

These are the project costs estimates which were submitted to the Massachusetts Board of Library Commissioners as part of the State grant process. The costs are based on the current preliminary design and the cost histories the architect have experienced for similar projects.

Grafton Public Library
Eligible/Non-Eligible Project Costs

ACTIVITY/ITEM	ELIGIBLE	NON-ELIGIBLE	TOTAL
1.0 General Requirements, OH&P 1	\$802,661	\$24,798	\$827,459
2.1a Site Work, excl Indscpng & pving	\$105,120	\$0	\$105,120
2.1b Landscaping and Paving		\$165,320	\$165,320
3. Concrete	\$268,321	\$0	\$268,321
4. Masonry	\$355,765	\$0	\$355,765
5. Metals	\$878,366	\$0	\$878,366
6. Wood & Plastics	\$91,606	\$0	\$91,606
7. Moisture-Thermal Control	\$123,808	\$0	\$123,808
8. Doors, Windows & Glass	\$505,205	\$0	\$505,205
9. Finishes	\$781,056	\$0	\$781,056
10. Specialities	\$39,080	\$0	\$39,080
11. Fixed Equipment	\$0	\$80,000	\$80,000
14. Conveying Systems	\$80,000	\$0	\$80,000
15.3 Fire Protection	\$165,916	\$0	\$165,916
15.4 Plumbing	\$245,268	\$0	\$245,268
15.6 HVAC	\$865,650	\$0	\$865,650
16.1 Electrical, except Data	\$562,673	\$0	\$562,673
16.2 Data/Communications Wiring	\$100,993	\$0	\$100,993
LEED Registration	\$900	\$0	\$900
LEED Points	\$14,100	\$0	\$14,100
LEED-Qualifying Hard Costs, such as Solar panels, windmills, green roof, where separate cost estimates are available.	\$150,000	\$0	\$150,000
Other- B. (attach breakdown and explanation)			\$0
Construction Subtotal	\$6,136,488	\$270,118	\$6,406,606
Design Contingency	\$933,060	\$28,518	\$951,578
Construction Contingency	\$621,355	\$18,798	\$640,153
Escalation to Jan. 2014 at 4% per year	\$1,057,931	\$32,006	\$1,089,937
Page 1 Total	\$8,748,834	\$349,440	\$9,088,274

The State defines some project costs as "eligible" and others as "Non-eligible"; the formula for matching grant funds is based on "eligible" costs only.

As the costs are based on current estimates, there are "standard" construction contingencies to account for potential cost increases as costs (such as materials) may increase before construction begins. These contingencies generally decrease as design plans are finalized and may also decrease depending on market conditions.

Total cost estimates for physical construction components. See page 2 for other project costs and PROJECT GRAND TOTAL.

Grafton Public Library
Eligible/Non-Eligible Project Costs

ACTIVITY/ITEM	ELIGIBLE	NON-ELIGIBLE	TOTAL
Total from previous page	\$8,748,834	\$349,440	\$9,088,274
Library Building Consultant, if used	\$10,450	\$0	\$10,450
Consult/Architect/Eng. Fees: Schematic	\$59,760	\$0	\$59,760
Consult/Architect/Eng. Fees: Design Development to Bid Documents	\$469,152	\$0	\$469,152
Construction Administration Cost - Architect	\$341,415	\$0	\$341,415
Commissioning Agent (HVAC)	\$28,855	\$0	\$28,855
LEED Building Consultant	\$0	\$0	\$0
LEED Engineer, if planned	\$0	\$0	\$0
LEED Enhanced Commiss., if planned	\$0	\$0	\$0
Interior Design Fees	\$64,800	\$0	\$64,800
Owner's Project Manager (OPM)	\$250,000	\$0	\$250,000
Clerk of the Works	\$150,000	\$0	\$150,000
Value Engineering	\$0	\$0	\$0
Independ. Review prior to bidding, if planned	\$12,500	\$0	\$12,500
Building Permit, if fee not waived by municipality	\$0	\$0	\$0
12.1 Steel Shelving and Metal End Panels	\$150,000	\$0	\$150,000
12.2 All Other Furnishings		\$498,000	\$498,000
12.3 Computer Terminals & Peripherals		\$60,000	\$60,000
Project Subtotal	\$10,285,766	\$907,440	\$11,183,206
Project Contingency	\$125,913	\$117,600	\$243,513
Land Purchase or Value of Town, School or Gift Land (see note 1)			
Other-C. (see breakdown, below)	\$180,500	\$0	\$180,500
Moving & Related Expenses		\$80,000	\$80,000
Municipal Bonding Costs		\$30,000	\$30,000
PROJECT GRAND TOTAL	\$10,592,179	\$1,135,040	\$11,717,219

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The cost of the land purchase (\$850K) was included in the state submission but was not included here as the funding came from other sources. The library expansion project will use only a small fraction of the land.

Other-C: phone and security systems, survey, testing, utility back charges, misc expenses

Project contingency is an additional contingency in case project changes require additional design work. These generally decrease as project design becomes better defined.

Total cost of project that is eligible from state grant. If awarded, the grant will pay for 50% of these or approximately \$5.3M

If you take the total \$11.7M and subtract the \$5.3M, this brings the town cost to \$6.4M