

Jacques Consulting Inc.
Construction Cost Planning & Management

**Pacific Grove Library
Modernization**
Pacific Grove, California

Design Development
Cost Estimate, R1

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Jacques Consulting Ref: 066.17.310

Prepared For:

Karin Payson architecture + design
17 Jack Kerouac Alley
San Francisco
CA, 94133

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Project Description

This estimate has been prepared, pursuant to an agreement between Karin Payson architecture + design and Jacques Consulting Inc. for the purpose of establishing a Design Development Cost estimate for modernization of the Pacific Grove Library, Pacific Grove, CA.

Scope of work includes renovation of 11,990 square feet of interior space, including infill of basement flooring at stair removal, installation of clerestory windows, configuration of toiletspaces, new floor/wall/ceiling finishes, new plumbing fixtures, mechanical upgrades, new lighting and electrical upgrades. Modification works to existing library stacks, etc. are excluded from this cost estimate.

Basis of Estimate

This Cost Estimate has been prepared from the following documentation:

	Dated
Architectural drawings & information:	
Drawings;	
As per Sheet Index on Title Sheet A0.0	07/16/18
Discussions w/ design team	
Building photos	

Construction Schedule

This estimate is based on the following project schedule:

Construction Start	March 2019
Construction Duration	8 months
Construction Finish	October 2019

Escalation Allowance

Escalation is calculated at an annual rate of **6.00%** per annum to construction mid-point based on the anticipated construction schedule noted above. The escalation allowance is included as follows:

Total Escalation	5.65%
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Basis for Quantities

Wherever possible, this Cost Estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

Subcontractor's Mark-ups

As stated earlier, subcontractor's mark-ups have been included in each line item unit cost. Depending on the trade, these mark-ups can range from 5% to 20% of the raw cost for that particular item of work.

Design Contingency

An allowance of **10%** for undeveloped design details has been included in the summary of this Cost Estimate. This allowance is intended to cover the costs of items that are as yet undefined. As design develops and such items become more clearly defined the design contingency will reduce.

Note: Design Contingency is included to reflect information provided within a set of design documents. It is not used to reflect a particular design stage.

General Contractor's Overhead and Profit

Jobsite general conditions, home office overhead, profit, and bond are shown on the Summary of this estimate.

Construction Contingency

It is prudent for all program budgets to include an allowance for unanticipated costs which may occur during construction; change orders, claims, delays, etc. It is recommended that the Owner make provision within the project budget to cover these potential costs.

Items Excluded from the Estimate

The following are excluded from this cost estimate:

- Professional design and consulting fees.
- Plan check fees and building permit fees.
- Owner's field inspection costs.
- Construction manager's fees.
- General building permit.
- Testing fees.
- Escalation beyond midpoint of construction
- Existing building structures demolition unless noted otherwise.
- Rock excavation & unforeseen subsurface conditions.
- Off-site work to existing roads and utilities outside the property line.
- LEED commissioning.
- Utility connection fees (i.e. domestic water, sanitary sewer, storm drain, fire water and electrical).
- Security personnel (night security - perimeter fence costs in site requirements).
- Move-in costs or maintenance costs after move-in.
- Overtime, 2nd shift and lost productivity premiums.
- Kitchen & kitchen storage equipment.
- Replacement of (E) door hardware.
- Furnishings, fixtures, and equipment (FF&E). Included "Below the Line" - see Master Cost Summary.
- Computer & copy equipment.
- Window coverings other than at (N) clerestories.
- Exterior envelope improvements other than at (N) clerestories.
- Sitework improvements.
- Direct/indirect stack lighting.
- Foundation modifications.
- Lockers.

Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.

Specified items of equipment, material, or product that cannot be obtained from at least three different sources.
Any other non-competitive bid situations.
Bids delayed beyond the projected schedule.

Competitive Bidding

This estimate reflects a fair construction cost for this project. Prices are based on prevailing wage construction costs at the time the estimate was prepared. It is not a prediction of low bid. Pricing assumes a procurement, or bidding, process with a minimum of five (5) responsive General Contractor bids and a minimum of three (3) responsive bids for all (major) subcontracts and materials/equipment suppliers. Should a non-competitive bidding situation be realized, bids received may be significantly higher than this estimate. Alternatively, in a very competitive bidding situation, bids received may be significantly lower than this estimate.

Subcontractor's mark-ups have been included in each line item unit price. Mark-ups cover the cost of field overhead and subcontractor's profit. Subcontractor's mark-ups typically range from 15% to 25% of the unit price depending on market conditions.

Qualifications

This cost estimate is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of This estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. Jacques Consulting Inc. has no control over labor, material and equipment costs, contractor's methods of determining prices or of the market and bidding conditions at the time of bid. Therefore Jacques Consulting Inc. does not guarantee that the bids received will not vary from this estimate.

Our cost estimates are based on relevant design information and the scope contained therein. Modifying the scope of work of a project will likely change estimated construction costs. Significantly reducing project scope may increase cost factors; unit pricing, general conditions, fee/profit margin (both general contractor and subcontractor), and potentially affect the bidding pool and project duration. Modifications to our cost estimates should only be carried out by Jacques Consulting Inc. We do not, therefore, accept responsibility for our cost estimates if they are modified by others.

MASTER COST SUMMARY

Element	Area	Cost / SF	Total
A. Building Modernization (excludes Library FF&E)	11,990 SF	\$159.61	\$1,913,714
TOTAL ESTIMATED CONSTRUCTION COST			\$1,913,714

B. Library FF&E Costs (provided by KPA)

1 (E) stacks & (N) custom size tables - includes (N) circulation desks & (N) Gondolas price of \$100,050	<u>\$210,414</u>
2 (E) furniture strip & re-finish, upholstery	<u>\$36,400</u>
3 (N) furniture, allowance	<u>\$50,000</u>
4 Equipment - self-check station/stand, allowance	<u>\$10,000</u>

Modernization

Areas and Control Quantities

Areas

	SF
Enclosed Areas	
Basement	50
1st Floor	11,940
	<hr/>
Enclosed Area	11,990
Covered area - n/a	
	<hr/>
Covered Area x 0.5	
	<hr/>
Gross Floor Area (GFA)	<u><u>11,990</u></u>

UNIFORMAT 2 SUMMARY
Modernization

GFA: 11,990 SF

	%	\$/SF	Sub-system \$	System \$	Comments
A SUBSTRUCTURE					\$0
A10 FOUNDATIONS	0.00%	\$0.00	\$0		
A20 BASEMENT CONSTRUCTION	0.00%	\$0.00	\$0		
B SHELL					\$100,550
B10 SUPERSTRUCTURE	4.27%	\$4.65	\$55,812		
B20 EXTERIOR CLOSURE	1.68%	\$1.83	\$21,890		
B30 ROOFING	1.75%	\$1.91	\$22,848		
C INTERIORS					\$568,209
C10 INTERIOR CONSTRUCTION	11.75%	\$12.80	\$153,483		
C20 STAIRS	0.00%	\$0.00	\$0		
C30 FINISHES	31.75%	\$34.59	\$414,726		
D SERVICES					\$514,441
D10 CONVEYING	0.00%	\$0.00	\$0		
D20 PLUMBING	5.69%	\$6.20	\$74,295		
D30 HVAC	3.58%	\$3.90	\$46,736		
D40 FIRE PROTECTION	0.00%	\$0.00	\$0		
D50 ELECTRICAL	30.12%	\$32.81	\$393,410		
E EQUIPMENT & FURNISHINGS					\$25,485
E10 EQUIPMENT	1.66%	\$1.81	\$21,645		
E20 FURNISHINGS	0.29%	\$0.32	\$3,840		
F SPECIAL CONSTRUCTION & DEMOLITION					\$97,569
F10 SPECIAL CONSTRUCTION	0.00%	\$0.00	\$0		
F20 SELECTIVE BUILDING DEMOLITION	7.47%	\$8.14	\$97,569		
DIRECT COSTS	100.00%	\$108.95		\$1,306,254	
DESIGN CONTINGENCY	8.00%	\$8.72		\$104,500	
Sub-Total		\$117.66		\$1,410,755	
GENERAL REQUIREMENTS	0.00%	\$0.00		\$0	Included
GENERAL CONDITIONS	15.00%	\$17.65		\$211,613	
Sub-Total		\$135.31		\$1,622,368	
INSURANCE & BONDING	1.50%	\$2.03		\$24,336	
CONTRACTOR'S FEE	10.00%	\$13.73		\$164,670	
ESTIMATED CONSTRUCTION COST		\$151.07		\$1,811,374	
ESCALATION	5.65%	\$8.54		\$102,340	
CONSTRUCTION CONTINGENCY	0.00%	\$0.00		\$0	Excluded
PLANNED CONSTRUCTION BUDGET		\$159.61		\$1,913,714	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,990 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
A10 FOUNDATIONS					
A1010 STANDARD FOUNDATIONS					
Not applicable					
A1020 SPECIAL FOUNDATIONS					
Not applicable					
A1030 SLAB ON GRADE					
Not applicable					
A10 FOUNDATIONS					
A20 BASEMENT CONSTRUCTION					
A2010 BASEMENT EXCAVATION					
Not applicable					
A2020 BASEMENT WALLS					
Not applicable					
A20 BASEMENT CONSTRUCTION					
B10 SUPERSTRUCTURE					
B1010 FLOOR CONSTRUCTION					
Floor & Wall Construction					
PSL beams					
RB1; 3-1/2" x 9-1/4"	4	LF	\$56.00	\$224	
RB2; 5-1/4" x 11-1/4"	14	LF	\$64.00	\$896	
Misc. wood header	7	LF	\$30.00	\$210	
Wood posts 11-12' tall, 6" x 6"	2	EA	\$800.00	\$1,600	
Post base	2	EA	\$300.00	\$600	
Floor infill at removed stair					
3/4" plywood sheathing over 1-3/4" x 11-3/4" LVL (1J1) @ 16" o.c.	89	SF	\$30.00	\$2,670	
PSL beam; 1J2	18	LF	\$56.00	\$1,008	
Structural wall framing & sheathing at (N) clerestories	230	SF	\$36.00	\$8,280	
B1020 ROOF CONSTRUCTION					
Structural Steelwork					
HSS 8x4x3/8" beams	41	LF	\$174.00	\$7,134	
Wood Framing					
Roof joists					
RJ1; 1-3/4" x 9-1/4" @ 24" o.c.	315	SF	\$14.00	\$4,410	
RJ2; 1-3/4" x 9-1/4" DBL	36	LF	\$42.00	\$1,512	
Plywood roof sheathing 5/8" th.	315	SF	\$6.25	\$1,969	
Wood header, 6" x 8"	30	LF	\$24.00	\$720	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,990 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
B1030 MISCELLANEOUS					
Rough carpentry	11,990	SF	\$0.80	\$9,592	
Miscellaneous metals	11,990	SF	\$1.25	\$14,988	
B10 SUPERSTRUCTURE				\$55,812	
B20 EXTERIOR CLOSURE					
B2010 EXTERIOR WALLS					
Exterior cement plaster incl substrate & waterproofing at (N) clerestories	230	SF	\$35.00	\$8,050	
Paint cement plaster walls	230	SF	\$5.00	\$1,150	
Wall insulation	230	SF	\$3.00	\$690	
B2020 EXTERIOR WINDOWS					
Exterior Windows					
Clerestory windows (2 ea)	80	SF	\$150.00	\$12,000	
B2030 EXTERIOR DOORS					
Not applicable					
B20 EXTERIOR CLOSURE				\$21,890	
B30 ROOFING					
B3010 ROOF COVERINGS					
Spanish tile roofing including underlayment, etc.	315	SF	\$48.00	\$15,120	
Fascia	72	LF	\$24.00	\$1,728	
Roof flashings	1	LS	\$4,000.00	\$4,000	
Miscellaneous roof accessories	1	LS	\$2,000.00	\$2,000	
B3020 ROOF OPENINGS					
Not applicable					
B30 ROOFING				\$22,848	
C10 INTERIOR CONSTRUCTION					
C1010 PARTITIONS					
Standard partitions	660	SF	\$16.50	\$10,890	
Plumbing wall	204	SF	\$25.00	\$5,100	
Wall insulation	1,068	SF	\$1.35	\$1,442	
Infill single doors	2	EA	\$1,000.00	\$2,000	
Gypboard to int face of ext wall at (N) clerestories	230	SF	\$4.50	\$1,035	
C1020 INTERIOR DOORS					
Door & frame, incl hardware & finishes					
Single	3	EA	\$2,400.00	\$7,200	
Toilet compartment doors, single	5	EA	\$2,000.00	\$10,000	
Change swing on single door	1	EA	\$400.00	\$400	
Permanently lock (E) single door	1	EA	\$200.00	\$200	
Door hardware replacements at (E) doors to remain - excluded					

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,990 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
Remove/re-install (E) double door & sidelites to restore damaged wood casing	1	LS	\$1,000.00	\$1,000	
C1030 SPECIALTIES					
Prefabricated compartments and accessories					
Grab bars	2	SETS	\$475.00	\$950	
Toilet accessories	1	LS	\$6,000.00	\$6,000	
Changing table	1	EA	\$1,300.00	\$1,300	
Dyson Air Blade hand dryer	3	EA	\$1,300.00	\$3,900	
Janitor closet accessories	1	LS	\$800.00	\$800	
Cabinets & Casework					
Increaser height of (E) bookcase, from 1 tier to 2 tier	18	LF	\$200.00	\$3,600	
Hold Faces desk, allow	9	LF	\$300.00	\$2,700	
Strip/re-finish built-in shelving & wall hung library stacks	249	LF	\$160.00	\$39,840	Allowance
Break Room					
Countertop	2	LF	\$260.00	\$520	
Base cabinet/countertop	5	LF	\$475.00	\$2,375	Stone countertop
Wall cabinet	9	LF	\$350.00	\$3,150	
Wood wall (replaces (E) shelving & closet)					
Low shelving, 2 tier, at wood wall	16	LF	\$200.00	\$3,200	
36" shelves w/ blind attachment including plywood panel wood wall	132	SF	\$66.00	\$8,712	
Break Room table - excluded					
Staff & storage room furniture - excluded					
Table (for KOHA & printer) - excluded					
Circulation desks - by others					
Main entry table - by others					
Work to library stacks - by others					
Glass cabinet refurbishments - by others					
Tables & chairs restoration - by others					
C1040 MISCELLANEOUS					
Signage	11,990	GFA	\$0.30	\$3,597	
Fire safing, caulking & sealants	11,990	GFA	\$0.30	\$3,597	
Finish carpentry	11,990	GFA	\$1.00	\$11,990	
Miscellaneous specialties	11,990	GFA	\$1.50	\$17,985	
C10 INTERIOR CONSTRUCTION				\$153,483	
C20 STAIRS					
C2010 STAIR CONSTRUCTION					
Not applicable					
C2020 MISCELLANEOUS					
Drinking fountain handrails					
Not required					
C20 STAIRS					

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,990 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
C30 FINISHES					
C3010 WALL FINISHES					
Ceramic/porcelain tile	728	SF	\$23.00	\$16,744	
Tile backsplash at Break Room	11	SF	\$23.00	\$253	
FRP panel at Janitors Closet, allow	114	SF	\$8.00	\$912	
Paint walls	20,090	SF	\$1.60	\$32,144	
Clean, sand & clear coat historic wood casings					See dwg A2.5, note 11
Paneled columns, allow	259	SF	\$30.00	\$7,770	
Arches, allow	281	SF	\$30.00	\$8,430	
Replace missing historic wood casing edge	28	SF	\$125.00	\$3,500	2 ea locations
C3020 FLOOR FINISHES					
Floor prep	10,961	SF	\$1.75	\$19,182	
Porcelain tile	322	SF	\$25.00	\$8,050	
Porcelain tile base	182	LF	\$23.00	\$4,186	
Linoleum incl base	1,193	SF	\$10.00	\$11,930	
Re-finish (E) softwood flooring - excludes patch/repair	1,029	SF	\$6.00	\$6,174	
Carpet tile incl accent carpet	9,446	SF	\$7.26	\$68,578	
Wood base, allow	500	LF	\$20.00	\$10,000	
Rubber base, allow	1,012	LF	\$3.50	\$3,542	
C3030 CEILING FINISHES					
Acoustical ceiling tile system AP1	437	SF	\$25.00	\$10,925	
Acoustical ceiling tile system AP2	1,670	SF	\$7.00	\$11,690	
Sloped gypboard ceiling to match (E), over (E) framing	154	SF	\$10.00	\$1,540	
Dropped coffered ceiling, panted	1,429	SF	\$45.00	\$64,305	
(N) gypboard ceiling, painted	727	SF	\$16.00	\$11,632	
(N) direct hung vaulted gypboard ceiling at clerestories, painted	315	SF	\$8.00	\$2,520	
(E) cathedral ceiling; strip & re-finish wood beams, paint (E) ceiling	5,475	SF	\$7.50	\$41,063	Framing modifications allowance
Paint/clean (E) ceilings	2,359	SF	\$3.25	\$7,667	
C3040 MISCELLANEOUS					
Acoustic improvements	1	LS	\$25,000.00	\$25,000	Allowance
Finish enhancements	1	LS	\$25,000.00	\$25,000	Allowance
Miscellaneous patch/repair finishes	11,990	GFA	\$1.00	\$11,990	
C30 FINISHES				\$414,726	
D10 CONVEYING					
D1010 ELEVATORS & LIFTS					
Not applicable					
D1020 ESCALATORS & MOVING WALKS					
Not applicable					

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,990 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
D1090 OTHER CONVEYING SYSTEMS Not applicable					
D10 CONVEYING					
D20 PLUMBING					
Fixtures					
WC	6	EA	\$1,585.00	\$9,510	
Lavatory	1	EA	\$1,475.00	\$1,475	
Lavatory wash station (4 station)	1	EA	\$4,700.00	\$4,700	
Hi-Low drinking fountain	1	EA	\$3,750.00	\$3,750	
Mop sink	1	EA	\$1,675.00	\$1,675	
Sink	1	EA	\$1,425.00	\$1,425	
Floor drain with primer	2	EA	\$700.00	\$1,400	
Service Distribution					
Fixture rough in	13	EA	\$400.00	\$5,200	
Service Distribution, <= 1" dia	250	LF	\$48.00	\$12,000	
Insulation (hot & cold)	250	LF	\$13.00	\$3,250	
Hose bibb		NA			
Valves & accessories	1	LS	\$1,200.00	\$1,200	
Sanitary Waste & Vent Drainage					
Fixture rough-in	13	EA	\$380.00	\$4,940	
Sanitary Waste & Vent Dist., <= 4" dia	50	LF	\$68.00	\$3,400	
<= 2 1/2" dia	80	LF	\$40.00	\$3,200	
New vent terminals	2	EA	\$350.00	\$700	
Cleanout	4	EA	\$120.00	\$480	
Point of connection to existing	7	EA	\$270.00	\$1,890	
Equipment					
Electric water heater, 10 gal	1	EA	\$2,500.00	\$2,500	
Demolition					
Remove fixtures & cap piping as necessary	15	EA	\$250.00	\$3,750	
HW heater	1	EA	\$350.00	\$350	
Plumbing Related Items					
Testing & balancing	1	LS	\$2,500.00	\$2,500	
General conditions, start-up, documentation	1	LS	\$5,000.00	\$5,000	
D20 PLUMBING				\$74,295	
D30 HVAC					
Provide new exhaust serving toilet rooms:					
Exhaust fan, EF-1, 425 cfm	1	EA	\$675.00	\$675	
Duct distribution	550	LB	\$11.00	\$6,050	
Diffusers, grilles & registers	7	EA	\$250.00	\$1,750	
O/Air Louver	1	EA	\$350.00	\$350	
Provide new supply air:					
Point of connection to existing	7	EA	\$270.00	\$1,890	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,990 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
Duct distribution	325	LB	\$11.00	\$3,575	
Insulation	210	SF	\$3.50	\$735	
Diffusers, grilles & registers	8	EA	\$250.00	\$2,000	
Accessories & Specialties	1	LS	\$2,500.00	\$2,500	
Remove existing & previously abandoned ductwork	160	LF	\$15.00	\$2,400	
Remove diffuser / grille	15	EA	\$35.00	\$525	
Clean existing ducts	11,990	GFA	\$1.40	\$16,786	
HVAC Related Items					
Pre & Post air balancing	1	LS	\$2,000.00	\$2,000	
Testing & balancing	1	LS	\$500.00	\$500	
General conditions, Start-up, Documentation	1	LS	\$5,000.00	\$5,000	
D30 HVAC				\$46,736	
D40 FIRE PROTECTION					
Not applicable					
D40 FIRE PROTECTION					
D50 ELECTRICAL					
Selective demolition	11,990	GFA	\$2.25	\$26,978	
Lighting					
Type A1 8'	3	EA	\$1,200.00	\$3,600	
Type A1 12'	1	EA	\$1,550.00	\$1,550	
Type A1 24'	3	EA	\$3,400.00	\$10,200	
Type A1 45'	6	EA	\$6,000.00	\$36,000	
Type A1 84'	1	EA	\$9,500.00	\$9,500	
Type A1A 24'	3	EA	\$3,600.00	\$10,800	
Type A1A 12'	3	EA	\$1,700.00	\$5,100	
Type A1A 24'	3	EA	\$3,600.00	\$10,800	
Type A3 4'	2	EA	\$600.00	\$1,200	
Type A3 8'	4	EA	\$1,000.00	\$4,000	
Type A3 12'	3	EA	\$1,300.00	\$3,900	
Type A3 16'	1	EA	\$1,900.00	\$1,900	
Type A4 10'	2	EA	\$1,100.00	\$2,200	
Type A4 24'	2	EA	\$2,500.00	\$5,000	
Type A5 6'	9	EA	\$1,100.00	\$9,900	
Type A6-8	1	EA	\$1,200.00	\$1,200	
Type A6 3	3	EA	\$3,000.00	\$9,000	
Type A6 8/10	1	EA	\$3,800.00	\$3,800	
Type A6 8	1	EA	\$3,400.00	\$3,400	
Type A7	21	EA	\$600.00	\$12,600	
Type A7A	6	EA	\$650.00	\$3,900	
Type A8	16	EA	\$625.00	\$10,000	
Type A9	1	LS	\$15,000.00	\$15,000	Children's Reading Room
Type A10	3	EA	\$200.00	\$600	
Type A11	2	EA	\$700.00	\$1,400	
Type A12	7	EA	\$1,000.00	\$7,000	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,990 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
Type A15 6'	1	EA	\$900.00	\$900	
Type A15 8'	1	EA	\$1,000.00	\$1,000	
Type A16 6'	1	EA	\$900.00	\$900	
Exit lighting	10	EA	\$450.00	\$4,500	
Lighting outlets	130	EA	\$275.00	\$35,750	
Controls					
Wall occupancy sensors	6	EA	\$325.00	\$1,950	
Wall occupancy sensors-dim 3 way	4	EA	\$425.00	\$1,700	
Wall occupancy sensors-dimming 4 way	2	EA	\$550.00	\$1,100	
Digital wireless dimmers	9	EA	\$375.00	\$3,375	
Digital wireless dimmers 3 way	2	EA	\$475.00	\$950	
Digital wireless day light sensors	9	EA	\$450.00	\$4,050	
Digital dual tech occ sensors	7	EA	\$450.00	\$3,150	
Digital dual tech occ sensors corner mtd	2	EA	\$450.00	\$900	
INV.	3	EA	\$1,000.00	\$3,000	
Power					
20a Duplex recept trim to (ex) circuit & box	19	EA	\$175.00	\$3,325	
20a Quadplex GFI receptacles	4	EA	\$375.00	\$1,500	
20a Duplex receptacles	2	EA	\$350.00	\$700	
20a Duplex receptacles dedicated	2	EA	\$400.00	\$800	
20a Quadplex receptacle in furniture	4	EA	\$550.00	\$2,200	
20a Floor power & tele /cable outlets	12	EA	\$1,100.00	\$13,200	
Water heater circuit	1	EA	\$400.00	\$400	
Faucet sensor circuit	1	EA	\$400.00	\$400	
HVAC					
Fan connections	1	LS	\$1,500.00	\$1,500	
Switchgear					
Remove and relocate panel A 100A	1	EA	\$2,500.00	\$2,500	
Intercept and refeed existing circuits	1	LS	\$3,000.00	\$3,000	
Relocate timeclock and circuits	1	LS	\$1,200.00	\$1,200	
12"x12"x4" splice can	1	EA	\$800.00	\$800	
Splice 100a feeders & extend	25	LF	\$80.00	\$2,000	
Commisioning / testing / asbuilts	11,990	GFA	\$0.75	\$8,993	
Systems					
Tele outlets/cabling in furniture	4	EA	\$800.00	\$3,200	
Fire Alarm					
Recommision FACP	1	LS	\$2,000.00	\$2,000	
Fire alarm not shown	11,990	SF	\$6.00	\$71,940	
D50 ELECTRICAL				\$393,410	
E10 EQUIPMENT					
Break Room equipment					
Dishwasher	1	EA	\$2,000.00	\$2,000	Ref: GE-CDT865SSJSS
Refrigerator	1	EA	\$1,210.00	\$1,210	Ref: GE-GPE12FSKSB
Microwave	1	EA	\$450.00	\$450	Ref: GE-PES7227SLSS

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,990 SF

Element	Quantity	Unit	Rate	Item Cost	Comments
General equipment; fire extinguishers, markerboards, etc.	11,990	GFA	\$1.50	\$17,985	
Costs to be provided by others: Shelving refurbishments Re-upholstered chairs Re-finished tables Self-check equipment Cabinetry modifications					
E10 EQUIPMENT				\$21,645	
E20 FURNISHINGS Mecho shades, motorized, at clerestories	80	SF	\$48.00	\$3,840	
E20 FURNISHINGS				\$3,840	
F10 SPECIAL CONSTRUCTION Not applicable					
F10 SPECIAL CONSTRUCTION					
F20 SELECTIVE BUILDING DEMOLITION					
Exterior Demolition Demo roof incl structure for (N) clerestories	300	SF	\$10.00	\$3,000	
Interior Demolition					
Demo staircase	1	LS	\$6,000.00	\$6,000	Concrete or wood?
Demo dumbwaiter incl enclosure	1	LS	\$3,500.00	\$3,500	
Demo partitions	36	LF	\$35.00	\$1,260	
Demo door, frame & hardware					
Single	5	EA	\$175.00	\$875	
Enlarge openings	2	EA	\$200.00	\$400	
Create (N) door openings					
Single	1	EA	\$400.00	\$400	
Demo carpet flooring	11,643	SF	\$0.75	\$8,732	
Demo tile flooring in bathrooms	347	SF	\$6.00	\$2,082	
Demo ceiling tile system	2,960	SF	\$1.25	\$3,700	
Demo ceiling tile & built-up ceiling	130	SF	\$4.00	\$520	
Demo ceiling to create openings for clerestories, allow	240	SF	\$5.00	\$1,200	
Demo toilet partitions					
Standard	3	EA	\$150.00	\$450	
ADA	2	EA	\$225.00	\$450	
Demo toilet accessories	1	LS	\$300.00	\$300	
Demo cabinetry	50	LF	\$40.00	\$2,000	
Demo shelving & closet (to be replaced w/ wood wall)	28	LF	\$60.00	\$1,680	
Demo front desk	22	LF	\$35.00	\$770	
Demo drinking fountain & handrails	1	EA	\$300.00	\$300	

UNIFORMAT II ESTIMATE
 Modernization

GFA: 11,990 SF

	Element	Quantity	Unit	Rate	Item Cost	Comments
	Hazardous materials abatement, allowance Remove/re-install (E) shelving & furniture, allowance (excludes renting of storage space, etc) - by others	11,990	SF GFA	\$5.00	\$59,950	
	F20 SELECTIVE BUILDING DEMOLITION				\$97,569	