

Eaton Rapids Area District Library Library Expansion & Renovation Project

Preliminary Opinion of Probable Construction Costs Project Budget

Prepared by Daniels and Zermack Architects & Wieland

February 15, 2024

Cost/sf

Existing First Floor Renovation,	5,380	sq.ft. x	\$	-	\$	-	
Second Floor Renovation	5,380	sq.ft. x	\$	-	\$	-	
Total Building Area	10,760	sq.ft.					
Conceptual Construction Budget, including 10% construction contingency, 3% estimating contingency at Conceptual stage, and 3% escalation factor to 2025 construction start, as prepared by Wieland dated 01.11.24							
					\$	4,725,102	\$ 439
Owner's Contingency - to allow for minor program changes due to changes in staff, services, policy etc.							
				3.0%	\$	141,800	
TOTAL CONSTRUCTION BUDGET					\$	4,866,902	\$ 452

Basic Professional Design Services							
Schematic Design - Construction Administration	10.4%	x	\$	4,866,902	\$	504,900	
Extended Professional Design Services							
Site Plan Approval (allowance for hourly services), minor anticipated for possible historic district interaction					\$	3,500	
Estimated Reimbursable expenses				2.0%	\$	10,100	
TOTAL OF PROFESSIONAL DESIGN FEES					\$	518,500	\$ 48

Technology (PC's, printers, other peripherals) - Public stations	14	4	PCs @	\$	1,000	\$	4,000
Technology (PC's, printers, other peripherals) - Staff stations	9	3	PCs @	\$	1,000	\$	3,000
Technology (PC's, printers, other peripherals) - laptops		12	PCs @	\$	1,200	\$	14,400
Technology (server, network devices,wireless)		1	allow	\$	20,000	\$	20,000
Technology (wiring)		92	runs @	\$	195	\$	17,940
Technology (fiber optic connection)			allow			\$	-
Audio/visual System for Meeting Room (flat panel display & assistive listening)		1	unit@	\$	22,500	\$	22,500
Public Address system (add speakers for phone system)	10,760	sq.ft. x	\$	1.50	\$	16,140	
Video Conference System for group study rooms		3	unit@	\$	9,400	\$	28,200
Digital signage		1	unit@	\$	2,000	\$	2,000
Green screen tech equipment: cameras, lights, etc.	-	allow	\$	5,000	\$	-	
Building Security	10,760	sq.ft. x	\$	1.15	\$	12,374	
Security Video Camera Surveillance	10,760	sq.ft. x	\$	1.35	\$	14,526	
Material theft system, antenna/gates (single aisle 15k, dual aisle 19k)	-	unit@	\$	19,000	\$	-	
Automated Circulation System and interface software		allow	\$	-	\$	-	
RFID circulation system, equipment and software		allow	\$	-	\$	-	
Tag materials for RFID circulation system	-	items@	\$	0.175	\$	-	
Self check units		2	units@	\$	12,500	\$	25,000
Telecommunications Systems		allow	\$	-	\$	-	
SUBTOTAL						\$	180,080
Historic Escalation -	2.5	yrs. @		5.0%	\$	23,400	
SUBTOTAL BID (BID TARGET)						\$	203,480
Installation Contingency - allow for unforeseen installation issues					5.0%	\$	10,200
Owner's Contingency - to allow for minor program changes					5.0%	\$	10,200
TOTAL OF TECHNOLOGY BUDGET						\$	223,880

\$21

Furniture, Furnishings (assume new)	10,760	sq.ft. x	\$	46.00	\$	495,000	
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Equipment - copiers, fax, laminators, book carts,kitchen equipment and appliances.	10,760	sq.ft. x	\$ 1.00	\$ 11,000	
Laptops Anytime kiosk, one module, not including laptops	-	unit@	\$ 38,000	\$ -	alt. source
After Hours Pick up Lockers	1	unit@	\$ 16,500	\$ 16,500	
Building Maintenance Equipment - building maint., ladders, vacuum, scrubber,	10,760	sq.ft. x	\$ 0.50	\$ 5,380	
Interior Signage, non digital	10,760	sq.ft. x	\$ 1.25	\$ 13,500	
Interior Signage, building dedication plaque	1	allow	\$ 2,500.00	\$ 2,500	
Interior Signage, donor wall	-	allow	\$ 12,000.00	\$ -	use digital
Exterior Signage (at rear entry) - in construction cost	1	allow	\$ -	\$ -	
Graphic Art	10,760	sq.ft. x	\$ 0.35	\$ 3,800	
Public Art (1% of Construction Cost)	-	allow	\$ -	\$ -	
SUBTOTAL				\$ 547,680	
Owner's Contingency - to allow for minor program changes			3.0%	\$ 16,000	
Production Contingency - allow for unforeseen production issues			2.5%	\$ 14,000	
Historic Escalation -	2.0	yrs. @	7.5%	\$ 85,000	
TOTAL OF INTERIORS BUDGET				\$ 662,680	\$ 62
Interiors Fees (selection & specification of FF&E)	10,760	sq.ft. x	\$ 5.50	\$ 59,180	

Other Owner Costs (moving, storage, printing, shipping, surveys, soil investigations, construction testing, legal fees, builders risk insurance, advertising, additional professional services, specialty consultants, e.g., AV, technology,security				\$ 254,669	
TOTAL OF OWNERS OTHER COSTS BUDGET				\$ 254,669	\$ 24

TOTAL PROJECT BUDGET in year 2025 \$'s (bid / construction start)				\$ 6,585,811	\$ 612
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Library Expansion & Renovation Project

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February 15, 2024

Owners Other Costs Budget

Other Professional Consulting		\$	-
Printing for permit submission. Bid / Construction Documents electronic distribution		\$	500
Plan review / Permits (assume 1%) -	<i>Included in construction budget</i>	\$	-
Tap fees not anticipated		\$	-
Shipping		\$	500
Topographical & Boundary Surveys (update)		\$	-
Soil Investigations (update)		\$	-
wetlands survey		\$	-
tree survey		\$	-
Construction testing --	<i>in construction budget</i>	\$	-
Hazardous Materials Investigation & Report -	<i>in construction budget</i>	\$	-
Hazardous Materials Abatement --	<i>in construction budget</i>	\$	-
Legal fees, construction contract reviews, etc.		\$	10,000
builders risk insurance (1%)		\$	48,669
advertising		\$	500
add'l professional services		\$	-
A/E reimbursable costs	<i>included in budget</i>	\$	-
Specialty Consultants		\$	-
	A/V consultant - TBD, if required	\$	-
	Technology - TBD, if required	\$	-
temporary utilities during construction		\$	15,000
moving costs			
	Move out	\$	10,000
	Move in	\$	10,000
Commissioning		\$	-
Grand Opening / dedication Reception		\$	3,500
Temporary Relocation / leasing costs (detailed below)		\$	156,000
Subtotal		\$	254,669

Temporary Relocation / Leasing Costs estimate:

Months		12
square footage		5,000
cost / square foot	\$	15
Leasing costs	\$	75,000
off site storage	\$	6,000
temporary facility improvements (\$15/sf)	\$	75,000

Notes

Other Owner Costs include printing, permits, shipping, surveys, soil investigations, construction testing, legal fees, builders risk insurance, advertising, additional professional services and reimbursable costs, temporary utilities, moving costs, and leasing costs.



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PROJECT PARAMETERS / BUILDING AREAS			
First Floor	5,491	SF	(Interior Gut, Structural Imp. & Renovation)
Second Floor	5,477	SF	(Interior Gut, Structural Imp. & Renovation)
TOTAL FLOOR AREAS (UNDER ROOF)	10,968	SF	

ERADL
Eaton Rapids Library
Eaton Rapids, MI
CONCEPTUAL BUDGET
January 11, 2024

DESCRIPTION / SPECIFICATION SECTION	QUANTITY	UNITS	UNIT COST	COSTS	DIVISION TOTAL
WIELAND GENERAL CONDITIONS					\$381,538
Preconstruction Phase - CM Fee Proposal	1	LS	\$25,000.00	\$25,000	
Project Staff Labor	10	MONTHS	\$33,428.83	\$334,288	
Site Management Materials and Equipment	10	MONTHS	\$2,225.00	\$22,250	
DIVISION 01 - PROJECT GENERAL REQUIREMENTS					\$118,104
Layout / Survey / Set Bench Points	1	LS	\$5,000.00	\$5,000	
Site Toilets	2	EA	\$1,500.00	\$3,000	
Site Dumpsters	1	EA	\$17,320.00	\$17,320	
Job Site Safety Equipment / Hard Hats / Temp Fire Extinguishers	1	LS	\$2,500.00	\$2,500	
Temporary Labor - Site Clean-Up / Carpentry	1	LS	\$7,500.00	\$7,500	
Final Cleaning	10,968	SF	\$0.50	\$5,484	
Parking Lot Rental - Staging of Materials / Equipment - Allowance	1	ALLOW	\$20,000.00	\$20,000	
Miscellaneous Small Tools	1	LS	\$2,500.00	\$2,500	
Material Testing & Inspections	1	ALLOW	\$50,000.00	\$50,000	
Building Permit	1	LS	\$4,800.00	\$4,800	
Temporary Building Utilities for Construction Activities				Existing / By Owner	
DIVISION 02 - EXISTING CONDITIONS					\$349,161
Hazardous Materials Investigation, Testing & Remediation - Allowance	1	ALLOW	\$50,000.00	\$50,000	
Demolition of Existing Roof (Membrane & Insulation)	5,477	SF	\$1.50	\$8,216	
Demolition of Existing Roof (Sheathing) - Elevator Shaft Opening	1	LS	\$5,000.00	\$5,000	
Demolition of Existing Fire Stair at Alley	1	LS	\$2,500.00	\$2,500	
Demolition of Existing Flooring, Walls, Ceilings, Casework, MEP	10,968	SF	\$3.00	\$32,904	
Demolition of Floor Structure to Allow for Atrium Area	200	SF	\$20.00	\$4,000	
Reconfigure Main Street Entry Vestibule Floor Slab Slope for Smooth Floor Transition	92	SF	\$25.00	\$2,300	
Sawcut & Remove Existing Concrete Slab for Elevator Pit / MEP New Construction / Reinforcing of Column Footings / Data Floor Boxes	2,115	SF	\$2.50	\$5,288	
Improve Existing Footings / Micro-Piles / Reinforcing Soils	12	ALLOW	\$15,000.00	\$180,000	
New Beam Pockets in Existing Masonry Walls for Steel Beam Floor Reinforcement.	16	EA	\$3,000.00	\$48,000	
Floor Prep at Second Floor - Uneven Existing Surface (Light-Weight - Flowable Fill)	5,477	FSF	\$2.00	\$10,954	
Crawl Space - Existing Brick Piers - No Work To Be Done				Excluded	



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DIVISION 03 - CONCRETE					\$41,380
Building Footings & Foundations					
After Hours Pick Up Lockers Foundation - 2'x1'x4' Deep	1	LS	\$1,000.00	\$1,000	
Building Slabs					
Replace First Floor Concrete Slab On Grade Removed During Demolition	2,115	SF	\$12.00	\$25,380	
Miscellaneous Concrete					
Elevator Pit with Waterproofing	1	LS	\$15,000.00	\$15,000	
DIVISION 04 - MASONRY					\$44,304
Concrete Masonry Units					
8" CMU (Standard Grey Block and Mortar) - Elevator Shaft	912	FSF	\$42.00	\$38,304	
Miscellaneous Masonry					
Masonry Openings - Through Wall Book Return / Return for Friends - Owner Provided - Installed by Contractor - 1'-6" x 9"	2	EA	\$3,000.00	\$6,000	
DIVISION 05 - METALS					\$295,273
Structural Steel / Building Frame					
Second Floor Structure Reinforcement (Add Steel Beams Per Bay to Reduce Existing Joints Span) Requires Major Beam Along North-South Column Lines to Support Existing 2x12 floor joists at Mid-Span - W16x36 Estimated	6.3	TONS	\$8,000.00	\$50,674	
Second Floor Structure Reinforcement (Add Steel Beams Per Bay to Reduce Existing Joints Span) Requires Minor Beam Framed into Major Beam in East-West Direction to Support Existing 2x12 floor joists at Mid-Span - W12x26 Estimated	3.8	TONS	\$8,000.00	\$30,139	
First Floor Column Reinforcement (Add Plate Steel / Angles to 4-Sides of (E) Round Columns - L3x3x1/4 Estimated	0.5	TONS	\$8,000.00	\$3,864	
Structural Steel Framing (Columns, Beams) - Erection	10.6	TONS	\$10,000.00	\$105,846	
Miscellaneous Metals					
Elevator Steel - Hoist Beams, Sump Pit Covers, Pit Ladders - Primed	1	EA	\$5,000.00	\$5,000	
Miscellaneous Metal Support for Folding Partition - Meeting Room	30	LF	\$200.00	\$6,000	
RTU's & Exhaust Fans - Roof Frames	1	EA	\$500.00	\$500	
Roof Access Ladder with Cage	1	EA	\$2,500.00	\$2,500	
42" Glass Railing with Stainless Steel Mounting & Brush Stainless Steel Handrail	121	LF	\$750.00	\$90,750	



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DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES					\$218,538
Rough Carpentry					
Rough Carpentry - Wall Blocking	10,968	SF	\$0.50	\$5,484	
Rough Carpentry - Roof Nailers	310	LF	\$22.00	\$6,820	
Rough Carpentry - Replace 15% of Roof Sheathing (Damage of Existing) - Allowance	822	SF	\$6.00	\$4,929	
Rough Carpentry - Reinforce Structural Floor Framing for Atrium Area	1	ALLOW	\$15,000.00	\$15,000	
Rough Carpentry - Reinforce Roof Framing for RTU	1	ALLOW	\$10,000.00	\$10,000	
Rough Carpentry - Reinforce Roof Framing for Skylights	3	ALLOW	\$1,000.00	\$3,000	
Rough Carpentry Materials - Stair Systems - (3) Stringers and (20) Treads/Risers - 1 Flight	2	EA	\$5,000.00	\$10,000	
Interior Finish Carpentry - Plain Sliced Clear Maple Finish					
Interior Trim Carpentry - Labor & Materials					
Decorative Wood Stringers at Main Stairway	52	LF	\$300.00	\$15,600	
Decorative Wood trim at Main Stairway	121	LF	\$300.00	\$36,300	
Wood Trim at LED Coves at Skylight Ceiling Openings	87	LF	\$200.00	\$17,400	
Trim Carpentry Labor - Installation of Doors / Hardware / Casework / Tops	1	LS	\$45,000.00	\$45,000	
First Floor Millwork					
Custom Public Service Desk with Adjustable Height Worksurface	7	LF	\$1,000.00	\$7,000	
Copy Area	6	LF	\$350.00	\$2,100	
Display Cubbies Below Stair - 2' Wide x 1' Deep - 8' Tall	1	EA	\$2,500.00	\$2,500	
Staff Workroom (Uppers & Lowers) & Free Standing Millwork	20	LF	\$500.00	\$9,750	
Kitchenette (Uppers & Lowers)	7	LF	\$500.00	\$3,500	
Second Floor Millwork					
Reference Desk with Adjustable Height Worksurface	4	LF	\$1,000.00	\$4,000	
Meeting Room Kitchenette (Uppers & Lowers)	8	LF	\$500.00	\$4,000	
Shallow Full Height Pantry Storage in Group Study & Local History	15	LF	\$450.00	\$6,750	
Countertops					
First Floor Quartz Countertops - 3cm with 2cm Backsplashes at Wet Areas - Toilet Rooms / Kitchenette / Reception Desk	54	SF	\$75.00	\$4,050	
First Floor Plastic Laminate - Copy Area / Staff Workroom / Kitchenette	59	SF	\$45.00	\$2,655	
Second Floor Quartz Countertops - 3cm with 2cm Backsplashes at Wet Areas - Toilet Rooms / Meeting Kitchenette	36	SF	\$75.00	\$2,700	
DIVISION 07 - THERMAL AND MOISTURE PROTECTION					\$99,553
Insulation					
In-Wall Insulation				Included In Div. 09	
Above Ceiling Insulation				Excluded	
Roofing					
60 mil Single Ply EPDM Roofing with (2) Layers of 2.6" Poly-Iso on Metal Deck - Fully Adhered	5,477	SF	\$14.00	\$76,678	
Bilco L-20 Roof Hatch (3' x 6')	1	EA	\$5,000.00	\$5,000	
2' Wide Walk-Pads	115	LF	\$25.00	\$2,875	
12" Wide Aluminum Gutter & 6"x6" Downspouts	100	LF	\$50.00	\$5,000	



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DESCRIPTION / SPECIFICATION SECTION	QUANTITY	UNITS	UNIT COST	COSTS	DIVISION TOTAL
Siding					
Trespa Panels / EQUITONE Fiber Cement Panels or Similar with Rainscreen - Alley Elevation				See Add Alternates	
Joint Sealants	1	LS	\$10,000.00	\$10,000	
DIVISION 08 - OPENINGS					\$228,485
Pedestrian Doors					
3070 SC Wood Doors (Plain Sliced Clear Maple Finish) / HM Frames / Commercial Extra Heavy Duty Grade Door Hardware - Restrooms / Storage	13	EA	\$4,000.00	\$52,000	
3070 SC Wood Doors with Full Glass Located in Aluminum Storefront Framing (Plain Sliced Clear Maple Finish) Commercial Extra Heavy Duty Grade Door Hardware	9	EA	\$3,500.00	\$31,500	
3070 HM Doors & Frames - 180 Swing - First Floor Alley Stairwell Entrance	1	EA	\$5,000.00	\$5,000	
3070 HM Doors & Frames - Janitor Closet	1	EA	\$3,500.00	\$3,500	
6070 HM Doors & Frames - Mechanical Room	1	EA	\$4,200.00	\$4,200	
Aluminum Framing (Storefront / Curtainwall)					
Alley Entrance Exterior Aluminum Framed Entrances and Storefront (Med. Stile, Standard Anodized Finish) - Kawneer Tri-Fab VG 450 - 3070	21	FSF	\$85.00	\$1,785	
Aluminum Framed Entrances and Storefront (Med. Stile, Standard Anodized Finish) - Entry Vestibule Framing & Doors - 9' Tall	176	FSF	\$85.00	\$14,918	
First Floor Interior Aluminum Framed Entrances and Storefront (Med. Stile, Standard Anodized Finish) - Youth Area, Staff Office, Staff Access Door, Director's Office, Friends Storage (Kawneer Tri-Fab VG 450) - 9' Tall	198	FSF	\$85.00	\$16,830	
First Floor Interior Aluminum Framed Entrances and Storefront (Med. Stile, Standard Anodized Finish) - Partial Youth Area (Kawneer Tri-Fab VG 450) - 4' Tall	40	FSF	\$85.00	\$3,400	
First Floor Interior Aluminum Framed Entrances and Storefront (Med. Stile, Standard Anodized Finish) - Grade School & Partial Youth Area (Kawneer Tri-Fab VG 450) - 2' Tall	74	FSF	\$85.00	\$6,290	
Second Floor Interior Aluminum Framed Entrances and Storefront (Med. Stile, Standard Anodized Finish) - Full Height at Teen Section, Group Study, Local History & Meeting Room (Kawneer Tri-Fab VG 450) - 9' Tall	653	FSF	\$85.00	\$55,463	
Second Floor Interior Aluminum Framed Entrances and Storefront (Med. Stile, Standard Anodized Finish) - Staff Office (Kawneer Tri-Fab VG 450) - 8' Tall	80	FSF	\$85.00	\$6,800	
Remove Existing Windows and Replace with Fixed Aluminum Clad Wood Windows at Alley - Using Existing Openings - 3'-4" x 5'-1"	8	EA	\$750.00	\$6,000	
Remove Existing Windows and Replace with Fixed Aluminum Clad Wood Windows at Alley - Using Existing Openings - 4'-8" x 3'-10"	4	EA	\$700.00	\$2,800	
ADA Operator at Front and Rear Entry Vestibules for Each Set of Doors	2	EA	\$1,500.00	\$3,000	
Skylights					
4' x 4' Triple Dome Pyramid Unit Skylights - Wesco or Equivalent	3	EA	\$5,000.00	\$15,000	



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DESCRIPTION / SPECIFICATION SECTION	QUANTITY	UNITS	UNIT COST	COSTS	DIVISION TOTAL
DIVISION 09 - FINISHES					\$573,671
Light-Gage Metal Studs / Gypsum / Ceilings					
Interior Light-Gage Metal Furring 1" on CMU Walls with 5/8" Gypsum Board on One Side - 22' Tall - Elevator Shaft	32	LF	\$125.00	\$4,000	
Interior Light-Gage Metal Furring 1 1/2" on Existing Perimeter Walls with Batt Insulation & 5/8" Gypsum Board on One Side - 12' Tall	600	LF	\$110.00	\$66,000	
Interior Light-Gage Metal Studs 3-5/8" - 22 Gage at 16" O.C. with Batt Insulation & 5/8" Gypsum Board on Each Face - 12' Tall	696	LF	\$150.00	\$104,400	
Interior Light-Gage Metal Studs 6" - 22 Gage at 16" O.C. with Batt Insulation & 5/8" Gypsum Board on Each Face - Under Aluminum Storefront Framing at First Floor Entry Vestibule / Youth Area / Grade school & Second Floor Staff Office	65	LF	\$200.00	\$13,000	
Gypsum Board Ceilings / Soffits / Bulkheads	3,658	SF	\$15.00	\$54,873	
Gypsum Board Ceilings - Sloped Ceiling at Atrium	235	SF	\$10.00	\$2,350	
2x2 Lay In Ceiling - Mares High NRC Tegular Panels in 9/16" Grid by USG or equivalent (Include Elevator Steps)	6,880	SF	\$8.00	\$55,040	
4" High Compasso Edge Rim at Serpentine Ceiling Edge Condition Along East Exterior Storefront & Ceiling Cut out in Youth Area.	72	LF	\$150.00	\$10,800	
First Floor - Multi-Depth Acoustical Wall Panels (Zintra or Equivalent) on Two Walls in Casual Seating Area - 9' Tall (9' x 9' & 12.5' x 9')	195	FSF	\$46.50	\$9,068	
Second Floor - Single-Depth Acoustical Wall Panels (Zintra or Equivalent) at Casual Seating Alcove Near Alley Stair - 8' Tall (4' x 8')	32	FSF	\$62.50	\$2,000	
Second Floor - Acoustical Decorative Screens (Zintra or Equivalent) - Adult Seating Area at Copier / Self Check / Laptop Kiosk Area & Recessed Casual Seating Adjacent to Elevator (Two Screens - 4' x 9' Each)	72	FSF	\$36.00	\$2,592	
Second Floor - Acoustical Ceiling Baffles (Zintra or Equivalent) - Adult Seating Area at Copier / Self Check / Laptop Kiosk Area & Recessed Casual Seating Adjacent to Elevator - 8' Long	25	EA	\$600.00	\$15,000	
Second Floor - Acoustical Ceiling Baffles (Zintra or Equivalent) - Adult Seating Area at Copier / Self Check / Laptop Kiosk Area & Recessed Casual Seating Adjacent to Elevator - 16' Long	9	EA	\$1,100.00	\$9,900	
Second Floor - High Volume Sloped Ceilings at Meeting Room & Teen Area consisting of acoustical drywall Suspended ceiling system suspended tight to existing roof rafters, Equivalent to ACOUSTIBuilt Seamless Acoustic Ceiling system by Armstrong World Industries	1,240	SF	\$30.00	\$37,200	
Flooring					
Porcelain Floor Tile - Restrooms - 12x24 Large Format Tile on Schluter Ditra Crack Isolation Membrane	185	SF	\$25.00	\$4,625	
Porcelain Wall Tile - Restroom Walls - Full Height - 12x24 Large Format Tile - 8' Tall	889	FSF	\$25.00	\$22,220	
Carpet Tile / Walk Off Carpet Tile - Material Allowance Provided - Excludes Restrooms, Stairs & Elevator	1,143	SY	\$45.00	\$51,425	
Carpet Tile & Rubber Base - Installation, Adhesive and Subcontractor Mark Up	1,143	SY	\$18.00	\$20,570	
Rubber Stair Treads, Risers & Landings at Alley Stairwell	1	EA	\$9,140.00	\$9,140	

**WIELAND**

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TOTAL FLOOR AREAS (UNDER ROOF)	10,968	SF	

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CONCEPTUAL BUDGET

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DESCRIPTION / SPECIFICATION SECTION	QUANTITY	UNITS	UNIT COST	COSTS	DIVISION TOTAL
Painting / Wall Coverings					
Painting Gypsum Board Walls / Ceilings - Multiple Colors	10,968	SF	\$6.00	\$65,808	
Painting HM Door Frames	15	EA	\$500.00	\$7,500	
Painting of Stucco at Alley Exterior Elevation	1,232	FSF	\$5.00	\$6,160	
DIVISION 10 - SPECIALTIES					\$72,244
Toilet & Bath Accessories - Bobrick	4	EA	\$350.00	\$1,400	
Wall and/or Deck Mounted Diaper Changing Stations (Bobrick)	1	EA	\$1,200.00	\$1,200	
Semi-Recessed Fire Extinguishers & Cabinets	4	EA	\$500.00	\$2,194	
Bathroom Mirrors (Framed) - 30"x30"	4	EA	\$250.00	\$1,000	
1.5" x 1.5" Acrovyn Corner Guards - 10' Tall - 8 Locations	80	LF	\$20.00	\$1,600	
Mop Rack & Plastic Laminate Adjustable Shelving on KV Standard and Brackets Along East Wall of Janitor Closet	1	EA	\$300.00	\$300	
Staff Metal Lockers - 18" Painted Metallic, Half Height - 3 Double	3	EA	\$350.00	\$1,050	
After Hours Pick Up Lockers - Owner Provided - Installed by Contractor	1	EA	\$2,500.00	\$2,500	
Prefabricated Rod & Hanger Metal Canopy - Alley Entrance - 3'-6" Wide	36	LF	\$350.00	\$12,600	
Moveable Partition (STC 50) in Meeting Room. Individual or paired Panel System Equivalent to Panel fold Modulex Model 410MD	360	FSF	\$90.00	\$32,400	
Code Required Signage - Interior	1	ALLOW	\$1,000.00	\$1,000	
Aluminum Cut Metal Signage Letters (LIBRARY) At Alley Canopy - Allowance Per Narrative	1	ALLOW	\$15,000.00	\$15,000	
Interior Signage / Donor Wall				By Owner	
DIVISION 11 - EQUIPMENT					\$300
Appliances - Owner Provided, Installed by Contractor - 1 Refrigerator	1	ALLOW	\$300.00	\$300	
DIVISION 12 - FURNISHINGS					\$36,400
Non-Motorized Window Treatments - Equivalent to Mecho Shade Light Filtering - Exterior Windows - 3'-4" x 5'-1"	8	EA	\$1,700.00	\$13,600	
Non-Motorized Window Treatments - Equivalent to Mecho Shade Light Filtering- Exterior Windows - 4'-8" x 3'-10"	4	EA	\$1,700.00	\$6,800	
Non-Motorized Window Treatments - Equivalent to Mecho Shade Light Filtering- Exterior Storefront on Main Street - 8'-0" x 10'-0"	4	EA	\$2,000.00	\$8,000	
Non-Motorized Light Filtering / Room Darkening Roller Shades - Meeting Room 9'-0" x 10'-0" & 7'-0" x 10'-0"	2	EA	\$4,000.00	\$8,000	
FF&E - Including Cantilever Steel Shelving				By Owner	
DIVISION 13 - SPECIAL CONSTRUCTION					\$0
None					



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PROJECT PARAMETERS / BUILDING AREAS			
First Floor	5,491	SF	(Interior Gut, Structural Imp. & Renovation)
Second Floor	5,477	SF	(Interior Gut, Structural Imp. & Renovation)
TOTAL FLOOR AREAS (UNDER ROOF)	10,968	SF	

ERADL
Eaton Rapids Library
Eaton Rapids, MI
CONCEPTUAL BUDGET
January 11, 2024

DESCRIPTION / SPECIFICATION SECTION	QUANTITY	UNITS	UNIT COST	COSTS	DIVISION TOTAL
DIVISION 14 - CONVEYING EQUIPMENT					\$150,000
MRL Passenger Elevator (3,500# - 2 Stop - 150 FPM - Std Finishes)	1	EA	\$150,000.00	\$150,000	
DIVISION 21 - FIRE SUPPRESSION					\$54,840
NFPA 13 - Only Required if Adjacent Building is Acquired - Allowance for Current Space Only	10,968	ALLOW	\$5.00	\$54,840	
DIVISION 22 - PLUMBING					\$80,500
First Floor Plumbing Lines - New Toilet Rooms, Janitor's Closet, Water Cooler & Kitchenette	1,000	SF	\$2.50	\$2,500	
Second Floor Plumbing Lines - New Toilet Rooms, Janitor's Closet, Water Cooler & Kitchenette	1,200	SF	\$2.50	\$3,000	
Electric Water Heater - 30 Gallons with Re-Circ Pump & Piping	1	EA	\$15,000.00	\$15,000	
Wall-Mounted Water Closet	4	EA	\$5,000.00	\$20,000	
Stainless Steel Undermount Lavatory - Sloan Straight Spout / Chrome / 0.5 gpm	6	EA	\$2,500.00	\$15,000	
Solar Powered Touchless Faucets and Controls	4	EA	\$2,000.00	\$8,000	
Electric Water Cooler with Bottle Filling Station (Elkay ezH2O hi-lo or equivalent)	1	EA	\$7,500.00	\$7,500	
Floor Drains	5	EA	\$1,500.00	\$7,500	
Floor Mounted Service Sink - Janitors Closet	1	EA	\$2,000.00	\$2,000	
Domestic Water Booster Pump				Excluded	
DIVISION 23 - HVAC					\$565,625
30T Air Handling Unit for VAV System	1	EA	\$125,000.00	\$125,000	
New Insulated Ductwork (Galvanized Rectangular Ducts) - First Floor	375	LF	\$175.00	\$65,625	
New Insulated Ductwork (Galvanized Rectangular Ducts) - Second Floor	415	LF	\$175.00	\$72,625	
Linear Diffusers	1	LS	\$25,000.00	\$25,000	
Exhaust Fan for the Toilet Rooms & Janitors Closet	3	EA	\$1,500.00	\$4,500	
Boiler - VAV Reheat System - 330,000 BTU	1	LS	\$45,000.00	\$45,000	
Hydronic Piping (Copper) - VAV Boxes with Hydronic Reheat System	725	LF	\$135.00	\$97,875	
Recirculating Pumps	1	EA	\$10,000.00	\$10,000	
Heating Fan Coils for Stairwells (No AC)	1	EA	\$5,000.00	\$5,000	
Server Rooms: Mini-Split HVAC Units with Roof Mounted Condensing Unit	1	EA	\$10,000.00	\$10,000	
Insulation	1	LS	\$50,000.00	\$50,000	
Check, Test, & Start-Up	1	LS	\$10,000.00	\$10,000	
Controls Package	1	ALLOW	\$25,000.00	\$25,000	
Crane / Hoisting	1	LS	\$20,000.00	\$20,000	
Perimeter Radiation				Excluded	



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**ERADL
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Eaton Rapids, MI
CONCEPTUAL BUDGET
January 11, 2024**

DESCRIPTION / SPECIFICATION SECTION	QUANTITY	UNITS	UNIT COST	COSTS	DIVISION TOTAL
DIVISION 26 - ELECTRICAL					\$496,462
Main Switchgear (400 Amps, 277 /480V, 3-Phase, 4-Wire Service) - Transformer by Utility Company	400	AMPS	\$250.00	\$100,000	
Building Mechanical Equipment & Elevator Connections	6	EA	\$5,000.00	\$30,000	
General Power Distribution	10,968	SF	\$3.00	\$32,904	
Duplex Receptacles 120V	46	EA	\$350.00	\$16,240	
Interior Light Fixture with Occupancy and Vacancy Sensors Per Code Includes RGB Cove Lighting at Each Compasso Ceiling Trim Edge at First Floor & LED Light Coves at Skylight Ceiling Openings at Second Floor. Allowance Provided in Narrative	10,968	SF	\$22.00	\$241,296	
Installation of Light Fixture Package	10,968	SF	\$4.00	\$43,872	
Lighting Controls Package (Including Daylight Harvesting)	1	ALLOW	\$15,000.00	\$15,000	
Floor Boxes for Power Outlets at All Reader Tables and Lounge Seating Locations Not Adjacent to a Drywall Wall for Power to Work Surface via Furniture Power Module, Includes Locations Adjacent to Glass Walls to Floors.	17	EA	\$500.00	\$8,500	
Floor Boxes with Data at Computer Stations & Public Access Catalog Stations at End of Stack Ranges	11	EA	\$350.00	\$3,850	
Electric Hand Dryers - Excel Dryer XL-GR-ECO	4	EA	\$1,200.00	\$4,800	
DIVISION 27 - COMMUNICATIONS					\$16,452
Phone / Data / Wi-Fi - Conduits & Raceways Only	10,968	SF	\$1.50	\$16,452	
Technology (Includes Flat Panel Displays) - Wiring, Equipment & Installation				By Owner	
Public Address System - Wiring, Equipment & Installation				By Owner	
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY					\$21,936
Fire Alarm	10,968	SF	\$2.00	\$21,936	
Building Security / Camera Surveillance Systems - Wiring, Equipment & Installation				By Owner	
Electric Card Access				Excluded	
DIVISION 31 - EARTHWORK					\$0
None					
DIVISION 32 - EXTERIOR IMPROVEMENTS					\$5,000
Repairs to Existing Asphalt (Alley) or Concrete (Main Street) Due to Construction Damage	1	ALLOW	\$5,000.00	\$5,000	



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CONCEPTUAL BUDGET
January 11, 2024**

DESCRIPTION / SPECIFICATION SECTION	QUANTITY	UNITS	UNIT COST	COSTS	DIVISION TOTAL
DIVISION 33 - UTILITIES					\$0
None				Existing	
SUB-TOTAL - ALL DIVISIONS					\$3,849,765
3.00% ESTIMATING CONTINGENCY - CONCEPTUAL BUDGET					\$115,493
10.00% CONSTRUCTION CONTINGENCY - CONCEPTUAL BUDGET					\$396,526
3.00% INFLATION CONTINGENCY - 2025 CONSTRUCTION START					\$130,854
BUILDER'S RISK INSURANCE (By Owner)					\$0
BUILDING A/E FEES (By Owner)					\$0
CIVIL / SITE DESIGN FEES (By Owner)					\$0
1.10% P&P BONDS					\$49,419
1.00% GENERAL LIABILITY INSURANCE					\$45,421
3.00% WIELAND FEE					\$137,624
GRAND TOTAL					\$4,725,102

- NOTES:**
- Builders Risk Insurance by Owner, with coverage and verbiage acceptable to WIELAND. If the deductible should ever need to be paid, it shall be paid for by the Owner.
 - Payment & Performance Bonds are Excluded. All Design Fees and Consultant Fees/Costs are by Owner, unless specifically included above.
 - Any item not specifically listed in the Description area of the Budget above shall be considered as "Excluded".
 - Budget based on Owner meeting a Net 30-Day payment schedule and shall be invoiced monthly.
 - Any "Allowance" listed above shall be reviewed and accepted by the Owner as being sufficient for the item(s) said Allowance is meant to include/address in the scope. Allowances are best guess estimates for items that are not clearly defined at the time budget is prepared, and the risk of the accuracy of these prices shall be solely borne by the Owner.
 - Construction Contingency noted above is to cover any unknown conditions (in the scope of work outlined above) that may arise during the construction phase of the project, and this value varies based on the phase/status of the project. Higher values are used early in the project due to the larger "risks" of unknown events / items. This is not to be considered to cover any other stakeholder's contingency needs which must be handled/covered by other means. Construction Contingency shall be controlled by WIELAND for the duration of the project, and shall not be used for project scope changes or design team errors/omissions.
 - There is volatility in the construction materials and labor sectors. Pricing changes are not predictable nor can any sub-contractor pricing be held for more than 10-days.
 - No costs have been included to meet FM Global Data Sheets / Standards or any other client/owner specific Insurance carrier requirements.
 - No costs have been included for undercutting or overcutting if bad soils are discovered. This shall be paid for as an added cost to the project based on an "As Encountered" basis.
 - If no Geotechnical report has been provided to WIELAND, then the budget is prepared based on soils being "good material" with no costs for: special / deep foundations or soil improvements needed.
 - Budget prepared based on Owner's providing necessary deposits / pre-payments for any necessary trades / materials / equipment.
 - No cost escalation for tariffs were included unless specifically mentioned above. Any tariff escalations that are listed above are merely estimates.
 - "Conceptual Budgets" / "Opinion of Costs" shall be considered entirely as an "Allowance", since very little design information is available at the time of estimating.
 - All COVID-19 (or other pandemic) related costs are excluded. This includes costs required at the project site for monitoring, testing, and sanitation services required by local and state governments, as well as cost escalation for materials and equipment due to impacts of COVID-19.



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Alternates / Unit Pricing
January 11, 2024

DESCRIPTION / SPECIFICATION SECTION		QUANTITY	UNITS	UNIT COST	COSTS	DIVISION TOTAL
ALTERNATE 01 - FIBER CEMENT SIDING AT ALLEY ELEVATION ILO PAINTING STUCCO						\$67,998
	Remove Painting Of Existing Stucco	1,232	FSF	\$5.00	-\$6,160	
	Trespa Panels / Equitone Fiber Cement Panels or Similar with Rainscreen	1,232	FSF	\$50.00	\$61,600	
	Estimating Contingency - Conceptual Budget	1	LS	\$1,663.20	\$1,663	
	Construction Contingency - Conceptual Budget	1	LS	\$5,710.32	\$5,710	
	Inflation Contingency - 2025 Construction Start	1	LS	\$1,884.41	\$1,884	
	WIELAND Fee, P&P Bonds & Insurance	1	LS	\$3,299.59	\$3,300	