns footings	7	loc	3,500.00	24,500		
68	<u>Underpinning</u>						
69	Allowance at (1) column location	5	cy	4,500.00	22,500		
70	SUBTOTAL					93,250	
71							
72	A1030 LOWEST FLOOR CONSTRUCTION						
73							
74	033000 CONCRETE						
75	<u>Addition</u>						
76	New Slab on grade, 5" thick	987	sf				
77	Mesh Re-bar 15% lap	1,135	sf	2.00	2,270		
78	Concrete -5" thick	16	cy	140.00	2,240		
79	Place & finish including control joints	987	sf	7.50	7,403		
80	<u>Miscellaneous</u>						
81	E+B for underslab plumbing	987	sf	2.00	1,974		
82	Moisture Mitigation; admixture	16	cy	60.00	w/ Div 9		
83	Vapor barrier	987	sf	1.10	1,086		
84	Elevator pit; complete	1	ls	25,000.00	25,000		
85	Elevator pit waterproofing	1	ea	7,500.00	7,500		
86	Renovation replacement slabs at demo areas as per structural plans						
87	<u>New Slab on grade, 5" thick (area includes new sog at infilled pit)</u>	837	sf				
88	Mesh Re-bar 15% lap	963	sf	2.00	1,926		
89	Concrete -5" thick	13	cy	140.00	1,820		
90	Place & finish including control joints	837	sf	7.50	6,278		
91	Drill and epoxy into existing slab, 12" o.c	256	loc	25.00	6,400		
92	<u>New Slab on grade, 12" thick</u>	327	sf				



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08-Oct-24

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RENOVATION and ADDITION								
93	Rebar	981	lbs	2.00	1,962			
94	Concrete -12" thick	13	cy	140.00	1,820			
95	Place & finish including control joints	327	sf	7.50	2,453			
96	Drill and epoxy into existing slab, 12" o.c	81	loc	45.00	3,645			
97	<u>New Slab on grade, 5" thick infill at perimeter drain demolition</u>	257	sf					
98	Mesh Re-bar 15% lap	296	sf	2.00	592			
99	Concrete -5" thick; 4,500 psi	4	cy	140.00	560			
100	Place & finish including control joints	257	sf	7.50	1,928			
101	Drill and epoxy into existing slab, 12" o.c	112	loc	25.00	2,800			
102	<u>Miscellaneous</u>							
103	Miscellaneous slab patching/repair at remaining basement slab	1,963	sf	4.00	7,852			
104	Moisture Mitigation; admixture	17	cy	60.00	w/ Div 9			
105								
106	070001 <u>WATERPROOFING, DAMPPROOFING AND CAULKING</u>							
107	Vapor barrier (at replacement slabs)- fluid applied	1,094	sf	8.00	8,752			
108	Vapor barrier at crawlspaces- fluid applied	5,751	sf	8.00	46,008			
109	Vapor barrier at on top of existing slabs (see A511)	1,963	sf	8.00	15,704			
110	<u>Miscellaneous</u>							
111	Expansion joints	1	ls	5,000.00	5,000			
112								
113	072100 <u>THERMAL INSULATION</u>							
114	<u>Addition</u>							
115	Rigid insulation on grade; 2" thick @ new slab (4'-0" at edges)	200	sf	3.00	600			
116	<u>Renovation</u>							
117	Rigid insulation on grade; 2" thick@replacement slabs	1,094	sf	3.00	3,282			
118	<u>Crawlspaces</u>							
119	Batt insulation at existing crawlspaces	5,751	sf	2.00	11,502			
120	312000 <u>EARTHWORK</u>							
121	<u>Building Earthwork</u>	2,408	sf					
122	Demo walls at existing pit	1	ls	1,500.00	1,500			
123	Infill existing pit with flowable fill	10	cy	250.00	2,500			
124	Gravel base new and existing slabs	89	cy	65.00	5,785			
125	Load excess soils for disposal	89	cy	5.00	445			
126	Less than RCS-1 site disposal 1.7x	151	tn	30.00	4,530			
127	Rough and fine grade				carried in site			
128	Compact subgrade	2,408	sf	3.75	9,030			
129	<u>Rock removal</u>				assumed not required			
130	SUBTOTAL					202,147		
131								
132	TOTAL - FOUNDATIONS						\$370,483	
133								
134								
135								
136	A20 BASEMENT CONSTRUCTION							
137								
138	A2010 BASEMENT EXCAVATION							
139	312000 <u>EARTHWORK</u>							



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 Renovations & Addition
 Lynnfield, MA

08-Oct-24

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GFA 20,509

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RENOVATION and ADDITION								
140	Addition							
141	<u>SOE</u>				none assumed			
142	Layback excavation	244	cy	14.00	3,416			
143	Bulk excavation to 12" below SOG	402	cy	14.00	5,628			
144	Obstruction removal	1	al	5,000.00	5,000			
145	Backfill with gravel	244	cy	45.00	10,980			
146	Load excess soils for disposal	646	cy	5.00	3,230			
147	Less than RCS-1 site disposal 1.7x	1,098	tn	30.00	32,940			
148	Dewatering - high water table exists	1	ls	10,000.00	10,000			
149	SUBTOTAL					71,194		
150								
151	A2020 BASEMENT WALLS							
152								
153	033000 CONCRETE							
154	Addition							
155	<u>Retaining/ basement wall; 24" thick - 10' high, see 1/3.11</u>							
156	Formwork	1,000	sf	24.00	24,000			
157	Re-bar	2,000	lbs	2.00	4,000			
158	Concrete material; 3,000 psi	39	cy	155.00	6,045			
159	Placing concrete	39	cy	120.00	4,680			
160	Form shelf	50	lf	6.00	not shown			
161	Connect to existing	2	loc	1,500.00	3,000			
162	<u>Misc.</u>							
163	Infill concrete wall @ basement electrical room	1	ea	2,500.00	2,500			
164								
165	070001 WATERPROOFING, DAMPPROOFING AND CAULKING							
166	Addition							
167	Protection board and WP to basement walls	500	sf	14.00	7,000			
168	Damproofing inside of footings and wall as per 2/3.11	200	sf	8.00	1,600			
169	<u>Miscellaneous</u>							
170	Expansion joints	1	ls	1,500.00	1,500			
171	Renovation (detail 511)							
172	Polymer modified cement waterproofing	896	sf	20.00	17,920			
173	Drainage board	896	sf	3.00	2,688			
174								
175	072100 THERMAL INSULATION							
176	Addition							
177	Insulation to basement walls; 3" thick	500	sf	3.00	1,500			
178	Renovation (detail 511)							
179	Foil faced 3-1/2" mineral wool insulation @ existing basement walls	896	sf	5.00	4,480			
180	SUBTOTAL					80,913		
181								
182	TOTAL - BASEMENT CONSTRUCTION						\$152,107	
183								
184	B10 SUPERSTRUCTURE							
185								
186	B1010 FLOOR CONSTRUCTION							
187								
188	033000 CONCRETE							
189	Renovation							
190	Gypcrete topping @ all renovated slabs	11,669	sf	3.00	35,007			



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08-Oct-24

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GFA 20,509

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RENOVATION and ADDITION							
191	Moisture mitigation					NIC	
192							
193	042000 MASONRY						
194	Renovation						
195	Allowance to connect all existing masonry walls from basement to level 1 (as per structure note)	1	ls	7,500.00	7,500		
196							
197	051200 STRUCTURAL STEEL FRAMING						
198	Addition						
199	<u>At hybrid steel and wood framing</u>						
200	Structural steel W35	2	tns	5,500.00	11,000		
201	Structural steel W30	1,512	lbs	2.75	4,158		
202	Steel columns	4	tns	5,500.00	22,000		
203	Crane mob, demob	2.5	days	7,500.00	18,750		
204	Firewatch	2.5	days	1,500.00	3,750		
205	Moment connections	32	ea	950.00	30,400		
206	<u>Misc.</u>						
207	New lintel@ basement	17	lf	125.00	2,125		
208							
209	061000 ROUGH CARPENTRY						
210	Addition level 1,2 (stacked addition)						
211	Materials :	1,974	sf		-		
212	Framing 18" deep open web wood trusses at 12" o/c	1,974	sf	9.00	17,766		
213	Rated plywood sheathing	1,974	sf	3.50	6,909		
214	Labor	1,974	sf	14.00	27,636		
215	Misc. blocking/bridging/bracing	1,974	sf	1.50	2,961		
216	Hangers/Strapping/Fasteners/Simpson anchors	1,974	sf	2.00	3,948		
217	Cranes and lifts	1	ls	1,500.00	1,500		
218	Addition level 2 : 18" deep open web wood trusses	2,892	sf				
219	Materials :	2,892	sf		-		
220	Framing 18" deep open web wood trusses at 12" o/c	2,892	sf	9.00	26,028		
221	Rated plywood sheathing	2,892	sf	3.50	10,122		
222	Labor	2,892	sf	14.00	40,488		
223	Misc. blocking/bridging/bracing	2,892	sf	1.50	4,338		
224	Hangers/Strapping/Fasteners/Simpson anchors	2,892	sf	2.00	5,784		
225	Cranes and lifts	1	ls	2,500.00	2,500		
226	Addition level 2 : 2x12 framing at 12" oc (hybrid with steel)	896	sf				
227	Materials :	896	sf		-		
228	Framing 2x12	896	sf	8.00	7,168		
229	Rated plywood sheathing	896	sf	3.50	3,136		
230	Labor	896	sf	14.00	12,544		
231	Misc. blocking/bridging/bracing	896	sf	1.50	1,344		
232	Hangers/Strapping/Fasteners/Simpson anchors	896	sf	2.00	1,792		
233	Cranes and lifts	1	ls	1,500.00	1,500		
234	Renovations level 1						
235	Modify existing slabs a new column penetrations	7	loc	750.00	5,250		
236	Misc. patching/ coring at existing	9,085	sf	1.50	13,628		



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08-Oct-24

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RENOVATION and ADDITION							
237	<u>Ramps</u>						
238	Added structure for ramps-WD	210	sf	45.00	9,450		
239							
240	078100 <u>FIREPROOFING/FIRESTOPPING</u>						
241	Fire proofing to new columns and beams; assumed required	896	sf	5.00	4,480		
242	Fire stopping floors	1	ls	2,500.00	2,500		
243							
244	070001 <u>WATERPROOFING, DAMPPROOFING AND CAULKING</u>						
245	70001 Expansion joints	1	ls	10,000.00	10,000		
246	SUBTOTAL					357,462	
247							
248	B1020 ROOF CONSTRUCTION						
249			SF				
250	Ground floor canopy- WD framed	60			ETR framing		
251	Level 2 metal roof-WD framed	622					
252	Main roof sloped WD trusses and premium glulam	1,778					
253	Main roof sloped over build 2x6 screwed to existing	895					
254	Main roof sloped walls raised 4'-0" WD Trusses	1,140					
255	Metal sloped roof dormers WD trusses	495					
256	Flat roof (steel and wood framed)- steel	891					
257	Flat roof (steel and wood framed)- wood	1,082					
258	Flat roof (steel and wood framed)- over build wood	223			3,416.00		
259							
260	061000 <u>ROUGH CARPENTRY</u>						
261	Materials : (WD framing)	5,177	sf				
262	Framing - trusses etc	5,177	sf	10.00	51,770		
263	Rated plywood sheathing	5,177	sf	4.00	20,708		
264	Raise columns by 5'-0"	4,000	sf	4.50	18,000		
265	Labor	5,177	sf	15.00	77,655		
266	Misc. blocking/bridging/bracing	5,177	sf	1.50	7,766		
267	Hangers/Strapping/Fasteners/Simpson anchors	5,177	sf	2.00	10,354		
268	Premium for glulam's	120	lf	25.00	3,000		
269	Cranes and lifts	1	ls	10,000.00	10,000		
270	<u>Overframing</u>						
271	Over framing 2x6	1,118	sf	30.00	33,540		
272							
273	033000 <u>CONCRETE</u>						
274	Concrete on Metal Deck @ Floor Deck-5-1/4"	891	sf				
275	WWF reinforcement 15% lap	1,025	sf	1.80	1,845		
276	Concrete - 5-1/4" thick	14	cy	180.00	2,520		
277	Place and finish concrete	891	sf	3.00	2,673		
278	Rebar to decks	267	lbs	2.00	534		
279	Bent plate	121	lf	20.00	2,420		
280							
281	051200 <u>STRUCTURAL STEEL FRAMING</u>	6	tns				
282	<u>Roof framing</u>						
283	Structural steel framing 14lbs/sf	6	tns	6,000.00	36,000		
284	Connections allowance 10%				included		
285	Rooftop screen					NR	
286	Moment connections	23	ea	950.00	21,850		
287	Elevator hoist beam	1	loc	5,000.00	5,000		



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RENOVATION and ADDITION								
288	<u>Decking</u>							
289	Metal galvanized deck	891	sf	5.00	4,455			
290								
291								
292	<i>078100 FIREPROOFING/FIRESTOPPING</i>							
293	Fire proofing to new columns and beams; assumed required		sf	3.00	NR			
294	SUBTOTAL					310,090		
295								
296	TOTAL - SUPERSTRUCTURE						\$667,552	
297								
298								
299	B20 EXTERIOR CLOSURE							
300								
301	B2010 EXTERIOR WALLS							
302								
303	<i>E1 existing window to remain</i>		ETR					
304	<i>E2 existing porch to remain; strip, prime and paint</i>	36	lf					
305	<i>R1 strip existing clapboard and repaint to match existing color, typ.</i>	5,963	sf					
306	<i>R2 remove and replace existing roof shingles, typ.</i>				with roof			
307	<i>R3 new aluminum clad wood windows with traditional wood casings and shutters to match existing, typ.</i>	298	sf					
308	<i>R4 re-roof above porch and install new roof at dormers with standing seam freedom grey copper roof</i>				with roof			
309	<i>R5 new knee wall with painted clapboard to match existing exposure</i>	982	sf					
310	<i>R6 new exterior storefront window with trim to match existing windows</i>	129	sf					
311	<i>New façade EX1- new addition</i>	1,033	sf					
312	<i>New façade EX1- renovation/addition/raised walls</i>	1,414	sf					
313								
314								
315	<i>042000 MASONRY</i>							
316	Prep/Seal existing chimney				demolished			
317								
318	<i>070001 WATERPROOFING, DAMPPROOFING AND CAULKING</i>							
319	Drainage mesh as per EX1 cladding	3,429	sf	1.00	3,429			
320	Cont breathable air barrier as per EX1@ sheathing	3,429	sf	4.00	13,716			
321	Air barrier/flashing at windows	444	lf	6.50	2,886			
322								
323	<i>072100 THERMAL INSULATION</i>							
324	New							
325	Insulation - 1" Insulation	3,429	sf	3.00	10,287			
326	Insulation at windows	444	lf	6.00	2,664			
327	Renovation see drawing A312(update existing walls)							
328	Insulation - existing perimeter walls blow into existing walls	5,963	sf	2.50	14,908			
329								
330	<i>074690 SIDING AND TRIM</i>							
331	New							
332	New wood siding and trim	2,447	sf	45.00	110,115			
333	New wood siding and trim@ R5 walls	982	sf	45.00	44,190			
334	Window casings	444	lf	20.00	8,880			
335	Minor repairs/Replacement of siding and trim @ R1-10% allowance (remove and replace)	596	sf	55.00	32,780			



Lynnfield Library
 Renovations & Addition
 Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
RENOVATION and ADDITION							
336	Minor repairs/Install salvaged shutters				n/a		
337	Ipe/Teak porch canopy	1	ls	10,000.00	10,000		
338	Finish soffits at level 2	1,676	sf	20.00	33,520		
339	Staging to exterior wall				Incl in Rates		
340	<u>Exterior ceilings</u>						
341	Ipe ceilings				included in allowance above		
342							
343	092900 GYPSUM BOARD ASSEMBLIES						
344	New						
345	New exterior wall framing 2x6 framing, sheathing, Air barrier,6" R4 insulation (gwb below)	3,429	sf	21.50	73,724		
346	GWB including taping	3,429	sf	3.50	12,002		
347	Soffit framing	1,676	sf	14.00	23,464		
348	Renovation see drawing A312(update existing walls)						
349	Exterior wall framing w/ GWB on interior- patching interior walls	5,963	sf	2.50	14,908		
350	Exterior wall framing w/ GWB on interior- strengthen existing WD studs	1	al	15,000.00	15,000		
351							
352	090007 PAINTING						
353	Prep/Paint new siding and trim	3,429	sf	3.50	12,002		
354	R1 : R1 strip existing clapboard and repaint to match existing color, typ. (assumed not lead paint)	5,963	sf	8.00	47,704		
355	E2 existing porch to remain; strip, prime and paint railings	108	sf	25.00	2,700		
356							
357	101400 SIGNAGE						
358	Exterior signage	1	ls	5,000.00	5,000		
359	SUBTOTAL					493,879	
360							
361	B2020 WINDOWS/CURTAINWALL						
362							
363	052000 MISC. METALS						
364	Misc. metals at windows /large opes	1	ls	1,500.00	1,500		
365							
366	061000 ROUGH CARPENTRY						
367	Wood blocking at openings	444	lf	14.00	6,216		
368							
369	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
370	Backer rod & double sealant	444	lf	12.00	5,328		
371							
372	080001 ALUMINIUM CLAD WOOD WINDOWS	427	sf				
373	R3 new aluminum clad wood windows	298	sf	150.00	44,700		
374	R6 new exterior storefront window	129	sf	160.00	20,640		
375	Shutters	20	ea	750.00	15,000		
376	SUBTOTAL					93,384	
377							
378	B2030 EXTERIOR DOORS						
379							
380	061000 ROUGH CARPENTRY						
381	Wood blocking at openings		lf	11.00	ETR		
382							
383	079200 JOINT SEALANTS						
384	Backer rod & double sealant	20	lf	12.00	240		
385							



Lynnfield Library
 Renovations & Addition
 Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST	
RENOVATION and ADDITION								
386	081110 HOLLOW METAL							
387	Frames, single		ea	450.00	ETR			
388	HM door		leaf	500.00	ETR			
389								
390	084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS							
391	Glazed aluminum entrance doors including frame and hardware; double	1	pr	12,000.00	12,000			
392	Glazed aluminum entrance doors including frame and hardware; single		ea	6,000.00	ETR			
393								
394	087100 DOOR HARDWARE							
395	Hardware		leaf	1,200.00	ETR			
396								
397	090007 PAINTING							
398	Finish doors and frames	2	lvs	250.00	500			
399	SUBTOTAL					12,740		
400								
401	TOTAL - EXTERIOR CLOSURE							\$600,003

B30 ROOFING

B3010 ROOF COVERINGS

	SF	Sloped	Flat
Ground floor canopy	60		
Level 2 metal roof	622		
Main roof sloped	1,778		
Main roof sloped over build	895		
Main roof sloped walls raised 4'-0"	1,140		
Metal sloped roof dormers	495		
Flat roof (steel and wood framed)	1,973		
Flat roof (steel and wood framed)- over build	223		
Existing			
R2 remove and replace existing roof shingles, typ.	3,416	8,346.00	2,256

070002 ROOFING AND FLASHING

Roof remove and replace roof coverings only

Remove existing asphalt shingle roof (over build, and replacement only)- complete roof +structure demolition included with building demo

Repair/Replace compromised roof decking - 10%

New Roofing- sloped

New asphalt roof, flashings, gutters

New asphalt roof, flashings, gutters -over build areas

Metal roofing-standing seam freedom grey copper roof

New Roofing- sloped replace roof finish

New asphalt roof, flashings, gutters -R2 Rebuild over ETR sheathing

New Roofing- Flat

New membrane roof, flashing, roof drains

Miscellaneous Roofing

Walk pads

422							
423	Remove existing asphalt shingle roof (over build, and replacement only)- complete roof +structure demolition included with building demo	4,534	sf	3.00	13,602		
424	Repair/Replace compromised roof decking - 10%	453	sf	12.00	5,436		
425							
426	New asphalt roof, flashings, gutters	2,918	sf	34.00	99,212		
427	New asphalt roof, flashings, gutters -over build areas	895	sf	40.00	35,800		
428	Metal roofing-standing seam freedom grey copper roof	1,117	sf	85.00	94,945		
429							
430	New asphalt roof, flashings, gutters -R2 Rebuild over ETR sheathing	3,416	sf	36.00	122,976		
431							
432	New membrane roof, flashing, roof drains	2,256	sf	32.50	73,320		
433							
434	Walk pads	1	ls	2,500.00	NR		



Lynnfield Library
Renovations & Addition
Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
RENOVATION and ADDITION							
435	Rough blocking	11,720	lf	0.50	5,860		
436	Expansion joints	1	ls	5,000.00	5,000		
437	SUBTOTAL					458,407	
438							
439	B3020 ROOF OPENINGS						
440	Skylights - small				n/a		
441	Skylights - large				n/a		
442	Access hatch	1	ea	7,500.00	7,500		
443	SUBTOTAL					7,500	
444							
445	TOTAL - ROOFING						
446							\$465,907
447							
448	C10 INTERIOR CONSTRUCTION						
449							
450	C1010 PARTITIONS						
451	042000 MASONRY	1,554	sf				
452							
453	Renovation						
454	<u>Basement</u>						
455	CMU partitions	448	sf	38.00	17,024		
456	Demo and create opening at mechanical room for single door	1	ea	2,190.00	2,190		
457	Patch walls at new lintel	2	ea	1,200.00	2,400		
458	Addition						
459	<u>Basement</u>						
460	CMU - 8" elevator shaft rated	232	sf	42.00	9,744		
461	<u>Level1</u>						
462	CMU - 8" elevator shaft rated	418	sf	42.00	17,556		
463	<u>Level2</u>						
464	CMU - 8" elevator shaft rated	456	sf	42.00	19,152		
465							
466	055000 MISCELLANEOUS METALS						
467	Seismic clips	71	ea	250.00	17,750		
468	Miscellaneous metals to CMU	1,554	sf	2.00	3,108		
469							
470	061000 ROUGH CARPENTRY						
471	Wood blocking at interiors	20,509	gsf	0.50	10,255		
472	Renovation	11,421	sf		-		
473	<u>Framing to GWB partitions Basement</u>						
474	2x6 framing to all walls- corridors	296	sf	5.00	1,480		
475	2x6 framing to all walls- typical GWB walls	168	sf	5.00	840		
476	2x6 framing to all walls- furring at basement	688	sf	5.00	3,440		
477	2x6 framing to header above glass	38	sf	5.00	190		
478	<u>Framing to GWB partitions level 1</u>						
479	2x6 framing to all walls- corridors	1,419	sf	5.00	7,095		
480	2x6 framing to all walls- typical GWB walls 2hr rated	286	sf	5.00	1,430		
481	2x6 framing to all walls- typical GWB walls	1,507	sf	5.00	7,535		
482	2x6 framing to header above glass	250	sf	5.00	1,250		
483	Addition						
484	<u>Framing to GWB partitions Basement</u>						



Lynnfield Library
 Renovations & Addition
 Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
RENOVATION and ADDITION							
485	2x6 framing to all walls- typical GWB walls 1hr rated	296	sf	5.00	1,480		
486	2x6 framing to all walls- typical GWB walls	320	sf	5.00	1,600		
487	2x6 framing to header above glass	85	sf	5.00	425		
488	<u>Framing to GWB partitions level 1</u>						
489	2x6 framing to all walls- typical GWB walls 1hr rated	143	sf	5.00	715		
490	2x6 framing to all walls- corridors	363	sf	5.00	1,815		
491	2x6 framing to all walls- typical GWB walls	440	sf	5.00	2,200		
492	2x6 framing to header above glass	70	sf	5.00	350		
493	<u>Framing to GWB partitions level 2</u>						
494	2x6 framing to all walls- corridors	1,333	sf	5.00	6,665		
495	2x6 framing to all walls- typical GWB walls 2hr rated	509	sf	5.00	2,545		
496	2x6 framing to all walls- typical GWB walls	2,610	sf	5.00	13,050		
497	2x6 framing to all walls- one sided	350	sf	5.00	1,750		
498	2x6 framing to header above glass	250	sf	5.00	1,250		
499							
500							
501	092900 GYPSUM BOARD ASSEMBLIES						
502	GWB layers and taping furring at CMU@ elevator	874	sf	6.00	5,244		
503	GWB layers and taping	19,336	sf	4.00	77,344		
504	GWB layers and taping type X	2,468	sf	4.50	11,106		
505	Cement board premium	1,864	sf	2.00	3,728		
506	Sheathing at 25% walls for shear walls	4,834	sf	8.00	38,672		
507	Allowance to patch and repair walls affected by new work	20,509	gsf	0.50	10,255		
508							
509	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
510	Miscellaneous sealants at partitions	20,509	gsf	0.25	5,127		
511							
512	072100 THERMAL INSULATION						
513	In wall insulation	11,421	sf	2.50	28,553		
514							
515	080002 GLASS AND GLAZING	1,537	sf		-		
516	<u>Fire rated glass</u>						
517	Fire rated glass 1,2/A524- basement	112	sf	550.00	61,600		
518	Fire rated glass 2, 23,5/A524- basement	96	sf	550.00	52,800		
519	<u>Storefronts level 1</u>						
520	Interior vestibule 8/524	45	sf	130.00	5,850		
521	Interior vestibule 7/524	95	sf	130.00	12,350		
522	Group study 19/524	84	sf	130.00	10,920		
523	Genealogy 9/524	67	sf	130.00	8,710		
524	Children's collection 6/524	40	sf	130.00	5,200		
525	Friends work room 3/524	24	sf	130.00	3,120		
526	<u>Storefronts level 2</u>						
527	Group study 11,12/524	170	sf	130.00	22,100		
528	Group study 13,14,15/524	218	sf	130.00	28,340		
529	Teen section 16/524	88	sf	130.00	11,440		
530	<u>Windows</u>						
531	W1-3'-0" x 5'-0"	150	sf	100.00	15,000		
532	W2-8'-0" x 4'-0"	32	sf	100.00	3,200		
533	<u>Mezzanine glass</u>						
534	Laminated glass- special shape	316	sf	190.00	60,040		
535	SUBTOTAL					636,983	



Lynnfield Library
 Renovations & Addition
 Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
RENOVATION and ADDITION							
536							
537	C1020 INTERIOR DOORS						
538	061000 ROUGH CARPENTRY						
539	Wood blocking at openings	570	lf	4.00	2,280		
540	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
542	Backer rod & double sealant	570	lf	4.00	2,280		
543	081000 GLAZING						
545	Misc. allowance for glazing to doors	1	ls	3,000.00	3,000		
546	081110 HOLLOW METAL DOOR FRAMES						
548	Frames, single/HM doors	30	ea	450.00	13,500		
549	Frames double HM	3	ea	600.00	1,800		
550	HM Door single	9	ea	450.00	4,050		
551	081400 WOOD DOORS						
552	WD single door	21	ea	600.00	12,600		
554	WD double door rated	3	pr	1,400.00	4,200		
555	Allowance for sound gasketing, fire rated wood doors etc.	1	ls	2,500.00	2,500		
556	Access doors	1	ls	2,200.00	2,200		
557							
558	084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS						
559	Glazed aluminum interior doors including frame and hardware single door- 2 hr rated	2	ea	8,000.00	16,000		
560	Glazed aluminum interior doors including frame and hardware - Single door	7	ea	4,000.00	28,000		
561	Glazed aluminum interior doors including frame and hardware- Double door	4	pr	10,000.00	40,000		
562	087000 DOOR HARDWARE						
564	Hardware, interior	36	leaf	950.00	34,200		
565	Install doors+ hardware	36	leaf	375.00	13,500		
566	Install doors HM frames	36	leaf	150.00	5,400		
567	090007 PAINTING						
569	Finish doors and frames	36	ea	150.00	5,400		
570							
571	SUBTOTAL					190,910	
572							
573	C1030 SPECIALTIES / MILLWORK						
574	055000 MISCELLANEOUS METALS						
575							
576	Roof ladder	1	ea	7,500.00	7,500		
577	Swing gate	1	ea	2,500.00	2,500		
578	Ramp handrail	68	lf	120.00	8,160		
579	Stair railing					with stairs	
580	Lintel @ basement					w/structure	
581	Misc. metals	20,509	gsf	2.00	41,018		
582	064100 INTERIOR ARCHITECTURAL WOODWORK						
583							
584	Window sills clear maple	60	lf	45.00	2,700		
585	Wood surrounds at windows	384	lf	45.00	17,280		
586	Misc. millwork	1	allow	15,000.00	15,000		



Lynnfield Library
 Renovations & Addition
 Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST	
RENOVATION and ADDITION								
587	Display cases	12	lf	750.00	9,000			
588	Wood panel 1/2 wall	41	lf	250.00	10,250			
589								
590	101400 SIGNAGE							
591	Interior signage-code	20,509	gsf	0.75	15,382			
592	Room Signs	35	loc	120.00	4,200			
593								
594	102110 TOILET COMPARTMENTS							
595	ADA	3	ea	1,800.00	5,400			
596	Standard	2	ea	1,650.00	3,300			
597	Urinal screen	1	ea	850.00	850			
598								
599	102800 TOILET ACCESSORIES							
600	Gang bathroom	3	rms	2,750.00	8,250			
601	Single bathroom	4	rms	900.00	3,600			
602	Janitor	2	rms	650.00	1,300			
603								
604	104400 SAFETY SPECIALTIES							
605	Fire extinguishers/cabinets	6	ea	350.00	2,100			
606	AED	2	ea	800.00	1,600			
607	SUBTOTAL					159,390		
608								
609	TOTAL - INTERIOR CONSTRUCTION							\$987,283
610								
611								
612	C20 STAIRCASES							
613								
614	C2010 STAIR CONSTRUCTION							
615								
616	033000 CONCRETE							
617	Concrete treads	2	flts	3,500.00	n/a			
618								
619	055000 MISCELLANEOUS METALS							
620	Stair railings; Guardrails glass	2	flts	15,600.00	31,200			
621	Stair guardrail @ 4 risers; glass	15	lf	600.00	9,000			
622								
623	061000 ROUGH CARPENTRY							
624	Wood stair 2 (basement to level 2)-Wood construction	2	flts	15,000.00	30,000			
625	Wood stair at level 2	4	riser	750.00	3,000			
626	Modifications/Repairs to existing stairs	4	flts	5,000.00	20,000			
627	SUBTOTAL					93,200		
628								
629	C2020 STAIR FINISHES							
630								
631	090005 RESILIENT FLOORS							
632	Rubber tile at stairs - landings	600	sf	18.00	10,800			
633	Rubber tile at stairs - treads	720	lft	22.00	15,840			
634								
635	090007 PAINTING							
636	High performance coating to stairs including all railings etc.	6	flt	3,000.00	18,000			
637	SUBTOTAL					44,640		
638								
639	TOTAL - STAIRCASES							\$137,840



Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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RENOVATION and ADDITION

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C30 INTERIOR FINISHES

C3010 WALL FINISHES

064020 INTERIOR ARCHITECTURAL WOODWORK

Misc. wood trims-allow see millwork

090002 TILE

Full height tile walls@ bathrooms 1,864 sf 36.00 67,104

090007 PAINTING

Paint interior walls GWB 26,999 sf 1.00 26,999

Block fill/cmu @ basement only 680 sf 2.00 1,360

Vinyl graphics; allowance 1 ls 10,000.00 10,000

Misc. touch-up 20,509 gsf 0.25 5,127

098413 ACOUSTIC WALL PANEL

AWP NIC

Prep/Paint/Repair wall finishes affected by new work 20,509 gsf 3.00 61,527

SUBTOTAL 172,117

C3020 FLOOR FINISHES

	SF	LF
PT/PT- bathrooms, public	2,958	927
CPT/VB	14,141	2188
Sealer/VB	1,110	374
	18,209	

093000 SEALED CONCRETE

Floor leveling/prep 9,779 sf 4.00 39,116

Sealed concrete 1,110 sf 2.00 2,220

064020 INTERIOR ARCHITECTURAL WOODWORK

Wood base - painted lf 20.00 non assumed

090002 TILE

Porc tile 2,958 sf 34.00 100,572

Wp+supression 2,958 sf 3.00 8,874

Tile base 927 lf 18.00 16,686

PT base lf 24.00

090005 RESILIENT FLOORS

Rubber base 2,562 lf 2.75 7,046

096810 TILE CARPETING

Carpeting 14,141 sf 6.67 94,320

Misc. transition strips 1 allow 2,000.00 2,000

096723 RESINOUS FLOORING

090561 MOISTURE VAPOUR EMISSION CONTROL



Lynnfield Library
 Renovations & Addition
 Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST	
RENOVATION and ADDITION								
694	Koester moisture mitigation				none assumed			
695								
696	SUBTOTAL					270,834		
697								
698	C3030 CEILING FINISHES							
699								
700	ACT	6,799	sf					
701	GWB	4,226	sf					
702	Soffits	929	lf					
703	WD Slats	1,120	sf					
704	PT exposed	1,099	sf					
705	Vaulted slats	474	sf					
706	Vaulted GWB	678	sf					
707	Repaint ETR vaulted	2,420	sf					
708	ACT ETR	1,255	sf	18,071				
709								
710								
711								
712	090003 ACOUSTICAL TILE							
713	AC1 : 2 x 2 ACT	8,054	sf	8.00	64,432			
714								
715	095426 WOOD CEILINGS							
716	wood slat ceilings	1,120	sf	85.00	95,200			
717	wood slat ceilings vaulted	474	sf	105.00	49,770			
718								
719	092900 GYPSUM BOARD ASSEMBLIES							
720	GWB ceilings	4,226	sf	16.00	67,616			
721	Soffits allowance	929	lf	50.00	46,450			
722	GWB ceilings vaulted	678	sf	30.00	20,340			
723	Curved soffit above glass	40	lf	150.00	6,000			
724								
725	090007 PAINTING							
726	Paint to gwb ceiling and soffits	5,993	sf	1.50	8,990			
727	Paint to exposed ceilings	1,099	sf	2.50	2,748			
728	K1-3 above slats	1,594	sf	9.00	14,346			
729	Staging lifts double height space	1	al	7,500.00	7,500			
730	Patch and paint existing GWB	2,420	sf	5.50	13,310			
731	SUBTOTAL					396,702		
732								
733	TOTAL - INTERIOR FINISHES						\$839,653	
734								
735								
736	D10 CONVEYING SYSTEMS							
737								
738	055000 MISCELLANEOUS METALS							
739	Pit ladder and miscellaneous metals - replace existing	1	ea	3,000.00	3,000			
740	Sill angle - replace existing	24	lf	25.00	600			
741								
742	142200 ELEVATOR							
743	New 3 stop elevator - replace existing	1	ea	240,000.00	240,000			
744	SUBTOTAL					243,600		
745								
746	TOTAL - CONVEYING SYSTEMS						\$243,600	
747								
748	D20 PLUMBING							
749								
750	D20 PLUMBING, GENERALLY							



Lynnfield Library
 Renovations & Addition
 Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
RENOVATION and ADDITION								
751	<u>Equipment</u>							
752	Water service - existing					ETR		
753	Natural gas system modifications - not required					ETR		
754	New water meter, 2"	1	ea	2,500.00	2,500			
755	Reduced backflow preventer, 2"	1	ea	1,750.00	1,750			
756	Electric domestic HW heater, 36 gal.	1	ea	5,000.00	5,000			
757	Hot water recirc pump	1	ea	2,000.00	2,000			
758	Expansion tank	1	ea	1,200.00	1,200			
759	Master mixing valve	1	ea	4,500.00	4,500			
760	Elevator sump pump w/oil minder	1	ea	8,500.00	8,500			
761	Duplex sewage ejector pump	1	ea	12,000.00	12,000			
762	<u>Plumbing Fixtures & Specialties</u>							
763	Water closet, wall/sensor flush	9	ea	2,250.00	20,250			
764	Urinal, sensor flush	1	ea	2,100.00	2,100			
765	Lavatory, wall/sensor faucet	10	ea	2,000.00	20,000			
766	Break room/Kitchen sink	3	ea	1,400.00	4,200			
767	Janitor's sink	3	ea	2,000.00	6,000			
768	Electric water cooler	2	ea	4,500.00	9,000			
769	Floor drain	2	ea	1,200.00	2,400			
770	Roof drain	3	ea	2,000.00	6,000			
771	Wall hydrant	2	ea	1,200.00	2,400			
772	<u>Domestic Water Piping</u>							
773	Domestic water pipe with fittings & hangers	20,509	gsf	5.00	102,545			
774	Domestic water pipe insulation	20,509	gsf	1.25	25,636			
775	<u>Sanitary Waste & Vent Piping</u>							
776	Sanitary waste pipe with fittings & hangers	20,509	gsf	4.00	82,036			
777	<u>Storm Drain Piping</u>							
778	Storm water piping for Addition	6,781	gsf	4.00	27,124			
779	Pipe insulation on horizontal runs	6,781	gsf	0.25	1,695			
780	<u>Natural Gas Piping</u>							
781	Gas piping to boilers - existing					ETR		
782	<u>Miscellaneous</u>							
783	Remove existing plumbing fixtures and piping	1	ls	7,500.00	7,500			
784	Project management and coordination	1	ls	7,500.00	7,500			
785	Coring, sleeves & firestopping	1	ls	4,000.00	4,000			
786	Testing and sterilization	1	ls	1,200.00	1,200			
787	Fees & permits					assume waived		
788	SUBTOTAL						369,036	
790	TOTAL - PLUMBING							\$369,036

D30 HVAC

795	D30 HVAC, GENERALLY						
796	<u>HVAC Equipment</u>						
797	Gas fired boilers - existing					ETR	
798	Air cooled chiller, 40 ton	1	ea	75,000.00	75,000		
799	Hot water pump w/VFD, 50 GPM	1	ea	16,000.00	16,000		
800	Chilled water pump w/VFD	1	ea	18,000.00	18,000		
801	Air separator, CHW	1	ea	5,800.00	5,800		
802	Expansion tank, CHW	1	ea	4,800.00	4,800		
803	Rooftop HVAC unit w/DX clg, HW htg, ERW	3,500	cfm	22.00	77,000		



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08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST	
RENOVATION and ADDITION								
804	New FCU, 630 CFM	32	ea	4,800.00	153,600			
805	Mini split system AC unit (Server Room)	1	ea	9,000.00	9,000			
806	Exhaust fans	1	ls	10,000.00	10,000			
807	Exhaust fans - crawl space - 1,000cfm/ea	2	ea	3,000.00	6,000			
808	<u>Sheet metal & Accessories</u>							
809	Galvanized steel ductwork	20,000	lb	18.00	360,000			
810	Registers, grilles and diffusers	20,509	gsf	1.00	20,509			
811	Duct accessories	20,509	gsf	0.75	15,382			
812	New boiler venting and flues	1	ls	20,000.00	20,000			
813	<u>Hot Water Piping</u>							
814	Hot water piping with fittings, valves & hangers	20,509	gsf	8.00	164,072			
815	<u>Chilled Water Piping</u>							
816	Chilled water piping with fittings, valves & hangers	20,509	gsf	6.00	123,054			
817	<u>Refrigerant Piping</u>							
818	Refrigerant piping for AC unit	1	ls	7,500.00	7,500			
819	<u>Condensate Drain Piping</u>							
820	Condensate drain piping with fittings & hangers	20,509	gsf	1.25	25,636			
821	<u>Insulation</u>							
822	Duct insulation	15,000	sf	6.00	90,000			
823	Pipe insulation	20,509	gsf	4.25	87,163			
824	<u>Automatic Temperature Controls</u>							
825	Automatic temperature controls DDC	20,509	gsf	7.50	153,818			
826	<u>Balancing</u>							
827	System testing & balancing	20,509	gsf	1.00	20,509			
828	<u>Miscellaneous</u>							
829	Remove existing ACCU, AHU, FCUs, piping and ductwork	1	ls	40,000.00	40,000			
830	Project management and coordination	1	ls	75,000.00	75,000			
831	Commissioning support	1	ls	15,000.00	15,000			
832	Coring, sleeves & fire stopping	1	ls	7,500.00	7,500			
833	Equipment start-up and inspection	1	ls	4,500.00	4,500			
834	Rigging & equipment rental	1	ls	15,000.00	15,000			
835	Vibration & seismic restraints	1	ls	5,000.00	5,000			
836	SUBTOTAL					1,624,843		
837								
838	TOTAL - HVAC						\$1,624,843	
839								
840								
841	D40 FIRE PROTECTION							
842								
843	D40 FIRE PROTECTION, GENERALLY							
844	Fire service, backflow preventer, alarm valve and FDC - existing					ETR		
845	Fire pump - excluded					NIC		
846	Modify existing sprinklers in renovated spaces	14,258	gsf	8.00	114,064			
847	New sprinkler heads and piping in existing spaces without sprinkler coverage	3,269	gsf	10.00	32,690			
848	New sprinkler heads and piping in addition	2,982	gsf	10.00	29,820			
849	<u>Miscellaneous</u>							
850	Project management and coordination	1	ls	15,000.00	15,000			
851	Hydraulic calculations	1	ls	2,000.00	2,000			
852	Coring, sleeves & firestopping	1	ls	2,500.00	2,500			
853	Shop drawings	1	ls	2,000.00	2,000			



Lynnfield Library
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08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
RENOVATION and ADDITION							
854	Fees & permits				assume waived		
855	SUBTOTAL					198,074	
TOTAL - FIRE PROTECTION							\$198,074
D50 ELECTRICAL							
D5010 SERVICE & DISTRIBUTION							
Gear & Distribution							
864	1,200A gear and distribution	20,509	sf	9.00	184,581		
865	Grounding & bonding	1	ls	7,500.00	7,500		
<u>Emergency power</u>							
867	Emergency generator, NIC				NIC		
<u>PV System</u>							
869	Rough-in for future PV	1	ls	15,000.00	15,000		
<u>Equipment wiring feed and connections</u>							
871	Electric domestic HW heater, 36 gal.	1	ea	5,500.00	5,500		
872	Hot water recirc pump	1	ea	1,200.00	1,200		
873	Elevator sump pump w/oil minder	1	ea	1,500.00	1,500		
874	Duplex sewage ejector pump	1	ea	1,500.00	1,500		
875	Gas fired boilers - existing - mods	1	ls	2,500.00	2,500		
876	Air cooled chiller, 40 ton	1	ea	12,000.00	12,000		
877	Hot water pump w/VFD, 50 GPM	1	ea	2,500.00	2,500		
878	Chilled water pump w/VFD	1	ea	2,500.00	2,500		
879	Rooftop HVAC unit w/DX clg, HW htg, ERW	1	ls	7,500.00	7,500		
880	New FCU, 630 CFM	32	ea	850.00	27,200		
881	Mini split system AC unit (Server Room)	1	ea	3,000.00	3,000		
882	Exhaust fans - crawl space - 1,000cfm/ea	2	ea	1,500.00	3,000		
883	Equipment wiring feed and connections	20,509	gsf	2.00	41,018		
884	SUBTOTAL					317,999	
D5020 LIGHTING & POWER							
<u>Lighting & Branch Power</u>							
888	Lighting	20,509	gsf	14.00	287,126		
<u>Lighting control system</u>							
890	Lighting controls system	20,509	gsf	3.00	61,527		
<u>Lighting and controls circuitry</u>							
892	Lighting & controls circuitry	20,509	gsf	5.50	112,800		
<u>Branch devices</u>							
894	Duplex and GFI receptacles	20,509	gsf	1.00	20,509		
<u>Branch circuitry</u>							
896	Branch circuitry	20,509	gsf	5.50	112,800		
897	SUBTOTAL					594,762	
D5030 COMMUNICATION & SECURITY SYSTEMS							
<u>Fire Alarm</u>							
901	Fire alarm system	20,509	sf	4.00	82,036		
<u>Security System</u>							
903	Security system (proprietary)	20,509	gsf	8.00	164,072		
<u>Telephone/Data/CATV</u>							
905	Telecommunications rough in/devices/cabling	20,509	gsf	5.50	112,800		
906	Emergency Radio Responder System						



Lynnfield Library
 Renovations & Addition
 Lynnfield, MA

08-Oct-24

Schematic Design Cost Estimate

GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST	
RENOVATION and ADDITION								
907	BDA system	20,509	gsf	1.00	20,509			
908	Public Address/Clock System							
909	PA/Master Clock system	20,509	gsf	1.50	30,764			
910	Audio Visual Systems (Rough-in only)							
911	Sound system, projector and screen per narrative, allow	1	ls	30,000.00	30,000			
912	Rough-in with conduit and backboxes	20,509	gsf	0.50	10,255			
913	SUBTOTAL					450,436		
914								
915	D5040 OTHER ELECTRICAL SYSTEMS							
916	Miscellaneous							
917	Lightning Protection System, UL Master label	1	ls	17,000.00	17,000			
918	Demolition and make safe	13,728	gsf	0.75	10,296			
919	Temp power and lights	1	ls	17,500.00	17,500			
920	Seismic restraints	1	ls	2,500.00	2,500			
921	Coordination & BIM	1	ls	70,000.00	70,000			
922	Fees & Permits	1	ls	20,000.00	20,000			
923	SUBTOTAL					137,296		
924								
925								
926	TOTAL - ELECTRICAL						\$1,500,493	
927								
928								
929	E10 EQUIPMENT							
930								
931	E10 EQUIPMENT, GENERALLY							
932	114000 APPLIANCES							
933	Breakroom 217							
934	Appliances	1	ea	1,500.00	1,500			
935	Breakroom 213							
936	Appliances	1	ea	1,500.00	1,500			
937	Kitchenette 205							
938	Appliances	1	ea	2,000.00	2,000			
939	Install	16	hrs	150.00	2,400			
940								
941	115210 PROJECTION SCREENS							
942	Electrically operated projection screen allowance	1	ea	7,500.00	7,500			
943								
944	116000 LIBRARY EQUIPMENT							
945	Book drop	1	ls	2,500.00	2,500			
946	Double sided library shelving	418	lf	900.00	FF&E			
947	Single sided library shelving	404	lf	500.00	FF&E			
948	Mobile book shelves	12	ea	2,000.00	FF&E			
949	Ends an mobile shelves	9	ea	1,500.00	FF&E			
950								
951	SUBTOTAL					\$17,400		
952								
953	TOTAL - EQUIPMENT						\$17,400	
954								
955								
956	E20 FURNISHINGS							
957								
958	123553 CASEWORK							
959	Level 1							
960	Lap top counter and brackets 10/A211	14	lf	450.00	6,300			



Lynnfield Library
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08-Oct-24

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GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST	
RENOVATION and ADDITION								
961	Base/Wall cabinets w/ countertop - behind reception desk 1/211	22	lf	850.00	18,700			
962	Circulation desk	31	lf	1,200.00	37,200			
963	<u>Level 2</u>							
964	Break Room							
965	Base + countertop	12	lf	550.00	6,600			
966	Wall cabinets	12	lf	300.00	3,600			
967	<u>Staff work room</u>							
968	Base + countertop	35	lf	550.00	19,250			
969	Wall cabinets	9	lf	300.00	2,700			
970	<u>Kitchenette</u>							
971	Base + countertop	12	lf	550.00	6,600			
972	Wall cabinets	12	lf	300.00	3,600			
973	<u>All purpose room</u>							
974	Tall storage cabinets, glazed	4	ea	4,000.00	16,000			
975								
976	121000 WINDOW TREATMENT							
977	Window blinds - exterior windows	427	sf	9.00	3,843			
978	Window blinds - interior borrow/side lights	1,221	sf	9.00	10,989			
979								
980	124810 ENTRANCE FLOOR MAT AND FRAMES							
981	Walk-off mats - recessed	150	sf	75.00	11,250			
982	Walk-off mats		sf	15.00	NR			
983	SUBTOTAL						146,632	
984								
985	E2020 MOVABLE FURNISHINGS							
986	Removing and reinstalling movable furnishings by owner							
987	All new movable furnishings to be provided and installed by owner							
988	SUBTOTAL						NIC	
989								
990	TOTAL - FURNISHINGS							\$146,632
991								
992								
993	F10 SPECIAL CONSTRUCTION							
994								
995	F10 SPECIAL CONSTRUCTION							
996	No work in this section							
997	SUBTOTAL						-	
998								
999	TOTAL - SPECIAL CONSTRUCTION							
1000								
1001								
1002	F20 SELECTIVE BUILDING DEMOLITION							
1003								
1004	F2010 BUILDING ELEMENTS DEMOLITION							
1005								
1006	<u>Complete building demolition</u>							
1007	Remove portion of building completely . Slab on grade to remain- Demo 2nd floor structure , and all exterior walls windows, roofing , structure and all interiors, MEP systems	13,812	cf	1.75	24,171			
1008	Decommission/Demo existing elevator and shaft	1	ls	75,000.00	75,000			
1009	Remove roof structure and coverings of single story building	3,185	sf	12.00	38,220			
1010	Remove exterior wall under roof structure	561	sf	12.00	6,732			
1011	Remove existing chimney completely	1	ea	5,000.00	5,000			



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08-Oct-24

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GFA 20,509

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
	RENOVATION and ADDITION							
1012	<u>Structure demo</u>							
1013	Sawcut slabs	449	lf	10.00	4,490			
1014	Demo slabs for new work	1,421	sf	15.00	21,315			
1015	Shore existing porch structure for 2nd flr/roof demo	1	ls	25,000.00	25,000			
1016	Shoring for new columns							
							with structure	
1017	<u>Exterior Demolition</u>							
1018	Demo exterior ramp	67	sf	15.00	1,005			
1019	Demo chain link fence	51	lf	5.00	255			
1020	Remove existing steps	8	riser	250.00	2,000			
1021	Remove check walls/basement walls	561	sf	15.00	8,415			
1022	<u>Interior Demolition</u>							
1023	Demolition of finishes/walls	13,728	sf	6.00	82,368			
1024	<u>Miscellaneous</u>							
1025	Misc. demolition	13,728	gsf	0.50	6,864			
1026	MEP demolition; cut and cap in trades	13,728	gsf	1.75	24,024			
1027	Temporary enclosures/protection	13,728	gsf	2.00	27,456			
1028	SUBTOTAL					352,315		
1029								
1030	F2020 HAZARDOUS COMPONENTS ABATEMENT							
1031	See main summary							
1032	SUBTOTAL							
1033								
1034	TOTAL - SELECTIVE BUILDING DEMOLITION							\$352,315
1035								



Schematic Design Cost Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITWORK

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G SITEWORK

G10 SITE PREPARATION & DEMOLITION

311000 GENERAL CONDITIONS

6' high site construction fence	651	lf	25.00	16,275	
6' high site construction fence double gate	1	loc	5,000.00	5,000	
Site construction entrance and removal/restoration	1	loc	12,000.00	12,000	
Mobilization & Demobilization	1	ea	10,000.00	10,000	
Sidewalk rental/Protection	1	ls		Excluded	
Construction offices area prep - allowance	1	ls	10,000.00	10,000	
Temporary signs	1	ls	20,000.00	Excluded	
Concrete washout area	1	ea	2,500.00	2,500	
Snow removal - allowance	1	ls		Excluded	
Winter conditions - allowance	1	ls		Excluded	
Police details	1	ls		Excluded	
Site security	1	ls		Excluded	
Job site construction trailer	1	ls		Excluded	
Temp utilities for job trailer	1	ls		Excluded	

311000 SITE SALVAGE ITEMS

Salvage book return box	1	ea	250.00	250	
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311000 SITE DEMOLITION AND RELOCATIONS

Demolish steps	38	lf	20.00	760	
Demolish existing handrails	79	lf	25.00	1,975	
Demolish existing paving	10,599	sf	1.25	13,249	
Demolish existing concrete walk	717	sf	1.50	1,076	
Demolish brick chimney - 27' ht.	1	ls		w_bldg.	
Demolish existing fencing	40	lf	5.00	200	
Remove bulk head	1	ea		w_bldg.	
Remove elevator and equipment	1	ea		w_bldg.	

311000 ROADWAY WORK

Sawcut	33	lf	8.25	272	
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311000 VEGETATION & TOPSOIL MANAGEMENT

Clear and grub	3,737	sf	3.50	13,080	
Allowance for tree protection	1	ls	10,000.00	10,000	

312000 EROSION & SEDIMENT CONTROL

Silt Fence; installation and removal	651	lf	15.00	9,765	
Silt Sacks; installation and removal - allow	1	ls	2,500.00	2,500	
Erosion Control monitoring & maintenance	1	ls	5,000.00	5,000	

SUBTOTAL 113,902

312000 BUILDING EARTHWORK

				w_bldg.	
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SUBTOTAL -

312000 SITE EARTHWORK

<u>Site cut to design subgrade - prep for improvements</u>	12,052	cy			
Cut and prep	446	cy	25.00	11,150	

312000 SOIL DISPOSAL - conversion factor 1.7 to tons

Load excess soils for disposal	446	cy	2.50	1,115	
Less than RCS-1 - clean non-regulated	758	tn	23.00	17,434	

312000 ESTABLISHING GRADE

Sub grade establishment	12,052	sf	0.25	3,013	
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Schematic Design Cost Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SITework								
56	Fine grading throughout the site	12,052	sf	0.55	6,629			
57								
58	312000 HAZARDOUS MATERIALS							
59	UST removal allowance	1	ls	50,000.00	Assumed NR			
60	SUBTOTAL					39,341		
61								
62	TOTAL - SITE PREPARATION							\$153,243
63								
64	G20 SITE IMPROVEMENTS							
65	320000 ROADWAYS AND PARKING LOTS							
66	Asphalt Paving; assumed profiles	8,851	sf					
67	gravel base; 12" thick	328	cy	50.00	16,400			
68	asphalt top; 2" thick	113	tns	225.00	25,425			
69	asphalt binder; 2" thick	113	tns	130.00	14,690			
70	320000 CURBING							
71	Vertical granite curb	18	lf	100.00	1,800			
72	ADA Curb cuts	8	ea	1,250.00	10,000			
73	320000 ROAD MARKINGS AND SIGNS							
74	Parking spot	15	ea	85.00	1,275			
75	Parking spot ADA	1	ea	250.00	250			
76	Sign allowance	1	ls	2,500.00	2,500			
77	Pavement markings allowance	1	ls	2,500.00	2,500			
78	Tabled crosswalks	1	ls	5,000.00	5,000			
79	SUBTOTAL					79,840		
80								
81	320000 PEDESTRIAN PAVING							
82	Concrete sidewalks - on site	588	sf					
83	gravel base; 12" thick	22	cy	50.00	1,100			
84	Broom finish concrete paving; 4" thick	588	sf	15.00	8,820			
85	Concrete sidewalks - public sidewalks	1,914	sf					
86	gravel base; 12" thick	71	cy	50.00	3,550			
87	Broom finish concrete paving; 4" thick	1,914	sf	15.00	28,710			
88	Concrete pads	50	sf					
89	gravel base; 12" thick	2	cy	50.00	100			
90	Broom finish concrete paving; 8" thick	50	sf	25.00	1,250			
91	Stone pavers - rear entrance	298	sf					
92	gravel base; 6" thick	6	cy	50.00	300			
93	Concrete slab paving; 4" thick	298	sf	9.00	2,682			
94	Stone pavers	298	sf	38.00	11,324			
95	Geotextiles	298	sf	0.55	164			
96	Stone pavers - front entrance	215	sf					
97	gravel base; 6" thick	4	cy	50.00	200			
98	Concrete slab paving; 4" thick	215	sf	9.00	1,935			
99	Stone pavers	215	sf	38.00	8,170			
100	Geotextiles	215	sf	0.55	118			
101	Permeable granite pavers - front terrace	351	sf					
102	Granite unit pavers	351	sf	38.00	13,338			
103	Washed stone; 1' thick	13	cy	50.00	650			
104	Sand; 4" thick	4	cy	50.00	200			
105	Stone base; 4" thick	4	cy	55.00	220			



Schematic Design Cost Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITework							
106	Bedding stone; 2" thick	2	cy	55.00	110		
107	Structural; 36" thick	39	cy	70.00	2,730		
108	Edging	36	lf	18.00	648		
109	320000 STAIRS AND RAMPS						
110	Ramp premium	147	sf	20.00	2,940		
111	Ramp premium topping slab	211	sf	20.00	4,220		
112	Ramp handrails - rear entrance - painted metal	63	lf	425.00	26,775		
113	Guardrail- rear entrance - painted metal	17	lf	425.00	7,225		
114	Stairs - cast-in-place concrete	15	lf	225.00	3,375		
115	Stairs- granite treads over existing - 1-1/2" thick	80	lf	325.00	26,000		
116	Stairs- stone veneer risers over existing	80	lf	125.00	10,000		
117	Stair handrails - front and rear entrance	93	lf	425.00	39,525		
118	Stair foundations	25	lf	250.00	6,250		
119	SUBTOTAL					212,629	
120							
121	320000 SITE IMPROVEMENTS						
122	320000 SITE FURNISHINGS						
123	Bollards - Illuminated - wiring w/ electrical	4	ea	2,500.00	10,000		
124	Bike racks	5	ea	850.00	4,250		
125	Aluminum letters on veneer wall	1	ls	10,000.00	10,000		
126	Café table and chairs	3	ea	4,500.00	FF+E		
127	Library sign on building exterior	2	ea		w_bldg		
128	329900 SITE WALLS						
129	Masonry wall at transformer	1	ls	15,000.00	15,000		
130							
131	CIP wall - front entrance - 2' ht. w/ veneer and cap	36	lf	1,355.00	48,780		
132	Excavation	20	cy	250.00	5,000		
133	Backfill - (assume using onsite soils)	8	cy	35.00	280		
134	Wall drain	36	lf	22.00	792		
135							
136	CIP wall - rear ramp cheek - 2.5' ht. w/ veneer and cap	26	lf	1,358.46	35,320		
137	Excavation	14	cy	250.00	3,500		
138	Backfill - (assume using onsite soils)	6	cy	35.00	210		
139	Wall drain	26	lf	22.00	572		
140	Guardrail	17	lf	350.00	5,950		
141							
142	Cast-in-place seat wall - granite veneer and cap - 5' Ht.	20	lf	2,406.50	48,130		
143	Excavation	11	cy	250.00	2,750		
144	Backfill - (assume using onsite soils)	4	cy	35.00	140		
145	Wall drain	20	lf	22.00	440		
146	SUBTOTAL					191,114	
147							
148	Landscaping						
149	329900 LAWN AND SEED						
150	Topsail - imported 6" thick; swell 25%	97	cy	125.00	12,125		
151	Power rake and hydroseed disturbed areas	4,176	sf	2.50	10,440		
152	329900 TREES						
153	Allowance for existing tree trimming	1	ls	10,000.00	10,000		
154	329900 SHRUBS						
155	Evergreen shrubs at transformer	10	ea	125.00	1,250		
156	329900 GROUNDCOVERS - GRASSES/PERENNIALS/VINES						



Schematic Design Cost Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SITWORK								
157	Allowance	1	ls	15,000.00	15,000			
158	SUBTOTAL					48,815		
159								
160	TOTAL - SITE IMPROVEMENTS						\$532,398	
161								
162	G30 CIVIL MECHANICAL UTILITIES							
163	210000 FIRE PROTECTION							
164	No work in this section							
165	331000 WATER UTILITIES							
166	Upgrade service from 1" to 2"	1	ls	40,000.00	40,000			
167	SUBTOTAL					40,000		
168								
169	333000 SANITARY SEWER							
170	No work in this section							
171	SUBTOTAL					-		
172								
173	334000 STORM DRAINAGE							
174	WQU	2	ea	25,000.00	50,000			
175	SUBTOTAL					50,000		
176								
177	220001 NATURAL GAS							
178	No work in this section							
179	SUBTOTAL					-		
173	G40 ELECTRICAL UTILITIES							
174								
175	<u>Power</u>							
176	Transformer	1	ls			TBD		
177	Utility co. backcharges, allow	1	ls			By Owner		
178	Connections at existing manhole/utility pole	1	ls	3,500.00	3,500			
179	Primary service 2-4" empty, allow	70	lf	90.00	6,300			
180	1,200A Secondary service, allow	100	lf	550.00	55,000			
181	FP service, allow	100	lf	100.00	10,000			
182	<u>Communications</u>							
183	Connection ductbank 4-4", allow	170	lf	180.00	30,600			
184	<u>EV Charging Stations</u>							
185	Provide EV charging stations, allow	2	ea	12,000.00	24,000			
186	<u>Site Lighting</u>							
187	Site lighting and circuitry (allow)	1	ls	40,000.00	40,000			
188	SUBTOTAL					169,400		
189								
181	TOTAL - SITE MECHCANICAL UTILITIES						\$259,400	
TOTAL - SITE DEVELOPMENT						\$945,041		