

**BUENA VISTA, COLORADO**  
**BUENA VISTA LIBRARY RENOVATIONS**  
**MASTER SUMMARY**

Conceptual Design - Opinion of Probable Construction Cost Estimate  
 February 22, 2023

<u>SECTION</u>			<u>COST/SF</u>	<u>TOTAL</u>
<b>ALTERNATIVE 1</b>	<b>2,700</b>	<b>SF</b>	<b>131.34</b>	<b>\$354,631</b>
1st Floor Renovation				
<b>ALTERNATIVE 3</b>	<b>7,000</b>	<b>SF</b>	<b>418.46</b>	<b>\$2,929,250</b>
2nd Floor Addition				
<b>*ADD OPTIONS:</b>				
			<b>Add</b>	<b>\$165,000</b>
<b>HVAC Air Source Heat Pumps</b>				
			<b>Add</b>	<b>\$18,500</b>
<b>Upgrade Electrical Service to 400 Amp</b>				

**NOTES:** Costs are for Construction Only and do Not Include Soft Costs or Contractor / Owner Contingency.  
 Costs are Based on a Traditional Open Competitive Bid Basis Receiving Multiple Favorable Bids.  
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 \*Costs for Add Options Include Contractor Mark-Up's & Contingencies.

BUENA VISTA LIBRARY RENOVATIONS

ALTERNATIVE 1

SUMMARY

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SECTION			COST/SF	TOTAL
02 EXISTING CONDITIONS			9.20	\$24,840
06 WOOD & PLASTICS			9.82	\$26,519
08 DOORS & WINDOWS			1.29	\$3,476
09 FINISHES			18.29	\$49,372
10 SPECIALTIES			1.00	\$2,700
12 FURNISHINGS			25.00	\$67,500
21 FIRE SUPPRESSION				Not Required
23 HEATING, VENTILATING & AIR CONDITIONING			5.00	\$13,500
26 ELECTRICAL			9.55	\$25,788
27 COMMUNICATIONS			1.71	\$4,620
<b>SUB-TOTAL</b>		<b>2,700</b>	<b>SF 80.86</b>	<b>\$218,315</b>
CONTRACTOR GENERAL CONDITIONS	12.0%		9.70	\$26,198
CONTRACTOR BOND	2.0%		1.62	\$4,366
CONTRACTOR OVERHEAD & PROFIT	10.0%		8.09	\$21,831
<b>SUB-TOTAL</b>		<b>2,700</b>	<b>SF 100.26</b>	<b>\$270,710</b>
INFLATION TO SPRING 2024, ALLOW	6.0%		6.02	\$16,243
DESIGN / MARKET CONTINGENCY, ALLOW	25.0%		25.07	\$67,678
<b>TOTAL (Construction)</b>		<b>2,700</b>	<b>SF 131.34</b>	<b>\$354,631</b>

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ALTERNATIVE 1

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>02 EXISTING CONDITIONS</b>				
Selective Demolition, Allow	2,700	SF	9.20	\$24,840
			<b>9.20</b>	<b>\$24,840</b>
<b>06 WOOD &amp; PLASTICS</b>				
Wood Stud Framing w/ Sound Insul & Gyp, Interior Wall	420	SF	11.39	\$4,784
Built-In Cabinets / Casework	42	LF	517.50	\$21,735
			<b>9.82</b>	<b>\$26,519</b>
<b>08 DOORS &amp; WINDOWS</b>				
Interior Window Frame, Tempered Glass	9	SF	54.05	\$486
Wood Door w/ Frame & Hardware	1	PR	2,990	\$2,990
			<b>1.29</b>	<b>\$3,476</b>

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## BUENA VISTA LIBRARY RENOVATIONS

### ALTERNATIVE 1

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>09 FINISHES</b>				
Floor Finishes (CPT / Resilient)	2,700	SF	5.18	\$13,986
Acoustical Panels, Allow	1	LS	15,000	\$15,000
Acoustical Tile Ceiling w/ Grid (NRC)	2,700	SF	4.95	\$13,365
Resilient Base, Wall	370	LF	2.13	\$788
Paint, Walls & Ceiling	3,350	SF	1.32	\$4,422
Paint / Stain, Door & Frame	2	LEAF	155.25	\$311
Patch & Repair / Misc Finishes, Allow	1	LS	1,500	\$1,500
			<b>18.29</b>	<b>\$49,372</b>
<b>10 SPECIALTIES</b>				
Building Specialties / Signage & Graphics	2,700	SF	1.00	\$2,700
			<b>1.00</b>	<b>\$2,700</b>
<b>12 FURNISHINGS</b>				
Furnishings / Furniture / Shelving, Allowance	2,700	SF	25.00	\$67,500
			<b>25.00</b>	<b>\$67,500</b>

BUENA VISTA LIBRARY RENOVATIONS

ALTERNATIVE 1

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>21 FIRE SUPPRESSION</b>				
Fire Sprinkler System				Not Required
<b>23 HEATING, VENTILATING &amp; AIR CONDITIONING</b>				
HVAC Distribution, Modify / Extend	2,700	SF	5.00	\$13,500
			<b>5.00</b>	<b>\$13,500</b>
<b>26 ELECTRICAL</b>				
Electrical Demolition, Minimal	1,200	SF	0.50	\$600
Light Fixtures, New (LED)	1,200	SF	9.20	\$11,040
Switches / Sensors / Outlets	1,200	SF	2.65	\$3,180
Lighting Control System	1,200	SF	1.32	\$1,584
Feeder & Branch Circuitry	1,200	SF	6.73	\$8,076
Electrical Specialties / Connections	1,200	SF	1.09	\$1,308
			<b>9.55</b>	<b>\$25,788</b>

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**ALTERNATIVE 1**

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<u>SECTION</u>		<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>27 COMMUNICATIONS</b>					
Telecom / Data System, Modify / Extend		1,200	SF	3.85	\$4,620
				<u>1.71</u>	<u>\$4,620</u>
<b>SUB-TOTAL</b>		<b>2,700</b>	<b>SF</b>	<b>80.86</b>	<b>\$218,315</b>
<b>CONTRACTOR GENERAL CONDITIONS</b>	<b>12.0%</b>			<b>9.70</b>	<b>\$26,198</b>
<b>CONTRACTOR BOND</b>	<b>2.0%</b>			<b>1.62</b>	<b>\$4,366</b>
<b>CONTRACTOR OVERHEAD &amp; PROFIT</b>	<b>10.0%</b>			<b>8.09</b>	<b>\$21,831</b>
<b>SUB-TOTAL</b>		<b>2,700</b>	<b>SF</b>	<b>100.26</b>	<b>\$270,710</b>
<b>INFLATION TO SPRING 2024, ALLOW</b>	<b>6.0%</b>			<b>6.02</b>	<b>\$16,243</b>
<b>DESIGN / MARKET CONTINGENCY, ALLOW</b>	<b>25.0%</b>			<b>25.07</b>	<b>\$67,678</b>
<b>TOTAL (Construction)</b>		<b>2,700</b>	<b>SF</b>	<b>131.34</b>	<b>\$354,631</b>

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BUENA VISTA LIBRARY RENOVATIONS

ALTERNATIVE 2

SUMMARY

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SECTION			COST/SF	TOTAL
02 EXISTING CONDITIONS			9.20	\$11,040
03 CONCRETE			2.50	\$2,997
05 METALS			16.67	\$20,000
06 WOOD & PLASTICS			21.12	\$25,339
08 DOORS & WINDOWS			16.15	\$19,380
09 FINISHES			28.15	\$33,780
10 SPECIALTIES			2.25	\$2,695
11 EQUIPMENT			4.17	\$5,000
12 FURNISHINGS			1.01	\$1,214
21 FIRE SUPPRESSION				Not Required
22 PLUMBING			2.82	\$3,384
23 HEATING, VENTILATING & AIR CONDITIONING			11.25	\$13,500
26 ELECTRICAL			21.49	\$25,788
27 COMMUNICATIONS			3.85	\$4,620
31 EARTHWORK			0.32	\$380
32 EXTERIOR IMPROVEMENTS			8.70	\$10,436
<b>SUB-TOTAL</b>		<b>1,200</b>	<b>SF 149.63</b>	<b>\$179,552</b>
CONTRACTOR GENERAL CONDITIONS	12.0%		17.96	\$21,546
CONTRACTOR BOND	2.0%		2.99	\$3,591
CONTRACTOR OVERHEAD & PROFIT	10.0%		14.96	\$17,955
<b>SUB-TOTAL</b>		<b>1,200</b>	<b>SF 185.54</b>	<b>\$222,645</b>
INFLATION TO SPRING 2024, ALLOW	6.0%		11.13	\$13,359
DESIGN MARKET CONTINGENCY, ALLOW	25.0%		46.38	\$55,661
<b>TOTAL (Construction)</b>		<b>1,200</b>	<b>SF 243.05</b>	<b>\$291,664</b>

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ALTERNATIVE 2

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>02 EXISTING CONDITIONS</b>				
Selective Demolition Allow	1,200	SF	9.20	\$11,040
			<b>9.20</b>	<b>\$11,040</b>
<b>03 CONCRETE</b>				
Concrete Spread Footings, Reinf	2	CY	563.50	\$1,127
Concrete Slab on Grade, Infill & Patch	250	SF	7.48	\$1,870
			<b>2.50</b>	<b>\$2,997</b>
<b>05 METALS</b>				
Steel Structure Reinforcements	1	LS	20,000	\$20,000
			<b>16.67</b>	<b>\$20,000</b>
<b>06 WOOD &amp; PLASTICS</b>				
Wood Trellis / PV Structure	324	SF	65.55	\$21,238
Wood Stud Framing w/ Sound Insul & Gyp, Interior Wall	360	SF	11.39	\$4,100
			<b>21.12</b>	<b>\$25,339</b>



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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>08 DOORS &amp; WINDOWS</b>				
Storefront Window Frame w/ Insul Glazing	134	SF	60.95	\$8,167
Storefront Door w/ Frame & Hardware	1	PR	4,428	\$4,428
Wood Door w/ Frame & Hardware	2	EA	1,898	\$3,795
Wood Door w/ Frame & Hardware	1	PR	2,990	\$2,990
			<b>16.15</b>	<b>\$19,380</b>
<b>09 FINISHES</b>				
Floor Finishes (CPT / Resilient)	1,200	SF	5.18	\$6,216
Acoustical Panels, Allow	1	LS	15,000	\$15,000
Acoustical Tile Ceiling w/ Grid (NR)	1,200	SF	4.95	\$5,940
Resilient Base, Wall	250	LF	2.13	\$533
Paint, Walls & Ceiling	2,250	SF	1.32	\$2,970
Paint / Stain, Door Frame	4	LEAF	155.25	\$621
Patch & Repair Misc Finishes, Allow		LS	2,500	\$2,500
			<b>28.15</b>	<b>\$33,780</b>

**BUENA VISTA, COLORADO**  
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**ALTERNATIVE 2**

Conceptual Design - Opinion of Probable Construction Cost Estimate  
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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>10 SPECIALTIES</b>				
Wood Lockers	4	TIER	373.75	\$1,495
Building Specialties / Signage & Graphics	1,200	SF	1.00	\$1,200
			<b>2.25</b>	<b>\$2,695</b>
<b>11 EQUIPMENT</b>				
Residential Appliances Allow	1	LS	5,000	\$5,000
			<b>4.17</b>	<b>\$5,000</b>
<b>12 FURNISHINGS</b>				
Window Blinds	176	SF	6.90	\$1,214
			<b>1.01</b>	<b>\$1,214</b>

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>21 FIRE SUPPRESSION</b>				
Fire Sprinkler System				Not Required
<b>22 PLUMBING</b>				
Plumbing Fixture, Janitor Sink	1	EA	1,265	\$1,265
Plumbing Piping, Per Fixture	1	EA	1,495	\$1,495
Plumbing Specialties, Minimal	1,200	S	0.52	\$624
			<b>2.82</b>	<b>\$3,384</b>
<b>23 HEATING, VENTILATING &amp; AIR CONDITIONING</b>				
HVAC Distribution, Modify / Extend	1,200	SF	5.00	\$6,000
HVAC Work, Minimal	1	LS	7,500	\$7,500
			<b>11.25</b>	<b>\$13,500</b>

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ALTERNATIVE 2

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>26 ELECTRICAL</b>				
Electrical Demolition, Minimal	1,200	SF	0.50	\$600
Light Fixtures, New (LED)	1,200	SF	9.20	\$11,040
Switches / Sensors / Outlets	1,200	SF	2.65	\$3,180
Lighting Control System	1,200	SF	1.32	\$1,584
Feeder & Branch Circuitry	1,200	SF	6.73	\$8,076
Electrical Specialties / Connections	1,200	SF	1.09	\$1,308
			<b>21.49</b>	<b>\$25,788</b>
<b>27 COMMUNICATIONS</b>				
Telecom / Data System, Modify / Extend	1,200	SF	3.85	\$4,620
			<b>3.85</b>	<b>\$4,620</b>
<b>31 EARTHWORK</b>				
Excavation & Backfill, Foundation	10	CY	37.95	\$380
			<b>0.32</b>	<b>\$380</b>

BUENA VISTA LIBRARY RENOVATIONS

ALTERNATIVE 2

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/S</u>	<u>TOTAL</u>
<b>32 EXTERIOR IMPROVEMENTS</b>				
Site Demolition & Prep, Minimal	500	SF	1.15	\$575
Stone Pavers w/ Base	380	SF	17.25	\$6,555
Concrete Seat Walls w/ Stone Veneer	23	SF	143.75	\$3,306
			<b>8.70</b>	<b>\$10,436</b>
<b>SUB-TOTAL</b>	<b>1,200</b>	<b>SF</b>	<b>149.63</b>	<b>\$179,552</b>
<b>CONTRACTOR GENERAL CONDITIONS</b>	<b>12.0%</b>		<b>17.96</b>	<b>\$21,546</b>
<b>CONTRACTOR BOND</b>	<b>2.0%</b>		<b>2.99</b>	<b>\$3,591</b>
<b>CONTRACTOR OVERHEAD &amp; PROFIT</b>	<b>10.0%</b>		<b>14.96</b>	<b>\$17,955</b>
<b>SUB-TOTAL</b>	<b>1,200</b>	<b>SF</b>	<b>185.54</b>	<b>\$222,645</b>
<b>INFLATION TO SPRING 2024, ALLOW</b>	<b>6.0%</b>		<b>11.13</b>	<b>\$13,359</b>
<b>DESIGN / MARKET CONTINGENCY, ALLOW</b>	<b>25.0%</b>		<b>46.38</b>	<b>\$55,661</b>
<b>TOTAL (Construction)</b>	<b>1,200</b>	<b>SF</b>	<b>200.05</b>	<b>\$291,664</b>

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BUENA VISTA LIBRARY RENOVATIONS

ALTERNATIVE 3

SUMMARY

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February 22, 2023

SECTION			COST/SF	TOTAL
02 EXISTING CONDITIONS			11.16	\$78,130
03 CONCRETE			3.46	\$24,199
04 MASONRY			3.55	\$24,840
05 METALS			17.18	\$120,250
06 WOOD & PLASTICS			44.36	\$310,527
07 THERMAL & MOISTURE PROTECTION			20.82	\$145,734
08 DOORS & WINDOWS			12.40	\$86,769
09 FINISHES			17.26	\$120,825
10 SPECIALTIES			1.10	\$7,730
11 EQUIPMENT			0.71	\$5,000
12 FURNISHINGS			25.00	\$175,000
14 CONVEYING SYSTEMS			9.45	\$66,125
21 FIRE SUPPRESSION			7.97	\$55,809
22 PLUMBING			4.01	\$28,037
23 HEATING, VENTILATING & AIR CONDITIONING			27.55	\$192,850
26 ELECTRICAL			35.81	\$250,683
27 COMMUNICATIONS			7.31	\$51,170
28 ELECTRONIC SAFETY & SECURITY			7.97	\$55,809
31 EARTHWORK			0.54	\$3,795
<b>SUB-TOTAL</b>		<b>7,000</b>	<b>SF 257.61</b>	<b>\$1,803,281</b>
CONTRACTOR GENERAL CONDITIONS	12.0%		30.91	\$216,394
CONTRACTOR BOND	2.0%		5.15	\$36,066
CONTRACTOR OVERHEAD & PROFIT	10.0%		25.76	\$180,328
<b>SUB-TOTAL</b>		<b>7,000</b>	<b>SF 319.44</b>	<b>\$2,236,068</b>
INFLATION TO SPRING 2024, ALLOW	6.0%		19.17	\$134,164
DESIGN / MARKET CONTINGENCY, ALLOW	25.0%		79.86	\$559,017
<b>TOTAL (Construction)</b>		<b>7,000</b>	<b>SF 418.46</b>	<b>\$2,929,250</b>

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ALTERNATIVE 3

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>02 EXISTING CONDITIONS</b>				
Selective Demolition, Allow	2,800	SF	13.80	\$38,640
Remove Roofing, Insulation & Structure	4,200	SF	3.45	\$14,490
Temporary Bracing / Shoring - Allow	1	LS	25,000	\$25,000
			<b>11.16</b>	<b>\$78,130</b>
<b>03 CONCRETE</b>				
Concrete Spread Footings, Reinf	20	CY	563.50	\$11,270
Concrete Foundation Walls, Reinf	206	SF	26.45	\$5,449
Concrete Slab on Grade, Infill & Patching	1,000	SF	7.48	\$7,480
			<b>3.46</b>	<b>\$24,199</b>
<b>04 MASONRY</b>				
CMU Walls, Reinf - 8"	1,080	SF	23.00	\$24,840
			<b>3.55</b>	<b>\$24,840</b>

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ALTERNATIVE 3

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>05 METALS</b>				
Steel Structure, Roof Reinforcements	1,000	SF	5.00	\$5,000
Steel Structure, Lateral Reinforcements	7,500	SF	10.00	\$75,000
Steel Pan Stairs w/ Railings	2	FLT	20,125	\$40,250
			<b>17.18</b>	<b>\$120,250</b>
<b>06 WOOD &amp; PLASTICS</b>				
Wood Blocking / Backing, Misc	1,050	BF	6.61	\$6,941
Wood Structure Reinforcements, Allow	7,500	SF	2.50	\$18,750
Wood Structure w/ Sheathing, Roof	4,200	SF	12.25	\$51,450
Wood Structure w/ Sheathing, Gypcrete & Acoustic Mat, Floor	4,200	SF	21.05	\$88,410
Wood Stud Framing w/ Polyiso & Sheathing, Exterior Wall	4,110	SF	13.57	\$55,773
Wood Stud Framing w/ Sound Insul & Gyp, Interior Wall	5,560	SF	11.39	\$63,328
Cabinets / Casework	50	LF	517.50	\$25,875
			<b>44.36</b>	<b>\$310,527</b>



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ALTERNATIVE 3

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>07 THERMAL &amp; MOISTURE PROTECTION</b>				
Stucco Siding, Exterior Wall	5,360	SF	10.06	\$53,922
Metal Roofing w/ Insulation & Flashings	4,200	SF	21.28	\$89,376
Joint Sealants & Firesafing	4,200	SF	0.58	\$2,436
			<b>20.82</b>	<b>\$145,734</b>
<b>08 DOORS &amp; WINDOWS</b>				
Storefront Window Frame w/ Insul Glazing	432	SF	60.95	\$26,330
Interior Window Frame, Tempered Glass	415	SF	54.05	\$22,431
Storefront Door w/ Frame & Hardware	2	EA	3,048	\$6,095
Wood Door w/ Frame & Hardware	15	EA	2,128	\$31,913
			<b>12.40</b>	<b>\$86,769</b>

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>09 FINISHES</b>				
Gypsum Board, Ceiling	1,400	SF	3.34	\$4,676
Floor Finishes (CPT / Resilient)	7,000	SF	5.18	\$36,260
Acoustical Panels, Allow	1	LS	15,000	\$15,000
Acoustical Tile Ceiling w/ Grid (NRC)	5,200	SF	4.95	\$25,740
Resilient Base, Wall	1,340	LF	2.13	\$2,854
Paint, Exposed Structure	400	SF	2.70	\$1,080
Paint, Walls & Ceiling	13,550	SF	1.32	\$17,886
Paint / Stain, Door & Frame	15	LEAF	155.25	\$2,329
Patch & Repair / Misc Finishes, Allow	1	LS	15,000	\$15,000
			<b>17.26</b>	<b>\$120,825</b>
<b>10 SPECIALTIES</b>				
Bath Accessories, Small	1	SET	730.25	\$730
Building Specialties / Signage & Graphics	7,000	SF	1.00	\$7,000
			<b>1.10</b>	<b>\$7,730</b>

BUENA VISTA LIBRARY RENOVATIONS

ALTERNATIVE 3

Conceptual Design - Opinion of Probable Construction Cost Estimate  
February 22, 2023

<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>11 EQUIPMENT</b>				
Residential Appliances, Allow	1	LS	5,000	\$5,000
			<b>0.71</b>	<b>\$5,000</b>
<b>12 FURNISHINGS</b>				
Furnishings / Furniture / Shelving, Allowance	7,000	SF	25.00	\$175,000
			<b>25.00</b>	<b>\$175,000</b>
<b>14 CONVEYING SYSTEMS</b>				
Passenger Elevator, 2 Stop	1	EA	66,125	\$66,125
			<b>9.45</b>	<b>\$66,125</b>

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ALTERNATIVE 3

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>21 FIRE SUPPRESSION</b>				
Fire Sprinkler System, New	11,700	SF	4.77	\$55,809
			<b>7.97</b>	<b>\$55,809</b>
<b>22 PLUMBING</b>				
Plumbing Fixture, Water Closet	1	EA	1,955	\$1,955
Plumbing Fixture, Lavatory / Sink	2	EA	1,438	\$2,875
Plumbing Fixture, Janitor Sink	1	EA	1,265	\$1,265
Plumbing Fixture, Floor Drain	1	EA	362.25	\$362
Plumbing Piping, Per Fixture	5	EA	1,495	\$7,475
Plumbing Equipment, Electric Water Heater - 20 Gal	2	EA	5,233	\$10,465
Plumbing Specialties, Minimal	7,000	SF	0.52	\$3,640
			<b>4.01</b>	<b>\$28,037</b>
<b>23 HEATING, VENTILATING &amp; AIR CONDITIONING</b>				
HVAC Demolition	1	LS	5,000	\$5,000
HVAC Distribution, Modify / Extend	4,200	SF	5.00	\$21,000
HVAC Equipment (VRF)	4,200	SF	28.00	\$117,600
HVAC Control System (BAS)	4,200	SF	3.34	\$14,028
HVAC Piping & Specialties	4,200	SF	4.49	\$18,858
HVAC Test & Balance	32	HRS	120.75	\$3,864
HVAC Commissioning, Allow	1	LS	12,500	\$12,500
			<b>27.55</b>	<b>\$192,850</b>

BUENA VISTA LIBRARY RENOVATIONS

ALTERNATIVE 3

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<u>SECTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>26 ELECTRICAL</b>				
Electrical Demolition, Minimal	2,800	SF	0.50	\$1,400
PV System w/ Structure, 30 KW	2,000	SF	75.00	\$150,000
Distribution Board, Modify / Tie-Into	1	LS	2,500	\$2,500
Distribution Panel, Secondary	2	EA	4,313	\$8,625
Light Fixtures, New (LED)	4,200	SF	9.20	\$38,640
Switches / Sensors / Outlets	4,200	SF	2.65	\$11,130
Lighting Control System	4,200	SF	1.32	\$5,544
Feeder & Branch Circuitry	4,200	SF	6.73	\$28,266
Electrical Specialties / Connections	4,200	SF	1.09	\$4,578
			<b>35.81</b>	<b>\$250,683</b>
<b>27 COMMUNICATIONS</b>				
Telecom / Data System, Modify / Extend	4,200	SF	3.85	\$16,170
Audio / Visual System, Allow	1	LS	35,000	\$35,000
			<b>7.31</b>	<b>\$51,170</b>
<b>28 ELECTRONIC SAFETY &amp; SECURITY</b>				
Fire Alarm System, New	11,700	SF	4.77	\$55,809
			<b>7.97</b>	<b>\$55,809</b>

**BUENA VISTA LIBRARY RENOVATIONS**

**ALTERNATIVE 3**

Conceptual Design - Opinion of Probable Construction Cost Estimate  
February 22, 2023

<u>SECTION</u>		<u>QUANTITY</u>	<u>UNIT</u>	<u>COST/SF</u>	<u>TOTAL</u>
<b>31 EARTHWORK</b>					
Excavation & Backfill, Foundation		100	CY	37.95	\$3,795
				<b>0.54</b>	<b>\$3,795</b>
<b>SUB-TOTAL</b>		<b>7,000</b>	<b>SF</b>	<b>257.61</b>	<b>\$1,803,281</b>
<b>CONTRACTOR GENERAL CONDITIONS</b>	<b>12.0%</b>			<b>30.91</b>	<b>\$216,394</b>
<b>CONTRACTOR BOND</b>	<b>2.0%</b>			<b>5.15</b>	<b>\$36,066</b>
<b>CONTRACTOR OVERHEAD &amp; PROFIT</b>	<b>10.0%</b>			<b>25.76</b>	<b>\$180,328</b>
<b>SUB-TOTAL</b>		<b>7,000</b>	<b>SF</b>	<b>319.44</b>	<b>\$2,236,068</b>
<b>INFLATION TO SPRING 2024, ALLOW</b>	<b>6.0%</b>			<b>19.17</b>	<b>\$134,164</b>
<b>DESIGN / MARKET CONTINGENCY, ALLOW</b>	<b>25.0%</b>			<b>79.86</b>	<b>\$559,017</b>
<b>TOTAL (Construction)</b>		<b>7,000</b>	<b>SF</b>	<b>418.46</b>	<b>\$2,929,250</b>

**NOTES:** Costs are for Construction Only and do Not Include Soft Costs or Contractor / Owner Contingency.  
 Costs are Based on a Traditional Open Competitive Bid Basis Receiving Multiple Favorable Bids.  
 Costs are Based on a Construction Start of Spring 2024.  
 For Inflation Beyond Spring 2024, Add 5% per Year Compounded.