

Order of Magnitude - Renovation & Addition of Existing Building

Lisle Library District

Lisle, IL

37,246 GSF



Owner:

Lisle Library District

12/2/2019

CCS Project # 19.111



WE TAKE ON YOUR VALUES.

1815 South Meyers Road
Suite 200
Oakbrook Terrace, IL 60181

630.678.0808
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NOTES REGARDING THIS ESTIMATE:

This Program estimate is based on program data, direction provided by the Library Board during a meeting on 9/26/2019 as well as the direction from discussions with the Lisle Library staff and supplemental information.

This estimate assumes a normal market conditions.

This estimate assumes five or more qualified contractors competitively bidding on this project.

This estimate assumes one contract awarded to one General Contractor.

This estimate assumes a competitively bid contract (Design Bid Build approach).

After six months this estimate should be updated for current market conditions.

Escalation is included assuming 12/2020 as the start of construction and 12/2021 as the substantial completion of construction.

The estimate example is only intended to provide order of magnitude cost guidance to the Library District.

THIS ESTIMATE EXCLUDES:

- 1) Professional fees, testing, moving expense, etc. for Owner's account,
- 2) Furnishings and equipment other than those shown in the body of the estimate,
- 3) Premium costs for work done in phases, out of sequence, out of hours,
- 4) Owner provided items
- 5) Hazardous material removal and abatement,
- 6) Construction Contingencies.
- 7) Building Permits,
- 8) Builder's Risk Insurance.

This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

DESIGN ASSUMPTIONS WITHIN THIS ESTIMATE:

PROGRAM

The project scope is assumed to be a gut renovation of the existing Lisle Library Building and addition (4,200 SF+)

Components excluded from the estimate are as follows:

- Foundations, other than for the new addition
- Substructure other than for the new addition and a slab on grade repair / replacement for a new entrance
- Superstructure other than for the new addition
- Exterior Enclosure other than a new entrance on the North side of the existing building
- Roofing other than the new addition
- Site Utilities (electricity, gas, water and sewer service is assumed to be existing)

The space is limited to the existing building size.

Generally spaces are assumed to have painted drywall walls with a rubber base, rubber floor and lay-in acoustical ceilings. Refer to the parameter costing interior outline for exceptions to this assumption.

Primary Restrooms are assumed to have block walls with ceramic tile floors and walls with a painted drywall ceiling

Doors are assumed to be painted hollow metal.

FFE components, which are excluded from the construction cost estimate, are expected to be utilized for desks, chairs, etc. Millwork assumptions are limited to built in casework as identified in the parameter costing interior outline.

SITWORK IMPROVEMENT ALLOWANCES

Sitework allowances are included for Library provided improvements at a new entrance and perimeter landscaping. An allowance for creating a permeable parking area over an existing retaining structure is included.

PARAMETER COSTING MODEL			
Lisle Library District			
Full Renovation Concept - 37,246 SF			
GROSS AREA:		37246 SF	12/2/2019
COST SUMMARY			
DESCRIPTION	TOTAL COST	RATE/SF	% of Total
01 - FOUNDATIONS	\$76,950	\$2.07	1%
011 - Standard Foundations	\$76,950	\$2.07	
012 - Special Foundations	\$0	\$0.00	
02 - SUBSTRUCTURE	\$84,766	\$2.28	1%
021 - Slab on Grade	\$84,766	\$2.28	
022 - Basement Excavation	\$0	\$0.00	
023 - Basement Walls	\$0	\$0.00	
03 - SUPERSTRUCTURE	\$70,000	\$1.88	1%
031 - Floor Construction	\$0	\$0.00	
032 - Roof Construction	\$0	\$0.00	
033 - Stair Construction	\$70,000	\$1.88	
04 - EXTERIOR CLOSURE	\$1,048,588	\$28.15	11%
041 - Exterior Walls	\$755,717	\$20.29	
042 - Exterior Doors & Windows	\$292,871	\$7.86	
05 - ROOFING	\$113,732	\$3.05	1%
06 - INTERIOR CONSTRUCTION	\$1,586,509	\$42.60	16%
061 - Partitions	\$790,279	\$21.22	
062 - Interior Finishes	\$560,530	\$15.05	
063 - Specialties	\$235,700	\$6.33	
07 - CONVEYING SYSTEMS	\$100,000	\$2.68	1%
08 - MECHANICAL	\$1,229,118	\$33.00	13%
081 - Plumbing	\$148,984	\$4.00	
082 - HVAC	\$931,150	\$25.00	
083 - Fire Protection	\$148,984	\$4.00	
084 - Special Systems	\$0	\$0.00	

PARAMETER COSTING MODEL

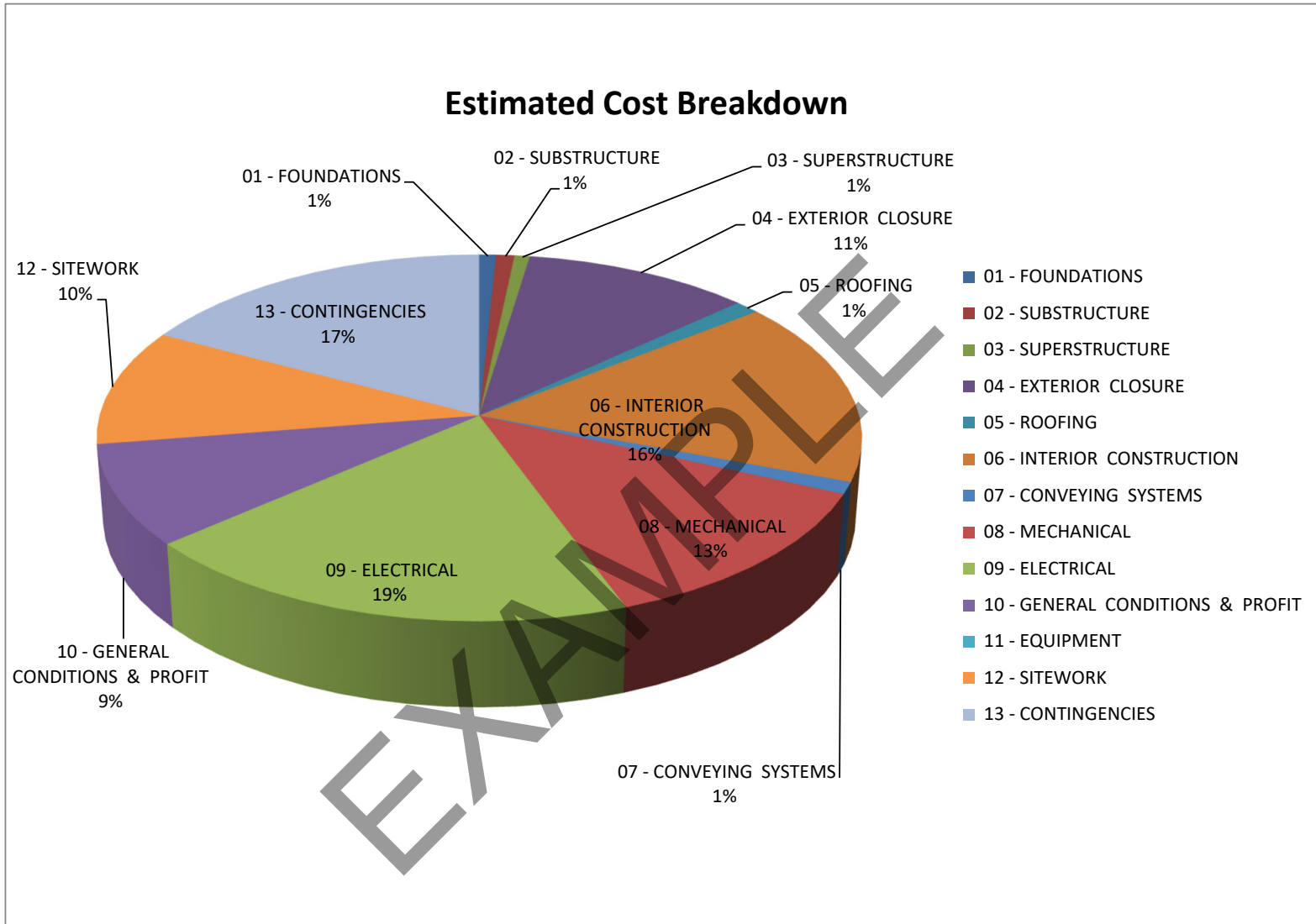
Lisle Library District
Full Renovation Concept - 37,246 SF

GROSS AREA: 37246 SF

12/2/2019

COST SUMMARY

DESCRIPTION	TOTAL COST	RATE/SF	% of Total
09 - ELECTRICAL	\$1,862,300	\$50.00	19%
091 - Service & Distribution	\$372,460	\$10.00	
092 - Lighting & Power	\$931,150	\$25.00	
093 - Special Systems	\$558,690	\$15.00	
10 - GENERAL CONDITIONS & PROFIT	\$860,520	\$23.10	9%
NET BUILDING CONSTRUCTION COST	\$7,032,482		
11 - EQUIPMENT	\$0	\$0.00	0%
111 - Fixed & Movable Equipment	\$0	\$0.00	
112 - Furnishings	\$0	\$0.00	
113 - Special Construction	\$0	\$0.00	
12 - SITEWORK	\$999,040	\$26.82	10%
121 - Site Preparation	\$145,140	\$3.90	
122 - Site Improvements	\$853,900	\$22.93	
123 - Site Utilities	\$0	\$0.00	
124 - Off-site Work	\$0	\$0.00	
NET PROJECT CONSTRUCTION COST	\$8,031,522		
13 - CONTINGENCIES	\$1,666,541	\$44.74	17%
131 - Design	\$1,204,728	\$32.35	
132 - Escalation	\$461,813	\$12.40	
TOTAL PROJECT CONSTRUCTION COST	\$9,698,063	\$260.38	



PARAMETER COSTING MODEL

Core and Shell

Lisle Library District

Full Renovation Concept - 37,246 SF

12/2/2019

SHELL COST : \$124.16

DESCRIPTION	ITEM	QUANTITY	UNIT	UNIT PRICES	TOTAL
STRUCTURE					
No Basement Assumed in Project	Basement excavation	0	CY	\$0.00	\$0
5,206 SF Excavation for Slab	Mass Excavation	386	CY	\$20.00	\$7,720
Mass Fill	Mass Fill	289	CY	\$30.00	\$8,670
1'x 3' Continuous Footing with 3' x 1' Foundation Wall	Foundation Wall & Footing	298	LF	\$190.00	\$56,550
5' x 5' x 12" Column Footing w/ 2' Pier	Column Footing	17	EA	\$1,200.00	\$20,400
Allowance for Entrance Slab Patching + 5,206 Addition	Slab on Grade	7706	SF	\$11.00	\$84,766
No Basement Assumed in Project	Basement Wall w/ Footing	0	LF	\$0.00	\$0
No Floor Structure Work	Elevated Floor Structure	0	SF	\$50.00	\$0
No Roof Structure Work	Roof Structure	0	SF	\$45.00	\$0
Replace One Main Stair and One Egress	Stairs	2	EA	\$35,000.00	\$70,000
ENVELOPE					
Allowance for Siding Replacement and New	Exterior Enclosure	16522	SF	\$45.74	\$755,717
Curtainwall @ New Entrance + New Windows	Window Wall	2609	SF	\$100.00	\$260,871
Exterior Doors - (1) ADA Double & (3) Single Metal	Exterior Doors	4	EA	\$8,000.00	\$32,000
Select Demolition Assumed	Exterior Demolition	1500	SF	\$15.00	\$22,500
5,206SF New Roofing	Roofing	5206	SF	\$15.00	\$78,090
None Assumed in Project	Skylight	0	SF	\$0.00	\$0
Aluminum Gutters and Roof Edge	Roof Edge	713	LF	\$50.00	\$35,642
CONVEYING SYSTEMS					
Electric Elevators	Elevators etc.	1	EA	\$100,000.00	\$100,000
MECHANICAL					
Plumbing Allowance	Plumbing	37246	SF	\$4.00	\$148,984
H.V.A.C. Allowance	H.V.A.C	37246	SF	\$25.00	\$931,150
Fire Protection Allowance	Fire Protection	37246	SF	\$4.00	\$148,984
None Assumed on Project	Special Mechanical	37246	SF	\$0.00	\$0
ELECTRICAL					
Service & Distribution Allowance	Service & distribution	37246	SF	\$10.00	\$372,460
Lighting & Power Allowance	Lighting & Power	37246	SF	\$25.00	\$931,150
Special Systems Allowance	Special systems	37246	SF	\$15.00	\$558,690
TOTAL CORE /SHELL COST					<u>\$4,624,343</u>
RATE/SF					<u>\$124.16</u>

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PARAMETER COSTING MODEL

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework)

Lisle Library District

Full Renovation Concept - 37,246 SF

12/2/2019

Shell Cost \$124.16

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
Main Floor					\$0.00	\$0.00	\$0	\$0.00	\$7.00	\$0.00	\$0.00	\$0		
youth activity (TV) space	585	585	1	48	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$101,155	\$172.91
adult circulation (open space for circulation)	1980	1980	1	89	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$291,469	\$147.21
adult computers	325	325	1	36	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$53,162	\$163.58
adult fiction	1600	1600	1	80	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$237,231	\$148.27
adult new materials	860	860	1	59	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$146,084	\$169.86
adult seating	1975	1975	1	89	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$300,774	\$152.29
adult services office	350	350	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$56,792	\$162.26
book drop	60	60	1	15	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$18,114	\$301.91
digital media stacks	1160	1160	1	68	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$174,190	\$150.16
early literacy	500	500	1	45	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$8,500	\$87,373	\$174.75
elevator	85	85	1	18	\$400.00	\$0.00	\$0	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$17,838	\$209.86
janitors closet	50	50	1	14	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$14,792	\$295.84
mechanical	550	550	1	47	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$91,593	\$166.53
non fiction stacks	4000	4000	1	126	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$593,153	\$148.29
public restrooms	545	273	2	33	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$10,900	\$154,120	\$282.79
receiving	435	435	1	42	\$431.00	\$0.00	\$7,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$80,045	\$184.01
story time / craft space	900	450	2	42	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$20,000	\$162,925	\$181.03
youth circulation and active space	3400	3400	1	117	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$503,300	\$148.03
dedicated teen space	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$151,170	\$151.17
youth computers	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$34,559	\$172.80
youth services	1500	1500	1	77	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$222,862	\$148.57
youth stacks	2020	2020	1	90	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$297,187	\$147.12
stairs and landings	370	370	1	38	\$185.00	\$0.00	\$2,500	\$50.00	\$37.00	\$0.00	\$0.00	\$10,000	\$97,658	\$263.94
staff restroom	70	70	1	17	\$500.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,400	\$23,541	\$336.30
circulation office	715	715	1	53	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$110,000	\$153.85
art stacks	300	300	1	35	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$54,532	\$181.77
literacy room	106	106	1	21	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$20,422	\$192.66
family restroom	225	75	3	17	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$4,500	\$87,590	\$389.29
nursing room	75	75	1	17	\$151.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,500	\$18,504	\$246.72

PARAMETER COSTING MODEL

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework)

Lisle Library District

Full Renovation Concept - 37,246 SF

12/2/2019

Shell Cost \$124.16

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
2nd Floor														
general circulation	575	288	2	34	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$20,000	\$115,283	\$200.49
administrative offices	1200	200	6	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$207,356	\$172.80
back of house circulation	200	100	2	20	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$38,871	\$194.36
elevator	90	90	1	19	\$400.00	\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$18,774	\$208.60
general circulation	830	830	1	58	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$126,758	\$152.72
meeting space	2350	783	3	56	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$30,000	\$389,886	\$165.91
meeting space support	340	85	4	18	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$78,185	\$229.96
server room	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$34,559	\$172.80
staff break areas	400	400	1	40	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$64,203	\$160.51
staff kitchen	70	70	1	17	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$19,808	\$282.97
storage	1375	688	2	52	\$151.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$192,795	\$140.21
technical services department	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$151,170	\$151.17
janitors closet	75	75	1	17	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$19,214	\$256.18
mechanical	905	905	1	60	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$141,627	\$156.49
public restrooms	545	273	2	33	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$10,900	\$152,140	\$279.16
staff restroom	150	75	2	17	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$3,000	\$57,374	\$382.49
group study	1000	167	6	26	\$151.00	\$0.00	\$2,500	\$8.00	\$0.00	\$0.00	\$0.00	\$30,000	\$200,713	\$200.71

SITE PREPARATION

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Demo Existing Parking Pavement	7,500	SQFT	\$1.50	\$11,250
Demolish Concrete, Curb & Gutter	1	LSUM	\$10,000.00	\$10,000
Erosion Control Allowance	1	LSUM	\$5,000.00	\$5,000
Stabilized Construction Entrance	1	LSUM	\$5,000.00	\$5,000
Misc Site Preparation Allowance (silt fencing, haybales, rip-rap, general earthwork, etc.)	1	LSUM	\$15,000.00	\$15,000
General Site Preparation Allowance for Grading	1	EACH	\$50,000.00	\$50,000
Site Clearing	1	LSUM	\$10,000.00	\$10,000

EXAMPLE

TOTAL

\$106,250

SITE IMPROVEMENTS

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Asphalt Paving @ New Entrance including sub-grade	7,500	SQFT	\$6.00	\$45,000
5" Concrete Sidewalk at New Building Entrance	100	SQFT	\$9.00	\$900
5" Concrete Sidewalk at Site	750	SQFT	\$9.00	\$6,750
Concrete Curb and Gutter	2,400	LNFT	\$20.00	\$48,000
Parking Stall	130	EACH	\$25.00	\$3,250
Pavement Striping	1	LSUM	\$15,000.00	\$15,000
Landscaping Allowance	1	LSUM	\$150,000.00	\$150,000
Benches	1	LSUM	\$10,000.00	\$10,000
Bike Rack	1	LSUM	\$5,000.00	\$5,000
Trash Receptacle	1	LSUM	\$5,000.00	\$5,000
Trash Enclosure	1	LSUM	\$10,000.00	\$10,000
Signage	1	LSUM	\$25,000.00	\$25,000
Flagpole	1	EACH	\$5,000.00	\$5,000
Misc Site Improvements Allowance	1	LSUM	\$25,000.00	\$25,000
Permeable Paving System Allowance - @ Northeast Corner of Site	1	LSUM	\$500,000.00	\$500,000

EXAMPLE

TOTAL				\$853,900
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SITE UTILITIES

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Sanitary System (existing to remain)	-	LSUM	-	-
Storm System (misc. allowance for improvements)	-	LSUM	-	-
Electric System (existing to remain)	-	LSUM	-	-
Telephone and Data (existing to remain)	-	LSUM	-	-
Gas System (existing to remain)	-	LSUM	-	-
Water System (existing to remain)	-	LSUM	-	-
Site Lighting Allowance (existing to remain)	-	LSUM	-	-

EXAMPLE

TOTAL

PARAMETER COSTING INTERIOR OUTLINE

Lisle Library District

12/2/2019

1

Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH														
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	GLASS NON RATED				TOTAL GUT	PARTIAL GUT		SOLID CORE WD	HOLLOW METAL		SPECIAL DOORS	SIDELITE			PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE		RUBBER BASE	CT BASE	WOOD BASE	
	Main Floor																													
585	youth activity (TV) space	120											2500							25								6		
1980	adult circulation (open space for circulation)	120											2500							25								6		
325	adult computers	120											2500							25								6		
1600	adult fiction	120											2500							25								6		
860	adult new materials	120											2500							25								6		
1975	adult seating	120											2500							25								6		
350	adult services office	120											2500							25								6		
60	book drop	120											2500							25								6		
1160	digital media stacks	120											2500							25								6		
500	early literacy	120											2500							25								6		
85	elevator		400																											
50	janitors closet		400										2500							25								6		
550	mechanical		400										2500							25								6		
4000	non fiction stacks	120											2500							25								6		
273	public restrooms		400										2500								350							30		
435	receiving		400										2500	5000						25								6		
450	story time / craft space	120											2500							25								6		
3400	youth circulation and active space	120											2500							25								6		
1000	dedicated teen space	120											2500							25								6		
200	youth computers	120											2500							25								6		
1500	youth services	120											2500							25								6		
2020	youth stacks	120											2500							25								6		
370	stairs and landings	120											2500							25									40	
70	staff restroom	120											2500								350							30		
715	circulation office	120											2500							25								6		
300	art stacks	120											2500							25								6		
106	literacy room	120											2500							25								6		
75	family restroom		400										2500								350							30		
75	nursing room	120											2500							25								6		
0																														
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Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH						
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	G:ASS NON RATED		TOTAL GUT	PARTIAL GUT	SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE	PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE
288	general circulation	120							2500				25							6		
200	administrative offices	120							2500				25							6		
100	back of house circulation	120							2500				25							6		
90	elevator		400																			
830	general circulation	120							2500				25							6		
783	meeting space	120							2500				25							6		
85	meeting space support	120							2500				25							6		
200	server room	120							2500				25							6		
400	staff break areas	120							2500				25							6		
70	staff kitchen	120							2500				25							6		
688	storage	120							2500				25							6		
1000	technical services department	120							2500				25							6		
75	janitors closet		400						2500				25							6		
905	mechanical		400						2500				25							6		
273	public restrooms		400						2500						320						30	
75	staff restroom		400						2500						320						30	
167	group study	120							2500				25							6		
0																						
0																						
0																						
0																						
0																						
0																						

EXAMPLE

Ave SF		FLOOR FINISH							CEILING FINISH																	
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT	LAY-IN ACOUSTICAL	GYP SUM BOARD	DETAILED GYP BD	SPECIAL LAY IN	PAINTED	EXPOSED										
288	general circulation					8				7																
200	administrative offices					8				7																
100	back of house circulation					8				7																
90	elevator																									
830	general circulation					8				7																
783	meeting space					8				7																
85	meeting space support					8				7																
200	server room					8				7																
400	staff break areas					8				7																
70	staff kitchen					8				7																
688	storage						1																		0	
1000	technical services department					8				7																0
75	janitors closet						1																			0
905	mechanical						1																			0
273	public restrooms			20																						15
75	staff restroom			20																						15
167	group study					8				7																
0																										
0																										
0																										
0																										
0																										
0																										

EXAMPLE

Order of Magnitude - Renovation of Existing Building

Lisle Library District

Lisle, IL

33,000 GSF



Owner:

Lisle Library District

12/2/2019

CCS Project # 19.111



WE TAKE ON YOUR VALUES.

1815 South Meyers Road
Suite 200
Oakbrook Terrace, IL 60181

630.678.0808
www.CCSdifference.com

NOTES REGARDING THIS ESTIMATE:

This Program estimate is based on program data, direction provided by the Library Board during a meeting on 9/26/2019 as well as the direction from discussions with the Lisle Library staff and supplemental information.

This estimate assumes a normal market conditions.

This estimate assumes five or more qualified contractors competitively bidding on this project.

This estimate assumes one contract awarded to one General Contractor.

This estimate assumes a competitively bid contract (Design Bid Build approach).

After six months this estimate should be updated for current market conditions.

Escalation is included assuming 12/2020 as the start of construction and 12/2021 as the substantial completion of construction.

The estimate example is only intended to provide order of magnitude cost guidance to the Library District.

THIS ESTIMATE EXCLUDES:

- 1) Professional fees, testing, moving expense, etc. for Owner's account,
- 2) Furnishings and equipment other than those shown in the body of the estimate,
- 3) Premium costs for work done in phases, out of sequence, out of hours,
- 4) Owner provided items
- 5) Hazardous material removal and abatement,
- 6) Construction Contingencies.
- 7) Building Permits,
- 8) Builder's Risk Insurance.

This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

DESIGN ASSUMPTIONS WITHIN THIS ESTIMATE:

PROGRAM

The project scope is assumed to be a gut renovation of the existing Lisle Library Building

Components excluded from the estimate are as follows:

- Foundations
- Substructure other than a slab on grade repair / replacement for a new entrance
- Superstructure
- Exterior Enclosure other than a new entrance on the North side of the existing building
- Roofing
- Site Utilities (electricity, gas, water and sewer service is assumed to be existing)

The space is limited to the existing building size.

Generally spaces are assumed to have painted drywall walls with a rubber base, rubber floor and lay-in acoustical ceilings. Refer to the parameter costing interior outline for exceptions to this assumption.

Primary Restrooms are assumed to have block walls with ceramic tile floors and walls with a painted drywall ceiling

Doors are assumed to be painted hollow metal.

FFE components, which are excluded from the construction cost estimate, are expected to be utilized for desks, chairs, etc. Millwork assumptions are limited to built in casework as identified in the parameter costing interior outline.

SITWORK IMPROVEMENT ALLOWANCES

Sitework allowances are included for Library provided improvements at a new entrance and perimeter landscaping

PARAMETER COSTING MODEL			
Lisle Library District			
Full Renovation Concept - 33,000 SF			
GROSS AREA:		33000 SF	12/2/2019
COST SUMMARY			
DESCRIPTION	TOTAL COST	RATE/SF	% of Total
01 - FOUNDATIONS	\$0	\$0.00	0%
011 - Standard Foundations	\$0	\$0.00	
012 - Special Foundations	\$0	\$0.00	
02 - SUBSTRUCTURE	\$27,500	\$0.83	0%
021 - Slab on Grade	\$27,500	\$0.83	
022 - Basement Excavation	\$0	\$0.00	
023 - Basement Walls	\$0	\$0.00	
03 - SUPERSTRUCTURE	\$70,000	\$2.12	1%
031 - Floor Construction	\$0	\$0.00	
032 - Roof Construction	\$0	\$0.00	
033 - Stair Construction	\$70,000	\$2.12	
04 - EXTERIOR CLOSURE	\$570,125	\$17.28	8%
041 - Exterior Walls	\$300,717	\$9.11	
042 - Exterior Doors & Windows	\$269,408	\$8.16	
05 - ROOFING	\$32,436	\$0.98	0%
06 - INTERIOR CONSTRUCTION	\$1,421,421	\$43.07	21%
061 - Partitions	\$721,017	\$21.85	
062 - Interior Finishes	\$490,604	\$14.87	
063 - Specialties	\$209,800	\$6.36	
07 - CONVEYING SYSTEMS	\$100,000	\$3.03	1%
08 - MECHANICAL	\$858,000	\$26.00	13%
081 - Plumbing	\$99,000	\$3.00	
082 - HVAC	\$660,000	\$20.00	
083 - Fire Protection	\$99,000	\$3.00	
084 - Special Systems	\$0	\$0.00	

PARAMETER COSTING MODEL

Lisle Library District

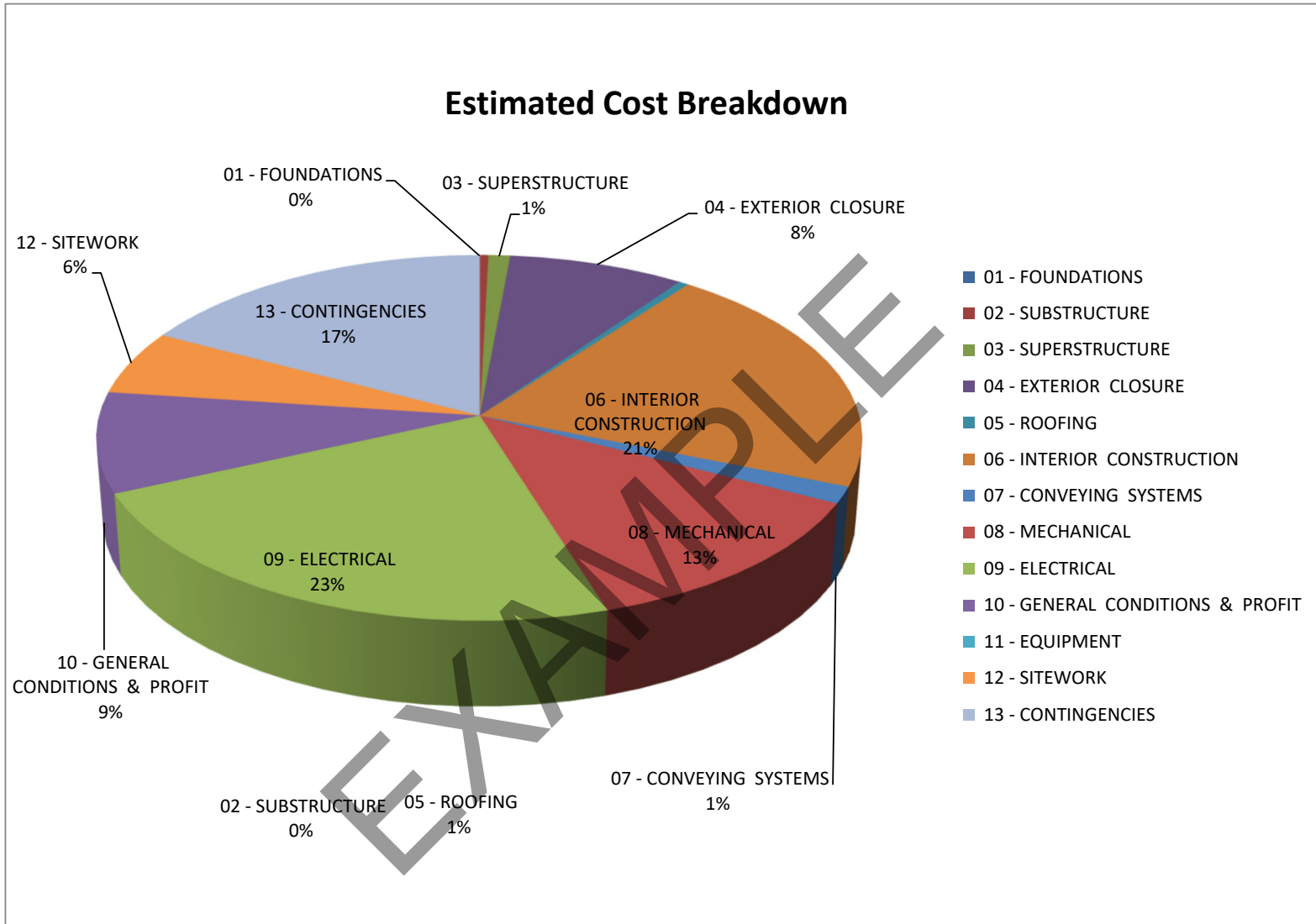
Full Renovation Concept - 33,000 SF

GROSS AREA: 33000 SF

12/2/2019

COST SUMMARY

DESCRIPTION	TOTAL COST	RATE/SF	% of Total
09 - ELECTRICAL	\$1,567,500	\$47.50	23%
091 - Service & Distribution	\$247,500	\$7.50	
092 - Lighting & Power	\$825,000	\$25.00	
093 - Special Systems	\$495,000	\$15.00	
10 - GENERAL CONDITIONS & PROFIT	\$604,306	\$18.31	9%
NET BUILDING CONSTRUCTION COST	\$5,251,287		
11 - EQUIPMENT	\$0	\$0.00	0%
111 - Fixed & Movable Equipment	\$0	\$0.00	
112 - Furnishings	\$0	\$0.00	
113 - Special Construction	\$0	\$0.00	
12 - SITEWORK	\$388,900	\$11.78	6%
121 - Site Preparation	\$77,500	\$2.35	
122 - Site Improvements	\$311,400	\$9.44	
123 - Site Utilities	\$0	\$0.00	
124 - Off-site Work	\$0	\$0.00	
NET PROJECT CONSTRUCTION COST	\$5,640,187		
13 - CONTINGENCIES	\$1,170,339	\$35.46	17%
131 - Design	\$846,028	\$25.64	
132 - Escalation	\$324,311	\$9.83	
TOTAL PROJECT CONSTRUCTION COST	\$6,810,526	\$206.38	



PARAMETER COSTING MODEL

Core and Shell

Lisle Library District

Full Renovation Concept - 33,000 SF

12/2/2019

SHELL COST : \$97.74

DESCRIPTION	ITEM	QUANTITY	UNIT	UNIT PRICES	TOTAL
STRUCTURE					
No Basement Assumed in Project	Basement excavation	0	CY	\$0.00	\$0
No Excavation for Slab	Mass Excavation	0	CY	\$20.00	\$0
No Mass Fill	Mass Fill	0	CY	\$30.00	\$0
No Foundation Work	Foundation Wall & Footing	0	LF	\$190.00	\$0
No Footing Work	Column Footing	0	EA	\$1,200.00	\$0
Allowance for Entrance Slab Patching	Slab on Grade	2500	SF	\$11.00	\$27,500
No Basement Assumed in Project	Basement Wall w/ Footing	0	LF	\$0.00	\$0
No Floor Structure Work	Elevated Floor Structure	0	SF	\$50.00	\$0
No Roof Structure Work	Roof Structure	0	SF	\$45.00	\$0
Replace One Main Stair and One Egress	Stairs	2	EA	\$35,000.00	\$70,000
ENVELOPE					
Allowance for Siding Replacement	Exterior Enclosure	15036	SF	\$20.00	\$300,717
Curtainwall @ New Entrance + New Windows	Window Wall	2374	SF	\$100.00	\$237,408
Exterior Doors - (1) ADA Double & (3) Single Metal	Exterior Doors	4	EA	\$8,000.00	\$32,000
No Demolition Assumed	Exterior Demolition	0	SF	\$0.00	\$0
No New Roofing	Roofing	0	SF	\$15.00	\$0
None Assumed in Project	Skylight	0	SF	\$0.00	\$0
Aluminum Gutters and Roof Edge	Roof Edge	649	LF	\$50.00	\$32,436
CONVEYING SYSTEMS					
Electric Elevators	Elevators etc.	1	EA	\$100,000.00	\$100,000
MECHANICAL					
Plumbing Allowance	Plumbing	33000	SF	\$3.00	\$99,000
H.V.A.C. Allowance	H.V.A.C	33000	SF	\$20.00	\$660,000
Fire Protection Allowance	Fire Protection	33000	SF	\$3.00	\$99,000
None Assumed on Project	Special Mechanical	33000	SF	\$0.00	\$0
ELECTRICAL					
Service & Distribution Allowance	Service & distribution	33000	SF	\$7.50	\$247,500
Lighting & Power Allowance	Lighting & Power	33000	SF	\$25.00	\$825,000
Special Systems Allowance	Special systems	33000	SF	\$15.00	\$495,000
TOTAL CORE /SHELL COST					\$3,225,561
RATE/SF					\$97.74

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PARAMETER COSTING MODEL

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework)

Lisle Library District

Full Renovation Concept - 33,000 SF

12/2/2019

Shell Cost

\$97.74

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
youth activity (TV) space	585	585	1	48	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$85,703	\$146.50
adult circulation (open space for circulation)	2631	2631	1	103	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$314,683	\$119.61
adult computers	325	325	1	36	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$44,578	\$137.16
adult fiction	1600	1600	1	80	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$194,971	\$121.86
adult new materials	860	860	1	59	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$123,369	\$143.45
adult seating	1975	1975	1	89	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$248,609	\$125.88
adult services office	350	350	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$47,547	\$135.85
book drop	60	60	1	15	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$16,530	\$275.49
digital media stacks	1160	1160	1	68	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$143,551	\$123.75
early literacy	500	500	1	45	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$8,500	\$74,167	\$148.33
elevator	85	85	1	18	\$400.00	\$0.00	\$0	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$15,593	\$183.45
janitors closet	50	50	1	14	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$13,471	\$269.42
mechanical	550	550	1	47	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$77,066	\$140.12
non fiction stacks	4214	4214	1	130	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$512,234	\$121.56
public restrooms	325	163	2	25	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$6,500	\$93,642	\$288.13
receiving	435	435	1	42	\$431.00	\$0.00	\$7,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$68,556	\$157.60
story time / craft space	450	450	1	42	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$69,577	\$154.62
youth circulation and active space	1710	1710	1	83	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$217,826	\$127.38
dedicated teen space														
youth computers	150	150	1	24	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$23,036	\$153.57
youth services	850	850	1	58	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$107,091	\$125.99
youth stacks	2020	2020	1	90	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$243,833	\$120.71
stairs and landings	370	370	1	38	\$185.00	\$0.00	\$2,500	\$50.00	\$37.00	\$0.00	\$0.00	\$10,000	\$87,885	\$237.53
staff restroom	70	70	1	17	\$500.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,400	\$21,692	\$309.89
circulation office	715	715	1	53	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$91,115	\$127.43
art stacks	300	300	1	35	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$46,608	\$155.36
literacy room	116	116	1	22	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$18,900	\$162.93
family restroom	150	75	2	17	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$3,000	\$54,432	\$362.88
nursing room	75	75	1	17	\$151.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,500	\$16,523	\$220.30

PARAMETER COSTING MODEL

Lisle Library District

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework)

Full Renovation Concept - 33,000 SF

12/2/2019

Shell Cost \$97.74

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
general circulation	575	288	2	34	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$20,000	\$100,096	\$174.08
administrative offices	1010	168	6	26	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$152,428	\$150.92
back of house circulation	200	100	2	20	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,589	\$167.94
elevator	90	90	1	19	\$400.00	\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$16,397	\$182.19
general circulation	830	830	1	58	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$104,836	\$126.31
meeting space	1600	800	2	57	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$20,000	\$222,605	\$139.13
meeting space support	340	85	4	18	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$69,205	\$203.54
server room	160	160	1	25	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$24,314	\$151.96
staff break areas	345	345	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$46,984	\$136.18
staff kitchen	70	70	1	17	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$17,959	\$256.56
storage	1519	760	2	55	\$151.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$171,603	\$112.97
technical services department	1145	1145	1	68	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$141,860	\$123.90
janitors closet	75	75	1	17	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$17,233	\$229.77
mechanical	905	905	1	60	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$117,724	\$130.08
public restrooms	545	273	2	33	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$10,900	\$137,746	\$252.74
staff restroom	150	75	2	17	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$3,000	\$53,412	\$356.08
group study	760	127	6	23	\$151.00	\$0.00	\$2,500	\$8.00	\$0.00	\$0.00	\$0.00	\$30,000	\$146,204	\$192.37

SITE PREPARATION

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Demo Existing Parking Pavement	5,000	SQFT	\$1.50	\$7,500
Demolish Concrete, Curb & Gutter	1	LSUM	\$10,000.00	\$10,000
Erosion Control Allowance	1	LSUM	\$5,000.00	\$5,000
Stabilized Construction Entrance	1	LSUM	\$5,000.00	\$5,000
Misc Site Preparation Allowance (silt fencing, haybales, rip-rap, general earthwork, etc.)	1	LSUM	\$15,000.00	\$15,000
General Site Preparation Allowance for Grading	1	EACH	\$25,000.00	\$25,000
Site Clearing	1	LSUM	\$10,000.00	\$10,000

EXAMPLE

TOTAL

\$77,500

SITE IMPROVEMENTS

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Asphalt Paving @ New Entrance including sub-grade	5,000	SQFT	\$6.00	\$30,000
5" Concrete Sidewalk at New Building Entrance	100	SQFT	\$9.00	\$900
5" Concrete Sidewalk at Site	250	SQFT	\$9.00	\$2,250
Concrete Curb and Gutter	1,250	LNFT	\$20.00	\$25,000
Parking Stall	130	EACH	\$25.00	\$3,250
Pavement Striping	1	LSUM	\$15,000.00	\$15,000
Landscaping Allowance	1	LSUM	\$150,000.00	\$150,000
Benches	1	LSUM	\$10,000.00	\$10,000
Bike Rack	1	LSUM	\$5,000.00	\$5,000
Trash Receptacle	1	LSUM	\$5,000.00	\$5,000
Trash Enclosure	1	LSUM	\$10,000.00	\$10,000
Signage	1	LSUM	\$25,000.00	\$25,000
Flagpole	1	EACH	\$5,000.00	\$5,000
Misc Site Improvements Allowance	1	LSUM	\$25,000.00	\$25,000

EXAMPLE

TOTAL

\$311,400

SITE UTILITIES

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Sanitary System (existing to remain)	-	LSUM	-	-
Storm System (misc. allowance for improvements)	-	LSUM	-	-
Electric System (existing to remain)	-	LSUM	-	-
Telephone and Data (existing to remain)	-	LSUM	-	-
Gas System (existing to remain)	-	LSUM	-	-
Water System (existing to remain)	-	LSUM	-	-
Site Lighting Allowance (existing to remain)	-	LSUM	-	-

EXAMPLE

TOTAL

Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH							
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	GLASS NON RATED		TOTAL GUT	PARTIAL GUT	SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE	PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE	
585	youth activity (TV) space	120							2500				25							6			
2631	adult circulation (open space for circulation)	120							2500				25							6			
325	adult computers	120							2500				25							6			
1600	adult fiction	120							2500				25							6			
860	adult new materials	120							2500				25							6			
1975	adult seating	120							2500				25							6			
350	adult services office	120							2500				25							6			
60	book drop	120							2500				25							6			
1160	digital media stacks	120							2500				25							6			
500	early literacy	120							2500				25							6			
85	elevator		400																				
50	janitors closet		400						2500				25							6			
550	mechanical		400						2500				25							6			
4214	non fiction stacks	120							2500				25							6			
163	public restrooms		400						2500					350							30		
435	receiving		400						2500	5000			25							6			
450	story time / craft space	120							2500				25							6			
1710	youth circulation and active space	120							2500				25							6			
0	dedicated teen space																						
150	youth computers	120							2500				25							6			
850	youth services	120							2500				25							6			
2020	youth stacks	120							2500				25							6			
370	stairs and landings	120							2500				25									40	
70	staff restroom	120							2500					350							30		
715	circulation office	120							2500				25							6			
300	art stacks	120							2500				25							6			
116	literacy room	120							2500				25							6			
75	family restroom		400						2500					350							30		
75	nursing room	120							2500				25							6			

EXAMPLE

Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH						
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	G:ASS NON RATED		TOTAL GUT	PARTIAL GUT	SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE	PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE
288	general circulation	120							2500				25							6		
168	administrative offices	120							2500				25							6		
100	back of house circulation	120							2500				25							6		
90	elevator		400																			
830	general circulation	120							2500				25							6		
800	meeting space	120							2500				25							6		
85	meeting space support	120							2500				25							6		
160	server room	120							2500				25							6		
345	staff break areas	120							2500				25							6		
70	staff kitchen	120							2500				25							6		
760	storage	120							2500				25							6		
1145	technical services department	120							2500				25							6		
75	janitors closet		400						2500				25							6		
905	mechanical		400						2500				25							6		
273	public restrooms		400						2500						320							30
75	staff restroom		400						2500						320							30
127	group study	120							2500				25							6		

EXAMPLE

Ave SF		FLOOR FINISH							CEILING FINISH																	
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT	LAY-IN ACOUSTICAL	GYP SUM BOARD	DETAILED GYP BD	SPECIAL LAY IN	PAINTED	EXPOSED										
288	general circulation					8				7																
168	administrative offices					8				7																
100	back of house circulation					8				7																
90	elevator																									
830	general circulation					8				7																
800	meeting space					8				7																
85	meeting space support					8				7																
160	server room					8				7																
345	staff break areas					8				7																
70	staff kitchen					8				7																
760	storage						1																			0
1145	technical services department					8				7																0
75	janitors closet						1																			0
905	mechanical						1																			0
273	public restrooms			20																						
75	staff restroom			20																						
127	group study					8				7																

EXAMPLE

Order of Magnitude - Interior Build Out Construction Cost Estimate

Lisle Library District - Downtown Lisle Development

Lisle, IL

35,925 GSF



Owner:

Lisle Library District

12/2/2019

CCS Project # 19.111



WE TAKE ON YOUR VALUES.

1815 South Meyers Road
Suite 200
Oakbrook Terrace, IL 60181

630.678.0808
www.CCSdifference.com

NOTES REGARDING THIS ESTIMATE:

This Program estimate is based on program data, direction provided by the Library Board during a meeting on 9/26/2019 as well as the direction from discussions with the Lisle Library staff and supplemental information.

This estimate assumes a normal market conditions.

This estimate assumes five or more qualified contractors competitively bidding on this project.

This estimate assumes one contract awarded to one General Contractor.

This estimate assumes a competitively bid contract (Design Bid Build approach).

After six months this estimate should be updated for current market conditions.

Escalation is included assuming 12/2020 as the start of construction and 12/2021 as the substantial completion of construction.

The estimate example is only intended to provide order of magnitude cost guidance to the Library District.

THIS ESTIMATE EXCLUDES:

- 1) Professional fees, testing, moving expense, etc. for Owner's account,
- 2) Furnishings and equipment other than those shown in the body of the estimate,
- 3) Premium costs for work done in phases, out of sequence, out of hours,
- 4) Owner provided items
- 5) Hazardous material removal and abatement,
- 6) Construction Contingencies.
- 7) Building Permits,
- 8) Builder's Risk Insurance.

This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

DESIGN ASSUMPTIONS WITHIN THIS ESTIMATE:

PROGRAM

The project scope is assumed to be limited to interior build out of a cold dark shell space.

Components excluded from the estimate are as follows:

- Foundations
- Substructure other than a slab on grade
- Superstructure
- Exterior Enclosure
- Roofing
- Conveying Systems
- Sitework other than as listed in the sitework improvements breakout
- Site Utilities (electricity, gas, water and sewer service is assumed to be available and run to the cold dark shell space)

The space is limited to a single 35,925 SF floor plate with a regular shape.

Generally spaces are assumed to have painted drywall walls with a rubber base, rubber floor and lay-in acoustical ceilings. Refer to the parameter costing interior outline for exceptions to this assumption.

Primary Restrooms are assumed to have block walls with ceramic tile floors and walls with a painted drywall ceiling

Doors are assumed to be painted hollow metal.

FFE components, which are excluded from the construction cost estimate, are expected to be utilized for desks, chairs, etc. Millwork assumptions are limited to built in casework as identified in the parameter costing interior outline.

The space program includes a dedicated teen room.

SITWORK IMPROVEMENT ALLOWANCES

Sitework allowances are included for Library provided improvements at entrances.

Landscaping is assumed to be limited to small planting beds, for instance at a building entrance.

PARAMETER COSTING MODEL

Lisle Library District
Interior Build Out Construction Concept - 35,925 SF
GROSS AREA: 35925 SF **12/2/2019**

COST SUMMARY			
DESCRIPTION	TOTAL COST	RATE/SF	% of Total
01 - FOUNDATIONS	\$0	\$0.00	0%
011 - Standard Foundations	\$0	\$0.00	
012 - Special Foundations	\$0	\$0.00	
02 - SUBSTRUCTURE	\$395,175	\$11.00	5%
021 - Slab on Grade	\$395,175	\$11.00	
022 - Basement Excavation	\$0	\$0.00	
023 - Basement Walls	\$0	\$0.00	
03 - SUPERSTRUCTURE	\$0	\$0.00	0%
031 - Floor Construction	\$0	\$0.00	
032 - Roof Construction	\$0	\$0.00	
033 - Stair Construction	\$0	\$0.00	
04 - EXTERIOR CLOSURE	\$32,000	\$0.89	0%
041 - Exterior Walls	\$0	\$0.00	
042 - Exterior Doors & Windows	\$32,000	\$0.89	
05 - ROOFING	\$0	\$0.00	0%
06 - INTERIOR CONSTRUCTION	\$1,353,728	\$37.68	18%
061 - Partitions	\$634,302	\$17.66	
062 - Interior Finishes	\$532,025	\$14.81	
063 - Specialties	\$187,401	\$5.22	
07 - CONVEYING SYSTEMS	\$0	\$0.00	0%
08 - MECHANICAL	\$1,868,100	\$52.00	24%
081 - Plumbing	\$215,550	\$6.00	
082 - HVAC	\$1,437,000	\$40.00	
083 - Fire Protection	\$215,550	\$6.00	
084 - Special Systems	\$0	\$0.00	

PARAMETER COSTING MODEL

Lisle Library District

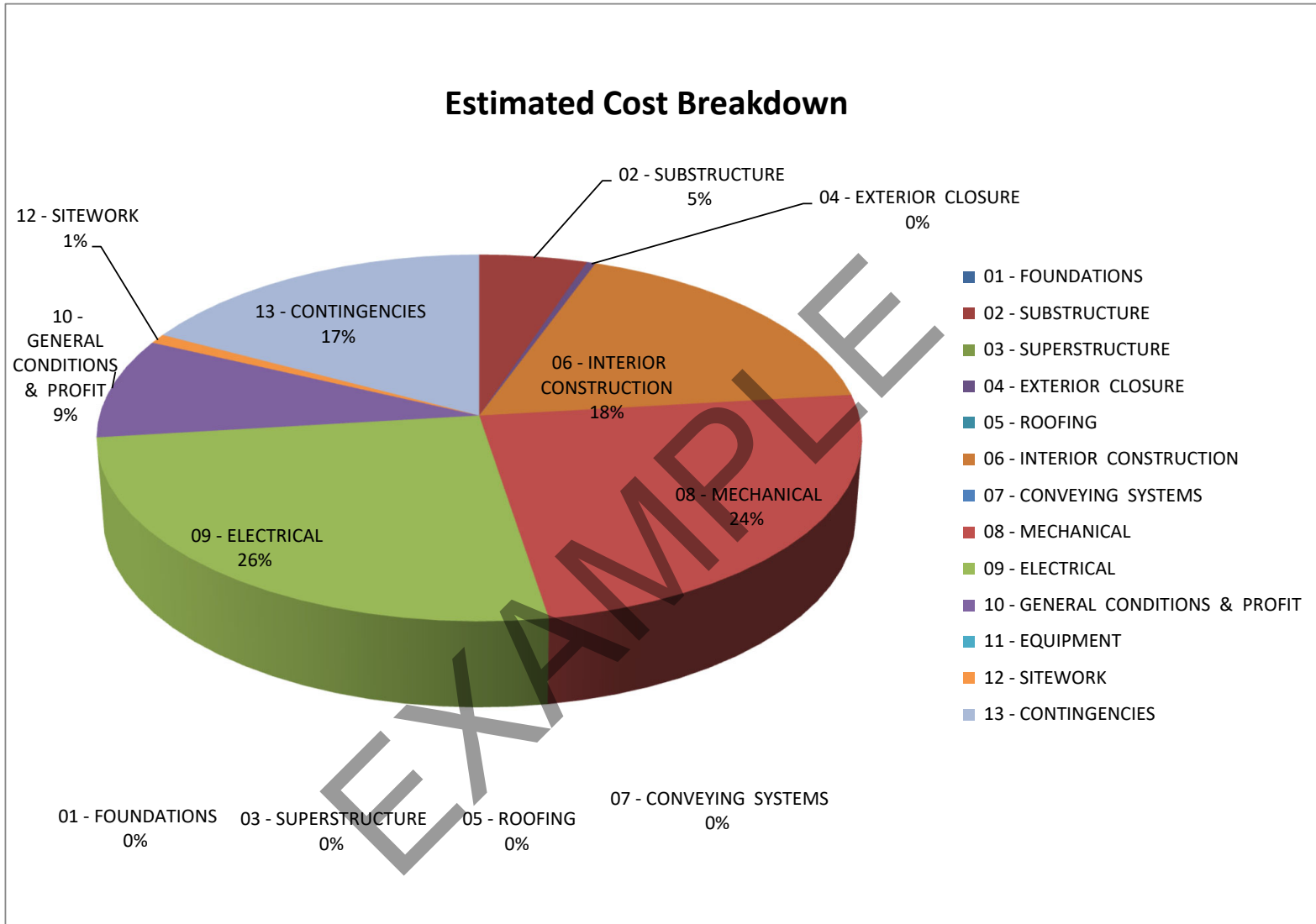
Interior Build Out Construction Concept - 35,925 SF

GROSS AREA: 35925 SF

12/2/2019

COST SUMMARY

DESCRIPTION	TOTAL COST	RATE/SF	% of Total
09 - ELECTRICAL	\$1,975,875	\$55.00	26%
091 - Service & Distribution	\$538,875	\$15.00	
092 - Lighting & Power	\$898,125	\$25.00	
093 - Special Systems	\$538,875	\$15.00	
10 - GENERAL CONDITIONS & PROFIT	\$682,785	\$19.01	9%
NET BUILDING CONSTRUCTION COST	\$6,307,663		
11 - EQUIPMENT	\$0	\$0.00	0%
111 - Fixed & Movable Equipment	\$0	\$0.00	
112 - Furnishings	\$0	\$0.00	
113 - Special Construction	\$0	\$0.00	
12 - SITEWORK	\$65,000	\$1.81	1%
121 - Site Preparation	\$0	\$0.00	
122 - Site Improvements	\$65,000	\$1.81	
123 - Site Utilities	\$0	\$0.00	
124 - Off-site Work	\$0	\$0.00	
NET PROJECT CONSTRUCTION COST	\$6,372,663		
13 - CONTINGENCIES	\$1,322,328	\$36.81	17%
131 - Design	\$955,900	\$26.61	
132 - Escalation	\$366,428	\$10.20	
TOTAL PROJECT CONSTRUCTION COST	\$7,694,991	\$214.20	



PARAMETER COSTING MODEL

Core and Shell

Lisle Library District

Interior Build Out Construction Concept - 35,925 SF

12/2/2019

SHELL COST : \$118.89

DESCRIPTION	ITEM	QUANTITY	UNIT	UNIT PRICES	TOTAL
STRUCTURE					
No Basement Assumed in Project	Basement excavation	0	CY	\$0.00	\$0
Excavation to be provided by developer	Mass Excavation	0	CY	\$0.00	\$0
Fill to be provided by developer	Mass Fill	0	CY	\$0.00	\$0
Foundations to be provided by developer	Foundation Wall & Footing	0	LF	\$0.00	\$0
Footings to be provided by developer	Column Footing	0	EA	\$0.00	\$0
5" Thick Slab on Grade Incl. WWF, Aggregate, and Finishing	Slab on Grade	35925	SF	\$11.00	\$395,175
No Basement Assumed in Project	Basement Wall w/ Footing	0	LF	\$0.00	\$0
No elevated structure in Single Story Building	Elevated Floor Structure	0	SF	\$0.00	\$0
Roof to be provided by developer	Roof Structure	0	SF	\$0.00	\$0
No Stairs in Single Story Building	Stairs	0	EA	\$0.00	\$0
ENVELOPE					
Enclosure to be provided by developer	Exterior Enclosure	0	SF	\$0.00	\$0
Enclosure to be provided by developer	Window Wall	0	SF	\$0.00	\$0
Exterior Doors - (1) ADA Double & (3) Single Metal	Exterior Doors	4	EA	\$8,000.00	\$32,000
No Demolition Assumed	Exterior Demolition	0	SF	\$0.00	\$0
Roof to be provided by developer	Roofing	0	SF	\$0.00	\$0
None Assumed in Project	Skylight	0	SF	\$0.00	\$0
Roof to be provided by developer	Roof Edge	0	LF	\$0.00	\$0
CONVEYING SYSTEMS					
No Elevator in Single Story Building	Elevators etc.	0	EA	\$0.00	\$0
MECHANICAL					
Plumbing Allowance	Plumbing	35925	SF	\$6.00	\$215,550
H.V.A.C. Allowance	H.V.A.C	35925	SF	\$40.00	\$1,437,000
Fire Protection Allowance	Fire Protection	35925	SF	\$6.00	\$215,550
None Assumed on Project	Special Mechanical	35925	SF	\$0.00	\$0
ELECTRICAL					
Service & Distribution Allowance	Service & distribution	35925	SF	\$15.00	\$538,875
Lighting & Power Allowance	Lighting & Power	35925	SF	\$25.00	\$898,125
Special Systems Allowance	Special systems	35925	SF	\$15.00	\$538,875
				TOTAL CORE /SHELL COST	\$4,271,150
				RATE/SF	\$118.89

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PARAMETER COSTING MODEL

Lisle Library District

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework)

Interior Build Out Construction Concept - 35,925 SF

12/2/2019

Shell Cost \$118.89

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
All Spaces on the 1st Floor														
youth activity (TV) space	585	585	1	48	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$98,074	\$167.65
dedicated teen space	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$155,904	\$155.90
youth computers	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,506	\$167.53
youth stacks	2020	2020	1	90	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$286,549	\$141.86
story time / craft space	900	900	1	60	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$142,062	\$157.85
youth circulation and active space	3400	3400	1	117	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$485,396	\$142.76
early literacy	500	500	1	45	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$8,500	\$84,740	\$169.48
youth services office	1500	1500	1	77	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$214,963	\$143.31
adult circulation	3000	3000	1	110	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$420,782	\$140.26
adult computers	325	325	1	36	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$51,450	\$158.31
adult fiction	1600	1600	1	80	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$238,805	\$149.25
adult general stacks	860	860	1	59	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$141,555	\$164.60
adult open seating	1975	1975	1	89	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$290,373	\$147.02
adult services office	350	350	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$54,949	\$157.00
non fiction stacks	4000	4000	1	126	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$572,089	\$143.02
digital media stacks	1160	1160	1	68	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$168,081	\$144.90
art stacks	300	300	1	35	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$52,952	\$176.51
group study	760	127	6	23	\$151.00	\$0.00	\$2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$126,195	\$166.05
literacy room	105	105	1	20	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$19,579	\$186.46
meeting space	2350	783	3	56	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$30,000	\$377,511	\$160.64
meeting space support	340	85	4	18	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$76,395	\$224.69
family restroom	150	150	1	24	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$3,000	\$47,304	\$315.36
nursing room	75	75	1	17	\$500.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,500	\$24,042	\$320.56
public restrooms	750	375	2	39	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$15,000	\$196,258	\$261.68

PARAMETER COSTING MODEL

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework)

Lisle Library District

Interior Build Out Construction Concept - 35,925 SF

12/2/2019

Shell Cost \$118.89

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
All Spaces on the 1st Floor														
public pathways	370	370	1	38	\$185.00	\$0.00	\$2,500	\$50.00	\$37.00	\$0.00	\$0.00	\$10,000	\$95,710	\$258.67
general circulation	0		1		\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$2,500	#DIV/0!
circulation office	715	715	1	53	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$106,235	\$148.58
technical services department	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$145,904	\$145.90
administrative offices	1200	1200	1	69	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$173,588	\$144.66
back of house circulation	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,506	\$167.53
server room	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,506	\$167.53
staff break areas	400	400	1	40	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$62,096	\$155.24
staff kitchen	70	70	1	17	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$19,439	\$277.71
staff restroom	220	73	3	17	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$4,401	\$84,007	\$381.85
book drop	60	60	1	15	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$17,798	\$296.64
receiving	435	435	1	42	\$431.00	\$0.00	\$7,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$77,754	\$178.75
storage	1375	458	3	43	\$151.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$191,829	\$139.51
mechanical	1400	1400	1	75	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$202,672	\$144.77
janitors closet	75	75	1	17	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$18,819	\$250.92

SITE PREPARATION

DESCRIPTION

QUANTITY

UM

UNIT COST

ESTIMATED COST

None - Assumed to be Developer Provided

EXAMPLE

TOTAL

SITE IMPROVEMENTS

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Signage	1	LSUM	\$25,000.00	\$25,000
Benches	1	LSUM	\$10,000.00	\$10,000
Bike Rack	1	LSUM	\$5,000.00	\$5,000
Landscaping Allowance	1	LSUM	\$25,000.00	\$25,000
All Other Site Improvements Assumed to be Developer Provided				

EXAMPLE

TOTAL

\$65,000

SITE UTILITIES

DESCRIPTION

QUANTITY

UM

UNIT COST

ESTIMATED COST

None - Assumed to be Developer Provided

EXAMPLE

TOTAL

Ave SF		PARTITIONS						DEMOLITION			DOORS				WALL FINISH														
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	GLASS NON RATED				TOTAL GUT	PARTIAL GUT		SOLID CORE WD	HOLLOW METAL		SPECIAL DOORS	SIDELITE			PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE		RUBBER BASE	CT BASE	WOOD BASE
	All Spaces on the 1st Floor																												
585	youth activity (TV) space	120										2500								25								6	
1000	dedicated teen space	120										2500								25								6	
200	youth computers	120										2500								25								6	
2020	youth stacks	120										2500								25								6	
900	story time / craft space	120										2500								25								6	
3400	youth circulation and active space	120										2500								25								6	
500	early literacy	120										2500								25								6	
1500	youth services office	120										2500								25								6	
3000	adult circulation	120										2500								25								6	
325	adult computers	120										2500								25								6	
1600	adult fiction	120										2500								25								6	
860	adult general stacks	120										2500								25								6	
1975	adult open seating	120										2500								25								6	
350	adult services office	120										2500								25								6	
4000	non fiction stacks	120										2500								25								6	
1160	digital media stacks	120										2500								25								6	
300	art stacks	120										2500								25								6	
127	group study	120										2500								25								6	
105	literacy room	120										2500								25								6	
783	meeting space	120										2500								25								6	
85	meeting space support	120										2500								25								6	
150	family restroom		400									2500																30	
75	nursing room	120										2500									350							30	
375	public restrooms		400									2500									350							30	

EXAMPLE

Ave SF		FLOOR FINISH								CEILING FINISH																		
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT	LAY-IN ACOUSTICAL	GYP SUM BOARD	DETAILED GYP BD	SPECAIL LAY IN	PAINTED	EXPOSED												
	All Spaces on the 1st Floor																											
585	youth activity (TV) space						8														7							
1000	dedicated teen space						8														7							
200	youth computers						8														7							
2020	youth stacks						8														7							
450	story time / craft space						8														7							
1710	youth circulation and active space						8														7							
500	early literacy						8														7							
850	youth services office						8														7							
1980	adult circulation						8														7							
325	adult computers						8														7							
1600	adult fiction						8														7							
860	adult general stacks						8														7							
1800	adult open seating						8														7							
350	adult services office						8														7							
4000	non fiction stacks						8														7							
1000	digital media stacks						8														7							
300	art stacks						8														7							
127	group study						8														7							
105	literacy room						8														7							
667	meeting space						8														7							
85	meeting space support						8														7							
150	family restroom			20																		15						
75	nursing room			20																		15						
375	public restrooms			20																		15						

EXAMPLE

Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH						
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	G:ASS NON RATED		TOTAL GUT	PARTIAL GUT	SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE	PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE
370	public pathways	120							2500				25									40
0	general circulation	120							2500				25								6	
715	circulation office	120							2500				25								6	
1000	technical services department	120							2500				25								6	
1200	administrative offices	120							2500				25								6	
0																						
200	back of house circulation	120							2500				25								6	
200	server room	120							2500				25								6	
400	staff break areas	120							2500				25								6	
70	staff kitchen	120							2500				25								6	
73.3	staff restroom		400						2500						320							30
60	book drop	120							2500				25								6	
435	receiving		400						2500		5000		25								6	
458	storage	120							2500				25								6	
1400	mechanical		400						2500				25								6	
75	janitors closet		400						2500				25								6	

EXAMPLE

Order of Magnitude - Interior Build Out Construction Cost Estimate

Lisle Library District - Downtown Lisle Development

Lisle, IL

30,000 GSF



Owner:

Lisle Library District

12/2/2019

CCS Project # 19.111



WE TAKE ON YOUR VALUES.

1815 South Meyers Road
Suite 200
Oakbrook Terrace, IL 60181

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THIS ESTIMATE EXCLUDES:

- 1) Professional fees, testing, moving expense, etc. for Owner's account,
- 2) Furnishings and equipment other than those shown in the body of the estimate,
- 3) Premium costs for work done in phases, out of sequence, out of hours,
- 4) Owner provided items
- 5) Hazardous material removal and abatement,
- 6) Construction Contingencies.
- 7) Building Permits,
- 8) Builder's Risk Insurance.

This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

DESIGN ASSUMPTIONS WITHIN THIS ESTIMATE:

PROGRAM

The project scope is assumed to be limited to interior build out of a cold dark shell space.

Components excluded from the estimate are as follows:

- Foundations
- Substructure other than a slab on grade
- Superstructure
- Exterior Enclosure
- Roofing
- Conveying Systems
- Sitework other than as listed in the sitework improvements breakout
- Site Utilities (electricity, gas, water and sewer service is assumed to be available and run to the cold dark shell space)

The space is limited to a single 30,000 SF floor plate with a regular shape.

Generally spaces are assumed to have painted drywall walls with a rubber base, rubber floor and lay-in acoustical ceilings. Refer to the parameter costing interior outline for exceptions to this assumption.

Primary Restrooms are assumed to have block walls with ceramic tile floors and walls with a painted drywall ceiling

Doors are assumed to be painted hollow metal.

FFE components, which are excluded from the construction cost estimate, are expected to be utilized for desks, chairs, etc. Millwork assumptions are limited to built in casework as identified in the parameter costing interior outline.

SITWORK IMPROVEMENT ALLOWANCES

Sitework allowances are included for Library provided improvements at entrances.

Landscaping is assumed to be limited to small planting beds, for instance at a building entrance.

PARAMETER COSTING MODEL			
Lisle Library District			
Interior Build Out Construction Concept - 30,000 SF			
GROSS AREA:		30000 SF	12/2/2019
COST SUMMARY			
DESCRIPTION	TOTAL COST	RATE/SF	% of Total
01 - FOUNDATIONS	\$0	\$0.00	0%
011 - Standard Foundations	\$0	\$0.00	
012 - Special Foundations	\$0	\$0.00	
02 - SUBSTRUCTURE	\$330,000	\$11.00	5%
021 - Slab on Grade	\$330,000	\$11.00	
022 - Basement Excavation	\$0	\$0.00	
023 - Basement Walls	\$0	\$0.00	
03 - SUPERSTRUCTURE	\$0	\$0.00	0%
031 - Floor Construction	\$0	\$0.00	
032 - Roof Construction	\$0	\$0.00	
033 - Stair Construction	\$0	\$0.00	
04 - EXTERIOR CLOSURE	\$32,000	\$1.07	0%
041 - Exterior Walls	\$0	\$0.00	
042 - Exterior Doors & Windows	\$32,000	\$1.07	
05 - ROOFING	\$0	\$0.00	0%
06 - INTERIOR CONSTRUCTION	\$1,227,856	\$40.93	19%
061 - Partitions	\$602,055	\$20.07	
062 - Interior Finishes	\$448,400	\$14.95	
063 - Specialties	\$177,401	\$5.91	
07 - CONVEYING SYSTEMS	\$0	\$0.00	0%
08 - MECHANICAL	\$1,560,000	\$52.00	24%
081 - Plumbing	\$180,000	\$6.00	
082 - HVAC	\$1,200,000	\$40.00	
083 - Fire Protection	\$180,000	\$6.00	
084 - Special Systems	\$0	\$0.00	

PARAMETER COSTING MODEL

Lisle Library District

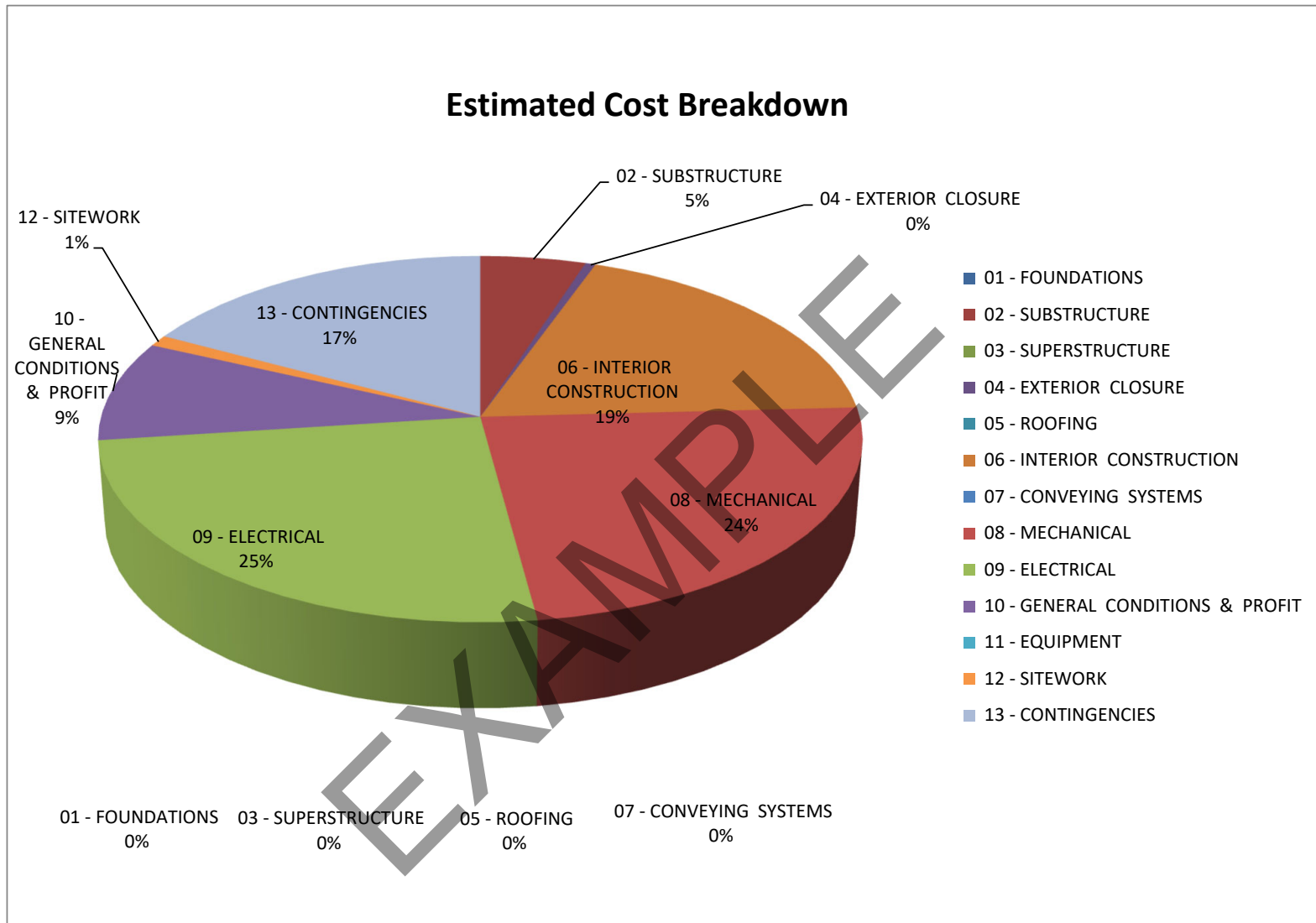
Interior Build Out Construction Concept - 30,000 SF

GROSS AREA: 30000 SF

12/2/2019

COST SUMMARY

DESCRIPTION	TOTAL COST	RATE/SF	% of Total
09 - ELECTRICAL	\$1,650,000	\$55.00	25%
091 - Service & Distribution	\$450,000	\$15.00	
092 - Lighting & Power	\$750,000	\$25.00	
093 - Special Systems	\$450,000	\$15.00	
10 - GENERAL CONDITIONS & PROFIT	\$583,783	\$19.46	9%
NET BUILDING CONSTRUCTION COST	\$5,383,639		
11 - EQUIPMENT	\$0	\$0.00	0%
111 - Fixed & Movable Equipment	\$0	\$0.00	
112 - Furnishings	\$0	\$0.00	
113 - Special Construction	\$0	\$0.00	
12 - SITEWORK	\$65,000	\$2.17	1%
121 - Site Preparation	\$0	\$0.00	
122 - Site Improvements	\$65,000	\$2.17	
123 - Site Utilities	\$0	\$0.00	
124 - Off-site Work	\$0	\$0.00	
NET PROJECT CONSTRUCTION COST	\$5,448,639		
13 - CONTINGENCIES	\$1,130,593	\$37.69	17%
131 - Design	\$817,296	\$27.24	
132 - Escalation	\$313,297	\$10.44	
TOTAL PROJECT CONSTRUCTION COST	\$6,579,231	\$219.31	



PARAMETER COSTING MODEL

Core and Shell

Lisle Library District

Interior Build Out Construction Concept - 30,000 SF

12/2/2019

SHELL COST : \$119.07

DESCRIPTION	ITEM	QUANTITY	UNIT	UNIT PRICES	TOTAL
STRUCTURE					
No Basement Assumed in Project	Basement excavation	0	CY	\$0.00	\$0
Excavation to be provided by developer	Mass Excavation	0	CY	\$0.00	\$0
Fill to be provided by developer	Mass Fill	0	CY	\$0.00	\$0
Foundations to be provided by developer	Foundation Wall & Footing	0	LF	\$0.00	\$0
Footings to be provided by developer	Column Footing	0	EA	\$0.00	\$0
5" Thick Slab on Grade Incl. WWF, Aggregate, and Finishing	Slab on Grade	30000	SF	\$11.00	\$330,000
No Basement Assumed in Project	Basement Wall w/ Footing	0	LF	\$0.00	\$0
No elevated structure in Single Story Building	Elevated Floor Structure	0	SF	\$0.00	\$0
Roof to be provided by developer	Roof Structure	0	SF	\$0.00	\$0
No Stairs in Single Story Building	Stairs	0	EA	\$0.00	\$0
ENVELOPE					
Enclosure to be provided by developer	Exterior Enclosure	0	SF	\$0.00	\$0
Enclosure to be provided by developer	Window Wall	0	SF	\$0.00	\$0
Exterior Doors - (1) ADA Double & (3) Single Metal	Exterior Doors	4	EA	\$8,000.00	\$32,000
No Demolition Assumed	Exterior Demolition	0	SF	\$0.00	\$0
Roof to be provided by developer	Roofing	0	SF	\$0.00	\$0
None Assumed in Project	Skylight	0	SF	\$0.00	\$0
Roof to be provided by developer	Roof Edge	0	LF	\$0.00	\$0
CONVEYING SYSTEMS					
No Elevator in Single Story Building	Elevators etc.	0	EA	\$0.00	\$0
MECHANICAL					
Plumbing Allowance	Plumbing	30000	SF	\$6.00	\$180,000
H.V.A.C. Allowance	H.V.A.C	30000	SF	\$40.00	\$1,200,000
Fire Protection Allowance	Fire Protection	30000	SF	\$6.00	\$180,000
None Assumed on Project	Special Mechanical	30000	SF	\$0.00	\$0
ELECTRICAL					
Service & Distribution Allowance	Service & distribution	30000	SF	\$15.00	\$450,000
Lighting & Power Allowance	Lighting & Power	30000	SF	\$25.00	\$750,000
Special Systems Allowance	Special systems	30000	SF	\$15.00	\$450,000
				TOTAL CORE /SHELL COST	\$3,572,000
				RATE/SF	\$119.07

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PARAMETER COSTING MODEL

Lisle Library District

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework)

Interior Build Out Construction Concept - 30,000 SF

12/2/2019

Shell Cost \$119.07

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
All Spaces on the 1st Floor														
youth activity (TV) space	585	585	1	48	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$98,177	\$167.82
dedicated teen space	0		0											
youth computers	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,541	\$167.71
youth stacks	2020	2020	1	90	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$286,905	\$142.03
story time / craft space	450	450	1	42	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$79,172	\$175.94
youth circulation and active space	1710	1710	1	83	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$254,287	\$148.71
early literacy	500	500	1	45	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$8,500	\$84,828	\$169.66
youth services office	850	850	1	58	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$125,215	\$147.31
adult circulation	1980	1980	1	89	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$281,391	\$142.12
adult computers	325	325	1	36	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$51,508	\$158.49
adult fiction	1600	1600	1	80	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$239,087	\$149.43
adult general stacks	860	860	1	59	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$141,706	\$164.77
adult open seating	1800	1800	1	85	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$266,655	\$148.14
adult services office	350	350	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$55,010	\$157.17
non fiction stacks	4000	4000	1	126	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$572,793	\$143.20
digital media stacks	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$146,080	\$146.08
art stacks	300	300	1	35	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$53,005	\$176.68
group study	760	127	6	23	\$151.00	\$0.00	\$2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$126,329	\$166.22
literacy room	105	105	1	20	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$19,597	\$186.64
meeting space	2000	667	3	52	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$30,000	\$329,189	\$164.59
meeting space support	340	85	4	18	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$76,455	\$224.87
family restroom	150	150	1	24	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$3,000	\$47,330	\$315.53
nursing room	75	75	1	17	\$500.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,500	\$24,055	\$320.73
public restrooms	750	375	2	39	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$15,000	\$196,390	\$261.85

PARAMETER COSTING MODEL

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework)

Lisle Library District

Interior Build Out Construction Concept - 30,000 SF

12/2/2019

Shell Cost \$119.07

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
All Spaces on the 1st Floor														
public pathways	370	370	1	38	\$185.00	\$0.00	\$2,500	\$50.00	\$37.00	\$0.00	\$0.00	\$10,000	\$95,775	\$258.85
general circulation	0		1		\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$2,500	#DIV/0!
circulation office	715	715	1	53	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$106,361	\$148.76
technical services department	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$146,080	\$146.08
administrative offices	1200	1200	1	69	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$173,799	\$144.83
back of house circulation	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,541	\$167.71
server room	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,541	\$167.71
staff break areas	345	345	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$54,340	\$157.51
staff kitchen	70	70	1	17	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$19,452	\$277.88
staff restroom	220	73	3	17	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$4,401	\$84,046	\$382.03
book drop	60	60	1	15	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$17,809	\$296.82
receiving	435	435	1	42	\$431.00	\$0.00	\$7,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$77,831	\$178.92
storage	1000	333	3	37	\$151.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$144,328	\$144.33
mechanical	1400	1400	1	75	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$202,918	\$144.94
janitors closet	75	75	1	17	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$18,832	\$251.09

SITE PREPARATION

DESCRIPTION

QUANTITY

UM

UNIT COST

ESTIMATED COST

None - Assumed to be Developer Provided

EXAMPLE

TOTAL

Lisle Library District
Interior Build Out Construction Concept - 30,000 SF

12/2/2019

SITE IMPROVEMENTS

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Signage	1	LSUM	\$25,000.00	\$25,000
Benches	1	LSUM	\$10,000.00	\$10,000
Bike Rack	1	LSUM	\$5,000.00	\$5,000
Landscaping Allowance	1	LSUM	\$25,000.00	\$25,000
All Other Site Improvements Assumed to be Developer Provided				

EXAMPLE

TOTAL

\$65,000

SITE UTILITIES

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
--------------------	-----------------	-----------	------------------	-----------------------

None - Assumed to be Developer Provided

EXAMPLE

TOTAL

Ave SF		PARTITIONS						DEMOLITION			DOORS				WALL FINISH										
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	GLASS NON RATED		TOTAL GUT	PARTIAL GUT		SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE		PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE		RUBBER BASE	CT BASE	WOOD BASE
	All Spaces on the 1st Floor																								
585	youth activity (TV) space	120								2500					25								6		
	dedicated teen space																								
200	youth computers	120								2500					25								6		
2020	youth stacks	120								2500					25								6		
450	story time / craft space	120								2500					25								6		
1710	youth circulation and active space	120								2500					25								6		
500	early literacy	120								2500					25								6		
850	youth services office	120								2500					25								6		
1980	adult circulation	120								2500					25								6		
325	adult computers	120								2500					25								6		
1600	adult fiction	120								2500					25								6		
860	adult general stacks	120								2500					25								6		
1800	adult open seating	120								2500					25								6		
350	adult services office	120								2500					25								6		
4000	non fiction stacks	120								2500					25								6		
1000	digital media stacks	120								2500					25								6		
300	art stacks	120								2500					25								6		
127	group study	120								2500					25								6		
105	literacy room	120								2500					25								6		
667	meeting space	120								2500					25								6		
85	meeting space support	120								2500					25								6		
150	family restroom		400							2500							350							30	
75	nursing room	120								2500							350							30	
375	public restrooms		400							2500							350							30	

EXAMPLE

Ave SF		FLOOR FINISH								CEILING FINISH							
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT	LAY-IN ACOUSTICAL	GYP SUM BOARD	DETAILED GYP BD	SPECIAL LAY IN	PAINTED	EXPOSED	
	All Spaces on the 1st Floor																
585	youth activity (TV) space						8									7	
	dedicated teen space																
200	youth computers						8									7	
2020	youth stacks						8									7	
450	story time / craft space						8									7	
1710	youth circulation and active space						8									7	
500	early literacy						8									7	
850	youth services office						8									7	
1980	adult circulation						8									7	
325	adult computers						8									7	
1600	adult fiction						8									7	
860	adult general stacks						8									7	
1800	adult open seating						8									7	
350	adult services office						8									7	
4000	non fiction stacks						8									7	
1000	digital media stacks						8									7	
300	art stacks						8									7	
127	group study						8									7	
105	literacy room						8									7	
667	meeting space						8									7	
85	meeting space support						8									7	
150	family restroom			20												15	
75	nursing room			20												15	
375	public restrooms			20												15	

EXAMPLE

Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH						
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	G:ASS NON RATED		TOTAL GUT	PARTIAL GUT	SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE	PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE
370	public pathways	120							2500				25									40
0	general circulation	120							2500				25								6	
715	circulation office	120							2500				25								6	
1000	technical services department	120							2500				25								6	
1200	administrative offices	120							2500				25								6	
0																						
200	back of house circulation	120							2500				25								6	
200	server room	120							2500				25								6	
345	staff break areas	120							2500				25								6	
70	staff kitchen	120							2500				25								6	
73.3	staff restroom		400						2500						320							30
60	book drop	120							2500				25								6	
435	receiving		400						2500		5000		25								6	
333	storage	120							2500				25								6	
1400	mechanical		400						2500				25								6	
75	janitors closet		400						2500				25								6	

EXAMPLE

Ave SF		FLOOR FINISH							CEILING FINISH																	
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT	LAY-IN ACOUSTICAL	GYPSUM BOARD	DETAILED GYP BD	SPECAIL LAY IN	PAINTED	EXPOSED										
370	public pathways					50				7					30											
	general circulation								8																	
715	circulation office								8																	
1000	technical services department								8																	
1200	administrative offices								8																	
200	back of house circulation								8																	
200	server room								8																	
345	staff break areas								8																	
70	staff kitchen								8																	
73.3	staff restroom			20										15												
60	book drop								8																	
435	receiving																									
333	storage																									
1400	mechanical																									
75	janitors closet																									

EXAMPLE

