

**Shrewsbury Public Library
Capital Repair Estimate
Shrewsbury, MA**

November 11, 2008

GRAND SUMMARY

TOTAL REPAIR COST

\$4,422,212

- *Assumes Work to be completed by 2010
- *Excludes removal of hazardous waste
- *Excludes removal and relocation of owners furnishings and equipment
- *Excludes modification or replacement of shelving to make shelving area ADA Compliant
- *Construction escalation for the past four years have averaged at 5% per year. Based upon the current unique economic climate, forecasting cost escalation is very difficult. For Capital planning purposes only, assume to continue 5% per year. Annually verify that percent and adjust accordingly.

PROJECT: Shrewsbury Public Library
 LOCATION: Shrewsbury, MA
 CLIENT: Shrewsbury Public Library
 DATE: 11-Nov-08

No.: 08076

CAPITAL REPAIR ESTIMATE

SUMMARY

BUILDING ENVELOPE

WATERPROOF FOUNDATION	\$80,638
REDESIGN ROOF BETWEEN ADDITION & ORIGINAL BLDG	\$120,363
REPAIR SLATE ROOF	\$85,838
REPLACE MODULAR SKYLIGHT SYSTEM (2 loc.)	\$203,385

DEFERRED MAINTENANCE

REPLACE ENTIRE HVAC INCLUDING NEW GAS SERVICE	\$2,037,811
UPGRADE 1979 ADDITION FLOOR LOADING	\$169,879
REPAIR EXT. WALLS @ CHILDREN'S ROOM COURTYARD	\$8,766
REPLACE SITE DRAINAGE (INCL TIE IN NEW FOUND. DRAIN)	\$236,037
REPAIR AND RESTORE MAINTENANCE SHED	\$47,850
UPGRADE IT SYSTEM	\$263,666
REPLACE/REPAIR BEAM @ CONNECTOR ROOF	\$5,114
REPLACE FRONT WALKWAY AND PROVIDE DRAINAGE	\$32,034
REPLACE/REPAIR CEILING & SUPPORT BEAMS IN ELEV. MACH RM	\$7,305
REPLACE INTERIOR LIGHTING AT 1979 ADDITION	\$124,922
UPGRADE STAFF BATHROOM TO BE HANDICAP ACCESSIBLE	\$32,760
UPGRADE CHILDREN'S BATHROOM TO BE HANDICAP ACCESSIBLE	\$26,893
CONCEAL EXPOSED DATA AND ELECTRIC CABLES	\$7,305
REPAIR RUBBLE FOUNDATION IN 1920 ADDITION	\$18,263
PROVIDE HUMIDIFICATION CONTROL FOR LOCAL HISTORY ROOM	\$22,208
REPOINT AND SEAL BRICK & CONCRETE WORK OF 1979 ADDITION	\$15,871
REPLACE CONCRETE APRON @ 1979 ADDITION	\$0

PAINT WOOD TRIM ON 1979 ADDITION	\$7,232
<u>ACCESSIBILITY</u>	
ADD CURB CUT TO WALKWAY	\$2,669
NEW WALKWAY AND RECONSTRUCT HC PARKING SPACE	\$3,733
REPLACE DOOR CLOSER AT MAIN ENTRANCE	\$6,429
FRONT ENTRANCE - MAKE HC ACCESSIBLE	\$92,048
PROVIDE RECESSED FIRE EXTINGUISHERS	\$6,575
ENLARGE 5 DOOR OPENINGS (PROVIDE 32" WIDTH)	\$14,370
REPLACE 9 DOORS REBUILDING FOR PULL CLEARANCE	\$16,108
REPLACE 9 DOORS REBUILDING FOR PUSH CLEARANCE	\$16,108
UPDATE DOOR HARDWARE (INCL. CLOSER)	\$28,947
UPGRADE STAIRWAYS IN 1920 BUILDING	\$18,410
REPLACE EXISTING ELEVATOR	\$613,403
PROVIDE ADA COMPLIANT FIRE ALARM DEVICES	\$5,552
PROVIDE ACCESSIBLE BATHROOMS	\$32,760
PROVIDE ADA COMPLIANT BOOK STACKS	n/a
PROVIDE ADA COMPLIANT KITCHEN AND STAFF LOUNGE	\$10,958
TOTAL CONSTRUCTION COST	----- \$4,422,212

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<u>BUILDING ENVELOPE</u>				
WATERPROOF FOUNDATION				
Remove pavement and lawn at perimeter	210	LF	12.00	2,520
Excavate building perimeter	450	CY	12.00	5,400
Allow for hand excavation at building face	2,100	SF	1.50	3,150
Haul surplus material	450	CY	10.00	4,500
Foundation drain	210	LF	26.00	5,460
Backfill sand	450	CY	32.00	14,400
Pressure wash foundation face	2,100	SF	1.15	2,415
Waterproofing insulation and protection board	2,100	SF	6.26	13,146
Repair perimeter surface	210	LF	20.00	4,200
SUBTOTAL				55,191
GENERAL CONDITIONS		10 %		5,519
SUBTOTAL				60,710
CONTRACTORS OVERHEAD & PROFIT		15 %		9,107
SUBTOTAL				69,817
DESIGN CONTINGENCY		10 %		6,982
SUBTOTAL				76,798
ESCALATION		5 %		3,840
TOTAL				80,638

REDESIGN ROOF BETWEEN ADDITION & ORIGINAL BLDG

Remove roofing and structure	720	SF	10.00	7,200
Remove lobby skylight	210	SF	8.00	1,680
Over frame new roof structure	1,200	SF	20.00	24,000
New metal roofing and underlayment	1,200	SF	35.00	42,000
Misc. flashing and tie in	1	LS	7,500.00	7,500
SUBTOTAL				82,380
GENERAL CONDITIONS		10 %		8,238
SUBTOTAL				90,618
CONTRACTORS OVERHEAD & PROFIT		15 %		13,593
SUBTOTAL				104,211
DESIGN CONTINGENCY		10 %		10,421
SUBTOTAL				114,632
ESCALATION		5 %		5,732

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
TOTAL				120,363
REPAIR SLATE ROOF				
Allow for 25% Slate Replacement	750	SF	45.00	33,750
Copper flashing repairs	1	LS	25,000.00	25,000
SUBTOTAL				58,750
GENERAL CONDITIONS		10 %		5,875
SUBTOTAL				64,625
CONTRACTORS OVERHEAD & PROFIT		15 %		9,694
SUBTOTAL				74,319
DESIGN CONTINGENCY		10 %		7,432
SUBTOTAL				81,751
ESCALATION		5 %		4,088
TOTAL				85,838
REPLACE MODULAR SKYLIGHT SYSTEM (2 loc.)				
Remove skylight system	1,025	SF	5.00	5,125
Remove interior wood frame	1,025	SF	2.50	2,563
Misc. demolition	1	LS	5,000.00	5,000
New alum. framed skylight system	1,025	SF	115.00	117,875
Flash and tie into existing	192	LF	45.00	8,640
SUBTOTAL				139,203
GENERAL CONDITIONS		10 %		13,920
SUBTOTAL				153,123
CONTRACTORS OVERHEAD & PROFIT		15 %		22,968
SUBTOTAL				176,091
DESIGN CONTINGENCY		10 %		17,609
SUBTOTAL				193,700
ESCALATION		5 %		9,685
TOTAL				203,385

DEFERRED MAINTENANCE

REPLACE ENTIRE HVAC INCLUDING NEW GAS SERVICE

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Trench and backfill at gas service	100	LF	28.00	2,800
Mechanical Demolition	39,624	GSF	0.75	29,718
New 2 Pipe Fan coil system	39,624	GSF	31.00	1,228,344
Cut and Patch Interiors	39,624	GSF	3.00	118,872
Electrical mechanical wiring	1	LS	15,000.00	15,000
SUBTOTAL				1,394,734
GENERAL CONDITIONS		10 %		139,473
SUBTOTAL				1,534,207
CONTRACTORS OVERHEAD & PROFIT		15 %		230,131
SUBTOTAL				1,764,339
DESIGN CONTINGENCY		10 %		176,434
SUBTOTAL				1,940,772
ESCALATION		5 %		97,039
TOTAL				2,037,811

UPGRADE 1979 ADDITION FLOOR LOADING

Remove and replace carpet	4,760	SF	0.75	3,570
Add interior column and footing	14	LOC	5,500.00	77,000
Provide addition support framing *relocation of furnishings by others	4,760	SF	7.50	35,700
SUBTOTAL				116,270
GENERAL CONDITIONS		10 %		11,627
SUBTOTAL				127,897
CONTRACTORS OVERHEAD & PROFIT		15 %		19,185
SUBTOTAL				147,082
DESIGN CONTINGENCY		10 %		14,708
SUBTOTAL				161,790
ESCALATION		5 %		8,089
TOTAL				169,879

REPAIR EXT. WALLS @ CHILDREN'S ROOM COURTYARD

Cut and Point masonry walls	250	SF	14.00	3,500
Misc. Masonry repair and flashing	1	LS	2,500.00	2,500
SUBTOTAL				6,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL CONDITIONS		10 %		600
SUBTOTAL				6,600
CONTRACTORS OVERHEAD & PROFIT		15 %		990
SUBTOTAL				7,590
DESIGN CONTINGENCY		10 %		759
SUBTOTAL				8,349
ESCALATION		5 %		417
TOTAL				8,766

REPLACE SITE DRAINAGE (INCL TIE IN NEW FOUND. DRAIN)

Remove existing drainage system	1	LS	7,500.00	7,500
Replace catch basin	4	EA	2,250.00	9,000
Drainage manhole	1	EA	2,500.00	2,500
Drainage pipe	550	LF	48.00	26,400
Underground infiltration system	1,250	SF	15.00	18,750
Tie-in building drainage	1	LS	5,000.00	5,000
Repave existing parking lot	23,100	SF	4.00	92,400
SUBTOTAL				161,550
GENERAL CONDITIONS		10 %		16,155
SUBTOTAL				177,705
CONTRACTORS OVERHEAD & PROFIT		15 %		26,656
SUBTOTAL				204,361
DESIGN CONTINGENCY		10 %		20,436
SUBTOTAL				224,797
ESCALATION		5 %		11,240
TOTAL				236,037

REPAIR AND RESTORE MAINTENANCE SHED

Replace roof structure	650	SF	35.00	22,750
Misc. Masonry Repairs	1	LS	5,000.00	5,000
Repair Doors and Windows	1	LS	5,000.00	5,000
SUBTOTAL				32,750
GENERAL CONDITIONS		10 %		3,275
SUBTOTAL				36,025
CONTRACTORS OVERHEAD & PROFIT		15 %		5,404

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SUBTOTAL				41,429
DESIGN CONTINGENCY		10 %		4,143
SUBTOTAL				45,572
ESCALATION		5 %		2,279
TOTAL				47,850
UPGRADE IT SYSTEM				
Tele/data wiring	39,624	GSF	2.50	99,060
Work Stations	47	EA	1,200.00	56,400
Main Frame Racks and Equipment	1	LS	25,000.00	25,000
SUBTOTAL				180,460
GENERAL CONDITIONS		10 %		18,046
SUBTOTAL				198,506
CONTRACTORS OVERHEAD & PROFIT		15 %		29,776
SUBTOTAL				228,282
DESIGN CONTINGENCY		10 %		22,828
SUBTOTAL				251,110
ESCALATION		5 %		12,556
TOTAL				263,666
REPLACE/REPAIR BEAM @ CONNECTOR ROOF				
Repair glue-lam beam	35	LF	100.00	3,500
*This is an allowance only remedy of repair unknown				
SUBTOTAL				3,500
GENERAL CONDITIONS		10 %		350
SUBTOTAL				3,850
CONTRACTORS OVERHEAD & PROFIT		15 %		578
SUBTOTAL				4,428
DESIGN CONTINGENCY		10 %		443
SUBTOTAL				4,870
ESCALATION		5 %		244
TOTAL				5,114

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
REPLACE FRONT WALKWAY AND PROVIDE DRAINAGE				
Remove pavement at two entries	1,500	SF	1.20	1,800
Regrade	1	LS	3,000.00	3,000
Provide drainage and tie into new	1	LS	10,000.00	10,000
Replace conc. Sidewalk	1,500	SF	4.75	7,125
SUBTOTAL				21,925
GENERAL CONDITIONS				10 % 2,193
SUBTOTAL				24,118
CONTRACTORS OVERHEAD & PROFIT				15 % 3,618
SUBTOTAL				27,735
DESIGN CONTINGENCY				10 % 2,774
SUBTOTAL				30,509
ESCALATION				5 % 1,525
TOTAL				32,034

REPLACE/REPAIR CEILING & SUPPORT BEAMS IN ELEV. MACH RM

General repair allowance from water damage	1	LS	5,000.00	5,000
SUBTOTAL				5,000
GENERAL CONDITIONS				10 % 500
SUBTOTAL				5,500
CONTRACTORS OVERHEAD & PROFIT				15 % 825
SUBTOTAL				6,325
DESIGN CONTINGENCY				10 % 633
SUBTOTAL				6,958
ESCALATION				5 % 348
TOTAL				7,305

REPLACE INTERIOR LIGHTING AT 1979 ADDITION

Remove interior Lighting	25,500	GSF	0.75	19,125
New Light Fixture (1 per 135/sf)	189	FXT	250.00	47,250
Replace switching and day light controls	25,500	GSF	0.75	19,125
SUBTOTAL				85,500
GENERAL CONDITIONS				10 % 8,550

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SUBTOTAL				94,050
CONTRACTORS OVERHEAD & PROFIT		15 %		14,108
SUBTOTAL				108,158
DESIGN CONTINGENCY		10 %		10,816
SUBTOTAL				118,973
ESCALATION		5 %		5,949
TOTAL				124,922

UPGRADE STAFF BATHROOM TO BE HANDICAP ACCESSIBLE

Demolition:				
Misc. demolition	1	LS	1,000.00	1,000
Carpentry:				
Misc. carpentry	1	LS	500.00	500
Bathroom door, frame hdwr	1	EA	900.00	900
Finish:				
New partition	360	SF	12.00	4,320
New plumbing wall	120	SF	6.00	720
New ceramic wall tile	320	SF	10.00	3,200
New ceramic floor tile	100	SF	12.00	1,200
Paint ceilings and doors	100	SF	5.00	500
Specialties:				
Tilt mirror	1	EA	175.00	175
Soap disp.	1	EA	42.00	42
Towel paper disp.	1	EA	150.00	150
Toilet tissue holder	1	EA	45.00	45
Grab bar	2	EA	85.00	170
Plumbing:				
New lav and faucet	1	EA	2,500.00	2,500
New HC toilet	1	EA	2,500.00	2,500
Clean out floor drain	1	EA	500.00	500
Misc. plumbing	1	EA	1,500.00	1,500
HVAC and Electrical	1	LS	2,500.00	2,500

SUBTOTAL				22,422
GENERAL CONDITIONS		10 %		2,242
SUBTOTAL				24,664
CONTRACTORS OVERHEAD & PROFIT		15 %		3,700
SUBTOTAL				28,364
DESIGN CONTINGENCY		10 %		2,836
SUBTOTAL				31,200
ESCALATION		5 %		1,560

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
TOTAL				32,760
UPGRADE CHILDREN'S BATHROOM TO BE HANDICAP ACCESSIBLE				
Demolition:				
Misc. demolition	1	LS	1,000.00	1,000
Carpentry:				
Misc. carpentry	1	LS	500.00	500
Bathroom door, frame hdwr	1	EA	900.00	900
Finish:				
New partition	336	SF	12.00	4,032
New plumbing wall	96	SF	6.00	576
New ceramic wall tile	100	SF	10.00	1,000
New ceramic floor tile	48	SF	12.00	576
Paint ceilings and doors	48	SF	5.00	240
Specialties:				
Tilt mirror	1	EA	175.00	175
Soap disp.	1	EA	42.00	42
Towel paper disp.	1	EA	150.00	150
Toilet tissue holder	1	EA	45.00	45
Grab bar	2	EA	85.00	170
Plumbing:				
New lav and faucet	1	EA	2,500.00	2,500
New HC toilet	1	EA	2,500.00	2,500
Misc. plumbing	1	EA	1,500.00	1,500
HVAC and Electrical	1	LS	2,500.00	2,500
SUBTOTAL				18,406
GENERAL CONDITIONS		10 %		1,841
SUBTOTAL				20,247
CONTRACTORS OVERHEAD & PROFIT		15 %		3,037
SUBTOTAL				23,284
DESIGN CONTINGENCY		10 %		2,328
SUBTOTAL				25,612
ESCALATION		5 %		1,281
TOTAL				26,893
CONCEAL EXPOSED DATA AND ELECTRIC CABLES				
Minor allowance due to other remediation line item:	1	LS	5,000.00	5,000
SUBTOTAL				5,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL CONDITIONS		10 %		500
SUBTOTAL				5,500
CONTRACTORS OVERHEAD & PROFIT		15 %		825
SUBTOTAL				6,325
DESIGN CONTINGENCY		10 %		633
SUBTOTAL				6,958
ESCALATION		5 %		348
TOTAL				7,305

REPAIR RUBBLE FOUNDATION IN 1920 ADDITION

Cut and point original stone foundation	500	SF	15.00	7,500
Misc. Repairs	1	LS	5,000.00	5,000
SUBTOTAL				12,500
GENERAL CONDITIONS		10 %		1,250
SUBTOTAL				13,750
CONTRACTORS OVERHEAD & PROFIT		15 %		2,063
SUBTOTAL				15,813
DESIGN CONTINGENCY		10 %		1,581
SUBTOTAL				17,394
ESCALATION		5 %		870
TOTAL				18,263

PROVIDE HUMIDIFICATION CONTROL FOR LOCAL HISTORY ROOM

Ahu at attic	1	LS	8,000.00	8,000
New Galv ductwork, registers and dampers	1	LS	5,000.00	5,000
Misc. Electrical and controls	1	LS	2,200.00	2,200
SUBTOTAL				15,200
GENERAL CONDITIONS		10 %		1,520
SUBTOTAL				16,720
CONTRACTORS OVERHEAD & PROFIT		15 %		2,508
SUBTOTAL				19,228
DESIGN CONTINGENCY		10 %		1,923
SUBTOTAL				21,151

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
ESCALATION		5 %		1,058
TOTAL				22,208
REPOINT AND SEAL BRICK & CONCRETE WORK OF 1979 ADDITION				
Seal brick cracks	125	LF	9.50	1,188
Cut and Point brick veneer - 25%	275	SF	17.00	4,675
Misc. Repairs	1	LS	5,000.00	5,000
SUBTOTAL				10,863
GENERAL CONDITIONS		10 %		1,086
SUBTOTAL				11,949
CONTRACTORS OVERHEAD & PROFIT		15 %		1,792
SUBTOTAL				13,741
DESIGN CONTINGENCY		10 %		1,374
SUBTOTAL				15,115
ESCALATION		5 %		756
TOTAL				15,871

REPLACE CONCRETE APRON @ 1979 ADDITION

Included with foundation repairs

SUBTOTAL				0
GENERAL CONDITIONS		10 %		0
SUBTOTAL				0
CONTRACTORS OVERHEAD & PROFIT		15 %		0
SUBTOTAL				0
DESIGN CONTINGENCY		10 %		0
SUBTOTAL				0
ESCALATION		5 %		0
TOTAL				0

PAINT WOOD TRIM ON 1979 ADDITION

Prep, Prime and Paint eave trim	350	LF	7.00	2,450
Misc. Painting	1	LS	2,500.00	2,500

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SUBTOTAL				4,950
GENERAL CONDITIONS		10 %		495
SUBTOTAL				5,445
CONTRACTORS OVERHEAD & PROFIT		15 %		817
SUBTOTAL				6,262
DESIGN CONTINGENCY		10 %		626
SUBTOTAL				6,888
ESCALATION		5 %		344
TOTAL				7,232

ACCESSIBILITY

ADD CURB CUT TO WALKWAY

Remove Existing:				
Site curbing	15	LF	5.50	83
Existing pavement	100	SF	1.00	100
Misc. Prep	1	LS	100.00	100
Erosion control	1	LS	50.00	50
Rework grading	100	SF	1.00	100
12" Gravel sub-base	4	CY	36.00	144
4" Concrete pavement	100	SF	4.50	450
Repair disturbed area	20	LF	10.00	200
Granite Curbing	15	LF	40.00	600
SUBTOTAL				1,827
GENERAL CONDITIONS		10 %		183
SUBTOTAL				2,009
CONTRACTORS OVERHEAD & PROFIT		15 %		301
SUBTOTAL				2,311
DESIGN CONTINGENCY		10 %		231
SUBTOTAL				2,542
ESCALATION		5 %		127
TOTAL				2,669

NEW WALKWAY AND RECONSTRUCT HC PARKING SPACE

Remove Existing:				
Site curbing	20	LF	5.50	110
Existing pavement	100	SF	2.50	250

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Misc. Prep	1	LS	200.00	200
Erosion control	1	LS	50.00	50
Rework grading	100	SF	2.00	200
12" Gravel sub-base	4	CY	45.00	180
Bituminous Pavement	20	SY	5.50	110
Repair disturbed area	20	LF	20.00	400
Granite Curbing	20	LF	40.00	800
Line painting	1	LS	115.00	115
HC Parking sign	1	EA	140.00	140
SUBTOTAL				2,555
GENERAL CONDITIONS		10 %		256
SUBTOTAL				2,811
CONTRACTORS OVERHEAD & PROFIT		15 %		422
SUBTOTAL				3,232
DESIGN CONTINGENCY		10 %		323
SUBTOTAL				3,555
ESCALATION		5 %		178
TOTAL				3,733
REPLACE DOOR CLOSER AT MAIN ENTRANCE				
Repair electric door closers	2	PR	2,200.00	4,400
SUBTOTAL				4,400
GENERAL CONDITIONS		10 %		440
SUBTOTAL				4,840
CONTRACTORS OVERHEAD & PROFIT		15 %		726
SUBTOTAL				5,566
DESIGN CONTINGENCY		10 %		557
SUBTOTAL				6,123
ESCALATION		5 %		306
TOTAL				6,429
FRONT ENTRANCE - MAKE HC ACCESSIBLE				
New HC RAMP at entry	3.5	VLF	18,000.00	63,000
SUBTOTAL				63,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL CONDITIONS		10 %		6,300
SUBTOTAL				69,300
CONTRACTORS OVERHEAD & PROFIT		15 %		10,395
SUBTOTAL				79,695
DESIGN CONTINGENCY		10 %		7,970
SUBTOTAL				87,665
ESCALATION		5 %		4,383
TOTAL				92,048

PROVIDE RECESSED FIRE EXTINGUISHERS

Recessed FE w/ cab	6	EA	750.00	4,500
SUBTOTAL				4,500
GENERAL CONDITIONS		10 %		450
SUBTOTAL				4,950
CONTRACTORS OVERHEAD & PROFIT		15 %		743
SUBTOTAL				5,693
DESIGN CONTINGENCY		10 %		569
SUBTOTAL				6,262
ESCALATION		5 %		313
TOTAL				6,575

ENLARGE 5 DOOR OPENINGS (PROVIDE 32" WIDTH)

Remove existing door and frame	5	EA	75.00	375
Enlarge door opening	5	EA	42.00	210
Reframe door opening	5	EA	125.00	625
New single door, frame and hardware	5	EA	850.00	4,250
Patch existing	5	EA	200.00	1,000
Patch millwork	5	EA	200.00	1,000
Allow for 1/2 of doors in masonry	2.5	EA	950.00	2,375
SUBTOTAL				9,835
GENERAL CONDITIONS		10 %		984
SUBTOTAL				10,819
CONTRACTORS OVERHEAD & PROFIT		15 %		1,623
SUBTOTAL				12,441

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DESIGN CONTINGENCY		10 %		1,244
SUBTOTAL				13,685
ESCALATION		5 %		684
TOTAL				14,370

REPLACE 9 DOORS REBUILDING FOR PULL CLEARANCE

Remove Door and frame	9	HRS	75.00	675
Reinstall frame	9	HRS	75.00	675
Rehang Door	9	HRS	75.00	675
Misc. Hardware replacement	9	LS	500.00	4,500
Misc. Patching	9	LS	500.00	4,500
SUBTOTAL				11,025
GENERAL CONDITIONS		10 %		1,103
SUBTOTAL				12,128
CONTRACTORS OVERHEAD & PROFIT		15 %		1,819
SUBTOTAL				13,947
DESIGN CONTINGENCY		10 %		1,395
SUBTOTAL				15,341
ESCALATION		5 %		767
TOTAL				16,108

REPLACE 9 DOORS REBUILDING FOR PUSH CLEARANCE

Remove Door and frame	9	HRS	75.00	675
Reinstall frame	9	HRS	75.00	675
Rehang Door	9	HRS	75.00	675
Misc. Hardware replacement	9	LS	500.00	4,500
Misc. Patching	9	LS	500.00	4,500
SUBTOTAL				11,025
GENERAL CONDITIONS		10 %		1,103
SUBTOTAL				12,128
CONTRACTORS OVERHEAD & PROFIT		15 %		1,819
SUBTOTAL				13,947
DESIGN CONTINGENCY		10 %		1,395
SUBTOTAL				15,341
ESCALATION		5 %		767

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
TOTAL				16,108
UPDATE DOOR HARDWARE (INCL. CLOSER)				
General Hardware upgrade allowance	39,624	GSF	0.50	19,812
SUBTOTAL				19,812
GENERAL CONDITIONS		10 %		1,981
SUBTOTAL				21,793
CONTRACTORS OVERHEAD & PROFIT		15 %		3,269
SUBTOTAL				25,062
DESIGN CONTINGENCY		10 %		2,506
SUBTOTAL				27,568
ESCALATION		5 %		1,378
TOTAL				28,947
UPGRADE STAIRWAYS IN 1920 BUILDING				
Upgrade stair railings and nosing:				
Rear Stair	2	FLTS	1,800.00	3,600
Main Decorative stair	2	FLTS	4,500.00	9,000
SUBTOTAL				12,600
GENERAL CONDITIONS		10 %		1,260
SUBTOTAL				13,860
CONTRACTORS OVERHEAD & PROFIT		15 %		2,079
SUBTOTAL				15,939
DESIGN CONTINGENCY		10 %		1,594
SUBTOTAL				17,533
ESCALATION		5 %		877
TOTAL				18,410
REPLACE EXISTING ELEVATOR				
Excavate elev. pit	1	LS	7,500.00	\$7,500
Foundation excavation	1	LS	5,000.00	\$5,000
12" Gravel slab base	200	CY	22.00	\$4,400
Wall ftg (1'x2')	12	CY	395.00	\$4,740

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
12" Found wall - average 8'	50	CY	650.00	\$32,500
Elevator Foundation:				
Elev pit mat	5	CY	350.00	\$1,750
Elev pit wall	5	CY	500.00	\$2,500
Underpinning exist. @ elevator	1	LS	10,000.00	\$10,000
New conc. Stoop	1	LS	2,500.00	\$2,500
Misc. concrete	1	LS	5,000.00	\$5,000
Metallic waterproofing - elev.	1	LS	3,500.00	\$3,500
Elev. machine room door - sgl	1	EA	1,000.00	\$1,000
Misc. exterior painting	1	LS	500.00	\$500
New elevator over ride pop-up	1	LS	10,000.00	\$10,000
8" CMU Partition - mach rm	270	SF	25.00	\$6,750
8" CMU Elev. Shaft	1,890	SF	25.00	\$47,250
Repair new door opening	3	EA	1,500.00	\$4,500
Misc. patch & repair	1	LS	10,000.00	\$10,000
Reframe elev. Shaft opening	2	EA	3,000.00	\$6,000
Misc. rough carpentry	1	LS	2,500.00	\$2,500
Misc. finish carpentry	1	LS	4,000.00	\$4,000
Misc. insulation	1	LS	500.00	\$500
Interior - sgl	2	EA	1,000.00	\$2,000
Reverse existing swing	2	EA	500.00	\$1,000
Patch existing plaster	1	LS	5,000.00	\$5,000
Interior partition	520	SF	10.00	\$5,200
Gyp ceiling	2,800	SF	4.00	\$11,200
Misc. drywall	1	LS	5,000.00	\$5,000
Patch existing flooring	1	LS	5,000.00	\$5,000
Int. painting	3,000	SF	4.00	\$12,000
Signage	1	LS	1,000.00	\$1,000
Fire extinguishers & cabinets	1	LS	300.00	\$300
Misc. specialties	1	LS	5,000.00	\$5,000
Elev. Sump grate	1	EA	750.00	\$750
Elev. Framing	1	LS	3,000.00	\$3,000
Elev. Pit ladder	1	EA	990.00	\$990
Misc. bldg. metals	1	LS	3,000.00	\$3,000
Elev. Louver	1	EA	750.00	\$750
Hydraulic holeless elev. - 2 door	3	STOP	33,000.00	\$99,000
Misc. plumbing	1	LS	5,000.00	\$5,000
Rework interior	2,800	SF	10.00	\$28,000
Vestibule heating	1	LS	2,500.00	\$2,500
Shaft exhaust	1	LS	5,000.00	\$5,000
Relocate steam convector	1	EA	4,000.00	\$4,000
Electrical power - elev.	1	LS	7,500.00	\$7,500
Rework interior	800	SF	12.00	\$9,600
Exterior Remove Existing:				
Remove existing elevator and shaft	1	LS	12,000.00	\$12,000
Window & cut down sill	2	EA	700.00	\$1,400
New stoop demolition	1	LS	750.00	\$750
Interior Remove Existing:				
Ground floor	1	LS	2,000.00	\$2,000
First floor	1	LS	2,500.00	\$2,500

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Second floor	1	LS	2,000.00	\$2,000
Minor hazard. Waste allow	1	LS	5,000.00	\$5,000
SUBTOTAL				419,830
GENERAL CONDITIONS		10 %		41,983
SUBTOTAL				461,813
CONTRACTORS OVERHEAD & PROFIT		15 %		69,272
SUBTOTAL				531,085
DESIGN CONTINGENCY		10 %		53,108
SUBTOTAL				584,193
ESCALATION		5 %		29,210
TOTAL				613,403

PROVIDE ADA COMPLIANT FIRE ALARM DEVICES

Provide ADA Signaling Devices *assumes existing fire alarm up to date and code compliant	8	EA	475.00	3,800
SUBTOTAL				3,800
GENERAL CONDITIONS		10 %		380
SUBTOTAL				4,180
CONTRACTORS OVERHEAD & PROFIT		15 %		627
SUBTOTAL				4,807
DESIGN CONTINGENCY		10 %		481
SUBTOTAL				5,288
ESCALATION		5 %		264
TOTAL				5,552

PROVIDE ACCESSIBLE BATHROOMS

Demolition:				
Misc. demolition	1	LS	1,000.00	1,000
Carpentry:				
Misc. carpentry	1	LS	500.00	500
Bathroom door, frame hdwr	1	EA	900.00	900
Finish:				
New partition	360	SF	12.00	4,320
New plumbing wall	120	SF	6.00	720
New ceramic wall tile	320	SF	10.00	3,200

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
New ceramic floor tile	100	SF	12.00	1,200
Paint ceilings and doors	100	SF	5.00	500
Specialties:				
Tilt mirror	1	EA	175.00	175
Soap disp.	1	EA	42.00	42
Towel paper disp.	1	EA	150.00	150
Toilet tissue holder	1	EA	45.00	45
Grab bar	2	EA	85.00	170
Plumbing:				
New lav and faucet	1	EA	2,500.00	2,500
New HC toilet	1	EA	2,500.00	2,500
Clean out floor drain	1	EA	500.00	500
Misc. plumbing	1	EA	1,500.00	1,500
HVAC and Electrical	1	LS	2,500.00	2,500
SUBTOTAL				22,422
GENERAL CONDITIONS		10 %		2,242
SUBTOTAL				24,664
CONTRACTORS OVERHEAD & PROFIT		15 %		3,700
SUBTOTAL				28,364
DESIGN CONTINGENCY		10 %		2,836
SUBTOTAL				31,200
ESCALATION		5 %		1,560
TOTAL				32,760
PROVIDE ADA COMPLIANT BOOK STACKS		NIC		
PROVIDE ADA COMPLIANT KITCHEN AND STAFF LOUNGE				
Replace Cabinets	1	LS	5,000.00	5,000
Replace appliances	1	LS	2,500.00	2,500
SUBTOTAL				7,500
GENERAL CONDITIONS		10 %		750
SUBTOTAL				8,250
CONTRACTORS OVERHEAD & PROFIT		15 %		1,238
SUBTOTAL				9,488
DESIGN CONTINGENCY		10 %		949
SUBTOTAL				10,436
ESCALATION		5 %		522
TOTAL				10,958

CAPITAL REPAIR ESTIMATE

Shrewsbury Public Library Shrewsbury, MA

Prepared For:

Shrewsbury Public Library
609 Main Street
Shrewsbury, MA 01545
(508) 841-8537
FAX: (508) 841-8540

Prepared By:

A. M. Fogarty & Associates, Inc.
175 Derby Street - Suite 5
Hingham, MA 02043
(781) 749-7272
FAX: (781) 740-2652

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