

Suite 200 Oakbrook Terrace, IL 60181

630.678.0808 www.CCSdifference.com

WE TAKE ON YOUR VALUES.

CCS Project # 19.111

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 additiona 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.

SITEWORK 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.

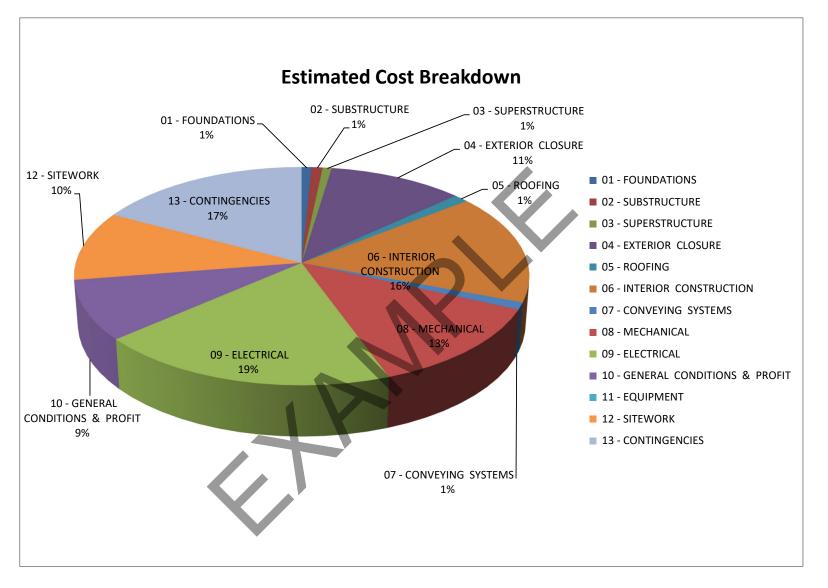


PARAMET Lisle Library District	ER COSTING MODEL			
Full Renovation Concept - 37,246 SF				
GROSS AREA:	37246 SF		12/2/2019	
COST SUMMARY				
DESCRIPTION	TOTAL COST		RATE/SF	% of Total
01 - FOUNDATIONS	\$76,95	0	\$2.07	1%
011 - Standard Foundations	\$76,950	\$2.07		
012 - Special Foundations	\$0	\$0.00		
02 - SUBSTRUCTURE	\$84,76	6	\$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	\$70,00	0	\$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	\$1,048,58	8	\$28.15	11%
041 - Exterior Walls	\$755,717	\$20.29		
042 - Exterior Doors & Windows	\$292,871	\$7.86		
05 - ROOFING	\$113,73	2	\$3.05	1%
06 - INTERIOR CONSTRUCTION	\$1,586,50	9	\$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	\$100,00	0	\$2.68	1%
08 - MECHANICAL	\$1,229,11	8	\$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		



GROSS AREA: 37246 OST SUMMARY	SF		12/2/201	9
DESCRIPTION	TOTAL COST	RA	TE/SF	% of Total
99 - ELECTRICAL	\$1,862,3	00	\$50.00	19%
091 - Service & Distribution 092 - Lighting & Power 093 - Special Systems	\$372,460 \$931,150 \$558,690	\$10.00 \$25.00 \$15.00		
0 - GENERAL CONDITIONS & PROFIT	\$860,5	20	\$23.10	9%
NET BUILDING CONSTRUCTION CC	9ST \$7,032,482			
1 - EQUIPMENT		\$0	\$0.00	0%
111 - Fixed & Movable Equipment112 - Furnishings113 - Special Construction	\$0 \$0 \$0	\$0.00 \$0.00 \$0.00		
2 - SITEWORK	\$999,0	40	\$26.82	10%
121 - Site Preparation 122 - Site Improvements 123 - Site Utilities 124 - Off-site Work	\$145,140 \$853,900 \$0 \$0	\$3.90 \$22.93 \$0.00 \$0.00		
NET PROJECT CONSTRUCTION CO	ST \$8,031,522			
3 - CONTINGENCIES	\$1,666,5	41	\$44.74	17%
131 - Design 132 - Escalation	\$1,204,728 \$461,813	\$32.35 \$12.40		





Lisle Library District		COSTING MOD	EL		
Full Renovation Concept - 37,246 SF SHELL COST : \$124.16				12/2/2019	
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	\$260,87 ⁻
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	\$148,98
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
municiph 2014 CCC International Inc			TOTAL C	ORE /SHELL COST	<u>\$4,624,343</u>
pyright 2014 CCS International, Inc.			RATE/SF		\$124.16

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Lisle Library District						(Cost Ir	ncl. Core and	d Shell)						
						(Excl. Ma	rkups and S	Sitework)						
Full Renovation Concept - 37,246 SF													12/2/2019	
Shell Cost	:	\$124.16												
SPACE	TOTAL	AVE	NO. OF	PTN.	PTN	DEMO	DOOR	FLOOR	CLG	MECH	ELECT	EQUIP	TOTAL	COST
	S.F.	S.F.	SPACES	LENGTH	\$/LF	\$/SF	\$/SPACE	\$/SF	\$/SF	\$/SF	\$/SF	SPECIAL	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	\$172.9
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	\$147.2 [°]
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	\$148.2
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	\$301.9
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	\$174.7
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	\$192.6
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

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Lisle Library District							icl. Core and s							
Full Renovation Concept - 37,246 SF						(EXCI. IVIA	rkups and s	nework)					12/2/2019	
Shell Cost		5124.16											12/2/2019	
SPACE	TOTAL	AVE	NO. OF	PTN.	PTN	DEMO	DOOR	FLOOR	CLG	MECH	ELECT	EQUIP	TOTAL	COST
	S.F.	S.F.	SPACES	LENGTH	\$/LF	\$/SF	\$/SPACE	\$/SF	\$/SF	\$/SF	\$/SF	SPECIAL	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
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DADAMETED COSTING MODEL

III Renovation Concept - 37,246 SF TE PREPARATION			12/2/2019	
DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED CO
emo Existing Parking Pavement	7,500	SQFT	\$1.50	\$11,2
emolish Concrete, Curb & Gutter	1	LSUM	\$10,000.00	\$10,C
osion Control Allowance	1	LSUM	\$5,000.00	\$5,0
abilized Construction Entrance	1	LSUM	\$5,000.00	\$5,0
sc Site Preparation Allowance (silt fencing, haybales, rip-rap, general earthwork, etc.)	1	LSUM	\$15,000.00	\$15,0
eneral Site Preparation Allowance for Grading e Clearing	1	EACH LSUM	\$50,000.00 \$10,000.00	\$50, \$10,

ull Renovation Concept - 37,246 SF ITE IMPROVEMENTS				
DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COS
sphalt Paving @ New Entrance including sub-grade	7,500	SQFT SQFT	\$6.00	\$45,00 \$90
' Concrete Sidewalk at New Building Entrance ' Concrete Sidewalk at Site	100 750	SQFT	\$9.00 \$9.00	\$90 \$6,75
oncrete Curb and Gutter	2,400	LNFT	\$9.00	\$48,00
arking Stall	130	EACH	\$25.00	\$3,25
avement Striping	▲ 1	LSUM	\$15,000.00	\$15,00
andscaping Allowance	1	LSUM	\$150,000.00	\$150,00
enches	1	LSUM	\$10,000.00	\$10,00
ike Rack	1	LSUM	\$5,000.00	\$5,00
rash Receptacle	1	LSUM	\$5,000.00	\$5,0
ash Enclosure	1	LSUM	\$10,000.00	\$10,0
ignage		LSUM	\$25,000.00	\$25,00
agpole		EACH	\$5,000.00	\$5,00
isc Site Improvements Allowance		LSUM	\$25,000.00	\$25,00
ermeable Paving System Allowance - @ Northeast Corner of Site	1	LSUM	\$500,000.00	\$500,00

Lisle Library District Full Renovation Concept - 37,246 SF				12/2/2019	
SITE UTILITIES	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Sanitary System (existing to remain) Storm System (misc. allowance for improvements Electric System (existing to remain) Telephone and Data (existing to remain) Gas System (existing to remain) Water System (existing to remain) Site Lighting Allowance (existing to remain) Site Lighting Allowance (existing to remain)			LSUM LSUM LSUM LSUM LSUM		

PARAMETER COSTING INTERIOR OUTLINE

12/2/2019

					P	ARTITION	S				DEN	IOLIT	ION			DOORS					WAL	L FIN	IISH			
Ave SF	Main Floor	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
					 				+ 								+									
	youth activity (TV) space	120													2500		*	25						6		
1980	adult circulation (open space for circulation)	120			 			1							2500			25						6		
	adult computers	120													2500			25						6		
	adult fiction	120							1	1					2500			25						6		
	adult new materials	120											K		2500			25						6		
	adult seating	120							1						2500			25						6		
350	adult services office	120							1						2500			25						6		
60	book drop	120													2500			25						6		
	digital media stacks	120							1						2500			25						6		
500	early literacy	120													2500			25						6		
	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	
	receiving		400												2500	5000		25						6		
450	story time / craft space	120													2500			25						6		
	youth circulation and active space	120													2500			25						6		
	dedicated teen space	120													2500			25						6		
	youth computers	120													2500			25						6		
	youth services	120				l									2500			25						6		
	youth stacks	120						V							2500			25						6		
	stairs and landings	120							1						2500			25								40
70	staff restroom	120													2500					350					30	
715	circulation office	120							İ						2500			25						6		
	art stacks	120						1	İ						2500			25						6		
106	literacy room	120]						<u> </u>		_				2500			25	L					6		
75	family restroom		400		1				<u> </u>						2500					350					30	
75	nursing room	120							<u> </u>						2500			25						6		
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PARAMETER COSTING INTERIOR OUTLINE

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Ave SF		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								
SF		Ë	ب	U	С С	Ë	Ъ	S	Ш	Ш		4 i	ΰ	ö	S	ΡZ	<u> </u>								
1980 325	Main Floor youth activity (TV) space adult circulation (open space for circulation) adult computers adult fiction						8 8 8 8					7 7 7 7													
	adult new materials						8					7							 				 	 	
	adult seating						8					, 7							 	 				 	
	adult services office	1					8					7							 	 			 	 ğ	
60	book drop						8												 				 	 	
1160	digital media stacks						8			·····		7 7							 		·····			 	-
	early literacy					b.	8					7		Č.				I	 					 	
85	elevator							1	T								0	ID	 	D		Title	T	 	
50	janitors closet	Ĩ						1				7					0								
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4000	non fiction stacks						8			I															
273	public restrooms			20								1	5						 	 				 	
435	receiving							1									0								
450	story time / craft space						8					7													
3400	youth circulation and active space						8					7													
1000	dedicated teen space						8					7							 					 	
200	youth computers						8					7							 	 			 	 	
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	stairs and landings			~~		50					 	7	_		30				 	 			 	 	
70				20							 		5						 	 			 	 	
	circulation office						8					7							 	 			 	 	
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106	,						8				 	7	_						 				 	 	
75	family restroom			20 20							 		5						 				 	 	
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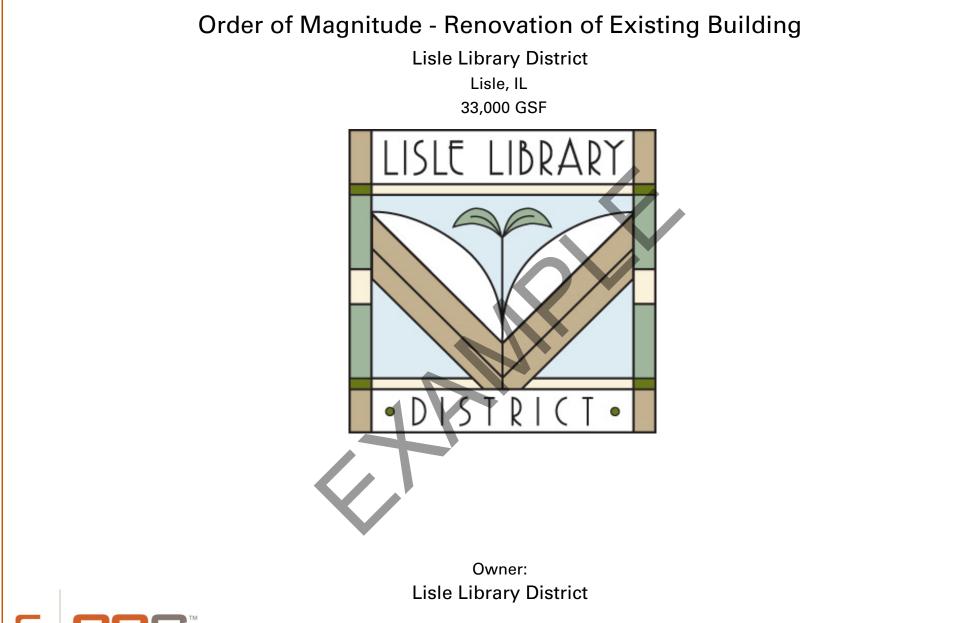
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				PARTITIONS			OLITIO				DOORS						. FINI	011			
Ave SF	GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL SHAFTWALL	G,ASS NON RATED			TOTAL GUT	PARTAL GUT	SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE	PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE
288general circulation200administrative offices100back of house circulation90elevator830general circulation783meeting space85meeting space support200server room400staff break areas70staff kitchen688storage1000technical services department75janitors closet	120 120 120 120 120 120 120 120 120	400								2500 2500 2500 2500 2500 2500 2500 2500			25 25 25 25 25 25 25 25 25 25 25 25 25 2						6 6 6 6 6 6 6 6 6 6 6 6 6 6 6		
905 mechanical 273 public restrooms 75 staff restroom 167 group study 0		400 400 400								2500 2500 2500			25		320				6	30 30	
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					F	LOOR FINISH							CE	EILING	FINIS	SH					
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200 100 90 830 783 85 200 400 70 688 1000 75 905	general circulation administrative offices back of house circulation elevator general circulation meeting space meeting space support server room staff break areas staff kitchen storage technical services department janitors closet mechanical						8 8 8 8 8 8 8 8 8 8 8 8 8	1				7 7 7 7 7 7 7 7 7 7 7					0 0 0				
75	public restrooms staff restroom group study			20			8					7									

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Ave		TOILET ACCESS	CABINETRY/MILLWK	SHELVING/MILLWORK	FIXED SEATING	SIGNAGE- OFOI	RAILINGS	SOUND PROOFING	FF & E NIC	NONE INCLUDED	LOADING DOCK EQ						
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			5					0	<u> </u>	<u> </u>							
288	general circulation	-	10000													 	
200	administrative offices	-															
100	back of house circulation																
90	elevator																
830	general circulation																
783	meeting space		10000														
85	meeting space meeting space support		2500														
200	server room	_															
400	staff break areas														 	 	
70	staff kitchen		5000									 	 		 	 	
688	storage												 		 	 	
1000	technical services department	_															
75	janitors closet	_										 	 		 	 	
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273	public restrooms	5450							ļ		ļ						
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5 CCSTM WE TAKE ON YOUR VALUES.

CCS Project # 19.111

12/2/2019

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.

SITEWORK IMPROVEMENT ALLOWANCES

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

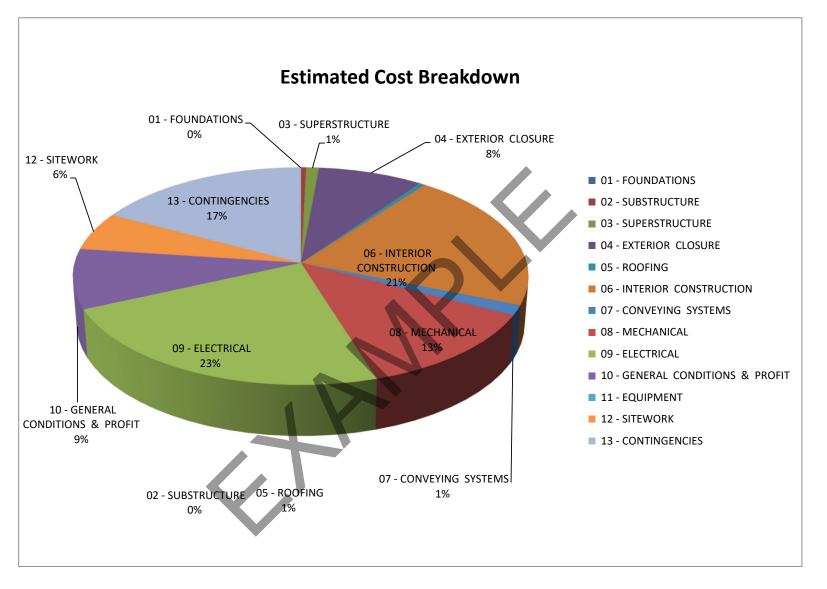


	ER COSTING MODEL			
Lisle Library District				
Full Renovation Concept - 33,000 SF GROSS AREA:	33000 SF		12/2/2019	
COST SUMMARY	33000 SF		12/2/2015	
DESCRIPTION	TOTAL COST		RATE/SF	% of Total
01 - FOUNDATIONS		\$0	\$0.00	0%
All Oranda de Estadoria a	\$ 0	#0.00		
011 - Standard Foundations	\$0 \$0	\$0.00 \$0.00		
012 - Special Foundations	\$ 0	φ 0. 00		
02 - SUBSTRUCTURE	\$27,5	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	\$70,0	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	\$570,1	25	\$17.28	8%
		20	¢17120	0,0
041 - Exterior Walls	\$300,717	\$9.11		
042 - Exterior Doors & Windows	\$269,408	\$8.16		
05 - ROOFING	\$32,4	36	\$0.98	0%
06 - INTERIOR CONSTRUCTION	\$1,421,4	21	\$43.07	21%
001 Deutitiene	¢701.017	¢01.05		
061 - Partitions 062 - Interior Finishes	\$721,017 \$490,604	\$21.85 \$14.87		
062 - Interior Trinsnes	\$209,800	\$6.36		
	φ203,000	φ0.30		
07 - CONVEYING SYSTEMS	\$100,0	000	\$3.03	1%
08 - MECHANICAL	\$858,0	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		



GROSS AREA: 33000 OST SUMMARY	SF		12/2/201	9
DESCRIPTION	TOTAL COST		RATE/SF	% of Total
99 - ELECTRICAL	\$1,	567,500	\$47.50	23%
091 - Service & Distribution 092 - Lighting & Power 093 - Special Systems	\$247,500 \$825,000 \$495,000	\$7.50 \$25.00 \$15.00		
0 - GENERAL CONDITIONS & PROFIT	\$	604,306	\$18.31	9%
NET BUILDING CONSTRUCTION COS	ST \$5,251,287			
1 - EQUIPMENT		\$0	\$0.00	0%
111 - Fixed & Movable Equipment112 - Furnishings113 - Special Construction	\$0 \$0 \$0	\$0.00 \$0.00 \$0.00		
12 - SITEWORK	\$	388,900	\$11.78	6%
121 - Site Preparation122 - Site Improvements123 - Site Utilities124 - Off-site Work	\$77,500 \$311,400 \$0 \$0	\$2.35 \$9.44 \$0.00 \$0.00		
NET PROJECT CONSTRUCTION COS	T \$5,640,187			
13 - CONTINGENCIES	\$1,	170,339	\$35.46	17%
131 - Design 132 - Escalation	\$846,028 \$324,311	\$25.64 \$9.83		





Lisle Library District		COSTING MOE	DEL		
Full Renovation Concept - 33,000 SF SHELL COST : \$97.74				12/2/2019	
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	\$32,430
	CONVEYING SYSTEMS				
Electric Elevators	Elevators etc.	1	EA	\$100,000.00	\$100,000
	MECHANICAL				
Plumbing Allowance	Plumbing	33000	SF	\$3.00	\$99,000
I.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
.ighting & Power Allowance	Lighting & Power	33000	SF	\$25.00	\$825,000
Special Systems Allowance	Special systems	33000	SF	\$15.00	\$495,000
pyright 2014 CCS International, Inc.			TOTAL C	ORE /SHELL COST	<u>\$3,225,561</u>
pyngni 2014 CCS international, inc.			RATE/SF		\$97.74

Literation Concept - 33.000 SP Space Space <th col<="" th=""><th></th><th></th><th></th><th></th><th></th><th>PA</th><th>RAMETE</th><th>R COSTIN</th><th>IG MODE</th><th>EL</th><th></th><th></th><th></th><th></th><th></th></th>	<th></th> <th></th> <th></th> <th></th> <th></th> <th>PA</th> <th>RAMETE</th> <th>R COSTIN</th> <th>IG MODE</th> <th>EL</th> <th></th> <th></th> <th></th> <th></th> <th></th>						PA	RAMETE	R COSTIN	IG MODE	EL					
Full Recoversion Concept - 3.3,000 SF Space total total total Space Space <	Lisle Library District						(Cost Ir	ncl. Core an	d Shell)							
Shell Cost SPACE TOTAL S.F. AVE S.F. NO. OF PTM. S.F. PTM. SLF PEMC SUPACE DOOR SUPACE LOST SUPACE LOST SUPACE LOST SUPACE LOST SUPACE LOST SUPACE LOST SUPACE SLF SUPACE LOST SUPACE SLF SLF SLF SLF SLF SLF SUPACE SLF SLF SUPACE SLF SUPACE SUPACE SLF SUPACE SUPACE SLF SUPACE SUPACE SLF SUPACE SUPACE SUPACE <ths< th=""><th></th><th></th><th></th><th></th><th></th><th></th><th>(Excl. Ma</th><th>rkups and S</th><th>itework)</th><th></th><th></th><th></th><th></th><th></th><th></th></ths<>							(Excl. Ma	rkups and S	itework)							
SPACE TOTAL S.F. AVE S.F. NO. OF S.F. PTN. S.F. DEMD S.F. DOCAL S.F. SPACE SLEWGTH S.F. PTN. S.F. DEMD S.F. DOCAL S.F. ELCT S.F. EQUIP S.F. TOTAL S.F. TOTAL COST COST S.F. yeach activity (TV) space adult circulation) 2631 1 48 5151.00 50.00 52.00 58.00 57.00 50.00 <th>Full Renovation Concept - 33,000 SF</th> <th></th> <th>12/2/2019</th> <th></th>	Full Renovation Concept - 33,000 SF													12/2/2019		
S.F. S.F. SPACES LENCTH SLF S/SF	Shell Cost		\$97.74													
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adult fiction16001600180\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$19.497\$121.86adult neum materials860680159\$151.00\$0.00\$2,500\$30.00\$7.00\$0.00\$1,000\$123.308\$143.43adult neum materials1761771787\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$1.000\$2,600\$10.00\$1.000\$1.000\$2,500\$1.00\$0.00\$5.000\$5.000\$5.000\$5.000\$5.000\$16,503\$124.358\$27.549book drop606061168\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$5.000\$14.533\$124.551\$123.555early literacy60500510145\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$5.00\$14.533\$184.453jantors closet5050114\$431.00\$0.00\$2,500\$1.00\$0.00\$0.00\$5.00\$13.471\$269.42methanical505051.00\$0.00\$2,500\$1.00\$0.00\$0.00\$5.00\$13.471\$269.42public reations22163225\$780.00\$0.00\$2,500\$1.00\$0.00\$0.00\$0.00\$10.00\$0.00\$10.00\$0.00\$10.00\$0.00\$10.00\$0.00\$10.00\$0.00\$10.00\$0.00	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 new materialis860660159\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$15,000\$123,369\$143.45adult services office350501975189\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$2,000\$5	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 seating19751975189\$151.00\$0.00\$2,500\$800\$7.00\$0.00\$10.00\$248,69\$128.88adult services office3035011037\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$50.00\$57.08\$0.00\$50.00 </td <td>adult fiction</td> <td>1600</td> <td>1600</td> <td>1</td> <td>80</td> <td>\$151.00</td> <td>\$0.00</td> <td>\$2,500</td> <td>\$8.00</td> <td>\$7.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0</td> <td>\$194,971</td> <td>\$121.86</td>	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 services office 350 350 1 37 \$151.0 \$0.0 \$2,500 \$8.00 \$7.00 \$0.00 \$0.00 \$50.00	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	
book drop6060115\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$5,000\$5,000\$16,530\$27.59digita media stacks11601160168\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$8.00\$0.00 <t< td=""><td>adult seating</td><td>1975</td><td>1975</td><td>1</td><td>89</td><td>\$151.00</td><td>\$0.00</td><td>\$2,500</td><td>\$8.00</td><td>\$7.00</td><td>\$0.00</td><td>\$0.00</td><td>\$10,000</td><td>\$248,609</td><td>\$125.88</td></t<>	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	
digital media stacks11601160168\$151.00\$0.00\$2,2500\$8,00\$7.00\$0.00\$0.00\$8,500\$74,163\$143,51\$123,75early literacy50500500145\$151.00\$0,00\$2,500\$8,00\$7.00\$0.00\$0.00\$8,500\$74,163\$143,33\$183,35elevator55550114\$400.00\$0,00\$2,500\$1.00\$0.00 <td>adult services office</td> <td>350</td> <td>350</td> <td>1</td> <td>37</td> <td>\$151.00</td> <td>\$0.00</td> <td>\$2,500</td> <td>\$8.00</td> <td>\$7.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0</td> <td>\$47,547</td> <td>\$135.85</td>	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	
early literacy500500500500145\$151.00\$0.00\$2.500\$8.00\$7.00\$0.00\$0.00\$8.500\$7.4167\$148.33elevator8585114\$401.00\$0.00\$2.500\$1.00\$0.00	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	
elevator8585118\$400.0\$0.00\$0.0\$10.0\$0.00	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	
jantors closet5050114\$431.00\$0.00\$2,500\$1.00\$0.00\$	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	
mechanical550550147\$431.00\$0.00\$2,500\$1.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.00\$10,000\$10,000\$11,100\$11,100\$0.00\$2,500\$8.00\$7,000\$0.00\$10,000\$5,500\$5,2,234\$12,234\$12,156public restrooms325163225\$780.00\$2,500\$20.00\$15.00\$0.00\$0.00\$6,00\$6,600\$93,642\$288.13receiving435435142\$431.00\$0.00\$2,500\$10.00\$0.00\$0.00\$0.00\$10,000\$60,650\$93,642\$288.13receiving435435142\$431.00\$0.00\$2,500\$10.00\$0.00\$0.00\$0.00\$10,000\$60,570\$15.70story time / craft space450450142\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$10,000\$21,726\$12.738dedicated teen space17101710124\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$10,000\$21,726\$12.738youth computers150150124\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.00\$2.500\$8.00\$7.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.00\$0.	elevator	85	85	1	18	\$400.00	\$0.00	\$0	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$15,593	\$183.45	
non fiction stacks421442141130\$15100\$0.00\$2,500\$8.00\$7.00\$0.00\$1.00\$10.00\$512,234\$121.56public restrooms325163225\$780.00\$0.00\$2,500\$10.00\$0	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	
public restrooms325163225\$780.00\$0.00\$2,500\$20.00\$15.00\$0.00\$0.00\$6,500\$93,642\$288.13receiving435435142\$431.00\$0.00\$7,500\$1.00\$0.00 <th< td=""><td>mechanical</td><td>550</td><td>550</td><td>1</td><td>47</td><td>\$431.00</td><td>\$0.00</td><td>\$2,500</td><td>\$1.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0</td><td>\$77,066</td><td>\$140.12</td></th<>	mechanical	550	550	1	47	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$77,066	\$140.12	
receiving435435142\$431.00\$0.00\$7.500\$1.00\$0.0	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	
story time / craft space450450450142\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$10,000\$69,577\$154.62youth circulation and active space17101710183\$161.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$10,000\$217,826\$127.38dedicated teen space150150124\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0\$23,036\$15.57youth computers150150124\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0\$2243,83\$15.57youth services850850158\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0\$243,833\$120.71stairs and landings370370138\$185.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$243,833\$120.71stairs and landings370370138\$185.00\$0.00\$2,500\$8.00\$7.00\$0.00\$1,400\$21,892\$309.89circulation office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$1,400\$21,692\$309.89circulation office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$0.00\$5,000\$46,608\$15.36<	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	
youth circulation and active space17101710183\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$10,000\$217,826\$127.38dedicated teen spaceyouth computers150150150124\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$23,036\$153.57youth services850850158\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$0.00\$107,091\$125.99youth stacks20202020190\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$243,833\$120.71stairs and landings370370138\$185.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$10,000\$87,885\$237.53staff restroom7070117\$500.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$1,400\$21,692\$309.89circulation office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$1,400\$21,692\$309.89diteracy room116116122\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$5,000\$0.00\$0.00\$5,000\$0.00\$1,60.93\$1,60.93\$1,60.93\$1,60.93\$1,60.93\$1,60.93\$1,60.93 <td>receiving</td> <td>435</td> <td>435</td> <td>1</td> <td>42</td> <td>\$431.00</td> <td>\$0.00</td> <td>\$7,500</td> <td>\$1.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0</td> <td>\$68,556</td> <td>\$157.60</td>	receiving	435	435	1	42	\$431.00	\$0.00	\$7,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$68,556	\$157.60	
dedicated teen spaceyouth computers150150124\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0\$23,036\$153.57youth services850850158\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0\$107,091\$125.99youth stacks20202020190\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0\$243,833\$120.71stairs and landings370370138\$185.00\$0.00\$2,500\$50.00\$37.00\$0.00\$10,000\$87,885\$237.53staff restroom7070117\$500.00\$2,500\$20.00\$15.00\$0.00\$1,400\$21,692\$309.89circulation office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$1,400\$21,692\$309.89dirculator office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$1,400\$21,692\$309.89dirculator office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$5,000\$46,608\$153.66literacy room116116122\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$14,608\$162.93fa	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 computers15015024\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$23,036\$153.77youth services850850850158\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0\$107,091\$125.99youth stacks20202020190\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$243,833\$120.71stairs and landings370370138\$185.00\$0.00\$2,500\$37.00\$0.00\$0.00\$10,000\$87,885\$237.53stairs and landings7070117\$500.00\$0.00\$2,500\$15.00\$0.00\$0.00\$10,000\$11,400\$21,692\$309.89circulation office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$1,400\$21,692\$309.89rit stacks300300153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$5,000\$46,608\$153.76literacy room16116122\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$1,400\$14,800\$162.93family restroom16116122\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$18,900\$162.93 <tr< td=""><td>youth circulation and active space</td><td>1710</td><td>1710</td><td>1</td><td>83</td><td>\$151.00</td><td>\$0.00</td><td>\$2,500</td><td>\$8.00</td><td>\$7.00</td><td>\$0.00</td><td>\$0.00</td><td>\$10,000</td><td>\$217,826</td><td>\$127.38</td></tr<>	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	
youth services850850158\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$107,091\$125.99youth stacks20202020190\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0\$243,833\$120.71stairs and landings370370138\$185.00\$0.00\$2,500\$50.00\$37.00\$0.00\$10,000\$87,885\$237.53stairs and landings7070117\$500.00\$0.00\$2,500\$15.00\$0.00\$0.00\$1,400\$21,692\$309.89circulation office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$1,400\$21,692\$309.89circulation office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$1,400\$21,692\$309.89circulation office716715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$5,000\$46,608\$153.66literacy room116116122\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$3,000\$18,900\$162.93family restroom15075217\$780.00\$0.00\$2,500\$15.00\$0.00\$0.00\$3,000\$3,000\$3,000\$3,000\$3,000\$3,020<	dedicated teen space															
youth stacks20202020190\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$243,833\$120.71stairs and landings370370138\$185.00\$0.00\$2,500\$50.00\$37.00\$0.00\$10,000\$87,885\$237.53staff restroom7070117\$500.00\$0.00\$2,500\$15.00\$0.00\$0.00\$1,400\$87,885\$237.53circulation office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$1,400\$21,692\$309.89circulation office300300135\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$5,000\$46,608\$155.36literacy room16116122\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$18,900\$162.93family restroom15075217\$780.00\$0.00\$2,500\$15.00\$0.00\$0.00\$3,000\$3,000\$3,000\$3,000\$3,000\$3,000\$3,000\$3,020\$46,432\$362.88	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	
stairs and landings 370 370 1 38 \$185.00 \$0.00 \$2,500 \$37.00 \$0.00 \$10,000 \$10,000 \$87,885 \$237.53 staff restroom 70 70 1 17 \$500.00 \$2,500 \$37.00 \$0.00 \$10,000 \$11,400 \$21,692 \$30.989 circulation office 715 715 1 53 \$151.00 \$0.00 \$2,500 \$80.00 \$7.00 \$0.00 \$1,400 \$21,692 \$30.989 circulation office 715 715 1 53 \$151.00 \$0.00 \$2,500 \$80.00 \$7.00 \$0.00 \$0.00 \$1,400 \$21,692 \$30.989 art stacks 300 300 1 35 \$151.00 \$0.00 \$2,500 \$80.00 \$7.00 \$0.00 \$5,000 \$46,608 \$155.36 literacy room 116 116 22 \$151.00 \$0.00 \$2,500 \$80.00 \$7.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 <t< td=""><td>youth services</td><td>850</td><td>850</td><td>1</td><td>58</td><td>\$151.00</td><td>\$0.00</td><td>\$2,500</td><td>\$8.00</td><td>\$7.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0</td><td>\$107,091</td><td>\$125.99</td></t<>	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	
staff restroom7070117\$500.00\$0.00\$2,500\$20.00\$15.00\$0.00\$1,400\$21,692\$309.89circulation office715715153\$151.00\$0.00\$2,500\$80.00\$7.00\$0.00\$0.00\$1,400\$21,692\$309.89art stacks300300135\$151.00\$0.00\$2,500\$80.00\$7.00\$0.00\$0.00\$5,000\$46,608\$155.36literacy room116116122\$151.00\$0.00\$2,500\$80.00\$7.00\$0.00\$0.00\$0.00\$18,900\$162.93family restroom15075217\$780.00\$0.00\$2,500\$15.00\$0.00\$0.00\$3,000\$3,000\$54,432\$362.88	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	
circulation office715715153\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0\$0\$91,115\$127.43art stacks300300135\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$5,000\$46,608\$155.36literacy room116116122\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0\$18,900\$162.93family restroom15075217\$780.00\$0.00\$2,500\$15.00\$0.00\$0.00\$3,000\$54,432\$362.88	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	
art stacks300300135\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$5,000\$46,608\$155.36literacy room116116122\$151.00\$0.00\$2,500\$8.00\$7.00\$0.00\$0.00\$0.00\$18,900\$162.93family restroom15075217\$780.00\$0.00\$2,500\$15.00\$0.00\$0.00\$3,000\$54,432\$362.88	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	
literacy room 116 116 1 22 \$151.00 \$0.00 \$2,500 \$8.00 \$7.00 \$0.00 \$0.00 \$18,900 \$162.93 family restroom 150 75 2 17 \$780.00 \$0.00 \$2,500 \$15.00 \$0.00 \$3,000 \$54,432 \$362.88	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	
family restroom 150 75 2 17 \$780.00 \$0.00 \$2,500 \$20.00 \$15.00 \$0.00 \$3,000 \$54,432 \$362.88	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	
nursing room 75 75 1 17 \$151.00 \$0.00 \$2.500 \$20.00 \$15.00 \$0.00 \$1.500 \$1.500 \$1.500 \$1.500 \$16.523 \$220.30	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	

					PA	RAMETE	R COSTI	NG MODE	EL					
Lisle Library District						(Cost In	cl. Core an	d Shell)						
						(Excl. Ma	rkups and	Sitework)						
Full Renovation Concept - 33,000 SF													12/2/2019	
Shell Cost		\$97.74												
SPACE	TOTAL	AVE	NO. OF	PTN.	PTN	DEMO	DOOR	FLOOR	CLG	MECH	ELECT	EQUIP	TOTAL	COST
	S.F.	S.F.	SPACES	LENGTH	\$/LF	\$/SF	\$/SPACE	\$/SF	\$/SF	\$/SF	\$/SF	SPECIAL	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 <i>.</i> 096	\$174.08
administrative offices	1010	200 168	6	26	\$151.00	\$0.00 \$0.00	\$2,500 \$2,500	\$8.00 \$8.00	\$7.00	\$0.00 \$0.00	\$0.00 \$0.00	\$20,000 \$0	\$152,428	\$150.92
back of house circulation	200	100	2	20	\$151.00	\$0.00 \$0.00	\$2,500 \$2,500	\$8.00	\$7.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0 \$0	\$33,589	\$167.94
elevator	90	90	2	19	\$400.00	\$0.00 \$0.00	\$2,300 \$0	\$0.00	\$7.00	\$0.00 \$0.00	\$0.00	\$0 \$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 \$0	\$104,836	
meeting space	1600	800	2	57	\$151.00	\$0.00 \$0.00	\$2,500	\$8.00	\$7.00	\$0.00 \$0.00	\$0.00	\$20,000	\$222,605	\$139.13
meeting space support	340	85	4	18	\$151.00	\$0.00 \$0.00	\$2,500	\$8.00	\$7.00	\$0.00 \$0.00	\$0.00	\$10,000	\$69,205	
server room	160	160		25	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0		\$151.96
staff break areas	345	345	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00 \$0.00	\$0.00	\$0 \$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	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$3,000 \$0	\$171,603	\$112.97
technical services department	1319	1145	2	68	\$151.00	\$0.00	\$2,500	\$8.00	\$0.00 \$7.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0 \$0	\$141,860	\$123.90
janitors closet	75	75	1	17	\$431.00	\$0.00	\$2,500	\$0.00 \$1.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0 \$0	\$17,233	\$229.77
mechanical	905	905	1	60	\$431.00	\$0.00	\$2,500 \$2,500	\$1.00 \$1.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0 \$0	\$117,724	
public restrooms	545	273	2	33	\$451.00 \$750.00	\$0.00	\$2,500	\$1.00	\$0.00 \$15.00	\$0.00 \$0.00	\$0.00	پو \$10,900	\$137,746	\$252.74
staff restroom	150	273 75	2	17	\$750.00	\$0.00	\$2,500	\$20.00 \$20.00	\$15.00	\$0.00 \$0.00	\$0.00	\$3,000	\$53,412	
	760	75 127	6	23	\$750.00 \$151.00		\$2,500 \$2,500	\$20.00 \$8.00	\$15.00	\$0.00 \$0.00	\$0.00	\$30,000	\$146,204	\$192.37
group study	760	127	0	23	\$151.0U	φυ.υυ	φ2,500	φο.00	φ0.00	φ0.00	φ 0.0 0	\$30,000	φ140,204	φισ2.37

Lisle Library District Full Renovation Concept - 33,000 SF			12/2/2019	
SITE PREPARATION DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COS
Demo Existing Parking Pavement Demolish Concrete, Curb & Gutter	5,000 1	SQFT LSUM	\$1.50 \$10,000.00	\$7,500 \$10,000
Erosion Control Allowance Stabilized Construction Entrance Visc Site Preparation Allowance (silt fencing, haybales, rip-rap, general earthwork, etc.)	1 1 1	LSUM LSUM LSUM	\$5,000.00 \$5,000.00 \$15,000.00	\$5,00 \$5,00 \$15,00
General Site Preparation Allowance for Grading Site Clearing	1	EACH	\$13,000.00 \$25,000.00 \$10,000.00	\$15,00 \$25,00 \$10,00

SITE IMPROVEMENTS				
DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED CO
Asphalt Paving @ New Entrance including sub-grade	5,000	SQFT	\$6.00	\$30,00
" Concrete Sidewalk at New Building Entrance	100	SQFT	\$9.00	\$9
" Concrete Sidewalk at Site	250	SQFT	\$9.00	\$2,2
Concrete Curb and Gutter	1,250	LNFT	\$20.00	\$25,0
Parking Stall	130	EACH	\$25.00	\$3,2
Pavement Striping	1	LSUM	\$15,000.00	\$15,0
andscaping Allowance	1	LSUM	\$150,000.00	\$150,0
lenches	1	LSUM	\$10,000.00	\$10,0
like Rack	1	LSUM	\$5,000.00	\$5,0
rash Receptacle	1	LSUM	\$5,000.00	\$5,0
rash Enclosure	1	LSUM	\$10,000.00	\$10,0
lignage	1	LSUM	\$25,000.00	\$25,0
lagpole	1	EACH	\$5,000.00	\$5,0
lisc Site Improvements Allowance	1	LSUM	\$25,000.00	\$25,0

ull Renovation Concept - 33,000 SF		12/2/2019	
TTE UTILITIES DESCRIPTION	QUANTITY UM	UNIT COST	ESTIMATED COST
ianitary System (existing to remain) itorm System (misc. allowance for improvements) ilectric System (existing to remain) elephone and Data (existing to remain) Sas System (existing to remain) Vater System (existing to remain) ite Lighting Allowance (existing to remain)	 LSUM LSUM LSUM LSUM LSUM 		

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	youth activity (TV) space	120	 									250			25				l		6		
	adult circulation (open space for circulation)	120										250			25						6		
	adult computers	120									/	250			25						6		
	adult fiction	120										250			25					ļ	6		
	adult new materials	120										250			25						6		
	adult seating	120										250			25					ļ	6		
	adult services office	120						j				250			25		ĺ				6		
	book drop	120										250			25						6		
	digital media stacks	120										250			25						6		
	early literacy	120										250	0		25						6		
	elevator		400																		1		
50	janitors closet		400									250	0		25						6		
550	mechanical		400									250	0		25						6		
4214	non fiction stacks	120										250	0		25						6		
	public restrooms		400									250					350					30	
	receiving		400									250	0 5000		25						6		
450	story time / craft space	120										250	0		25						6		
	youth circulation and active space	120										250	0		25						6		
0	dedicated teen space								1												1		
150	youth computers	120										250	0		25						6		
850	youth services	120										250	0		25						6		
	youth stacks	120										250	0		25						6		
370	stairs and landings	120			Ī				1		· · · · · · · · · · · · · · · · · · ·	250	0		25					1	1	[40
	staff restroom	120			Ī							250	0				350		1		1	30	
715	circulation office	120			1							250	0	+	25						6		
300	art stacks	120										250	0		25						6		
116	literacy room	120										250	0		25						6		1
75	family restroom		400									250	0				350					30	
	nursing room	120							1		· · · · · · · · · · · · · · · · · · ·	250	0		25					1	6	[
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PARAMETER COSTING INTERIOR OUTLINE

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1710	youth circulation and active space						8					7													
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150	youth computers						8					7													
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12/2/2019

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Ave SF		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	G,ASS NON RATED			TOTAL GUT PARTIAL GUT		SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS		SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE
168 100 90 830 85 160 345 70 760 1145 75 905 273 75	general circulation administrative offices back of house circulation elevator general circulation meeting space meeting space support server room staff break areas staff kitchen storage technical services department janitors closet mechanical public restrooms staff restroom group study	120 120 120 120 120 120 120 120 120 120	400 400 400 400 400									2500 2500 2500 2500 2500 2500 2500 2500		222 22 22 22 22 22 22 22 22 22 22 22 22		320				6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	30 30	

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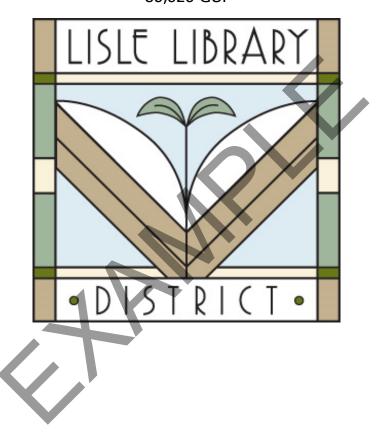
					l	FLOOR FINISH							CEIL	ING F	INISH							
Ave SF		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	ЕРОХҮ	ENTRY MAT	LAY-IN ACOUSTICAL	GYPSUM BOARD	DETAILED GYP BD	SPECAIL LAY IN	PAINTED	EXPOSED						
168 100 90 830 800 345 70 760 1145 75 905	general circulation administrative offices back of house circulation elevator general circulation meeting space meeting space support server room staff break areas staff kitchen storage technical services department janitors closet mechanical						8 8 8 8 8 8 8 8 8 8 8 8 8 8	1			7 7 7 7 7 7 7 7 7 7 7 7 7					0						
273 75	public restrooms staff restroom group study			20 20			8					15 15										

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Ave SF		TOILET ACCESS	CABINETRY/MILLWK	SHELVING/MILLWORK	FIXED SEATING	SIGNAGE- OFOI	RAILINGS	SOUND PROOFING	FF & E NIC	LOADING DOCK EQ							
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168 100 90 830	general circulation administrative offices back of house circulation elevator general circulation meeting space		10000 10000														
800	meeting space meeting space support		2500											 	 	 	
160	server room	-	2000												 	 	
345	staff break areas	-															
70	staff kitchen		5000								Ē						
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1145	technical services department	-									•						
75	janitors closet mechanical		q									DD		 	 	 	
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	staff restroom	1500												 			
127	group study	-	5000												 		
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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

1815 South Meyers Road Suite 200 Oakbrook Terrace, IL 60181

630.678.0808 www.CCSdifference.com



CCS Project # 19.111

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 improcements 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.

SITEWORK 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.

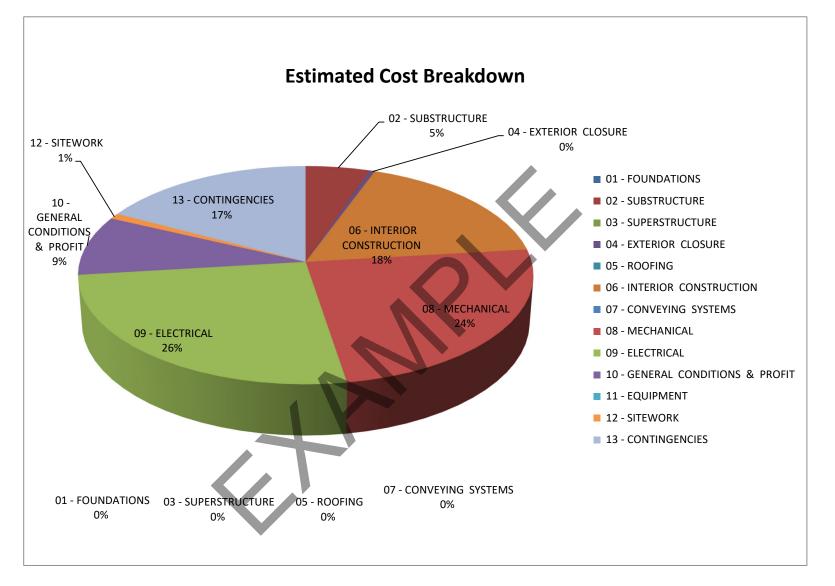


PARAMETER CO	DSTING MODEL			
nterior Build Out Construction Concept - 35	,925 SF			
GROSS AREA: 3	5925 SF		12/2/2019	
COST SUMMARY				
DESCRIPTION	TOTAL COST		RATE/SF	% of Total
01 - FOUNDATIONS		\$0	\$0.00	0%
011 - Standard Foundations	\$0	\$0.00		
012 - Special Foundations	\$0	\$0.00		
02 - SUBSTRUCTURE	\$3	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%
			\$0.00	070
031 - Floor Construction	\$0	\$0.00		
032 - Roof Construction 033 - Stair Construction	\$0 \$0	\$0.00		
033 - Stair Construction	φŪ	\$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	\$1,3	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	\$1,8	368,100	\$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		



GROSS AREA: 35 OST SUMMARY	5925 SF		12/2/201	9
DESCRIPTION	TOTAL COST		RATE/SF	% of Tota
9 - ELECTRICAL		\$1,975,875	\$55.00	26%
		<i><i>ψ</i></i> ¹ ,070,070	\$55.00	2070
091 - Service & Distribution	\$538,875	\$15.00		
092 - Lighting & Power	\$898,125	\$25.00		
093 - Special Systems	\$538,875	\$15.00		
0 - GENERAL CONDITIONS & PROFIT		\$682,785	\$19.01	9%
NET BUILDING CONSTRUCTION	I COST \$6,307,663			
1 - EQUIPMENT		\$0	\$0.00	0%
111 - Fixed & Movable Equipment	\$0	\$0.00		
112 - Furnishings 113 - Special Construction	\$0 \$0	\$0.00 \$0.00		
	φu	φ0.00		
2 - SITEWORK		\$65,000	\$1.81	1%
121 - Site Preparation	\$0	\$0.00		
122 - Site Improvements	\$65,000	\$0.00		
123 - Site Utilities	\$0	\$0.00		
124 - Off-site Work	\$0	\$0.00		
NET PROJECT CONSTRUCTION	COST \$6,372,663			
3 - CONTINGENCIES		\$1,322,328	\$36.81	17%
131 - Design	\$955,900	\$26.61		
132 - Escalation	\$366,428	\$20.01		





Lisle Library District		COSTING MOD nd Shell	EL		
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	\$(
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	\$
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	\$
	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 C	ORE /SHELL COST	<u>\$4,271,150</u>
opyright 2014 CCS International, Inc.			RATE/SF		\$118.89

Lisle Library District						(Cost In	cl. Core and rkups and S	d Shell)						
Interior Build Out Construction Cond Shell Cost		F \$118.89											12/2/2019	
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

PARAMETER COSTING MODEL

(Cost Incl. Core and Shell) (Excl. Markups and Sitework)

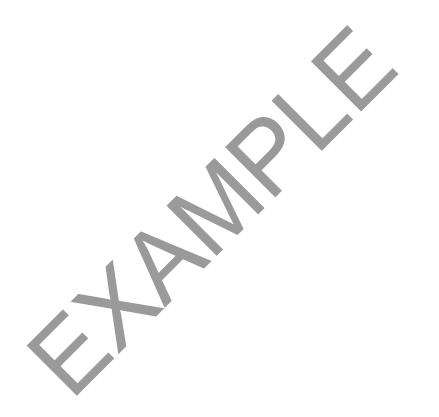
Interior Build Out Construction Concept - 35,925 SF

12/2/2019

Shell Cost		\$118.89												
SPACE	TOTAL	AVE	NO. OF	PTN.	PTN	DEMO	DOOR	FLOOR	CLG	MECH	ELECT	EQUIP	TOTAL	COST
	S.F.	S.F.	SPACES	LENGTH	\$/LF	\$/SF	\$/SPACE	\$/SF	\$/SF	\$/SF	\$/SF	SPECIAL	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
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Lisle Library District Interior Build Out Construction	n Concept - 35,925 SF			12/2/2019	
SITE PREPARATION	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST

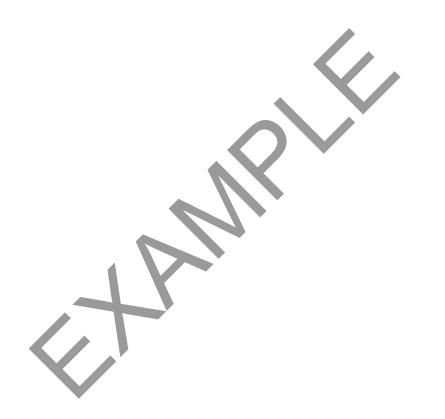
None - Assumed to be Developer Provided



Lisle Library District Interior Build Out Construction Concept - 35,925 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				

Lisle Library District Interior Build Out Construction	n Concept - 35,925 SF			12/2/2019	
SITE UTILITIES	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST

None - Assumed to be Developer Provided



PARAMETER COSTING INTERIOR OUTLINE

12/2/2019

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Ave SF	All Spaces on the 1st Floor	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
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585	youth activity (TV) space	120												2500			25						6		
1000	dedicated teen space	120						1						2500			25		1				6		
200	youth computers	120						ļ		 				2500	and the second second second second second		25		ļ				6		
	youth stacks	120								 				2500			25		ļ				6		
900	story time / craft space	120						_		 				2500			25		ļ				6		
3400	youth circulation and active space	120						<u></u>	ļ.	 				2500			25		ļ				6		
500	early literacy	120			ļ				ļ.	 ļ				2500		·	25	ļ	ļ				6		
1500	youth services office	120						++-		 				2500			25						6		
3000	adult circulation	120												2500			25						6		
	adult computers	120						+						2500			25						6		
	adult fiction	120						++-		 F				2500			25						6		
860	adult general stacks	120						++-					•	2500	ad as a second as a second as a second		25						6		
1975	adult open seating	120						++-	k					2500		<u></u>	25		<u></u>				6		
350	adult services office	120												2500			25						6		
	non fiction stacks	120												2500			25						6		
1160	digital media stacks	120												2500			25						6		
300	art stacks	120												2500	ad as a second as a second as a second		25		ļ				6		
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	meeting space	120								 				2500			25	ļ	ļ				6		
85	meeting space support	120						K		 				2500			25		ļ				6		
150	family restroom		400					₽		 				2500					350					30	
75	nursing room	120						*		 				2500					350					30	
	public restrooms		400					++-	i.	 				2500	and the second second second second second	<u></u>		i	350					30	
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PARAMETER COSTING INTERIOR OUTLINE

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1710	youth circulation and active space early literacy						8 8					7 7						 	 			 		,
850	youth services office						8					, ,										 		
1980	adult circulation						8					7						 	 			 		
325	adult computers				0		8					7						 				 		
1600	adult fiction						8					7	1											
860	adult general stacks						8					7		i					 			 		
1800	adult open seating						8					7	1						 			 		
350	adult services office				0		8					7						 				 		
	non fiction stacks						8	•				7						 						
1000	digital media stacks						8					7												
300	art stacks						8					7												
127	group study						8					7												
	literacy room						8					7						 						
667	meeting space						8					7		ļ				 				 		,
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PARAMETER COSTING INTERIOR OUTLINE

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	digital media stacks	-	13000														
300	art stacks	-	5000														
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PARAMETER COSTING INTERIOR OUTLINE

12/2/2019

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0 715 1000	public pathways general circulation circulation office technical services department administrative offices	120 120 120 120 120 120									·	2500 2500 2500 2500 2500			 25 25 25 25 25 25					6 6 6 6		40
200 200 400 70	back of house circulation server room staff break areas staff kitchen staff restroom	120 120 120 120	400									2500 2500 2500 2500 2500			25 25 25 25 25	32	0			6 6 6	30	
435 458	book drop receiving storage	120 120	400									2500 2500 2500	5000		 25 25 25					6 6 6		
	mechanical janitors closet		400 400									2500			25					6		

PARAMETER COSTING INTERIOR OUTLINE

12/2/	2019
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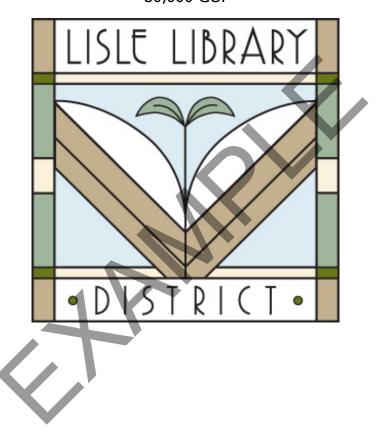
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1000	technical services department						8				7	1							 						
1200	administrative offices						8				7												l	l	
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200	server room						8				 7							 	 						
400	staff break areas staff kitchen						8 8				 7 7							 	 						
70	staff restroom			20			ð				 	10						 	 						
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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

1815 South Meyers Road Suite 200 Oakbrook Terrace, IL 60181

630.678.0808 www.CCSdifference.com



CCS Project # 19.111

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 improcements 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.

SITEWORK 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.

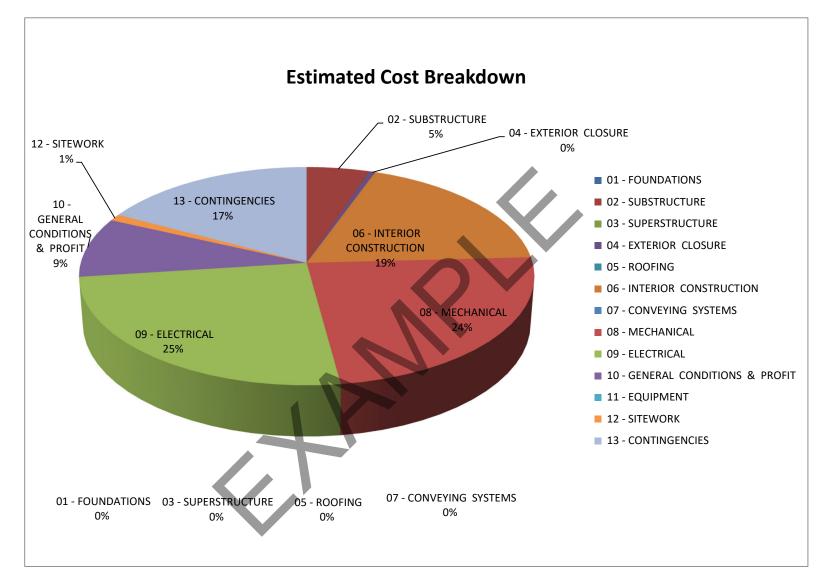


PARAMETER (Lisle Library District	COSTING MODEL			
nterior Build Out Construction Concept - 3	0,000 SF			
	30000 SF		12/2/2019	
COST SUMMARY				
DESCRIPTION	TOTAL COST		RATE/SF	% of Total
01 - FOUNDATIONS		\$0	\$0.00	0%
011 - Standard Foundations	\$0	\$0.00		
012 - Special Foundations	\$0	\$0.00		
02 - 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%
			<i>Q</i> 0.00	0,0
031 - Floor Construction	\$0	\$0.00		
032 - Roof Construction 033 - Stair Construction	\$0 \$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		
	002,000	¢ nor		
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		



GROSS AREA: 30000 OST SUMMARY	SF		12/2/2019	
DESCRIPTION	TOTAL COST	RAT	E/SF %	% of Total
9 - ELECTRICAL	¢1	650,000	\$55.00	25%
	ψ1,	.050,000	¢33.00	2370
091 - Service & Distribution	\$450,000	\$15.00		
092 - Lighting & Power	\$750,000	\$25.00		
093 - Special Systems	\$450,000	\$15.00		
0 - GENERAL CONDITIONS & PROFIT	\$	583,783	\$19.46	9%
NET BUILDING CONSTRUCTION CO	ST \$5,383,639			
1 - EQUIPMENT		\$0	\$0.00	0%
111 - Fixed & Movable Equipment	en en	\$0.00		
112 - Furnishings	\$0	\$0.00		
113 - Special Construction	\$0	\$0.00		
2 - 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 COS	ST \$5,448,639			
3 - CONTINGENCIES	\$1,	130,593	\$37.69	17%
131 - Design	\$817,296	\$27.24		
132 - Escalation	\$313,297	\$10.44		
	· ,	·		





Lisle Library District		COSTING MOD nd Shell	EL		
nterior 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	\$
Excavation to be provided by developer	Mass Excavation	0	CY	\$0.00	\$
Fill to be provided by developer	Mass Fill	0	CY	\$0.00	\$
Foundations to be provided by developer	Foundation Wall & Footing	0	LF	\$0.00	\$
Footings to be provided by developer	Column Footing	0	EA	\$0.00	\$
5" Thick Slab on Grade Incl. WWF, Aggregate, and Finishing	Slab on Grade	30000	SF	\$11.00	\$330,00
No Basement Assumed in Project	Basement Wall w/ Footing	0	LF	\$0.00	\$
No elevated structure in Single Story Building	Elevated Floor Structure	0	SF	\$0.00	\$
Roof to be provided by developer	Roof Structure	0	SF	\$0.00	\$
No Stairs in Single Story Building	Stairs	0	EA	\$0.00	\$
	ENVELOPE				
Enclosure to be provided by developer	Exterior Enclosure	0	SF	\$0.00	\$
Enclosure to be provided by developer	Window Wall	0	SF	\$0.00	\$
Exterior Doors - (1) ADA Double & (3) Single Metal	Exterior Doors	4	EA	\$8,000.00	\$32,00
No Demolition Assumed	Exterior Demolition	0	SF	\$0.00	\$
Roof to be provided by developer	Roofing	0	SF	\$0.00	\$
None Assumed in Project	Skylight	0	SF	\$0.00	\$
Roof to be provided by developer	Roof Edge	0	LF	\$0.00	\$
	CONVEYING SYSTEMS	-			-
No Elevator in Single Story Building	Elevators etc.	0	EA	\$0.00	\$
	MECHANICAL	-			
Plumbing Allowance	Plumbing	30000	SF	\$6.00	\$180,00
H.V.A.C. Allowance	H.V.A.C	30000	SF	\$40.00	\$1,200,00
Fire Protection Allowance	Fire Protection	30000	SF	\$6.00	\$180,00
None Assumed on Project	Special Mechanical	30000	SF	\$0.00	\$
	ELECTRICAL				
Service & Distribution Allowance	Service & distribution	30000	SF	\$15.00	\$450,00
Lighting & Power Allowance	Lighting & Power	30000	SF	\$25.00	\$750,00
Special Systems Allowance	Special systems	30000	SF	\$15.00	\$450,00
· · · · · · · · · · · · · · · · · · ·			TOTAL C	ORE /SHELL COST	<u>\$3,572,000</u>
ppyright 2014 CCS International, Inc.			RATE/SF		\$119.07

Lisle Library District														
						(Excl. Ma	rkups and S	Sitework)						
Interior Build Out Construction Cond Shell Cost		\$119.07											12/2/2019	
SPACE	TOTAL	AVE	NO. OF	PTN.	PTN	DEMO	DOOR	FLOOR	CLG	MECH	ELECT	EQUIP	TOTAL	COST
	S.F.	S.F.	SPACES	LENGTH	\$/LF	\$/SF	\$/SPACE	\$/SF	\$/SF	\$/SF	\$/SF	SPECIAL	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

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\$780.00

\$500.00

\$780.00

\$0.00

\$0.00

\$0.00

\$2,500

\$2,500

\$2,500

PARAMETER COSTING MODEL

\$20.00

\$20.00

\$20.00

\$15.00

\$15.00

\$15.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$3,000

\$1,500

\$15,000

family restroom

public restrooms

nursing room

150

75

750

150

375

\$47,330 \$315.53

\$24,055 \$320.73

\$196,390 \$261.85

PARAMETER COSTING MODEL

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework)

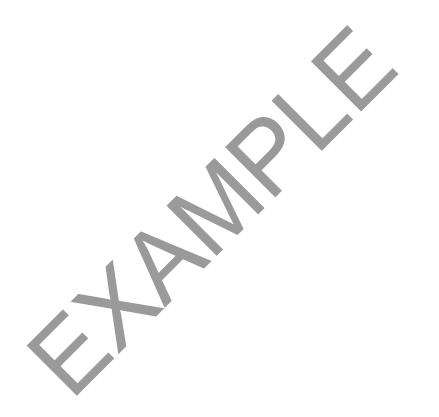
Interior Build Out Construction Concept - 30,000 SF

Shell Cost		\$119.07												
SPACE	TOTAL	AVE	NO. OF	PTN.	PTN	DEMO	DOOR	FLOOR	CLG	MECH	ELECT	EQUIP	TOTAL	COS
	S.F.	S.F.	SPACES	LENGTH	\$/LF	\$/SF	\$/SPACE	\$/SF	\$/SF	\$/SF	\$/SF	SPECIAL	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	\$258.8
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	\$148.7
technical services department	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$146,080	\$146.0
administrative offices	1200	1200	1	69	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$173,799	\$144.8
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	\$167.7
server room	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,541	\$167.7
staff break areas	345	345	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$54,340	\$157.5
staff kitchen	70	70	1	17	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$19,452	\$277.8
staff restroom	220	73	3	17	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$4,401	\$84,046	\$382.0
book drop	60	60	1	15	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$17,809	\$296.8
receiving	435	435	1	42	\$431.00	\$0.00	\$7,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$77,831	\$178.9
storage	1000	333	3	37	\$151.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$144,328	\$144.3
mechanical	1400	1400	1	75	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$202,918	\$144.9
janitors closet	75	75	1	17	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$18,832	\$251.0
			4											
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		X												

12/2/2019

Lisle Library District Interior Build Out Construction	I Concept - 30,000 SF			12/2/2019	
SITE PREPARATION	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST

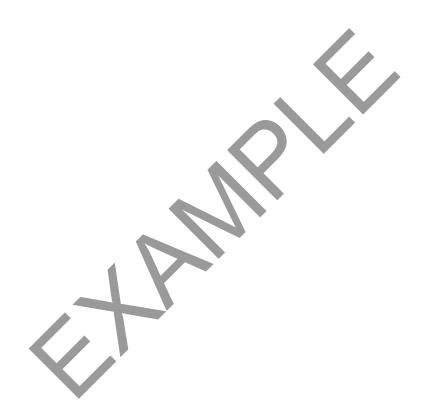
None - Assumed to be Developer Provided



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				

Lisle Library District Interior Build Out Construction	on Concept - 30,000 SF			12/2/2019	
SITE UTILITIES	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST

None - Assumed to be Developer Provided



PARAMETER COSTING INTERIOR OUTLINE

12/2/2019

			DEM	IOLII	ΓΙΟΝ			DOORS			WALL FINISH													
						RTITIONS																		
Ave SF	All Spaces on the 1st Floor	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
		-									 													
	youth activity (TV) space dedicated teen space youth computers	120 120										2500 2500				25 25						6		
	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	ļ.					6	ļ	
850	youth services office	120						-+			 	2500				25						6		
1000	adult circulation	120										2500				25						6		
	adult computers	120						· · · · · · · · · · · · · · · · · · ·				2500				25						6		
	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			1	25					T	6		
300	art stacks	120			İ							2500				25						6		
	group study	120			Ì							2500				25	l.			İ	<u></u>	6	L	
105	literacy room	120										2500				25						6		
667	meeting space	120										2500				25						6	ļ	
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	
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PARAMETER COSTING INTERIOR OUTLINE

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Ave SF	All Spaces on the 1st Floor	RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY ENTRY MAT					PAINTED	EXPOSED					=		3	
585	youth activity (TV) space						8					7		 				 					
200	dedicated teen space						8					,						 					
200	youth computers youth stacks						8 8					7						 					
2020	story time / craft space						8 8					7											
450	youth circulation and active space						о 8					7											
500	early literacy						8											 					
850	youth services office						8					•											
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1980	adult circulation						8					X											
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							 				 					
	non fiction stacks						8			Ĺ													
1000	digital media stacks						8							 				 					
300	art stacks						8				•							 					
127	group study						8					7		 				 					
	literacy room						8							 				 					
667	meeting space meeting space support						8 8			Ţ		,		 				 					
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150	family restroom		b	20	ľ							15	5	 		-1b	ā					B	
75	nursing room		B	20								15		 		ļ.		 					
	public restrooms			20		Ĩ						15	5			in the second second second second second second second second second second second second second second second							
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							SPEC	ALTIES										
Ave SF		TOILET ACCESS	CABINETRY/MILLWK	SHELVING/MILLWORK	FIXED SEATING	SIGNAGE- OFOI	RAILINGS		FF & E NIC	NONE INCLUDED	LOADING DOCK EQ							
	All Spaces on the 1st Floor												 		 	 	 	
	youth activity (TV) space dedicated teen space youth computers		10000															
2020	youth stacks																	
450	story time / craft space		10000															
1710	youth circulation and active space		10000												 	 	 	
500	early literacy		8500												 	 	 	
850	youth services office														 	 	 	
1980	adult circulation												 		 	 	 	
325	adult computers				b.								 		 	 	 	
1600	adult fiction		10000		Ī													
860	adult general stacks		15000															
1800	adult open seating		10000										 		 	 	 	
350	adult services office												 		 	 	 	
4000	non fiction stacks		15000															
	digital media stacks		10000												 		 	
300	art stacks		5000															
127	group study																	
	literacy room												 		 	 	 	
667	meeting space		10000										 		 	 	 	
85	meeting space support		2500							······			 		 		 	
150	family restroom	3000													 		 	
75	nursing room	1500	B.		Ĩ				1	D		B	 	ğ	 	 	 	
375	public restrooms	7500			1													
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12/2/2019

PARAMETER COSTING INTERIOR OUTLINE

12/2/2019

						PARTITIONS		DEMO	DLITIC	DN			DOORS				WA	LL FIN	VISH			
Ave SF		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 dainit			UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE
0 715 1000	public pathways general circulation circulation office technical services department administrative offices	120 120 120 120 120 120										2500 2500 2500 2500 2500			25 25 25 25 25					6 6 6		40
200 200 345 70	back of house circulation server room staff break areas staff kitchen staff restroom	120 120 120 120	400									2500 2500 2500 2500 2500			 25 25 25 25	32	0			6 6 6	30	
435 333	book drop receiving storage	120 120	400									2500 2500 2500	5000		 25 25 25					6 6 6		
	mechanical janitors closet		400 400									2500 2500			25					6		

PARAMETER COSTING INTERIOR OUTLINE

12/2/	2019
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						FLOOR FINISH							CEILI	NG FI	NISH						
Ave SF		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	ЕРОХҮ	ENTRY MAT	LAY-IN ACOUSTICAL	GYPSUM BOARD	DETAILED GYP BD	SPECAIL LAY IN	PAINTED	EXPOSED					
715 1000	public pathways general circulation circulation office technical services department administrative offices					50	8 8 8 8				7 7 7 7 7			30							
200 345 70	back of house circulation server room staff break areas staff kitchen staff restroom			20			8 8 8 8				7 7 7 7	15									
435 333	book drop receiving storage mechanical						8	1 1 1			7					0 0 0					
75	janitors closet							- 1								Ö					

							SPECIA	LTIES									
			¥	SHELVING/MILLWORK				(1)			а						
		S	CABINETRY/MILLWK	LWC	(7)	=		SOUND PROOFING		G	LOADING DOCK EQ						
		TOILET ACCESS	W.	MIL	FIXED SEATING	SIGNAGE- OFOI		00		NONE INCLUDED	ÖC						
		AC	TR	NG/	EA.	ц Ц	S	PR	NC NC	NCL	5						
Δνρ		Ц	INE	L	S CI	NAG	N	Q	ш	=	NIC						
Ave SF		101	CAB	SHE	IXE	sigi	RAILINGS	sol	FF & E NIC	N	-OA						
										-							
370	public pathways		10000														
715	general circulation circulation office	-										 		 	 	 	
1000	technical services department	-															
1200	administrative offices																
0	back of house circulation	_												 	 	 	
200	back of house circulation server room	-												 	 	 	
345	staff break areas	-															
70	staff kitchen		5000														
73.3	staff restroom	1467												 	 	 	
60	book drop		5000									 		 	 	 	
435	receiving	-	5000										bb.	 	 	 	
333	book drop receiving storage		<u>.</u>										þ				
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	mechanical janitors closet	-															
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