

Schematic Estimate
Chester Public Library
Chester, CT

July 28, 2016

GRAND SUMMARY

NEW BUILDING		\$3,030,666
SITework		\$1,496,636
PHOTOVOLTAIC -SOLAR PANEL		NIC
HAZARDOUS MATERIAL & BUILDING REMOVAL - ALLOW		N/A
	TOTAL DIRECT COST	----- \$4,527,302
GENERAL CONDITIONS	7%	\$316,911
GENERAL REQUIREMENTS	3%	\$145,326
P&P BOND & INSURANCE	1.75%	\$87,317
PROFIT	3.5%	\$177,690
PERMIT	NIC	
DESIGN CONTINGENCY	10%	\$525,455
	TOTAL CONSTRUCTION COST	----- \$5,780,002
ESCALATION - Spring 2017	3.5%	\$5,982,302
ESCALATION - Spring 2018	3.5%	\$6,191,682
ESCALATION - Spring 2019	3.5%	\$6,408,391
ESCALATION - Spring 2020	3.5%	\$6,632,685
ESCALATION - Spring 2021	3.5%	\$6,864,829

*Excludes utility back charge

SITE OPTIONS

NO. 1 - CONVERT 45% OF CONCRETE UNIT PAVERS TO CONCRETE WALK		(\$95,346)
NO. 2 - DELETE 3,575 SF OF CONCRETE PAVEMENT		(\$29,667)
NO. 3 - DEDUCT IRRIGATION SYSTEM		(\$40,000)

PROJECT: Chester Public Library
 LOCATION: Chester, CT
 CLIENT: Lerner Ladds Bartel
 DATE: 28-Jul-16

NO. OF SQ. FT.: 8,067
 COST PER SQ. FT.: \$375.69
 *GSF excludes attic mech platforms 1,930 GSI

NEW BUILDING

No: 15055

SUMMARY	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 02 - EXISTING CONDITIONS			
022600 HAZARDOUS MATERIAL ASSESSMENT	0	0%	0.00
024100 DEMOLITION	0	0%	0.00
DIVISION 03 - CONCRETE			
033000 CAST IN PLACE CONCRETE	169,319	6%	20.99
DIVISION 04 - MASONRY			
042000 UNIT MASONRY	0	0%	0.00
DIVISION 05 - METALS			
051000 STRUCTURAL METAL FRAMING	35,000	1%	4.34
053000 METAL DECKING	0	0%	0.00
054000 LIGHT GAUGE METAL FRAMING	0	0%	0.00
055000 METAL FABRICATIONS	23,467	1%	2.91
DIVISION 06 - WOOD, PLASTICS & COMPOSITES			
061000 ROUGH CARPENTRY	489,135	16%	60.63
062000 FINISH CARPENTRY	151,550	5%	18.79
064000 ARCHITECTURAL WOODWORK	33,817	1%	4.19
DIVISION 07 - THERMAL & MOISTURE PROTECTION			
071000 DAMPPROOFING & WATERPROOFING	52,417	2%	6.50
072000 THERMAL PROTECTION	50,513	2%	6.26
074000 SIDING PANELS & TRIM	140,362	5%	17.40
075000 ROOFING, FLASHING & ACCESSORIES	159,117	5%	19.72
078400 FIRESTOPPING	1,500	0%	0.19
079000 JOINT PROTECTION	6,534	0%	0.81
DIVISION 08 - OPENINGS			
082500 DOOR OPENING ASSEMBLIES	50,094	2%	6.21
083000 SPECIALTY DOORS AND FRAMES	13,660	0%	1.69
084000 ENTRANCES, STOREFRONTS & CURTAIN WALLS	236,072	8%	29.26
085000 WINDOWS	76,240	3%	9.45
086000 ROOF WINDOWS AND SKYLIGHTS	48,790	2%	6.05
087000 HARDWARE	6,500	0%	0.81
088000 GLAZING	0	0%	0.00
089000 LOUVERS AND VENTS	3,000	0%	0.37

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Chester Public Library - New Building

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 09 - FINISHES			
092000 GYPSUM BOARD WALL ASSEMBLIES	99,052	3%	12.28
093000 TILING	14,504	0%	1.80
095100 ACOUSTICAL CEILINGS	13,000	0%	1.61
096500 RESILIENT FLOORING	13,276	0%	1.65
096800 CARPETING	56,881	2%	7.05
098000 ACOUSTIC TREATMENT	18,000	1%	2.23
099000 PAINTING	51,745	2%	6.41
DIVISION 10 - SPECIALTIES			
101100 VISUAL DISPLAY SURFACES	0	0%	0.00
101400 SIGNAGE	17,610	1%	2.18
101500 TOILET PARTITIONS	3,300	0%	0.41
102800 TOILET ACCESSORIES	5,450	0%	0.68
104400 FIRE PROTECTION SPECIALTIES	900	0%	0.11
109000 MISCELLANEOUS SPECIALTIES	4,234	0%	0.52
DIVISION 11 - EQUIPMENT			
110000 MISC. EQUIPMENT	2,500	0%	0.31
113100 APPLIANCES	0	0%	0.00
115213 PROJECTION SCREEN	6,000	0%	0.74
DIVISION 12 - FURNISHINGS			
120000 FURNISHINGS	11,530	0%	1.43
DIVISION 13 - SPECIAL CONSTRUCTION			
130000 SPECIAL CONSTRUCTION	0	0%	0.00
DIVISION 14 - CONVEYING EQUIPMENT			
142000 ELEVATORS	0	0%	0.00
DIVISION 21 - FIRE SUPPRESSION			
210000 FIRE SUPPRESSION	58,052	2%	7.20
DIVISION 22 - PLUMBING			
220000 PLUMBING	89,305	3%	11.07
DIVISION 23 - HVAC			
230000 HVAC	306,546	10%	38.00
DIVISION 25 - INTEGRATED AUTOMATION			
250000 INTEGRATED AUTOMATION	0	0%	0.00
DIVISION 26 - ELECTRICAL			
260000 ELECTRICAL	384,680	13%	47.69

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Chester Public Library - New Building	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 31 - EARTHWORK			
310000 EARTHWORK	127,017	4%	15.75
311000 SITE CLEARING	0	0%	0.00
DIVISION 32 - EXTERIOR IMPROVEMENTS			
321000 BASES, BALLASTS AND PAVING	0	0%	0.00
323000 SITE IMPROVEMENTS	0	0%	0.00
328000 IRRIGATION	0	0%	0.00
329000 PLANTING	0	0%	0.00
DIVISION 33 - UTILITIES			
330000 UTILITIES	0	0%	0.00

DIRECT COST	3,030,666	100%	375.69

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 02 - EXISTING CONDITIONS				
022600 HAZARDOUS MATERIAL ASSESSMENT	SEE GRAND SUMMARY			
				----- 0
024100 DEMOLITION	SEE GRAND SUMMARY			
				----- 0
DIVISION 03 - CONCRETE				
033000 CAST IN PLACE CONCRETE				
Perim Ext Wall Footing (2'x1' -515 LF):				
4000 psi, NW, (incl. placement)	38	CY	172.00	6,536
Formwork	1,030	SFCA	6.25	6,438
Rebar	1,900	LBS	1.16	2,204
	<i>*unit cost \$399.41</i>			
Perim Ext Foundation Wall 12" x 4' deep 515 lf):				
4000 psi, NW, (incl. placement)	76	CY	178.00	13,528
Formwork	4,120	SFCA	12.50	51,500
Reinforcing steel	11,400	LBS	1.16	13,224
	<i>*unit cost \$1,029.63</i>			
Pier Ext Wall Footing (3 'x 1' -6 loc 34 LF):				
4000 psi, NW, (incl. placement)	4	CY	165.00	660
Formwork	104	SFCA	6.00	624
Rebar	200	LBS	1.16	232
	<i>*unit cost \$379.00</i>			
Pier Ext Foundation Wall 18" x 4' deep - 6loc 25 lf):				
4000 psi, NW, (incl. placement)	6	CY	178.00	1,068
Formwork	272	SFCA	16.00	4,352
Reinforcing steel	1,050	LBS	1.16	1,218
	<i>*unit cost \$1,106.33</i>			
5" Slab on Grade:				
3000 psi, NW, (incl. placement)	124	CY	178.00	22,072
6x6 W 2.1 X W 2.1	8,067	SF	1.28	10,326
Control Joint	410	LF	3.10	1,271
Trowel Finish	8,067	SF	2.00	16,134
	<i>*unit cost \$6.17</i>			
Moisture mitigation topping		W / Div 9		
Thicken slab	6	CY	135.00	810

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Piers/pilasters	5	CY	950.00	4,750
Stained conc slab & sealant	845	SF	8.50	7,183
Trellis post - ftg	5	EA	750.00	3,750
Exterior Mechanical Pads	72	SF	20.00	1,440
				----- 169,319
DIVISION 04 - MASONRY				
042000 UNIT MASONRY		N/A		----- 0
DIVISION 05 - METALS				
051000 STRUCTURAL METAL FRAMING				
Supplemental steel framing	10	TONS	3,500.00	35,000
				----- 35,000
053000 METAL DECKING				
		N/A		----- 0
054000 LIGHT GAUGE METAL FRAMING				
		N/A		----- 0
055000 METAL FABRICATIONS				
Mech platform access ladder	2	EA	3,500.00	7,000
Mech platform access hatch	2	EA	4,200.00	8,400
Roof access		N/A		
Misc. bldg metals	8,067	GSF	1.00	8,067
				----- 23,467

DIVISION 06 - WOOD, PLASTICS & COMPOSITES

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
061000 ROUGH CARPENTRY				
Type X01:				
1/2" Exterior sheathing	2,341	SF	2.05	4,799
1/2" Exterior sheathing	2,341	SF	2.05	4,799
2x4 Wood stud	2,341	SF	2.45	5,735
Type X02:				
1/2" Exterior sheathing	1,750	SF	2.05	3,588
2x4 Wood stud	1,750	SF	2.45	4,288
Type X03 - TYP :				
1/2" Exterior sheathing	1,632	SF	2.05	3,346
1/2" Exterior sheathing	1,632	SF	2.05	3,346
1/2" Int CDX sheathing	1,632	SF	2.05	3,346
2x4 Wood stud	1,632	SF	2.45	3,998
2x4 Wood stud	1,632	SF	2.45	3,998
Type X03 - Pier:				
1/2" Exterior sheathing	1,243	SF	3.00	3,729
1/2" Exterior sheathing	1,243	SF	3.00	3,729
2x4 Wood stud	1,243	SF	5.00	6,215
2 x int partitions		W /092000		
Attic flr frame (2 LOC)	1,930	SF	15.00	28,950
Attic flr deck	1,930	SF	3.00	5,790
Ext wall perim open blocking	1,441	LF	6.25	9,006
Sloped Roof System A- Incl over frame(8:12) 5,672 sf:				
2x Pre fab Truss Framing	5,672	SF	12.00	68,064
Structural Insulated Panel	5,672	SF	9.00	51,048
Sloped Roof System B (8:12) 5,618 sf:				
2x Glu-lam Frame w/exposed tie rods	5,618	SF	32.00	179,776
Strapping	5,618	SF	2.00	11,236
Structural Insulated Panel	5,618	SF	9.00	50,562
3/4" Plywood sheathing		w/SIP Panel		
Rigid insulation		w/SIP Panel		
3/4" Plywood sheathing		w/SIP Panel		
Flat Roof System C - 157 SF:				
2x Conventional Framing	157	SF	20.00	3,140
3/4" Plywood sheathing	157	SF	3.00	471
Roof Blocking @:				
A - Fascia w/ soffit	198	LF	25.00	4,950
A - Rake w/ soffit	153	LF	25.00	3,825
B - Fascia	154	LF	15.00	2,310
B - Rake	238	LF	15.00	3,570
B - Skylight curb	84	LF	20.00	1,680
C - Perim coping	36	LF	20.00	720
C -Base flashing	14	LF	12.00	168
Misc. Roof Blocking	1	LS	2,500.00	2,500
Interior blocking	8,067	GSF	0.30	2,420

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Misc. rough carpentry	8,067	GSF	0.50	4,034

				489,135
062000 FINISH CARPENTRY				
Interior Wood Trim:				
Type X03 Red cedar boards	1,632	SF	13.50	22,032
Window, CW & ext dr perim trim	1,500	LF	10.00	15,000
Wood wall base	674	LF	10.00	6,740
New interior trim & wall panel -allow	8,067	GSF	2.00	16,134
Cedar 3/4" Bead Board				
Roof B T&G sloped strip clg - interior	4,122	SF	12.00	49,464
Roof B T&G sloped strip clg - exterior	650	SF	12.00	7,800
Roof C - exterior	42	SF	15.00	630
Exterior Wood Trim:				
Entry trellis - complete	450	GSF	75.00	33,750
*Balance of trim & siding is included in 074000				

				151,550
064000 ARCHITECTURAL WOODWORK				
Program Rm Kitchenette:				
Base cab &Solid Surface counter	13	LF	375.00	4,875
Wall cab	13	LF	175.00	2,275
Break Rm Kitchenette:				
Base cab &Solid Surface counter	9	LF	375.00	3,375
Wall cab	9	LF	175.00	1,575
Main circulation desk-ADA extension				
Install historic circulation desk	5	LF	1,200.00	6,000
Built-in bench (3 EA)	9	LF	150.00	1,350
	21	LF	300.00	6,300
Misc. architectural casework	8,067	GSF	1.00	8,067
*Excludes media storage				

				33,817

DIVISION 07 - THERMAL & MOISTURE PROTECTION**071000 DAMPPROOFING & WATERPROOFING**

Found., dampproofing	2,060	SF	1.95	4,017
Ext. wall open. perim air & vapor barrier (peel & stick)	1,441	LF	7.00	10,087

Ext. wall air & vapor barrier (peel & stick):

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Type X01	2,341	SF	5.50	12,876
Type X02	1,750	SF	5.50	9,625
Type X03 -typ	1,632	SF	5.50	8,976
Type X03 -pier	1,243	SF	5.50	6,837

				52,417
072000 THERMAL PROTECTION				
2" Rigid found. Insul	2,060	SF	2.65	5,459
2" Rigid slab insul. - 100%	8,067	SF	2.90	23,394
3 1/2" Batt Ext Wall Insulation:				
Type X01	2,341	SF	0.85	1,990
Type X02	1,750	SF	0.85	1,488
Type X03 -typ	1,632	SF	0.85	1,387
Type X03 -pier	1,243	SF	0.85	1,057
1 1/2" Rigid Ext Wall Insulation:				
Type X01	2,341	SF	2.75	6,438
Type X02	1,750	SF	2.75	4,813
Type X03 -typ	1,632	SF	2.75	4,488
Type X03 -pier	1,243	SF		
Roof Insulation:				
Sloped Roof Sys A R-38 Batt insulation		W /SIPS Panel		
Sloped Roof System B		W /SIPS Panel		
Flat Roof System C		W / Memb roof		
*Partition Sound attenuation is included in 092000				

				50,513
074000 SIDING PANELS & TRIM				
Type X01:				
1x Cedar Clapboard siding	2,341	SF	11.00	25,751
Rain screen drainage mat	2,341	SF	1.85	4,331
Type X02:				
Strapping & 1x Cedar Wood board	1,750	SF	13.50	23,625
Type X03 - Ext Wall:				
Red cedar shingles	1,632	SF	8.75	14,280
Rain screen drainage mat	1,632	SF	1.85	3,019
Type X03 - Pier:				
Red cedar shingles	1,243	SF	15.00	18,645
Rain screen drainage mat	1,243	SF	2.00	2,486
Additional Exterior Trim:				
A - Fascia w/ soffit	198	LF	35.00	6,930
A - Rake w/ soffit	153	LF	35.00	5,355

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
B - Fascia	154	LF	18.00	2,772
B - Rake	238	LF	22.00	5,236
Corner board	216	LF	12.00	2,592
Gable horiz band	120	LF	12.00	1,440
Sill trim	450	LF	12.00	5,400
Window, CW & ext dr perim trim	1,500	LF	9.00	13,500
Misc Exterior Trim	1	LS	5,000.00	5,000

				140,362

075000 ROOFING, FLASHING & ACCESSORIES

Sloped Roof System A (8:12) 5,672 sf:

Architectural asphalt shingles	5,672	SF	5.50	31,196
Ice & water -allow 100%	5,672	SF	3.30	18,718
Ridge vent	145	LF	32.00	4,640
Alum. Downspout (10 ea)	120	LF	30.00	3,600
Alum. Gutter	198	LF	45.00	8,910
Fascia drip edge	198	LF	6.00	1,188
Rake drip edge	153	LF	6.00	918

Sloped Roof System B (8:12) 5,618 sf:

Red cedar shakes shingles, stained	4,405	SF	12.50	55,063
Cedar breather	4,405	SF	2.00	8,810
1x T&G red cedar boards, stained		W / 095000		
Ridge vent	133	LF	32.00	4,256
Sloped Skylight curb flashing	84	LF	25.00	2,100
Fascia drip edge	154	LF	6.00	924
Rake drip edge	238	LF	6.00	1,428
Valley flashing	191	LF	28.00	5,348

Flat Roof System C - 157 SF:

PVC roofing w/insul	157	SF	25.00	3,925
Cover board	157	SF	2.00	314
Air barrier	157	SF	4.00	628
Perim coping	36	LF	35.00	1,260
Base flashing	14	LF	28.00	392
Roof drainage	1	LOC	500.00	500

Misc. flashing	1	LS	5,000.00	5,000
Misc. roof accessories		NIC		

159,117

078400 FIRESTOPPING

Fire Safing	1	LS	1,500.00	1,500
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1,500

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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079000 JOINT PROTECTION

Joint sealants - interior	8,067	GSF	0.50	4,034
Exterior sealants	1	LS	2,500.00	2,500
				6,534

DIVISION 08 - OPENINGS

082500 DOOR OPENING ASSEMBLIES

Exterior Frame, Door, Hdw, Glass & Glazing:				
Kitchenett egress - sgl	1	EA	3,000.00	3,000
Interior Frame, Door, Hdw, Glass & Glazing:				
Toilet room - multi user	1	EA	1,100.00	1,100
Toilet room - sgl user	1	EA	1,100.00	1,100
2HR Book drop rm -sgl	1	EA	900.00	900
Program Space - sgl	1	EA	1,200.00	1,200
Storage - sgl	5	EA	950.00	4,750
Storage - dbl	2	EA	1,300.00	2,600
Administration - sgl	3	EA	1,200.00	3,600
Int. HM borrowed light frame, glass & glazing - allow				
3' H work area window	93	SF	76.00	7,068
7' H office sidelight (2 loc)	112	SF	76.00	8,512
7' H prog rm sidelight (1 loc)	14	SF	76.00	1,064
Misc window & sidelight -allow	200	SF	76.00	15,200
				50,094

083000 SPECIALTY DOORS AND FRAMES

Access panels	1	LS	1,500.00	1,500
Lobby security rolling barn dr (16' x 8')	128	SF	95.00	12,160
				13,660

084000 ENTRANCES, STOREFRONTS & CURTAIN WALLS

8' Ext Alum. Door, Frame, Glass, Glazing & Finish Hardware:				
Entry - SGL	1	PR	6,000.00	6,000
Lobby - SGL	1	PR	6,000.00	6,000
Program rm - dbl	2	PR	8,000.00	16,000
Childrens rm - dbl	1	PR	8,000.00	8,000

8' Int Alum. Door, Frame, Glass, Glazing & Finish Hardware:

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Vestibule - SGL	1	PR	6,000.00	6,000
Childrens rm - dbl	1	PR	8,000.00	8,000
*Includes spandrel panel, glass, glazing, and finish hardware				
Int Aluminum Storefront, Glass & Glazing - Allow:				
Vestibule 11'	106	SF	95.00	10,070
Childrens room clerestory 3'	66	SF	95.00	6,270
Misc. int storefront		NIC		
Ext Aluminum Storefront , Glass & Glazing - Allow:				
Entry Vestibule & lobby	502	SF	88.00	44,176
8' Program rm (2 loc)	128	SF	88.00	11,264
8' Childrens rm	64	SF	88.00	5,632
Ext Aluminum Curtainwall , Glass & Glazing - Allow:				
Adult collection (gable end)	625	SF	120.00	75,000
*EFCO 5600				
Int Aluminum Curtainwall , Glass & Glazing - Allow:				
Childrens room full ht	396	SF	85.00	33,660
Sun screen system -allow		NIC		

				236,072
085000 WINDOWS				
Alum clad wood windows	953	SF	80.00	76,240
*Includes finish , glass & glazing				

				76,240
086000 ROOF WINDOWS AND SKYLIGHTS				
Lobby skylight	574	SF	85.00	48,790
*Wasco - Super Sky				

				48,790
087000 HARDWARE				
Ext Auto opener	1	LOC	6,500.00	6,500
Card access system		NIC		
* Finish hardware is included with door assembly				

				6,500
088000 GLAZING				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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*Included with Assemblies in 055000. 082500 & 085000

0

089000 LOUVERS AND VENTS

Louvers -allow	3	EA	1,000.00	3,000
				----- 3,000

DIVISION 09 - FINISHES

092000 GYPSUM BOARD WALL ASSEMBLIES

Ext. Wall- 1 Lyr 5/8" gyp:

Type X01	2,341	SF	2.05	4,799
Type X02	1,750	SF	2.05	3,588

Interior Partition 2 x WD Frame W/ GYP. SA & Finish:

Chase wall	778	SF	8.00	6,224
2 HR book dep rm	370	SF	15.00	5,550
Typ. wall	4,234	SF	10.50	44,457
Bulkhead	196	SF	10.50	2,058

Ceilings:

Gyp clg toilet rm	194	SF	10.00	1,940
2 Hr gyp clg - drop box	68	SF	14.00	952
Sloped gyp clg	198	SF	10.00	1,980
Typ gyp clg	558	SF	10.00	5,580
Misc. gyp soffits	8,067	GSF	1.00	8,067

Misc. gyp wall board assemblies

Misc. gyp wall board assemblies	8,067	GSF	1.00	8,067
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Misc. attic gyp wall board assemblies

Misc. attic gyp wall board assemblies	1,930	GSF	3.00	5,790
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99,052

093000 TILING

Toilet Room (2 EA):

Floor tile	194	SF	24.00	4,656
Tile wall base	76	LF	12.00	912
Wall tile - 6'	456	SF	18.00	8,208
Marble threshold	2	LOC	60.00	120
Backer bd @ wall tile	304	SF	2.00	608

*Thin set installation

14,504

095100 ACOUSTICAL CEILINGS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Prefinished Ceiling Systems - Complete: ACT 2 x 2	2,600	SF	5.00	13,000
				----- 13,000
096500 RESILIENT FLOORING				
Moisture mitigation - allowance	643	SF	4.00	2,572
Resilient flooring	643	SF	8.00	5,144
Resilient wall base	224	LF	2.50	560
Sports Flor @ Circ Desk	250	SF	20.00	5,000
				----- 13,276
096800 CARPETING				
Moisture mitigation - allowance	5,989	SF	4.00	23,956
Vestibule mat (1 ea)	98	SF	15.00	1,470
Carpet	699	SY	45.00	31,455
				----- 56,881
098000 ACOUSTIC TREATMENT				
Fabric wrapped wall panel - Allow	500	SF	36.00	18,000
				----- 18,000
099000 PAINTING				
Int. painting	8,067	GSF	3.50	28,235
Wall covering - allow		NIC		
Exterior Painting:				
Egress - sgl Window	1	EA	150.00	150
Type X01 -clapboard	2,341	W/085000 SF	3.00	7,023
Type X02 - 1x wd board	1,750	SF	3.00	5,250
A - Fascia w/ soffit	198	LF	3.00	594
A - Rake w/ soffit	153	LF	3.00	459
B - Fascia	154	LF	3.00	462
B - Rake	238	LF	3.00	714
Corner board	216	LF	3.00	648
Gable horiz band	120	LF	3.00	360
Sill trim	450	LF	3.00	1,350
Window, CW & ext dr perim trim	1,500	LF	3.00	4,500
Misc. ext. painting	1	LS	2,000.00	2,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				----- 51,745
DIVISION 10 - SPECIALTIES				
101100 VISUAL DISPLAY SURFACES				
Marker board - allow		w/ ff&e		
Tack board - allow		w/ ff&e		
				----- 0
101400 SIGNAGE				
Canopy mtd bld letter	14	EA	350.00	4,900
Misc. ext. signage	1	LS	5,000.00	5,000
Directories	1	LS	3,000.00	3,000
Dedication plaque - allow	1	EA	3,500.00	3,500
ADA signage	8,067	GSF	0.15	1,210
				----- 17,610
101500 TOILET PARTITIONS				
HC Stall	1	EA	1,800.00	1,800
Reg Stall	1	EA	1,500.00	1,500
				----- 3,300
102800 TOILET ACCESSORIES				
Toilet Room (2 EA):				
Toilet tissue dispenser	3	EA	45.00	135
Seat cover dispenser	2	EA	350.00	700
Grab bars	4	EA	75.00	300
Soap dispenser	3	EA	35.00	105
Tilt mirror	3	EA	120.00	360
Coat hooks	3	EA	20.00	60
Hand dryer	2	EA	900.00	1,800
Towel disp./waste receptacle	2	EA	250.00	500
ADA lav. piping prot.	3	EA	50.00	150
San prod dispenser	1	EA	100.00	100
San prod disposal	2	EA	45.00	90
Diaper deck	2	EA	575.00	1,150
*Excludes work rm accessories				
				----- 5,450

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
104400 FIRE PROTECTION SPECIALTIES				
Allow:				
Fire extinguishers & cab	2	EA	450.00	900

				900
109000 MISCELLANEOUS SPECIALTIES				
Compact shelving sys		NIC		
Custodian accessories	1	RM	200.00	200
Op partition		N/A		
Misc. specialties	8,067	GSF	0.50	4,034

				4,234
DIVISION 11 - EQUIPMENT				
110000 MISC. EQUIPMENT				
Library Equipment:				
Library shelving system		NIC		
Night drop box - parking lot		NIC		
BLDG Book Drop	1	LS	2,500.00	2,500
Book security sys		NIC		
Auto sort equipment		NIC		

				2,500
113100 APPLIANCES				
Comm mtg rm kitchen		NIC		
Staff break rm kitchen		NIC		

				0
115213 PROJECTION SCREEN				
Projection Screen - Motor Op - Allow:				
Program rm	1	EA	6,000.00	6,000

				6,000

DIVISION 12 - FURNISHINGS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
120000 FURNISHINGS				
Int. blinds	1	LS	2,000.00	2,000
Typ Ext. window shades -allow	953	SF	10.00	9,530
Ext.CW shades -allow		NIC		
Skylight shade		NIC		

				11,530
DIVISION 13 - SPECIAL CONSTRUCTION		N/A		
DIVISION 14 - CONVEYING EQUIPMENT		N/A		
DIVISION 21 - FIRE SUPPRESSION				
210000 FIRE SUPPRESSION				
Wet system - main LVL	8,067	GSF	6.00	48,402
Wet system - attic mech loft	1,930	GSF	5.00	9,650
Dry system		N/A		
Fire pump		NIC		

				58,052
DIVISION 22 - PLUMBING				
220000 PLUMBING				
Fixtures:				
Water closet	1	EA	1,725.00	1,725
Water closet, ADA	2	EA	1,725.00	3,450
Lav wall hung	3	EA	1,475.00	4,425
Childrens activity rm sink - allow		NIC		
Mop sink -allow	1	EA	1,600.00	1,600
Break rm kitchen sink	1	EA	1,500.00	1,500
Program rm kitchen sink	1	EA	1,500.00	1,500
Drinking fountain - allow	1	EA	3,000.00	3,000
Fixture Piping	10	FXT	4,200.00	42,000
Battery Op flush valve	3	EA	475.00	1,425
Lav sensor	3	EA	510.00	1,530
Trap primer	1	EA	900.00	900
Water Heater	1	LS	5,000.00	5,000
Gas piping - mech rm	1	LS	4,000.00	4,000
Gas service and meter rough-in	1	LS	750.00	750
Down spout boot	10	EA	750.00	7,500

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Misc.				
Hose bib and wall hydrant	1	LS	4,000.00	4,000
Test, permit, gc	1	LS	5,000.00	5,000

				89,305
DIVISION 23 - HVAC				
230000 HVAC				
HVAC	8,067	GSF	35.00	282,345
Temp Control	8,067	GSF	3.00	24,201

				306,546
DIVISION 26 - ELECTRICAL				
260000 ELECTRICAL				
Electrical	8,067	SF	40.00	322,680
Lighting Protection	1	LS	20,000.00	20,000
Site Lighting:				
Walk way fixture w/ conc base	5	EA	2,000.00	10,000
Drive way fixture w/ conc base	8	EA	4,000.00	32,000
*Includes emergency generator				

				384,680
DIVISION 31 - EARTHWORK				
310000 EARTHWORK				
Building Earthwork:				
Removal of unsuitable soil	2,000	CY	47.50	95,000
Foundation excavation	458	CY	9.50	4,351
Foundation backfill	305	CY	10.00	3,050
12" Gravel Base	299	CY	28.00	8,372
15 Mil poly	8,067	SF	0.65	5,244
Perim fnd drain		NIC		
Excavate col ftgs	1	LS	3,500.00	3,500
Excavate plumbing trenches	1	LS	2,500.00	2,500
Misc. earthwork	1	LS	5,000.00	5,000

				127,017

PROJECT: Chester Public Library
 LOCATION: Chester, CT
 CLIENT: Lerner Ladds Bartel
 DATE: 28-Jul-16

No: 15055

SITWORK

SUMMARY	DIVISION TOTAL	PERCENT OF PROJECT
DIVISION 02 - EXISTING CONDITIONS		
022600 HAZARDOUS MATERIAL ASSESSMENT	0	0%
024100 DEMOLITION	27,500	2%
DIVISION 31 - EARTHWORK		
310000 EARTHWORK	285,264	19%
311000 SITE CLEARING	40,109	3%
DIVISION 32 - EXTERIOR IMPROVEMENTS		
321000 BASES, BALLASTS AND PAVING	310,298	21%
323000 SITE IMPROVEMENTS	406,396	27%
328000 IRRIGATION	0	0%
329000 PLANTING	162,787	11%
DIVISION 33 - UTILITIES		
330000 UTILITIES	264,283	18%
 DIRECT COST	 ----- 1,496,636	 100%

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 02 - EXISTING CONDITIONS				
022600 HAZARDOUS MATERIAL ASSESSMENT			SEE GRAND SUMMARY	
				----- 0
024100 DEMOLITION				
Site - Remove Existing:				
Remove selected trees	1	LS	3,000.00	3,000
Clear & grub	3	ACRES	4,500.00	13,500
Remove Playground Equipment	1	LS	6,000.00	6,000
Misc. Site Demolition	1	LS	5,000.00	5,000
				----- 27,500
DIVISION 31 - EARTHWORK				
310000 EARTHWORK				
Site fill - supply	12,510	CY	18.00	225,180
Site cut	242	CY	10.00	2,420
Structural fill	1,100	CY	28.00	30,800
Site grading	17,909	SY	1.50	26,864
				----- 285,264
311000 SITE CLEARING				
Wet land protection	368	LF	5.00	1,840
Hay bale	305	LF	3.85	1,174
Silt fence	1,644	LF	3.75	6,165
Inlet protection - allow	2	EA	65.00	130
Construction fence - allow	1,000	LF	11.00	11,000
Construction entrance	1	LS	3,000.00	3,000
Strip & stack topsoil - 6"	2,800	CY	6.00	16,800
				----- 40,109
DIVISION 32 - EXTERIOR IMPROVEMENTS				
321000 BASES, BALLASTS AND PAVING				
* based upon planes dated				
Stone dust path	2,909	SF	4.00	11,636

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Bituminous concrete walk	66	SY	24.00	1,584
Colored Concrete Walkway	6,233	SF	7.50	46,748
Flexi Pavement	3,629	SF	12.00	43,548
Bituminous basketball 1/2 court	234	SY	24.00	5,616
Bituminous parking lot	2,494	SY	26.50	66,091
Concrete walk	4,488	SF	5.50	24,684
ADA walkway paver -allow	4	EA	325.00	1,300
Street patch @ utilities	2	LOC	1,500.00	3,000
Street patch @ new curb/ entry	323	LF	25.00	8,075
Street Straight granite curb	226	LF	39.00	8,814
Site Straight granite curb	1,158	LF	39.00	45,162
Site Radial granite curb	264	LF	44.00	11,616
Gravel Paving Base @ :				
Stone dust path -8"	72	CY	26.00	1,872
Bituminous concrete walk -8"	2	CY	26.00	52
Specialty walkway pavement -8"	153	CY	26.00	3,978
Flex Pavement Sub Base	89	CY	26.00	2,314
Bituminous basketball 1/2 court -8"	52	CY	26.00	1,352
Bituminous parking lot-12"	831	CY	24.00	19,944
Concrete walk -8"	112	CY	26.00	2,912

				310,298

323000 SITE IMPROVEMENTS

Complete:

Play area equip & surface (7,368 SF)	1	LS	197,374.00	197,374
8" Gravel Base	182	CY	26.00	4,732
Geotech Fabric	7,368	SF	1.00	7,368
*O'Brien & Sons quote 5/6/16				
Pavilion (674 SF)	1	LS	50,000.00	50,000
P & R Storage shed (239 SF)		nic		
Site Wall:				
2' 6" H Main St dry laid wall	198	LF	225.00	44,550
3'x3'x 3' H Main St dry laid col	4	EA	1,500.00	6,000
2' H Play area seg ret wall	62	LF	95.00	5,890
Site Stair (1 FLT):				
Conc foundation	3	CY	750.00	2,250
Conc tread	55	LFT	110.00	6,050
Guardrail	14	LF	200.00	2,800
Site Fencing:				
10'H chain link @ BB court	182	LF	45.00	8,190
4'H chain link @ field	272	LF	36.00	9,792
4'H ornamental @ play area	332	LF	75.00	24,900
DBL gate 10' w x 4'H ornamental @play are	2	EA	4,000.00	8,000
Basketball hoop	1	EA	2,000.00	2,000

Allow:

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Bollard @ MEP equip pads	8	EA	850.00	6,800
Bike rack	2	EA	650.00	1,300
Trash receptacle	2	EA	1,000.00	2,000
Parking & traffic signage	1	LS	1,500.00	1,500
Site sign	1	LS	4,900.00	4,900
Misc. Site Improvements	1	LS	10,000.00	10,000

				406,396

329000 PLANTING

Planting:				
Deciduous tree (3-3.5" cal)	37	EA	775.00	28,675
Evergreen tree (8-9' h)	28	EA	500.00	14,000
Evergreen shrub (24-36"w)	217	EA	55.00	11,935
Deciduous shrub (24-36"w)	217	EA	55.00	11,935
Protect tree	8	EA	300.00	2,400
Mulch	50	CY	45.00	2,250
6" Loam - ammend reuse	1,376	CY	30.00	41,280
Rake seed and fertilize	7,656	SY	2.00	15,312
Irrigation system	1	LS	35,000.00	35,000

				162,787

DIVISION 33 - UTILITIES

330000 UTILITIES

Gas - Allow:				
1000 Gal Propane Tank	1	LS	20,000.00	20,000
Trench excavation/backfill	75	LF	35.00	2,625
Sanitary :				
Main St conn w/ reducer	1	LOC	4,500.00	4,500
1 1/2" Forced main	202	LF	55.00	11,110
Duplex grinder pump	1	EA	15,000.00	15,000
4" Cast iron	10	LF	75.00	750
Water:				
Post valve indicator	1	EA	1,300.00	1,300
1" Dom service	232	LF	52.00	12,064
4" Fire service	232	LF	65.00	15,080
1" Gate valve	1	EA	1,050.00	1,050
4" Gate valve	1	EA	1,150.00	1,150
Main Street connection	1	LS	6,000.00	6,000
Hydrant		NIC		
Site Drainage:				
Plug exist. 24" drain line	2	LOC	500.00	1,000
Remove 24" drain line	212	LF	25.00	5,300

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Yard inlet	8	EA	1,350.00	10,800
Yard manhole	1	EA	3,000.00	3,000
Catch basin	3	EA	3,000.00	9,000
Manhole	3	EA	3,000.00	9,000
New catch basin @ exist site drain line	1	EA	4,500.00	4,500
New manhole @ exist site drain line	2	EA	4,500.00	9,000
Rip rap pool (1 loc)	323	SF	12.00	3,876
Rip rap sediment trap (1 loc)	610	SF	12.00	7,320
Rip rap check dam (3 loc)	332	SF	15.00	4,980
WQ swale rip rap 5' W bottom	1,136	SF	12.00	13,632
WQ swale rip rap side slope	454	SF	12.00	5,448
WQ swale turf reinf side slope	908	SF	8.00	7,264
12" HDPE	479	LF	68.00	32,572
15" HDPE	248	LF	74.00	18,352
15" Perf HDPE	40	LF	90.00	3,600
30" HDPE	32	LF	110.00	3,520
30" Metal culvert	32	LF	85.00	2,720
6" Play yard under drain	160	LF	28.50	4,560
Cleanout @ under drain	1	EA	750.00	750
Flared end	2	EA	3,200.00	6,400
Electrical - ALLOW:				
Primary duct bank	100	LF	38.00	3,800
Secondary duct bank	20	LF	38.00	760
Transformer pad	1	EA	2,500.00	2,500
Generator pad		n/a		
Utility back charge		n/a		

				264,283

Chester Public Library - Site Options

PROJECT: Chester Public Library
 LOCATION: Chester, CT
 CLIENT: Lerner Ladds Bartel
 DATE: 28-Jul-16

SITE OPTIONS

NO. 1 - CONVERT 45% OF CONCRETE UNIT PAVERS TO CONCRETE WALK	-95,346
NO. 2 - DELETE 3,575 SF OF CONCRETE PAVEMENT	-29,667

Chester Public Library - Site Options 7/28/2016

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
NO. 1 - CONVERT 45% OF CONCRETE UNIT PAVERS TO CONCRETE WALK				
Deduct:				
Specialty walkway Conc Unit paver	-6,872	SF	18.00	-123,696
Add:				
Concrete Walkway	6,872	SF	7.50	51,540
SUBTOTAL				-72,156
GENERAL CONDITIONS		7 %		-5,051
SUBTOTAL				-77,207
GENERAL REQUIREMENT		3 %		-2,316
SUBTOTAL				-79,523
P&P BOND & INSURANCE		1.75 %		-1,392
SUBTOTAL				-80,915
PROFIT		3.5 %		-2,832
SUBTOTAL				-83,747
PERMIT		0 %		0
SUBTOTAL				-83,747
DESIGN CONTINGENCY		10 %		-8,375
SUBTOTAL				-92,121
ESCALATION (Spring 2017)		3.5 %		-3,224
TOTAL NO. 1				-95,346

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
NO. 2 - DELETE 3,575 SF OF CONCRETE PAVEMENT				
Deduct:				
Concrete Walkway	-3,575	SF	8.50	-30,388
Add:				
Loam and Seed	3,575	SF	2.00	7,150

GENERAL CONDITIONS		7 %		-23,238
				-1,627

SUBTOTAL				-24,864
GENERAL REQUIREMENT		3 %		-746

SUBTOTAL				-25,610
P&P BOND & INSURANCE		1.75 %		-448

SUBTOTAL				-26,058
PROFIT		3.5 %		-912

SUBTOTAL				-26,970
PERMIT		0 %		0

SUBTOTAL				-26,970
DESIGN CONTINGENCY		10 %		-2,697

SUBTOTAL				-29,667
ESCALATION (Spring 2017)		0 %		0

TOTAL NO. 2				-29,667