

## APPENDIX I: Concept Design Narrative

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# CONCEPT DESIGN NARRATIVE FOR MCMILLAN MEMORIAL LIBRARY - ADULT AREA RENOVATION

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## LOCATION

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McMillan Memorial Library, 2<sup>nd</sup> Floor West  
409 East Grand Avenue, Wisconsin Rapids, WI 54494

## BUILDING AREA

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Total Building Area	45,800 SF
Project Area of Work	11,525 SF

## SECTION 1.0 PROJECT INFORMATION

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This project will renovate the upper level lobby (1,690 sf) and the adult room (9,835 sf). Renovations will include new partition walls, millwork, finishes, modifications to mechanical and electrical systems and a new plumbing line.

### 1.1 BUILDING INFORMATION

- A. The library was constructed in 1986 and has undergone several renovations.
  - 1. The lower level storage areas were renovated into a new entry, new book area and café.
  - 2. The Children's Area replaces furniture and finishes in 2014.
  - 3. A 235 kw solar array was installed on the roof in the summer of 2017.
  - 4. In 2019 public restrooms are being renovated to meet ADA requirements.
- B. This will be a Level 2 Alteration according to the International Existing Building Code.
- C. Overall building systems, including the air handling units and fire protection systems, are beyond the scope of this renovation.

### 1.2 EXISTING CONDITIONS

- A. The Adult Room has not been renovated since the original construction and the finishes are past their useful life. The original skylight drips water onto adjacent walls, the original wallpaper has begun to peel, carpet is worn, and ceiling tiles are damaged. Drawings note areas where removal and repairs are required.

### 1.3 HAZARDOUS MATERIALS

- A. Hazardous materials survey, testing and abatement will be contracted separately.

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## SECTION 2.0 ESTIMATE PARAMETERS

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### 2.1 DOCUMENTS AVAILABLE FOR ESTIMATE

- A. Existing Documentation
  - 1. Existing building drawings dated 1968
- B. Concept Design Documentation
  - 1. Proposed Floor Plan, Ceiling Plan, HVAC Concept Plan and Mechanical Piping Plan
  - 2. Proposed Existing Furniture and Proposed Furniture Plans for Reference
  - 3. Concept Design Narrative (this document)

### 2.2 ESTIMATE COMPONENTS

- A. The estimate shall include a base cost for the construction and related work associated with the renovation as described below and noted on the drawings.
- B. The project will be awarded through a single General Contractor with on-site supervision and all general conditions. A 100% performance/labor and material payment bond will be required.
- C. The Library will implement the project on a phased schedule to coordinate with available funding. For the purposes of the estimate, assume all phases will occur in sequence or simultaneously, with breakdowns to assist with planning for the following phases:
  - 1. **PHASE 1 | REPAIR SKYLIGHT:** Includes removal of wood grid lighting system, installation of new lights and fans, refinishing existing plaster and repairing wood lap siding.
  - 2. **PHASE 2 | BUILD MAKERSPACE:** Add all partition walls, ceiling and floor finish upgrades, all mechanical, electrical and plumbing modifications to complete this area.
  - 3. **PHASE 3 | COMPLETE RENOVATION:** All other work as required in the documents.
- D. Include separate line items in the estimate for the following add alternates. The alternates may be selected to be included with the full renovation project if funds are available.
  - 1. **ALTERNATE 1 | SKYLIGHT:** Provide a line item cost savings for leaving the existing wood grid and lighting structure in place instead of removing, repairing and installing new lights. New fans will be installed in both scenarios to mitigate condensation.
  - 2. **ALTERNATE 2 | FLOORBOXES:** Provide the cost to install the 9 floor-boxes shown on the plans as poke-thru devices instead of the under-carpet system described in the narrative. Ceilings below are open and accessible, conduits may remain exposed.

### 2.3 PROJECT SCHEDULE

- A. The building will remain in use during construction. Full exit access will need to be maintained.
- B. The library will relocate furnishings as needed to accommodate the construction. It is anticipated that replacement carpet will need to be installed in phases to accommodate the need to shift ranges of shelving.
- C. Estimate construction costs in current year prices and escalate to midpoint of construction. Advise on reasonable construction phase duration in weeks.

ACTIVITY	DURATION
Fundraising	Fall 2019
Construction Documents	Winter 2019-2020
Bidding/Award	Spring 2020
Construction	Summer 2020 – Winter 2021

## SECTION 3.0 SKYLIGHT IMPROVEMENTS

### 3.1 SKYLIGHT IMPROVEMENTS

- A. Envelope improvements will be limited to the skylight area. Overall dimensions of skylight are 22' x 34'. (Structural grid dimensions are 30' x 42'.) The skylight is approximately 20' above the finish floor with the wood grid at 12'.
- B. It is assumed the skylight itself is sound and that water intrusion is the result of uncontrolled condensation. Scope of work in the skylight area include:
  1. Remove wood grid lighting structure including fixtures and wiring. Repair wood siding at vertical walls to match existing.
  2. Repair finishes around an existing skylight, photos are available upon request. Remove flaking paint from original plaster finish, repair plaster and repaint with a high performance paint system.
  3. Add two fans to circulate air below the skylight. Surface conduit along the bottom of the tube steel grid is acceptable, feeding up to that level behind the slanted wood wall.
  4. Add a "gutter" above the plaster wall to catch condensation from the skylight for evaporation. The gutter shall be a 1" x ½" L-shaped piece of aluminum installed with sealant at the top of the wall. Include both sides of all cross bars.
  5. Install new decorative lighting suspended from the skylight structure above. Exposed conduits are acceptable.

## SECTION 4.0 ARCHITECTURAL INTERIORS

### 4.1 INTERIOR WALL SYSTEMS

- A. Glass Wall Systems: CRL 487 Series Office Partition System for both standard and sliding doors. 1-1/2" aluminum face trim for fully framed partitions.

1. Interior windows over GB partitions to be constructed of same system.
  - a. Tech Area: 6'-0" tall by 15'-6" wide with 3"x 3" steel tube columns at each end.
  - b. Maker Lab: 6'-0" tall by 6'-0" wide.
- B. Acoustic Metal Stud Partitions; Metal studs, 5/8" gypsum board each side, one side to structure, acoustic insulation and sealant.
- C. Wall base: Rubber base, 4" straight profile.

#### 4.2 INTERIOR DOORS, FRAMES AND HARDWARE

- A. Three large panel sliding doors shown on plans to be provided as part of the glass wall system noted above. The double sliders at the Meeting Room shall be 8'-0" x 10'-0", the single slider at the Maker Lab shall be 9'-8" wide by 10'-0" tall.
- B. All swing doors to be solid core, wood veneer, grade A, **CHERRY**, plain sliced, clear finish. Doors to be 3'-0" x 7'-0".
- C. Door hardware shall be mortise style locksets with levers. All finishes to be dull brass.

#### 4.3 MILLWORK

- A. Public space millwork shall be laminate construction, conforming to AWI standards for custom grade.
  1. Welcome Area Display Cases:
    - a. Custom recessed laminate cases with solid wood edging at frames.
    - b. Include adjustable glass shelving systems and integrated LED lights.
  2. Maker Lab:
    - a. Upper and lower cabinets as shown on the plans, with integrated sink.
    - b. Countertop shall be stainless steel sheet over plywood substrate.
  3. Meeting Room:
    - a. Lower cabinets as shown on the plans.
    - b. Countertop to be laminate with solid wood edge, Cherry, to match above.
  4. Wall hung countertops at Recording Studio and Studies with concealed supports.
    - a. Countertop to be laminate with solid wood edge, Cherry to match above.

#### 4.4 INTERIOR FINISHES

- A. Epoxy over existing concrete at Maker Lab.
  1. Spartacote System by Laticrete or equal.
  2. Provide seamless transition to 4" tall base.
  3. Include removal of existing carpet and floor prep as required.
- B. Carpet Tile (all other areas)
  1. \$25 per square yard material cost
- C. Accessible Ceiling Systems:
  1. Existing hidden grid 12" x 12" ceiling tiles to be removed and replaced around areas of newer 2' x 2' ACT ceilings and replaced with new to match remaining.
  2. Match new to existing ACT:
    - a. USG, Radar Clima-Plus, 2220, White, SLT Edge.

- D. Paint systems:
  - 1. Typical paint to be low VOC type, eggshell finish.
  - 2. Provide high performance, damp resistant paint at skylight area plaster.
- E. Vinyl Wall Graphic at Welcome Area:
  - 1. Custom designed graphic supplied by Owner to be printed and installed as wallpaper, full height of walls.
- F. Roller Shades:
  - 1. Provide manual roller shades at Meeting Room, Mechoshade or equal.
- G. Acoustic Systems at Maker Lab:
  - 1. At Ceiling, provide Slab System by Turf, recycled felt system, assume 3 colors.
  - 2. At Recording Studio provide Carved Tile by Turf full surface of all walls not glass.

#### 4.5 ELECTRICAL SYSTEMS

- A. At Maker Lab provide (6) ceiling mounted, retractable power cords, one over each table.
- B. At Maker Lab and Recording Studio provide outlets at 12" on center above counters. Provide one location for 220 power below interior window, adjacent to counter, for future laser cutter.
- C. Provide Steelcase Thread Modular Power Distribution System for 12 floor-boxes shown on the Renovation Floor Plan:
  - 1. 6 locations at perimeter windows and 3 locations at non-fiction to include power track with infeed at existing wall locations, ramps, one door connectors and 36" power hubs.
  - 2. Provide 6 additional power hubs for use with existing outlets.
- D. At Tech Area provide poke thru power feed locations for furniture mounted electrical and data. Each location to support 12 power receptacles and 6 data jacks.
- E. At Skylight Area install two ceiling fans, recessed perimeter LED track and new decorative suspended fixtures at skylight area
- F. Install new lighting at Meeting Room, Study Rooms and Maker Lab.
  - 1. Assume suspended linear LED fixtures.
  - 2. Provide dimmers at Meeting Room
- G. Install new decorative hanging lights above desk location. Budget \$500 for 5 fixtures.



HVAC Concept Report  
for  
McMillan Memorial Library Renovation  
Wisconsin Rapids, WI

IMEG #19000783.00  
March 22, 2019

A. Introduction

1. Purpose

- a. The primary purpose of this report is to describe the HVAC concept or approach to serve the approximate 10,000 square foot renovation of the adult room area. The new area will include a makerspace, quiet work areas and several smaller break-out spaces.

B. General Building Design Criteria and Assumptions

1. Codes: The following codes are utilized, with all Wisconsin Commercial Building Code Amendments.
  - a. Building Code - 2015 International Building Code
  - b. Existing Building Code - 2015 International Existing Building Code
  - c. National Electrical Code 2011
  - d. Mechanical Code - 2015 International Mechanical Code
  - e. Plumbing Code – Wisconsin Commercial Plumbing Code
  - f. Energy Conservation Code - International Energy Conservation Code -IECC 2015
2. Cooling Design Outdoor Air Conditions: 87°Fdb/75°Fwb. (based on WI Commercial Building Code 363)
3. Heating Design Outdoor Air Conditions: -15°F (based on WI Commercial Building Code 363)

C. Mechanical Design Requirements

1. Existing System:

- a. Air Side:
  - 1) The existing area is served from a constant volume, CV, air handling unit. The distribution in the space is limited to a continuous linear slot diffuser on either side of the room providing conditioned air to the space.
  - 2) Air is returned to the plenum and back to the air handling unit above the ceiling.

3) Provide new ceiling diffusers for supply and return in the spaces. Use continuous linear slot diffusers for the hard ceilings in the large open areas and lay-in 2'x2' diffusers in all lay-in ceiling areas.

b. Water Side:

- 1) The perimeter is conditioned by hot water radiant heaters, zoned separately from the reheat coil serving the space.
- 2) Each exterior exposure has its own thermostat control for the fin tube radiation.

2. New System:

a. Air Side:

- 1) The existing ductwork would be redistributed from the existing shaft. Duct mounted reheat coils would be used to provide some zone control for comfort.
- 2) Each room would have its own thermostat control.

b. Water Side:

- 1) Additional control valves would be added to the perimeter fin tube to allow room temperature control for comfort.
- 2) Provide new radiant fin-tube around the perimeter to match new aesthetics and zoning requirements.

D. Plumbing:

1. Provide new fixtures as shown on the plans and connect to existing plumbing services in the area.

- a. Sinks will be stainless steel by Just or other approved manufacturer. Fixture trim will be by Chicago Faucet or other approved manufacturer.
- b. Provide a plaster trap for the sink located in the makerspace.





## APPENDIX II: Cost Estimate

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# McMillan Memorial Library - Cost Summary

10-May-19

EA Project 183990

A	CONSTRUCTION ESTIMATE (From Concord)	SF	\$/SF	Full Cost
1	Repair Skylight			\$ 95,013
2	Makerspace	1,034	\$264	\$ 188,993
3	Complete Renovation	10,485	\$73	\$ 526,382
4	<b>SUB TOTAL</b>	<b>11,519</b>	<b>\$70</b>	<b>\$ 810,388</b>
5	Contingency	15.00% of A6		\$ 121,558
6	General Conditions	15.00% of A6-8		\$ 139,792
7	Contractor's Fees	3.50% of A6-9		\$ 37,511
8	Escalation to Mid-point of Construction	5.70% actual		\$ 63,227
9	<b>CONSTRUCTION COST</b>	<b>144.68%</b>	<b>\$102</b>	<b>\$ 1,172,476</b>
10	Furnishings		\$15	\$ 172,850
11	Design Fees			\$ 107,626
12	<b>PROJECT COST</b>		\$126	<b>\$ 1,452,952</b>

B	BREAKDOWN OF FURNITURE ESTIMATE	Qty	Unit Price	Total
1	CH-1 - Lounge Chair	33	\$ 1,600	\$ 52,800
2	CH-2 - Study Chair	25	\$ 550	\$ 13,750
3	CH-3 - Conf Chair	12	\$ 400	\$ 4,800
4	CH-4 - Task Chair	27	\$ 350	\$ 9,450
5	CH-5 - Stool	0	\$ 250	\$ -
6	CH-6 - Staff Desk Chair	2	\$ 500	\$ 1,000
7	B-1 - Ottoman	13	\$ 750	\$ 9,750
8	B-2 - Modular	2	\$ 8,000	\$ 16,000
9	WS-1 - Staff Desk	1	\$ 22,000	\$ 22,000
10	TB-1 - Occasional Table	13	\$ 500	\$ 6,500
11	TB-2 - 2 Per Study Table	6	\$ 900	\$ 5,400
12	TB-3 - 4 Per Study Table	4	\$ 1,200	\$ 4,800
13	TB-4 - Training Table	4	\$ 850	\$ 3,400
14	TB-5 - Computer Station	13	\$ 1,600	\$ 20,800
15	TB-6 - Maker Table	0	\$ 1,000	\$ -
16	TB-7 - Display Table	3	\$ 800	\$ 2,400
17	<b>TOTAL FOR PROJECT</b>			<b>\$ 172,850</b>

NOTE: All shelving to be reconfigured and reused.

# McMillan Memorial Library

## Adult Area Renovation

490 E Grand Ave  
Wisconsin Rapids, WI 54494

### **Conceptual Estimate**

May 2, 2019

**Revision #1**

Project: 2018A295

#### **Prepared For:**

Engberg Anderson  
320 E Buffalo St  
Suite 500  
Milwaukee, WI 53202

## NOTES REGARDING PREPARATION OF ESTIMATE

This estimate was prepared based on the following documents provided by Engberg Anderson Architects:

1. Concept Design Pricing Package provided by Engberg Anderson dated March 22, 2019.
2. Information regarding the project was also obtained via meetings, phone conversations, and email messages that clarified the project scope.

## BIDDING PROCESS - MARKET CONDITIONS

This document 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 generated from current material/labor rates, historical production data, and discussions with relevant subcontractors and material suppliers. 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.

Pricing reflects probable construction costs obtainable in the Wisconsin Rapids, Wisconsin area on the bid date. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors with a minimum of 3 bidders for all items of subcontracted work and a with a minimum of 3 bidders for a general contractor. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since The Concord Group has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, this statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents The Concord Group's best judgment as professional construction cost consultants familiar with the construction industry. However, The Concord Group cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

## ASSUMED CONSTRUCTION PARAMETERS

The pricing is based on the following project parameters:

1. A bid opening date of Spring, 2020.
2. A construction notice to proceed date of Summer, 2020.
3. A substantial completion date of Winter, 2021.
4. The contract will be competitively bid to multiple contractors.
5. All contractors will be required to pay prevailing wages.
6. The contractors will have full access to the site during normal working hours
7. Estimate includes pricing as of April 2019.

## **EXCLUSIONS**

The following are excluded from the cost of this estimate:

1. Professional Design Fees
2. Testing Fees
3. Owner Contingencies/Scope Changes
4. Construction Contingency
5. Premium Time / Restrictions on Contractor Working Hours
6. Cost Escalation beyond Bid Date of Spring 2020
7. Finance and Legal Charges
8. Environmental Abatement Costs
9. Temporary Facilities
10. Loose Furniture
11. Equipment (Owner Furnished/Installed)
12. Artwork
13. Non-fixed Audio/Visual Equipment & Wiring
14. Telephone / Data Equipment
15. Intercom System
16. Mobile Power Hubs (By Owner)
17. Fire Suppression System

<b>COST SUMMARY</b>	<b>GFA SF</b>	<b>\$/SF</b>	<b>BUILDING TOTAL</b>
PHASE 1: REPAIR SKYLIGHT	N/A	N/A	\$137,466
PHASE 2: BUILD MAKERSPACE	1,195	\$228.82	\$273,436
PHASE 3: COMPLETE RENOVATION	10,667	\$70.60	\$753,067
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>	<b>11,862</b>	<b>\$98.13</b>	<b>\$1,163,969</b>

**ALTERNATES**

Alternate #1: Eliminate Removal of Wood Grid & Replacement of Lighting at Skylight

**DEDUCT**

**(\$96,485)**

Alternate #2: Poke-Thru Floor Boxes in lieu of Under Carpet System

**ADD**

**\$5,880**

PHASE 1: REPAIR SKYLIGHT		N/A GSF	\$/SF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS			\$0
02000	EXISTING CONDITIONS			\$3,645
03000	CONCRETE			\$0
04000	MASONRY			\$0
05000	METALS			\$1,715
06000	WOODS, PLASTICS & COMPOSITES			\$0
07000	THERMAL & MOISTURE PROTECTION SYSTEM			\$0
08000	OPENINGS			\$0
09000	FINISHES			\$14,460
10000	SPECIALTIES			\$0
11000	EQUIPMENT			\$0
12000	FURNISHINGS			\$0
13000	SPECIAL CONSTRUCTION			\$0
14000	CONVEYING EQUIPMENT			\$0
21000	FIRE SUPPRESSION			\$0
22000	PLUMBING			\$0
23000	HEATING, VENTILATING & AIR CONDITIONING			\$9,234
26000	ELECTRICAL			\$65,960
27000	COMMUNICATIONS			\$0
28000	ELECTRONIC SAFETY AND SECURITY			\$0
31000	EARTHWORK			\$0
32000	EXTERIOR IMPROVEMENTS			\$0
33000	UTILITIES			\$0
<b>SUBTOTAL</b>				<b>\$95,013</b>
	DESIGN CONTINGENCY	15.0%		\$14,252
	GENERAL CONDITIONS/BOND/INSURANCE	15.0%		\$16,390
	CONTRACTOR'S FEES	3.5%		\$4,398
	ESCALATION TO MID-POINT OF CONSTRUCTION	5.7%		\$7,413
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>\$137,466</b>

PHASE 2: BUILD MAKERSPACE		1,195 GSF	\$/SF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS		\$0.00	\$0
02000	EXISTING CONDITIONS		\$15.16	\$18,110
03000	CONCRETE		\$1.18	\$1,410
04000	MASONRY		\$0.00	\$0
05000	METALS		\$0.00	\$0
06000	WOODS, PLASTICS & COMPOSITES		\$18.02	\$21,532
07000	THERMAL & MOISTURE PROTECTION SYSTEM		\$0.31	\$365
08000	OPENINGS		\$33.91	\$40,519
09000	FINISHES		\$33.38	\$39,893
10000	SPECIALTIES		\$0.74	\$879
11000	EQUIPMENT		\$0.00	\$0
12000	FURNISHINGS		\$0.00	\$0
13000	SPECIAL CONSTRUCTION		\$0.00	\$0
14000	CONVEYING EQUIPMENT		\$0.00	\$0
21000	FIRE SUPPRESSION		\$0.00	\$0
22000	PLUMBING		\$8.67	\$10,360
23000	HEATING, VENTILATING & AIR CONDITIONING		\$18.16	\$21,706
26000	ELECTRICAL		\$22.78	\$27,219
27000	COMMUNICATIONS		\$4.60	\$5,500
28000	ELECTRONIC SAFETY AND SECURITY		\$1.26	\$1,500
31000	EARTHWORK		\$0.00	\$0
32000	EXTERIOR IMPROVEMENTS		\$0.00	\$0
33000	UTILITIES		\$0.00	\$0
<b>SUBTOTAL</b>			<b>\$158.15</b>	<b>\$188,993</b>
	DESIGN CONTINGENCY	15.0%	\$23.72	\$28,349
	GENERAL CONDITIONS/BOND/INSURANCE	15.0%	\$27.28	\$32,601
	CONTRACTOR'S FEES	3.5%	\$7.32	\$8,748
	ESCALATION TO MID-POINT OF CONSTRUCTION	5.7%	\$12.34	\$14,745
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>			<b>\$228.82</b>	<b>\$273,436</b>



PHASE 3: COMPLETE RENOVATION		10,667	GSF	\$/SF	BUILDING TOTAL
<b>01000</b>	GENERAL REQUIREMENTS			\$0.00	\$0
<b>02000</b>	EXISTING CONDITIONS			\$2.54	\$27,041
<b>03000</b>	CONCRETE			\$1.34	\$14,295
<b>04000</b>	MASONRY			\$0.00	\$0
<b>05000</b>	METALS			\$0.00	\$0
<b>06000</b>	WOODS, PLASTICS & COMPOSITES			\$1.29	\$13,743
<b>07000</b>	THERMAL & MOISTURE PROTECTION SYSTEM			\$0.07	\$720
<b>08000</b>	OPENINGS			\$8.41	\$89,688
<b>09000</b>	FINISHES			\$10.21	\$108,874
<b>10000</b>	SPECIALTIES			\$0.21	\$2,197
<b>11000</b>	EQUIPMENT			\$0.00	\$0
<b>12000</b>	FURNISHINGS			\$0.16	\$1,742
<b>13000</b>	SPECIAL CONSTRUCTION			\$0.00	\$0
<b>14000</b>	CONVEYING EQUIPMENT			\$0.00	\$0
<b>21000</b>	FIRE SUPPRESSION			\$0.00	\$0
<b>22000</b>	PLUMBING			\$0.00	\$0
<b>23000</b>	HEATING, VENTILATING & AIR CONDITIONING			\$13.77	\$146,896
<b>26000</b>	ELECTRICAL			\$7.58	\$80,806
<b>27000</b>	COMMUNICATIONS			\$2.58	\$27,500
<b>28000</b>	ELECTRONIC SAFETY AND SECURITY			\$0.66	\$7,000
<b>31000</b>	EARTHWORK			\$0.00	\$0
<b>32000</b>	EXTERIOR IMPROVEMENTS			\$0.00	\$0
<b>33000</b>	UTILITIES			\$0.00	\$0
<b>SUBTOTAL</b>				<b>\$48.80</b>	<b>\$520,502</b>
	DESIGN CONTINGENCY	15.0%		\$7.32	\$78,075
	GENERAL CONDITIONS/BOND/INSURANCE	15.0%		\$8.42	\$89,787
	CONTRACTOR'S FEES	3.5%		\$2.26	\$24,093
	ESCALATION TO MID-POINT OF CONSTRUCTION	5.7%		\$3.81	\$40,610
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>\$70.60</b>	<b>\$753,067</b>

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>BASE BID</b>				
<b>REPAIR SKYLIGHT</b>				
<b>02000 EXISTING CONDITIONS</b>				
<b>02100 Selective Demolition</b>				
Remove wood ceiling grid, at skylight	1,120	SQFT	3.25	3,645
<b>Subtotal: Selective Demolition</b>				<b>\$3,645</b>
<b>TOTAL: EXISTING CONDITIONS</b>				<b>\$3,645</b>
<b>05000 METALS</b>				
<b>05400 Metal Fabrications</b>				
Aluminum gutter, at skylight	136	LNFT	12.61	1,715
<b>Subtotal: Metal Fabrications</b>				<b>\$1,715</b>
<b>TOTAL: METALS</b>				<b>\$1,715</b>
<b>09000 FINISHES</b>				
<b>09100 Plaster &amp; Gypsum Board</b>				
Repair plaster walls, at skylight (assumes 10% total area)	55	SQFT	17.24	948
<b>Subtotal: Plaster &amp; Gypsum Board</b>				<b>\$948</b>
<b>09300 Wall Finishes</b>				
Repair wood siding, at skylight	1,358	SQFT	9.20	12,491
<b>Subtotal: Wall Finishes</b>				<b>\$12,491</b>
<b>09600 Paints &amp; Coatings</b>				
Paint walls/soffits, moisture resistant, at skylight	543	SQFT	1.88	1,020
<b>Subtotal: Paints &amp; Coatings</b>				<b>\$1,020</b>
<b>TOTAL: FINISHES</b>				<b>\$14,460</b>
<b>23000 HEATING VENTILATION &amp; AIR CONDITIONING</b>				
<b>23200 Ventilation &amp; Exhaust</b>				
Circulation fans below skylight	2	EACH	2,616.76	5,234
<b>Subtotal: Ventilation &amp; Exhaust</b>				<b>\$5,234</b>
<b>23600 Temperature Controls</b>				
Controls - skylight fans	2	EACH	2,000.00	4,000
<b>Subtotal: Temperature Controls</b>				<b>\$4,000</b>
<b>TOTAL: HEATING VENTILATION &amp; AIR CONDITIONING</b>				<b>\$9,234</b>
<b>26000 ELECTRICAL</b>				
<b>26100 Selective Demolition</b>				
Selective demolition and removal	1	EACH	1,441.84	1,442
<b>Subtotal: Selective Demolition</b>				<b>\$1,442</b>
<b>26500 Lighting</b>				
Light fixture, interior, including lamps, mounting hardware and connections - Type - Perimeter LED lights	150	LNFT	175.82	26,373



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Light fixture, interior, including lamps, mounting hardware and connections - Type - Decorative fixtures at skylight	1	LSUM	32,699.00	32,699
Electric metallic tubing, 3/4" diameter, to 15' high, including fittings and supports	1	LSUM	4,309.70	4,310
			<b>Subtotal: Lighting</b>	<b>\$63,382</b>
<b>26600 Branch Power Distribution &amp; Devices</b>				
Junction Box, hardwired connection and wiring - ceiling fan	2	EACH	567.96	1,136
			<b>Subtotal: Branch Power Distribution &amp; Devices</b>	<b>\$1,136</b>
<b>TOTAL: ELECTRICAL</b>				<b>\$65,960</b>
<b>TOTAL: REPAIR SKYLIGHT</b>				<b>\$95,013</b>

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>BUILD MAKERSPACE</b>				
<b>02000 EXISTING CONDITIONS</b>				
<b>02100 Selective Demolition</b>				
Remove ceiling system	470	SQFT	0.46	215
Remove flooring	1,034	SQFT	1.08	1,118
Remove wall paper	40	SQFT	1.09	43
<b>Subtotal: Selective Demolition</b>				<b>\$1,376</b>
<b>02800 Temporary Construction</b>				
Temporary partitions, infection control	1,470	SQFT	8.59	12,622
Temporary door, frame & hardware	1	EACH	1,446.35	1,446
Remove temporary partitions, infection control	1,470	SQFT	1.74	2,552
Remove temporary door, frame & hardware	1	EACH	114.54	115
<b>Subtotal: Temporary Construction</b>				<b>\$16,735</b>
<b>TOTAL: EXISTING CONDITIONS</b>				<b>\$18,110</b>
<b>03000 CONCRETE</b>				
<b>03400 Cementitious Decks</b>				
Prep existing flooring for new finish	1,034	SQFT	1.36	1,410
<b>Subtotal: Cementitious Decks</b>				<b>\$1,410</b>
<b>TOTAL: CONCRETE</b>				<b>\$1,410</b>
<b>06000 WOODS, PLASTICS &amp; COMPOSITES</b>				
<b>06300 Millwork</b>				
P-lam base cabinets and stainless steel countertops	19	LNFT	574.39	10,913
P-lam wall hung cabinets	19	LNFT	253.00	4,807
P-lam countertop on wall bracket	13	LNFT	115.58	1,503
Custom p-lam display case w/ adjustable glass shelving and integrated LED lights	8	LNFT	484.33	3,875
<b>Subtotal: Millwork</b>				<b>\$21,098</b>
<b>06900 Miscellaneous Woods, Plastics &amp; Composites</b>				
Miscellaneous wood blocking & rough carpentry	1	LSUM	434.76	435
<b>Subtotal: Miscellaneous Woods, Plastics &amp; Composites</b>				<b>\$435</b>
<b>TOTAL: WOODS, PLASTICS &amp; COMPOSITES</b>				<b>\$21,532</b>
<b>07000 THERMAL &amp; MOISTURE PROTECTION</b>				
<b>07800 Caulking &amp; Sealants</b>				
Miscellaneous caulking & sealants	1	LSUM	364.76	365
<b>Subtotal: Caulking &amp; Sealants</b>				<b>\$365</b>
<b>TOTAL: THERMAL &amp; MOISTURE PROTECTION</b>				<b>\$365</b>
<b>08000 OPENINGS</b>				
<b>08400 Interior Doors, Frames, &amp; Hardware</b>				
HM frame, 3'-0" x 7'-0"	1	EACH	473.38	473
WD door, 3'-0" x 7'-0"	3	EACH	483.69	1,451
Sliding glass door, 9'-8" x 10'-0"	1	EACH	8,339.04	8,339



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Hardware set, single	3	EACH	667.38	2,002
<b>Subtotal: Interior Doors, Frames, &amp; Hardware</b>				<b>\$12,266</b>
<b>08500 Interior Glazing</b>				
Interior storefront	441	SQFT	64.07	28,254
<b>Subtotal: Interior Glazing</b>				<b>\$28,254</b>

**TOTAL: OPENINGS \$40,519**

**09000 FINISHES**

**09100 Plaster & Gypsum Board**

Gypboard partition; 3 5/8" metal studs, (1) 5/8" gypboard each side, 3" batt insulation	800	SQFT	9.39	7,510
Gypboard partition; 3 5/8" metal studs, (1) 5/8" gypboard one side, 3" batt insulation	271	SQFT	7.18	1,946
Gypboard ceiling	305	SQFT	6.58	2,006
Gypboard soffit	82	SQFT	12.53	1,027
Premium for Level 5 finish at Erasable Wall Surface	113	SQFT	3.83	432
<b>Subtotal: Plaster &amp; Gypsum Board</b>				<b>\$12,922</b>

**09200 Floor Finishes**

Rubber base	43	LNFT	1.94	83
Premium for integral epoxy base	166	LNFT	11.53	1,913
Epoxy flooring	923	SQFT	11.03	10,178
Carpet tile (\$25/SY material allowance per narrative)	111	SQFT	3.95	439
<b>Subtotal: Floor Finishes</b>				<b>\$12,614</b>

**09300 Wall Finishes**

Acoustical wall panels	314	SQFT	12.36	3,880
<b>Subtotal: Wall Finishes</b>				<b>\$3,880</b>

**09400 Ceiling Finishes**

Baffle ceiling system	474	SQFT	12.68	6,009
<b>Subtotal: Ceiling Finishes</b>				<b>\$6,009</b>

**09600 Paints & Coatings**

Erasable wall surface	113	SQFT	9.15	1,034
Paint walls	3,083	SQFT	0.73	2,251
Paint ceiling/soffit	387	SQFT	0.90	348
Paint exposed structure	847	SQFT	0.99	836
<b>Subtotal: Paints &amp; Coatings</b>				<b>\$4,469</b>

**TOTAL: FINISHES \$39,893**

**10000 SPECIALTIES**

**10200 Signage**

Interior signage - quantity allowance	8	EACH	109.85	879
<b>Subtotal: Signage</b>				<b>\$879</b>

**TOTAL: SPECIALTIES \$879**

**22000 PLUMBING**



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>22200 Plumbing Fixtures</b>				
Sink, kitchen, stainless steel, single basin self-rimming, manual faucet	1	EACH	1,576.49	1,576
<b>Subtotal: Plumbing Fixtures</b>				<b>\$1,576</b>
<b>22300 Plumbing Equipment &amp; Specialties</b>				
Plaster/solids interceptor	1	EACH	1,363.62	1,364
<b>Subtotal: Plumbing Equipment &amp; Specialties</b>				<b>\$1,364</b>
<b>22400 Domestic Water, Waste &amp; Vent, &amp; Storm Drainage Piping</b>				
Domestic water pipe, fittings, and supports, 3/4" type L copper - allowance	50	LNFT	22.54	1,127
Pipe insulation, 3/4" domestic water piping - allowance	50	LNFT	6.70	335
Sanitary/waste pipe, fittings, and supports, CI no-hub, AG, 2" - allowance	10	LNFT	41.94	419
Vent pipe, fittings, and supports, CI no-hub, AG, 2" - allowance	30	LNFT	41.94	1,258
Tie new domestic water piping into existing	2	EACH	577.24	1,154
Tie new sanitary/waste piping into existing	1	EACH	609.05	609
Tie new vent piping into existing	1	EACH	507.24	507
Pipe and valve tagging	50	LNFT	0.92	46
System pressure testing, water pipe chlorination, and pipe flushing - domestic plumbing	1	LSUM	1,963.44	1,963
<b>Subtotal: Domestic Water, Waste &amp; Vent, &amp; Storm Drainage Piping</b>				<b>\$7,419</b>
<b>TOTAL: PLUMBING</b>				<b>\$10,360</b>
<b>23000 HEATING VENTILATION &amp; AIR CONDITIONING</b>				
<b>23100 Selective Demolition</b>				
Remove existing HVAC distribution to facilitate renovation	1,195	SQFT	0.68	810
<b>Subtotal: Selective Demolition</b>				<b>\$810</b>
<b>23200 Ventilation &amp; Exhaust</b>				
Reheat/booster coils	2	EACH	519.46	1,039
Reheat coil connections, valves, fittings, and insulation	2	EACH	859.05	1,718
Galvanized steel duct & insulation - allowance	1,195	SQFT	9.21	11,002
Registers, grilles and diffusers - allowance	5	EACH	93.89	469
<b>Subtotal: Ventilation &amp; Exhaust</b>				<b>\$14,228</b>
<b>23400 Heating &amp; Ventilating Terminals</b>				
Fintube radiators, HW - allowance	10	LNFT	60.45	605
Provide new thermostatic controls for fintube - allowance	1	EACH	463.62	464
<b>Subtotal: Heating &amp; Ventilating Terminals</b>				<b>\$1,068</b>
<b>23600 Temperature Controls</b>				
DDC controls - reheat/booster coils	2	EACH	1,000.00	2,000
Thermostats/temperature sensors	2	EACH	400.00	800
Programming, testing, and training	1	LSUM	800.00	800
<b>Subtotal: Temperature Controls</b>				<b>\$3,600</b>
<b>23700 Testing, Balancing, &amp; Commissioning</b>				
Testing and balancing	1	LSUM	1,500.00	1,500
HVAC system commissioning	1	LSUM	500.00	500
<b>Subtotal: Testing, Balancing, &amp; Commissioning</b>				<b>\$2,000</b>



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>TOTAL: HEATING VENTILATION &amp; AIR CONDITIONING</b>				<b>\$21,706</b>
<b>26000 ELECTRICAL</b>				
<b>26100 Selective Demolition</b>				
Selective demolition and removal	1	EACH	1,200.00	1,200
<b>Subtotal: Selective Demolition</b>				<b>\$1,200</b>
<b>26500 Lighting</b>				
Light fixture, interior, including lamps, mounting hardware and connections - Type - Suspended linear LED	12	EACH	438.99	5,268
Lighting control system	1	LSUM	800.00	800
Electric metallic tubing, 3/4" diameter, to 15' high, including fittings and supports	1	LSUM	4,200.00	4,200
<b>Subtotal: Lighting</b>				<b>\$10,268</b>
<b>26600 Branch Power Distribution &amp; Devices</b>				
Duplex receptacle, backbox, grounded, 120 volt, 20 amp	20	EACH	89.29	1,786
Cable reel, with receptacle 120 V, 20 A & 3#12 cable,	6	EACH	1,028.98	6,174
Fixed equipment connection wall mounted	3	EACH	96.99	291
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	1	LSUM	7,500.00	7,500
<b>Subtotal: Branch Power Distribution &amp; Devices</b>				<b>\$15,751</b>
<b>TOTAL: ELECTRICAL</b>				<b>\$27,219</b>
<b>27000 COMMUNICATIONS</b>				
<b>27200 Tele/Data Systems</b>				
Telecommunication/data/Television system upgrades - allowance	1	LSUM	5,000.00	5,000
<b>Subtotal: Tele/Data Systems</b>				<b>\$5,000</b>
<b>27600 Audio/Visual &amp; Television System</b>				
Audio/Visual system rough in allowance	1	LSUM	500.00	500
<b>Subtotal: Audio/Visual &amp; Television System</b>				<b>\$500</b>
<b>TOTAL: COMMUNICATIONS</b>				<b>\$5,500</b>
<b>28000 ELECTRONIC SAFETY &amp; SECURITY</b>				
<b>28200 Fire Alarm Systems</b>				
Fire alarm system upgrades per new layout - allowance	1	EACH	1,500.00	1,500
<b>Subtotal: Fire Alarm Systems</b>				<b>\$1,500</b>
<b>TOTAL: ELECTRONIC SAFETY &amp; SECURITY</b>				<b>\$1,500</b>
<b>TOTAL: BUILD MAKERSPACE</b>				<b>\$188,993</b>



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>COMPLETE RENOVATION</b>				
<b>02000 EXISTING CONDITIONS</b>				
<b>02100 Selective Demolition</b>				
Remove ceiling system	4,334	SQFT	0.46	1,980
Remove flooring	10,485	SQFT	1.08	11,332
Remove wall paper	908	SQFT	1.09	987
<b>Subtotal: Selective Demolition</b>				<b>\$14,299</b>
<b>02800 Temporary Construction</b>				
Temporary partitions, infection control	932	SQFT	8.59	8,003
Temporary door, frame & hardware	2	EACH	1,446.35	2,893
Remove temporary partitions, infection control	932	SQFT	1.74	1,618
Remove temporary door, frame & hardware	2	EACH	114.54	229
<b>Subtotal: Temporary Construction</b>				<b>\$12,742</b>
<b>TOTAL: EXISTING CONDITIONS</b>				<b>\$27,041</b>
<b>03000 CONCRETE</b>				
<b>03400 Cementitious Decks</b>				
Prep existing flooring for new finish	10,485	SQFT	1.36	14,295
<b>Subtotal: Cementitious Decks</b>				<b>\$14,295</b>
<b>TOTAL: CONCRETE</b>				<b>\$14,295</b>
<b>06000 WOODS, PLASTICS &amp; COMPOSITES</b>				
<b>06300 Millwork</b>				
P-lam base cabinets and p-lam countertops	15	LNFT	324.39	4,866
P-lam countertop on wall bracket	19	LNFT	115.58	2,196
Custom p-lam display case w/ adjustable glass shelving and integrated LED lights	12	LNFT	484.33	5,812
<b>Subtotal: Millwork</b>				<b>\$12,874</b>
<b>06900 Miscellaneous Woods, Plastics &amp; Composites</b>				
Miscellaneous wood blocking & rough carpentry	1	LSUM	869.52	870
<b>Subtotal: Miscellaneous Woods, Plastics &amp; Composites</b>				<b>\$870</b>
<b>TOTAL: WOODS, PLASTICS &amp; COMPOSITES</b>				<b>\$13,743</b>
<b>07000 THERMAL &amp; MOISTURE PROTECTION</b>				
<b>07800 Caulking &amp; Sealants</b>				
Miscellaneous caulking & sealants	1	LSUM	719.52	720
<b>Subtotal: Caulking &amp; Sealants</b>				<b>\$720</b>
<b>TOTAL: THERMAL &amp; MOISTURE PROTECTION</b>				<b>\$720</b>
<b>08000 OPENINGS</b>				
<b>08400 Interior Doors, Frames, &amp; Hardware</b>				
WD door, 3'-0" x 7'-0"	6	EACH	483.69	2,902
Sliding glass door, (2) 8'-0" x 10'-0"	1	EACH	14,678.08	14,678
Hardware set, single	6	EACH	667.38	4,004
<b>Subtotal: Interior Doors, Frames, &amp; Hardware</b>				<b>\$21,585</b>





DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>08500 Interior Glazing</b>				
Interior storefront	1,063	SQFT	64.07	68,103
			<b>Subtotal: Interior Glazing</b>	<b>\$68,103</b>
<b>TOTAL: OPENINGS</b>				<b>\$89,688</b>
<b>09000 FINISHES</b>				
<b>09100 Plaster &amp; Gypsum Board</b>				
Gypboard partition; 3 5/8" metal studs, (1) 5/8" gypboard each side, 3" batt insulation	1,351	SQFT	9.39	12,683
Gypboard partition; 3 5/8" metal studs, (1) 5/8" gypboard one side, 3" batt insulation	858	SQFT	7.18	6,162
Gypboard ceiling	459	SQFT	6.58	3,018
Gypboard soffit	506	SQFT	12.53	6,339
			<b>Subtotal: Plaster &amp; Gypsum Board</b>	<b>\$28,202</b>
<b>09200 Floor Finishes</b>				
Rubber base	910	LNFT	1.94	1,764
Carpet tile (\$25/SY material allowance per narrative)	9,907	SQFT	3.95	39,159
Cork flooring	578	SQFT	12.04	6,958
			<b>Subtotal: Floor Finishes</b>	<b>\$47,882</b>
<b>09300 Wall Finishes</b>				
Art wall hanging system	263	SQFT	4.62	1,216
Vinyl wall covering (OFCI)	258	SQFT	1.62	419
Acoustical wall panels	341	SQFT	12.36	4,213
			<b>Subtotal: Wall Finishes</b>	<b>\$5,849</b>
<b>09400 Ceiling Finishes</b>				
ACT system, 2'-0" x 2'-0"	3,805	SQFT	4.94	18,799
			<b>Subtotal: Ceiling Finishes</b>	<b>\$18,799</b>
<b>09600 Paints &amp; Coatings</b>				
Paint walls	9,964	SQFT	0.73	7,276
Paint ceiling/soffit	965	SQFT	0.90	867
			<b>Subtotal: Paints &amp; Coatings</b>	<b>\$8,143</b>
<b>TOTAL: FINISHES</b>				<b>\$108,874</b>
<b>10000 SPECIALTIES</b>				
<b>10200 Signage</b>				
Interior signage - quantity allowance	20	EACH	109.85	2,197
			<b>Subtotal: Signage</b>	<b>\$2,197</b>
<b>TOTAL: SPECIALTIES</b>				<b>\$2,197</b>
<b>12000 FURNISHINGS</b>				
<b>12100 Window Treatment</b>				
Window shades, manual	184	SQFT	9.47	1,742
			<b>Subtotal: Window Treatment</b>	<b>\$1,742</b>
<b>TOTAL: FURNISHINGS</b>				<b>\$1,742</b>

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>23000 HEATING VENTILATION &amp; AIR CONDITIONING</b>				
<b>23100 Selective Demolition</b>				
Remove existing HVAC distribution to facilitate renovation	10,667	SQFT	0.68	7,231
<b>Subtotal: Selective Demolition</b>				<b>\$7,231</b>
<b>23200 Ventilation &amp; Exhaust</b>				
Reheat/booster coils	7	EACH	519.46	3,636
Reheat coil connections, valves, fittings, and insulation	7	EACH	859.05	6,013
Galvanized steel duct & insulation - allowance	10,667	SQFT	9.21	98,204
Registers, grilles and diffusers - allowance	45	EACH	93.89	4,225
<b>Subtotal: Ventilation &amp; Exhaust</b>				<b>\$112,078</b>
<b>23400 Heating &amp; Ventilating Terminals</b>				
Fintube radiators, HW - allowance	70	LNFT	60.45	4,232
Provide new thermostatic controls for fintube - allowance	4	EACH	463.62	1,854
<b>Subtotal: Heating &amp; Ventilating Terminals</b>				<b>\$6,086</b>
<b>23600 Temperature Controls</b>				
DDC controls - reheat/booster coils	7	EACH	1,000.00	7,000
Thermostats/temperature sensors	7	EACH	400.00	2,800
Interface with existing building BAS-DDC system	1	LSUM	5,000.00	5,000
Programming, testing, and training	1	LSUM	1,700.00	1,700
<b>Subtotal: Temperature Controls</b>				<b>\$16,500</b>
<b>23700 Testing, Balancing, &amp; Commissioning</b>				
Testing and balancing	1	LSUM	3,500.00	3,500
HVAC system commissioning	1	LSUM	1,500.00	1,500
<b>Subtotal: Testing, Balancing, &amp; Commissioning</b>				<b>\$5,000</b>
<b>TOTAL: HEATING VENTILATION &amp; AIR CONDITIONING</b>				<b>\$146,896</b>
<b>26000 ELECTRICAL</b>				
<b>26100 Selective Demolition</b>				
Selective demolition and removal	1	EACH	5,200.00	5,200
<b>Subtotal: Selective Demolition</b>				<b>\$5,200</b>
<b>26200 Main Power Distribution</b>				
Rework/Upgrade/Relabel existing panelboards	1	LSUM	1,115.92	1,116
<b>Subtotal: Main Power Distribution</b>				<b>\$1,116</b>
<b>26500 Lighting</b>				
Light fixture, interior, including lamps, mounting hardware and connections - Type - Suspended linear LED	40	EACH	438.99	17,560
Light fixture, interior, including lamps, mounting hardware and connections - Type - Decorative hanging lights	4	EACH	1,392.48	5,570
Light fixture, interior, including lamps, mounting hardware and connections - Type - Decorative hanging lights	5	EACH	653.98	3,270
Lighting control system	1	LSUM	10,800.00	10,800
Electric metallic tubing, 3/4" diameter, to 15' high, including fittings and supports	1	LSUM	12,000.00	12,000
<b>Subtotal: Lighting</b>				<b>\$49,199</b>
<b>26600 Branch Power Distribution &amp; Devices</b>				



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Duplex receptacle, backbox, grounded, 120 volt, 20 amp	25	EACH	89.29	2,232
Duplex receptacle, grounded, 120 volt, 20 amp - poke thru	2	EACH	267.40	535
Floor box	9	EACH	343.98	3,096
Modular power distribution system	100	LNFT	15.52	1,552
Coring floor structure at new floor outlets	2	EACH	225.97	452
Power special purpose receptacles 220V	1	EACH	153.79	154
Fixed equipment connection wall mounted	10	EACH	96.99	970
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	1	LSUM	16,300.00	16,300
<b>Subtotal: Branch Power Distribution &amp; Devices</b>				<b>\$25,290</b>
<b>TOTAL: ELECTRICAL</b>				<b>\$80,806</b>
<b>27000 COMMUNICATIONS</b>				
<b>27200 Tele/Data Systems</b>				
Telecommunication/data/Television system upgrades - allowance	1	LSUM	25,000.00	25,000
<b>Subtotal: Tele/Data Systems</b>				<b>\$25,000</b>
<b>27600 Audio/Visual &amp; Television System</b>				
Audio/Visual system rough in allowance	1	LSUM	2,500.00	2,500
<b>Subtotal: Audio/Visual &amp; Television System</b>				<b>\$2,500</b>
<b>TOTAL: COMMUNICATIONS</b>				<b>\$27,500</b>
<b>28000 ELECTRONIC SAFETY &amp; SECURITY</b>				
<b>28200 Fire Alarm Systems</b>				
Fire alarm system upgrades per new layout - allowance	1	EACH	7,000.00	7,000
<b>Subtotal: Fire Alarm Systems</b>				<b>\$7,000</b>
<b>TOTAL: ELECTRONIC SAFETY &amp; SECURITY</b>				<b>\$7,000</b>
<b>TOTAL: COMPLETE RENOVATION</b>				<b>\$520,502</b>
<b>TOTAL: BASE BID</b>				<b>\$804,508</b>

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>ALTERNATE #1: ELIMINATE REMOVAL OF WOOD GRID &amp; REPLACEMENT OF LIGHTING AT SKYLIGHT</b>				
<b>REPAIR SKYLIGHT</b>				
<b>02000 EXISTING CONDITIONS</b>				
<b>02100 Selective Demolition</b>				
Remove wood ceiling grid, at skylight	-1,120	SQFT	3.25	-3,645
<b>Subtotal: Selective Demolition</b>				<b>(\$3,645)</b>
<b>TOTAL: EXISTING CONDITIONS</b>				<b>(\$3,645)</b>
<b>05000 METALS</b>				
<b>05400 Metal Fabrications</b>				
Premium for install aluminum gutter at skylight around wood grid	136	LNFT	9.85	1,339
<b>Subtotal: Metal Fabrications</b>				<b>\$1,339</b>
<b>TOTAL: METALS</b>				<b>\$1,339</b>
<b>09000 FINISHES</b>				
<b>09600 Paints &amp; Coatings</b>				
Premium for paint walls/soffits at skylight around wood grid	543	SQFT	0.81	442
<b>Subtotal: Paints &amp; Coatings</b>				<b>\$442</b>
<b>TOTAL: FINISHES</b>				<b>\$442</b>
<b>26000 ELECTRICAL</b>				
<b>26100 Selective Demolition</b>				
Selective demolition and removal	-1	EACH	1,441.84	-1,442
<b>Subtotal: Selective Demolition</b>				<b>(\$1,442)</b>
<b>26500 Lighting</b>				
Light fixture, interior, including lamps, mounting hardware and connections - Type - Perimeter LED lights	-150	LNFT	175.82	-26,373
Light fixture, interior, including lamps, mounting hardware and connections - Type - Decorative fixtures at skylight	-1	LSUM	32,699.00	-32,699
Electric metallic tubing, 3/4" diameter, to 15' high, including fittings and supports	-1	LSUM	4,309.70	-4,310
<b>Subtotal: Lighting</b>				<b>(\$63,382)</b>
<b>TOTAL: ELECTRICAL</b>				<b>(\$64,824)</b>
<b>TOTAL: REPAIR SKYLIGHT</b>				<b>(\$66,688)</b>
<b>TOTAL: ALTERNATE #1: ELIMINATE REMOVAL OF WOOD GRID &amp; REPLACEMENT OF LIGHTING AT SKYLIGHT</b>				<b>(\$66,688)</b>



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>ALTERNATE #2: POKE-THRU FLOOR BOXES IN LIEU OF UNDER CARPET SYSTEM</b>				
<b>COMPLETE RENOVATION</b>				
<b>26000 ELECTRICAL</b>				
<b>26600 Branch Power Distribution &amp; Devices</b>				
Duplex receptacle, grounded, 120 volt, 20 amp - poke thru	9	EACH	267.40	2,407
Floor box	-9	EACH	343.98	-3,096
Modular power distribution system	-100	LNFT	15.52	-1,552
Coring floor structure at new floor outlets	9	EACH	225.97	2,034
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	1	LSUM	4,271.64	4,272
<b>Subtotal: Branch Power Distribution &amp; Devices</b>				<b>\$4,064</b>
<b>TOTAL: ELECTRICAL</b>				<b>\$4,064</b>
<b>TOTAL: COMPLETE RENOVATION</b>				<b>\$4,064</b>
<b>TOTAL: ALTERNATE #2: POKE-THRU FLOOR BOXES IN LIEU OF UNDER CARPET SYSTEM</b>				<b>\$4,064</b>



## APPENDIX III: Meeting Mintues

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# MEETING NOTES | Workshop 1

McMillan Memorial Library | Wisconsin Rapids, WI  
 Engberg Anderson Project No. 182990

DATE & TIME **January 23, 2018**  
 LOCATION McMillan Memorial Library  
 PRESENT: McMillan ML Staff  
 Wisconsin Rapids Community  
 McMillan ML Board  
 Engberg Anderson Architects

Item	Description
1	<p><b>STAFF PRESENTATION at 10:00am:</b></p> <p>Engberg Anderson started each workshop with a brief presentation covering library trends and a few types of spaces within contemporary libraries. The current state of the McMillan Memorial Library was discussed through the lens of the results of the community survey that was conducted. The results indicated the following needs:</p> <ul style="list-style-type: none"> <li>• Small group meeting space catering to a variety of different activities (1-6 and 6-12 person spaces)</li> <li>• Separation of quiet and louder, more active spaces</li> <li>• More visible maker space to library patrons</li> </ul> <p>After the presentation, the group discussed current aspects of the library using the categories keep, toss and create which were defined as follows with comments in the following section;</p> <p><b>Keep   Toss   Create:</b></p> <ol style="list-style-type: none"> <li>a. <b>KEEP:</b> Skylight, access to natural daylight, semi-private computer experience, current number of wired computers</li> <li>b. <b>TOSS:</b> Spinners, single user study carrels</li> <li>c. <b>CREATE:</b> New information desk, floor outlets, puzzle table, flexible seating options</li> </ol>



Item	Description
2	<p><b>COMMUNITY PRESENTATION at 12:00 pm:</b></p> <p>Upon arrival to the presentation, community members were encouraged to participate in the “Comfortable or Not” activity. Library visitors were asked to place yellow and blue dots onto an existing floor plan of the Adult Room indicating their least favorite spot (yellow) and favorite spot (blue) within the space. The results indicated that locations adjacent windows and natural light are preferred while inflexible work areas without access to power were not preferred.</p> <p><b>Keep   Toss   Create:</b></p> <ol style="list-style-type: none"> <li>a. <b>KEEP:</b> Skylight, access to natural daylight, semi-private living room-like experience, open concept/transparency, resources at entry (smiling face &amp; catalogs)</li> <li>b. <b>TOSS:</b> Hidden art (make visible), print collection, rigid wired computer experience,</li> <li>c. <b>CREATE:</b> Access to outlets, robust wifi access,</li> </ol>
3	<p><b>LIBRARY BOARD PRESENTATION at 4:00 Pm:</b></p> <p>As many of the Board Members were present during the previous presentations, Engberg Anderson reviewed the results of the Keep, Toss, Create Activity and facilitated further discussion about library needs that should be addressed as part of the project.</p> <ul style="list-style-type: none"> <li>• Acoustic strategies to mitigate sound transmission from children’s area to adult room</li> <li>• Divisible meeting room concepts</li> <li>• Flexible 8-10-person training room with access to laptops</li> <li>• Lower shelving to optimize access to natural daylight</li> <li>• Office space adjacent to and associated with the new maker space</li> </ul>

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

**Alex Ramsey, AIA**  
Partner

# MEETING NOTES | Workshop 2

McMillan Memorial Library | Wisconsin Rapids, WI  
 Engberg Anderson Project No. 182990

DATE & TIME **February 13, 2018**  
 LOCATION McMillan Memorial Library  
 PRESENT: McMillan ML Staff  
 Wisconsin Rapids Community  
 McMillan ML Board  
 Engberg Anderson Architects

Item	Description
1	<p><b>STAFF PRESENTATION at 10:00am:</b></p> <p>Engberg Anderson began with a brief Inventory analysis of the current state of the McMillan Memorial Library followed by an overview of the findings during the “Comfortable or Not” activity from Workshop 1. The results of this activity and Workshop 1 determined that there are several priorities in the Adult Room.</p> <ul style="list-style-type: none"> <li>• Access to natural daylight (skylight and windows)</li> <li>• Access to technology (Semi-private workstations, robust power and wifi)</li> <li>• Welcoming staff</li> <li>• Open concept</li> <li>• Living room ambiance</li> <li>• Comfortable seating options</li> <li>• Acoustic diversity</li> </ul> <p>Engberg Anderson continued with a comparison of existing spaces within the Library with contemporary library concepts &amp; precedents that we seek to implement into the existing space before reviewing (4) schematic layouts of the future Adult Room. Staff comments for each option are as follows:</p> <p><b>OPTION A:</b></p> <ul style="list-style-type: none"> <li>• Quiet Corner location is not conducive for staff visibility (technological solutions may be appropriate for surveillance to preserve acoustic conditions)</li> <li>• More visible display associated with Makerspace</li> <li>• Provide a staff desk with locking capabilities or staff office associated with Makerspace</li> <li>• Visibility from Circulation desk to Makerspace is important</li> <li>• Green screen will not be part of the Makerspace (to remain in lower level)</li> <li>• Modify CD and DVD collection to improve visibility to meeting room</li> <li>• Study room off of larger meeting room are successful</li> </ul>

Item	Description
	<ul style="list-style-type: none"> <li>• Undulating openings between stacks in Fiction were appreciated</li> <li>• Quiet corner allows for flexibility to enclose it at some point in the future if desired</li> </ul> <p><b>OPTION B:</b></p> <ul style="list-style-type: none"> <li>• Flip bags area and Makerspace office</li> <li>• Need for greater proximity between Circ desk, computer stations, and lobby</li> <li>• Desire for a sitting/waiting space in lobby (pull Circ desk into Adult Room)</li> <li>• Desire for Iconography to be used for signage &amp; wayfinding</li> </ul> <p><b>OPTION C:</b></p> <ul style="list-style-type: none"> <li>• Concern regarding glare at computer stations under skylight</li> <li>• Desire for Local History to be placed in quiet room</li> <li>• Desire for more table space than chairs in quiet room</li> </ul> <p><b>OPTION D:</b></p> <ul style="list-style-type: none"> <li>• Social Space adjacent to Maker Space desired (“getting feet wet” concept)</li> <li>• Achieve appropriate balance of glazing &amp; whiteboard/pin-up space in Makerspace</li> <li>• Preference toward larger Makerspace as shown in this option</li> </ul> <p><b>GENERAL COMMENTS/DISCUSSION:</b></p> <ul style="list-style-type: none"> <li>• Potential for Staff Room on plan north side of restrooms to become a future meeting room</li> <li>• Desire for additional computer figuration options to create the illusion of privacy</li> <li>• Use of existing building features for signage/display (i.e. wall area behind existing Circ desk)</li> <li>• Movable display elements</li> <li>• Mop sink required within Makerspace</li> </ul>
2	<p><b>COMMUNITY PRESENTATION at 12:00 pm:</b></p> <p>Engberg Anderson began with a brief Inventory analysis of the current state of the McMillan Memorial Library followed by an overview of the findings during the “Comfortable or Not” activity from Workshop 1. Existing spaces within the Library were analyzed and compared to contemporary library concepts &amp; precedents. The (4) Schematic layout options for the Adult Room were presented and the community members present filled out Option Scoring Matrices as a means to explain what criteria are important to them and how successfully each option meet those criteria.</p> <p><b>GENERAL COMMENTS/DISCUSSION:</b></p> <ul style="list-style-type: none"> <li>• Desire for slimmer Non-Fiction collection</li> <li>• Room for virtual reality space? (looking ahead and planning for future library trends)</li> <li>• Balance of access to Natural light &amp; material preservation?</li> <li>• Acoustics and Makerspace</li> <li>• Less acoustic concern regarding open Quiet Corner</li> <li>• Desire for a minimum of (4) study/meeting rooms</li> <li>• Comfort and security for all users, especially within the Makerspace</li> </ul>

Item	Description
3	<p><b>LIBRARY BOARD PRESENTATION at 4:00 Pm:</b></p> <p>Engberg Anderson began with a brief Inventory analysis of the current state of the McMillan Memorial Library followed by an overview of the findings during the “Comfortable or Not” activity from Workshop 1. Existing spaces within the Library were analyzed and compared to contemporary library concepts &amp; precedents. The data collected from the Community’s Option Scoring Matrices was compiled and presented. Program, flexibility and access to natural daylight were found to be most important to the community while technology, collections, and seating are of lesser importance. The (4) Schematic layout options for the Adult Room were presented and discussed.</p> <p>Feedback from the Community meeting showed greatest preference toward the layout of Option A but with preference toward a larger Makerspace as shown in Option D. Data for how Option A scored for each of the 11 Design criteria was collected and presented. Results were favorable for how well Option A met the design criteria. The most important criteria, as determined by the community, were among the highest scoring criteria (Program, Flexibility, Access to Natural Light).</p> <p><b>GENERAL COMMENTS/DISCUSSION:</b></p> <ul style="list-style-type: none"> <li>• Consideration for how to effectively add future meeting &amp; study rooms</li> <li>• Importance of proximity &amp; visibility of Children’s Circ desk and Adult Circ desk</li> <li>• NF DVDs &amp; Magazines to potentially move down to commons room should space allow</li> <li>• EAA to conduct Skylight Visual Inspection once snow melts (to assess if damage is due to leak or condensation) <ul style="list-style-type: none"> <li>○ Gypsum repair &amp; circulating fans may be required</li> </ul> </li> <li>• Costs to repair skylight and replace carpet will be included in March 1, 2019 Capital Campaign</li> </ul>

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

**Alex Ramsey, AIA**  
Partner

# MEETING NOTES | Workshop 3

McMillan Memorial Library | Wisconsin Rapids, WI  
 Engberg Anderson Project No. 182990

DATE & TIME **March 13, 2018**  
 LOCATION McMillan Memorial Library  
 PRESENT: McMillan ML Staff  
 Wisconsin Rapids Community  
 McMillan ML Board  
 Engberg Anderson Architects

Item	Description
1	<p><b>STAFF PRESENTATION at 10:00am:</b></p> <p>Engberg Anderson began with a brief Inventory analysis of the current state of the McMillan Memorial Library followed by an overview of the findings during the “Comfortable or Not” activity from Workshop 1. The results of this activity and Workshop 1 determined that there are several priorities in the Adult Room.</p> <p>Feedback from the Community meeting showed greatest preference toward the layout of Option A but with preference toward a larger Makerspace as shown in Option D. Data for how Option A scored for each of the 11 Design criteria was collected and presented. Results were favorable for how well Option A met the design criteria. The most important criteria, as determined by the community, were among the highest scoring criteria (Program, Flexibility, Access to Natural Light).</p> <p>Engberg Anderson presented the refined Concept Plan and renderings space by space and facilitated discussion with the staff.</p> <p><b>WELCOME AREA:</b></p> <ul style="list-style-type: none"> <li>• Maintain existing portraits in lobby space</li> <li>• Double “L” shaped desk configuration may be more effectively utilized by staff allowing for a mix of standing and seated work space</li> <li>• Welcome desk will be modular flexible furniture pieces</li> <li>• Desire for privacy behind staff at fritted glass wall</li> </ul> <p><b>MAKER SPACE:</b></p> <ul style="list-style-type: none"> <li>• Provide space for floor standing equipment along plan east side of maker space-modify glazing and remove raised counter area</li> <li>• Existing ductwork within space &amp; ventilation considerations were discussed- using existing restroom shaft venting is one viable option</li> <li>• Potential for stand-alone air purifier within makerspace</li> <li>• Provide new counter area in front of Ideas Lounge glazing</li> </ul>

Item	Description
	<ul style="list-style-type: none"> <li>• Eliminate small window within recording studio</li> <li>• Integrate new Maker art piece into updated rendering</li> </ul> <p><b>STUDY ROOMS:</b></p> <ul style="list-style-type: none"> <li>• Mirror group study rooms and individual study rooms to create greater separation between group study room users and quiet corner users</li> <li>• Show additional chairs in large meeting room for when tables are configured for a seminar layout</li> <li>• Desired cost estimate: operable partition wall with high STC rating &amp; associated steel for mounting</li> <li>• Expand large meeting room to eliminate wall termination into existing mullion <ul style="list-style-type: none"> <li>○ Adjust fiction collection layout to allow for expansion</li> </ul> </li> <li>• EA will provide an estimate for all new furniture throughout Adult Room</li> </ul> <p>Engberg Anderson concluded the presentation outlining an Implementation Plan detailing sequencing and potential phasing for the proposed renovations.</p>
2	<p><b>COMMUNITY PRESENTATION at 12:00 pm:</b></p> <p>Engberg Anderson recognized the Library’s achievement as a Finalist for the 2019 National Medal for Museum &amp; Library Service. Prior to the presentation, all attendees briefly introduced themselves indicating great representation of library users, staff, board members, and leaders within the local community that attended. Engberg Anderson provided a brief overview of the previous workshops and how they informed the development of the current concept plan and conceptual renderings discussed.</p> <p><b>GENERAL COMMENTS/DISCUSSION:</b></p> <ul style="list-style-type: none"> <li>• It would be helpful to view a side by side comparison of the existing Adult Room beside the proposed new Adult Room for Workshop 4</li> <li>• Signage for wayfinding, especially to the McCourt room, would be helpful for library users</li> <li>• Adjustable height tables within the Maker Space would provide a greater degree of accessibility to all users</li> <li>• Overall excitement for proposed renovations and the impact that it will have on staff and library users</li> </ul>
3	<p><b>LIBRARY BOARD PRESENTATION at 4:00 Pm:</b></p> <p>Engberg Anderson presented a brief overview of the role that the previous workshops played in the development of the project leading up to this meeting. Walking through the proposed renovations space by space utilizing precedent images, the updated floor plan, and concept renderings facilitated thoughtful discussion with the Board members. Engberg Anderson facilitated discussion regarding desired color schemes and pattern types to be applied throughout the new Adult Room. Updated renderings will reflect the Board’s desired colors and patterns for future marketing material use.</p> <p><b>WELCOME AREA:</b></p> <ul style="list-style-type: none"> <li>• Include existing portraits in revised lobby rendering</li> <li>• Existing wood wall can be replaced with gypsum board</li> </ul>

Item	Description
	<ul style="list-style-type: none"> <li>• Considerations for utilizing existing 5-year old lobby carpet vs. replacing existing carpet with new to match adult room.</li> <li>• Uncertainty regarding accent carpet defining new seating area.</li> <li>• Revise Adult Staff Desk to include standing and seated work space.</li> </ul> <p><b>MAKER SPACE:</b></p> <ul style="list-style-type: none"> <li>• Show signage text as “MAKER SPACE” with official name TBD to reflect maker activities and symbolic connection to Wisconsin Rapids.</li> <li>• Cost &amp; aesthetic value of polished concrete vs. epoxy flooring.</li> <li>• Introduction of non- orthogonal geometric design elements vs. adherence to orthogonal grid.</li> <li>• Origami wall graphic thoughtfully indicative of “making” and Wisconsin Rapids paper manufacturing history.</li> </ul> <p><b>COLOR SCHEMES &amp; PATTERN OPTIONS:</b></p> <ul style="list-style-type: none"> <li>• Preference toward sophisticated color schemes that complement the Children’s Room and Lower Commons area palettes. <ul style="list-style-type: none"> <li>○ Cherry color scheme</li> <li>○ Beach color scheme</li> </ul> </li> <li>• Consider connection to Library standard graphic design color scheme.</li> <li>• Preference toward origami, organic, linear and digital patterns in lieu of alphabet patterns.</li> <li>• Historic photographs as graphics applied to glazing.</li> </ul> <p><b>GENERAL COMMENTS/ DISCUSSION:</b></p> <ul style="list-style-type: none"> <li>• Need for cameras at quiet corner and seating area adjacent fantasy collection for staff oversight.</li> <li>• New art wall can be removed and replaced with double faced shelving to provide separation from existing restrooms.</li> <li>• Accent flooring opportunity under skylight to be considered.</li> <li>• Skylight repair &amp; lighting renovation cost will be broken out separate from the rest of the project scope.</li> <li>• Workshop #4 Community Meeting tentatively scheduled for 4/10/2019 @ 5:30pm to allow for greater community participation.</li> </ul>

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

**Alex Ramsey, AIA**  
Partner