

Eaton Rapids Area District Library

First Floor Renovation Project

Opinion of Probable Construction Costs Project Budget

Prepared by Daniels and Zermack Architects

January 9, 2026

Total Construction & Furnishings Project Budget

\$270,000 Revised per Board decsion 1/8/26

Building Gross Area

5380 sf

Item	quantity	cost unit	extended	Omit / Alternate	comments	cost/sf
Demo, Carpet & base removal		\$1.25 sf	\$ 6,700			
Demo Upper & Base cabinets	12	\$50.00 lf	\$ 600			
Demo walls	700	\$4.00 sf	\$ 2,800			
Remove, salvage & reinstall ceiling panels & grid (partial at new office) & minor modifications at new walls	450	\$4.00 sf	\$ 1,800			
Remove exist. glass & alum door, salvage for reuse if possible	1	\$350.00 ea	\$ 350		Alternate	
Remove and reinstall mechanical room HM door & frame	1	\$750.00 ea		\$ 750	omit? Alternate?	
Grind interior & exterior slabs at exterior entry door & reset threshold, adjust door as required for proper operation	1	allow	\$ 1,500			
New office walls to hard ceiling above, sound insul.	365	\$12.00 sf	\$ 4,380			
New wing walls above ceiling at workroom, no insul	160	\$8.00 sf	\$ 1,280			
New wing walls above ceiling at lounge, no insul	180	\$8.00 sf	\$ 1,440		Alternate	
New Gyp board over exist paneling at public side of staff	300	\$5.00 sf	\$ 1,500			
New upper and base cabinets at kitchenette	8	\$600.00 lf		\$ 4,800		
Laminate countertop & backsplash	16	\$50.00 sf		\$ 800		
New upper and base cabinets at printer/copy	7	\$600.00 lf		\$ 4,200	Alternate	
Laminate countertop & backsplash	14	\$50.00 sf		\$ 700	Alternate	
New circ desk (millwork vs furniture), quartz top	12	\$1,200.00 lf	\$ 14,400		downsize? Book return?	
New wood office door in HM frame w/ hardware	1	\$2,000.00 ea	\$ 2,000			
New 3'-6" wood pocket door with lever hardware	1	\$2,500.00 ea		\$ 2,500	Alternate	
New Glass & Alum door & hardware (re-use existing?)	1	\$3,500.00 ea	\$ 3,500		Alternate	
New Glass & Alum storefront at door infill	1	\$1,400.00 ea	\$ 1,400		Alternate	
Carpet tile (phased), includes 15% overage	580	\$50.00 sy	\$ 29,000			
Discount for using overstock products	580	-\$20.00 sy	\$ (11,600)			

Walk Off Carpet Tile at west entry vestibule	10	\$65.00 sy	\$	650		
Walk Off Carpet Tile at east entry vestibule	20	\$65.00 sy	\$	1,300		or inside interior vestibule door
Walk off Carpet Tile at circ lobby	52	\$65.00 sy			\$	3,380 w/o vestibule modifications
Rubber base	630	\$3.50 lf	\$	2,205		
New 2x2 ceiling at office	120	\$6.50 sf	\$	780		
Paint walls (phased)		\$2.75 sf	\$	14,800		

Demo existing sink and cap plumbing, install relocated sink in new cabinetry with new electric water heater and automatic drain pump connected overhead to existing plumbing stack at restrooms		allow		\$	4,000	Alternate
HVAC for new office, relocate diffuser and extend flex duct, return air transfer elbow		allow	\$	1,500		
New LED lighting at office	2	650 ea	\$	1,300		
Rework existing staff area lighting as required		allow	\$	1,500		existing to remain as is?

New or Relocated Electrical power / data for office reconfiguration. Includes data JB to ceiling						
New office power/data	2	\$1,500.00 ea	\$	3,000		
6 new workstations power/data	6	\$1,500.00 ea	\$	9,000		re-use existing?
new staff print/ copy power/data+ 2 above counter	3	\$1,500.00 ea	\$	4,500		
new staff print/ copy power above counter	2	\$1,000.00 ea	\$	2,000		
New staff circ / ref desk power/data	2	\$1,500.00 ea	\$	3,000		
public print / copy / self check	2	\$1,500.00 ea	\$	3,000		
misc. convenience outlets for power	4	\$1,000.00 ea	\$	4,000		
Rework / add power to existing wall at public	2	\$1,000.00 ea	\$	2,000		
New convenience / patron USB at lounge seating	3	\$1,000.00 ea	\$	3,000		Alternate

General conditions / dumpsters / temp walls / protection / phased const. / final clean		allow	\$	15,000		
Contractor supervision / project management (1/2 time 2 months)		allow	\$	25,000		
	Subtotal		\$	158,585	\$	21,130
Contractor O&P / Fee	7.5%		\$	11,894	\$	1,585
	Subtotal		\$	170,479	\$	22,715
Building Permit	1.00%	estimated	\$	1,705		
Performance & payment bonds	1.25%		\$	2,131		limit to 25%, omit?

Project construction contingency	15%	\$ 25,600	\$ 3,407	
TOTAL Construction		\$ 199,915	\$ 26,122	\$ 37.16
Furniture	Budget allowance	\$70,085		