

Appendix B

Cost Summary by Facility

The Indianapolis Public Library 2024 Facility Assessment Plan • March 2024



Appendix B

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Cost Summary by Facility • Beech Grove

Branch		Square Footage		Built		Renovated	
Beech Grove		32,999		1967		1985, 2002	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site Infrastructure	Hardscape	Add truncated domes at sidewalk/parking transition	\$2,837	\$2,837		
MP	Site Infrastructure	Hardscape	Update landscaping	\$50,000			\$50,000
FCA	Site Infrastructure	Vehicular Pavements		\$23,040	\$23,040		
MP	Site Infrastructure	Vehicular Pavements	Add 2 electric charging stations	\$24,217			\$24,217
MP	Site Infrastructure	Vehicular Pavements	Add signage to building	\$25,000	\$25,000		
MP	Site Infrastructure	Vehicular Pavements	Add dumpster enclosure	\$6,202	\$6,202		
MP	Site Infrastructure	Vehicular Pavements	Add bike parking	\$5,490		\$5,490	
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392		
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls	\$1,479	\$1,479		
FCA	Exterior Enclosure	Exterior Doors		\$12,576			\$12,576
MP	Exterior Enclosure	Exterior Doors	Replace rusting HM doors	\$9,638	\$9,638		
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$145,713			\$145,713
MP	Exterior Enclosure	Exterior Walls (Finishes)	Tuckpoint and Repair Stone Veneer	\$129,600	\$129,600		
FCA	Exterior Enclosure	Exterior Windows		\$32,969			\$32,969
MP	Exterior Enclosure	Exterior Windows	Replace window (boarded up)	\$5,000	\$5,000		
MP	Exterior Enclosure	Exterior Windows	Replace window sealant	\$12,460	\$12,460		
MP	Exterior Enclosure	Exterior Windows	Paint wood windows (inside and outside)	\$12,400	\$12,400		
FCA	Roofing	Roof Coverings		\$287,000	\$287,000		
FCA	Interior Construction	Interior Doors		\$52,685			\$52,685
FCA	Interior Construction	Specialties		\$201,555			\$201,555
MP	Interior Construction	Specialties	Add Coat Hool at 48" height	\$130	\$130		
MP	Interior Construction	Specialties	Lower Counter in Community Room to make accessible	\$2,030	\$2,030		
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms	\$290	\$290		
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)	\$464	\$464		
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max	\$1,206	\$1,206		
MP	Interior Construction	Specialties	Create ADA accessible stall	\$15,000	\$15,000		
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF)	inc above			
MP	Interior Construction	Specialties	Add Back Grab Bar in ADA Restroom	inc above			
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x4	inc above			
MP	Interior Construction	Specialties	Replace side grab bar (go from 36" to 42" in length)	\$130	\$130		

Cost Summary by Facility • Beech Grove

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls - x5	\$325	\$325		
FCA	Interiors	Ceiling Finishes		\$3,671	\$3,671		
FCA	Interiors	Ceiling Finishes		\$176,816		\$176,816	
FCA	Interiors	Floor Finishes		\$32,868	\$32,868		
FCA	Interiors	Floor Finishes		\$200,133		\$200,133	
FCA	Interiors	Floor Finishes		\$74,166			\$74,166
MP	Interiors	Floor Finishes	Replace Stair treads	\$6,540	\$6,540		
FCA	Interiors	Wall Finishes		\$33,038	\$33,038		
FCA	Interiors	Wall Finishes		\$32,868		\$32,868	
MP	Interiors	Wall Finishes	Replaced peeling vinyl wall covering	maint	maint		
MP	Interiors	Wall Finishes	Paint interior door frames	\$3,600	\$3,600		
FCA	Conveying	Conveying Systems		\$176,053			\$176,053
FCA	HVAC	Controls & Instrumentation		\$69,677		\$69,677	
FCA	HVAC	Cooling Generation	Duplicate of below	\$70,555	\$70,555		
MP	HVAC	Cooling Generation	Replace 2001 chiller (cost is for all additional hvac)	\$1,617,376		\$1,617,376	
FCA	HVAC	Distribution System	not sure what is included here	\$19,879	\$19,879		
FCA	HVAC	Distribution System	not sure what is included here	\$322,643		\$322,643	
FCA	HVAC	Distribution System	not sure what is included here	\$22,969			\$22,969
MP	HVAC	Distribution System	Replace AHUs (two are high priority, one is medium priority)				
MP	HVAC	Exhaust Fans	Replace Exhaust Fans				
FCA	HVAC	Heat Generation	Duplicate of below	\$21,836		\$21,836	
MP	HVAC	Heat Generation	Replace 2001 Boilers				
MP	HVAC	Heat Generation	Replace baseboard heaters				
MP	HVAC	Terminal & Package Units	Replace VAVs				
MP	HVAC	Terminal & Package Units	Replace split system (fan coil and condensing unit)				
FCA	Fire Protection	Fire Alarms		\$113,523	\$113,523		
FCA	Fire Protection	Sprinklers & Standpipe		\$256,957			\$256,957
FCA	Plumbing	Domestic Water Distribution	No onsite indication that domestic distribution system needs to be replaced...revising from high to low	\$82,593			\$82,593
MP	Plumbing	Domestic Water Distribution	Replace water distribution system in fca				
FCA	Plumbing	Plumbing Fixtures		\$166,206			\$166,206

Appendix B

Cost Summary by Facility • Beech Grove

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Plumbing	Plumbing Fixtures	Replace plumbing fixtures in fca				
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
MP	Plumbing	Plumbing Fixtures	Adjust distance of toilet to wall (18" Max) - x2	\$4,606	\$4,606		
MP	Plumbing	Plumbing Fixtures	Adjust height of urinal (17") and/or flush valve height (44")	\$2,303	\$2,303		
FCA	Plumbing	Sanitary Waste	No onsite indication that domestic distribution system needs to be replaced...revising from high to low	\$128,818			\$128,818
MP	Plumbing	Sanitary Waste	Replace sanitary distribution system in fca				
FCA	Electrical	Branch Wiring		\$356,884		\$356,884	
FCA	Electrical	Exit Signs & Emergency Lighting	Updated in 2019. Low priority.	\$42,486			\$42,486
FCA	Electrical	Lighting		\$356,884			\$356,884
MP	Electrical	Lighting	Add occupancy sensor in community room (switch to high)	\$1,183	\$1,183		
MP	Electrical	Lighting	Add occupancy sensor in restrooms (switch to high)	\$1,438	\$1,438		
MP	Technology	Security	Add Card Reader Access to Exterior Doors	\$9,150	\$9,150		
MP	Technology	Security	Add Video Surveillance (Go from 13 to 17)	\$12,000		\$12,000	
MP	Technology	Wireless Service	Add Additional WAP (Go from 3 to 4)	\$2,500		\$2,500	
Subtotal				\$5,483,975	\$838,905	\$2,818,223	\$1,826,847
Design Contingency (10%)				\$548,398	\$83,891	\$281,822	\$182,685
Construction Contingency (10%)				\$548,398	\$83,891	\$281,822	\$182,685
2023 Construction Cost				\$6,580,770	\$1,006,686	\$3,381,868	\$2,192,216
Inflated Cost (Midpoint of Range)				\$6,909,809	\$1,109,871	\$4,532,026	\$4,340,439
Soft Cost (15%)				\$1,036,471	\$166,481	\$679,804	\$651,066
Total Project Cost				\$7,946,280	\$1,276,352	\$5,211,830	\$4,991,504
Date of Inflation					2025	2030	2038

Cost Summary by Facility • Central Library

Branch	Central Library		Square Footage	299,327	Built	1917	Renovated	2007, 2024
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW	
					1-5 Years	6-10 Years	11-20 Years	
					2023-2027	2028-2032	2033-2042	
MP	Site	Signage	Add Signage at 9th and Meridian	\$25,000			\$25,000	
MP	Exterior Enclosure	Exterior Doors	Repair bottom of metal door frames (Garden Area)	\$12,078	\$12,078			
FCA	Exterior Enclosure	Exterior Doors		\$8,324			\$8,324	
FCA	Exterior Enclosure	Exterior Doors		\$55,495			\$55,495	
FCA	Exterior Enclosure	Exterior Walls	Finishes	\$89,832			\$89,832	
MP	Exterior Enclosure	Exterior Walls	Tuckpoint Stone	\$329,400		\$329,400		
MP	Exterior Enclosure	Exterior Windows	Replace Single Pane Windows	\$268,656		\$268,656		
FCA	Exterior Enclosure	Exterior Windows		\$33,914		\$33,914		
FCA	Roofing	Roof Coverings		\$191,297	\$191,297			
FCA	Roofing	Roof Coverings		\$1,073,623			\$1,073,623	
MP	Roofing	Roof Coverings	Repair Glazed Roofing	\$97,295	\$97,295			
FCA	Interior Construction	Interior Doors		\$153,106			\$153,106	
FCA	Interior Construction	Interior Doors		\$282,813			\$282,813	
FCA	Interior Construction	Specialties		\$1,879,216			\$1,879,216	
MP	Interior Construction	Specialties	Adjust Information Desk Height to make accessible	\$6,090	\$6,090			
MP	Interior Construction	Specialties	Add Coat Hool at 48" height	\$390	\$390			
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms	\$870	\$870			
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF)	\$3,618	\$3,618			
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x2	inc above				
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls - x11	\$715	\$715			
FCA	Interiors	Ceiling Finishes		\$33,297	\$33,297			
FCA	Interiors	Ceiling Finishes		\$1,603,816			\$1,603,816	
MP	Interiors	Ceiling Finishes	Repair Decorative Ceiling	\$100,000		\$100,000		
FCA	Interiors	Floor Finishes		\$149,073	\$149,073			
FCA	Interiors	Floor Finishes		\$1,928,775		\$1,928,775		
MP	Interiors	Floor Finishes	Replace VCT floors	\$100,000		\$100,000		
MP	Interiors	Floor Finishes	Replace flooring in Admin. Kitchen	\$50,000		\$50,000		
MP	Interiors	Wall Finishes	Replace Vinyl Wall Covering	\$100,000		\$100,000		
MP	Interiors	Wall Finishes	Ceramic Tile Repairs on Wall near Drinking Fountains	\$10,736		\$10,736		
FCA	Interiors	Wall Finishes		\$1,034,071			\$1,034,071	

Appendix B

Cost Summary by Facility • Central Library

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	Interiors	Wall Finishes		\$207,654			\$207,654
FCA	Interiors	Wall Finishes		\$2,534,128		\$2,534,128	
FCA	Conveying	Conveying Systems		\$29,044			\$29,044
MP	HVAC	Terminal & Package Units	Replace Heating Water & Chilled Water Pumps	\$126,880	\$126,880		
FCA	HVAC	Terminal & Package Units	Unit Heater, Hydronic, Mezzanine	\$6,500	\$6,500		
MP	HVAC	Terminal & Package Units	Replace 2 AHU's in Attic Mezzanine	\$225,578	\$225,578		
MP	HVAC	Terminal & Package Units	Replace Steam Heat Exchangers	\$200,000		\$200,000	
MP	HVAC	Terminal & Package Units	Replace AHU's (confirm #)	\$1,040,000			\$1,040,000
FCA	HVAC	Controls		\$632,029			\$632,029
FCA	HVAC	Distribution System	not sure what is included here	\$983,238		\$983,238	
FCA	HVAC	Distribution System	not sure what is included here	\$236,077			\$236,077
MP	HVAC		Additional HVAC cost needed	\$12,000,000		\$12,000,000	
FCA	Fire Protection	Fire Alarm		\$1,029,745		\$1,029,745	
MP	Plumbing	Equipment	Replace Water Heater	\$40,000	\$40,000		
MP	Plumbing	Plumbing Fixtures	Adjust distance of toilet to wall (18" Max) - x2	\$4,606			
FCA	Electrical	Ext. Signs/Emer. Light	Should be medium, based on 20 year life cycle	\$385,384		\$385,384	
FCA	Electrical	Lighting	Should be medium, based on 20 year life cycle	\$3,127,027		\$3,127,027	
MP	Electrical	Lighting	Add occupancy sensor in community room (switch to high)	\$1,183	\$1,183		
MP	Technology	Security	Add Video Surveillance (Go from 66 to 150)	\$252,000	\$252,000		
Subtotal				\$32,682,573	\$1,146,864	\$23,181,003	\$8,350,100
Design Contingency (10%)				\$3,268,257	\$114,686	\$2,318,100	\$835,010
Construction Contingency (10%)				\$3,268,257	\$114,686	\$2,318,100	\$835,010
2023 Construction Cost				\$39,219,087	\$1,376,237	\$27,817,203	\$10,020,120
Inflated Cost (Midpoint of Range)				\$58,634,166	\$1,517,301	\$37,277,713	\$19,839,152
Soft Cost (15%)				\$8,795,125	\$227,595	\$5,591,657	\$2,975,873
Total Project Cost				\$67,429,291	\$1,744,896	\$42,869,370	\$22,815,025
Date of Inflation					2025	2030	2038

Cost Summary by Facility • Central Library Garage

Branch	Central Library Garage		Square Footage	181,116	Built	2017	Renovated	N/A
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW	
					1-5 Years	6-10 Years	11-20 Years	
					2023-2027	2028-2032	2033-2042	
MP	Site	Charging Stations	Add Electrical Charging Stations	\$24,217			\$24,217	
MP	Site	Drainage	Clean Trench Drain	\$10,000	\$10,000			
MP	Site	Fencing	Fix Gate to Garage	\$35,990	\$35,990			
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392			
FCA	Exterior Enclosure	Exterior Doors		\$5,596	\$5,596			
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$278,591			\$278,591	
MP	Exterior Enclosure	Exterior Walls (Finishes)	Address water infiltration on walls	\$750,000	\$750,000			
FCA	Interior Construction	Interior Doors		\$13,058			\$13,058	
FCA	Interiors	Ceiling Finishes		\$201,473		\$201,473		
MP	Interiors	Ceiling Finishes	Fix/replace insulation that has fallen from ceiling	\$50,000	\$50,000			
FCA	Interiors	Floor Finishes		\$4,070,510			\$4,070,510	
FCA	Interiors	Wall Finishes		\$201,473		\$201,473		
FCA	Conveying	Conveying Systems		\$416,301			\$416,301	
MP	Fire Protection	Fire Sprinkler System	Repair/Replace Fire Pump	\$150,000	\$150,000			
FCA	HVAC	Distribution System		\$27,810		\$27,810		
FCA	HVAC	Terminal & Package Units		\$4,378	\$4,378			
FCA	HVAC	Terminal & Package Units		\$1,648			\$1,648	
MP	HVAC	Terminal & Package Units	Replace Garage Fans	\$75,000		\$75,000		
FCA	Fire Protection	Fire Alarms		\$623,075		\$623,075		
FCA	Electrical	Lighting	Should be medium, based on 20 year life cycle	\$1,958,770		\$1,958,770		
			Subtotal	\$8,899,282	\$1,007,356	\$3,087,601	\$4,804,325	
			Design Contingency (10%)	\$889,928	\$100,736	\$308,760	\$480,433	
			Construction Contingency (10%)	\$889,928	\$100,736	\$308,760	\$480,433	
			2023 Construction Cost	\$10,679,138	\$1,208,827	\$3,705,121	\$5,765,190	
			Inflated Cost (Midpoint of Range)	\$17,712,631	\$1,332,732	\$4,965,217	\$11,414,682	
			Soft Cost (15%)	\$2,656,895	\$199,910	\$744,783	\$1,712,202	
			Total Project Cost	\$20,369,525	\$1,532,642	\$5,709,999	\$13,126,884	
			Date of Inflation		2025	2030	2038	

Appendix B

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Cost Summary by Facility • College Avenue

Branch		Square Footage		Built		Renovated	
College Avenue		16,007		2000		N/A	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site Infrastructure	Charging Stations	Add electric charging stations	\$24,217			\$24,217
MP	Site Infrastructure	Fencing	Update dumpster enclosure	\$6,202	\$6,202		
MP	Site Infrastructure	Hardscape	Add outdoor learning area	\$289,323			\$289,323
MP	Site Infrastructure	Hardscape	Add truncated domes at sidewalk/parking transition	\$4,758	\$4,758		
MP	Site Infrastructure	Landscaping	Update landscaping	\$50,000			\$50,000
MP	Site Infrastructure	Signage	Add monumental sign	\$25,000			\$25,000
FCA	Site Infrastructure	Vehicular Pavements		\$80,500	\$80,500		
MP	Site Infrastructure	Vehicular Pavements	Repair Parking Lot	\$217,577	\$217,577		
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392		\$1,392	
FCA	Exterior Enclosure	Exterior Doors		\$14,543			\$14,543
MP	Exterior Enclosure	Exterior Doors	Replace exterior HM doors	\$9,638	\$9,638		
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$92,799			\$92,799
FCA	Exterior Enclosure	Exterior Windows		\$88,701			\$88,701
MP	Roofing	Roof Specialties	Turn Splashblocks around (maint item)				
FCA	Interior Construction	Interior Doors		\$43,397			\$43,397
FCA	Interior Construction	Specialties		\$111,618			\$111,618
MP	Interior Construction	Specialties	Lower Counter in Community Room to make accessible	\$2,030	\$2,030		
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)	\$464	\$464		
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x3	\$1,206	\$1,206		
MP	Interior Construction	Specialties	Replace side grab bar (go from 36" to 42" in length)	\$130	\$130		
MP	Interior Construction	Specialties	Adjust Side Grab Bar Height and/or distance from corner - x2	inc above			
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls - x3	\$195	\$195		
FCA	Interiors	Ceiling Finishes		\$3,562	\$3,562		
FCA	Interiors	Ceiling Finishes		\$76,239		\$76,239	
FCA	Interiors	Floor Finishes		\$15,946		\$15,946	
FCA	Interiors	Floor Finishes		\$107,304			\$107,304
MP	Interiors	Floor Finishes	Replaced stained flooring in restrooms	\$13,128	\$13,128		
MP	Interiors	Floor Finishes	Replaced stained carpet (maint item)				
FCA	Interiors	Wall Finishes		\$4,452	\$4,452		
FCA	Interiors	Wall Finishes		\$119,581		\$119,581	

Appendix B

Cost Summary by Facility • College Avenue

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	HVAC	Controls & Instrumentation		\$33,799		\$33,799	
FCA	HVAC	Distribution System	not sure what is included here	\$2,987	\$2,987		
FCA	HVAC	Distribution System	not sure what is included here	\$81,146		\$81,146	
FCA	HVAC	Terminal & Package Units	4 RTUs	\$84,616			\$84,616
FCA	HVAC	Terminal & Package Units	Close HVAC gap	\$757,872			\$757,872
FCA	Fire Protection	Fire Alarms		\$55,067	\$55,067		
FCA	Fire Protection	Sprinklers & Standpipe		\$124,643			\$124,643
FCA	Plumbing	Domestic Water Distribution		\$40,064		\$40,064	
FCA	Plumbing	Plumbing Fixtures		\$80,622			\$80,622
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
MP	Plumbing	Plumbing Fixtures	Adjust height of toilet to between 15"-18" - x2	\$4,606	\$4,606		
FCA	Plumbing	Sanitary Waste		\$62,487		\$62,487	
FCA	Electrical	Branch Wiring		\$173,116		\$173,116	
FCA	Electrical	Exit Signs & Emergency Lighting	Updated in 2017. Low priority.	\$20,609			\$20,609
FCA	Electrical	Lighting		\$173,116			\$173,116
MP	Electrical	Lighting	Add occupancy sensor in community room (switch to high)	\$1,183	\$1,183		
FCA	Electrical	Exit Signs & Emergency Lighting	Updated in 2017. Low priority.	\$20,609			\$20,609
MP	Electrical	Lighting	Add occupancy sensor in community room (switch to high)	\$1,183	\$1,183		
Subtotal				\$3,100,763	\$408,613	\$603,770	\$2,088,380
Design Contingency (10%)				\$310,076	\$40,861	\$60,377	\$208,838
Construction Contingency (10%)				\$310,076	\$40,861	\$60,377	\$208,838
2023 Construction Cost				\$3,720,916	\$490,336	\$724,524	\$2,506,056
Inflated Cost (Midpoint of Range)				\$6,473,346	\$540,595	\$970,931	\$4,961,819
Soft Cost (15%)				\$971,002	\$81,089	\$145,640	\$744,273
Total Project Cost				\$7,444,348	\$621,684	\$1,116,571	\$5,706,092
Date of Inflation					2025	2030	2038

Appendix B

Cost Summary by Facility • Decatur

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Branch		Square Footage		Built		Renovated	
Beech Grove		11,512		1990		N/A	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site Infrastructure	Charging Stations	Add 2 Electric charging stations	\$24,217			\$24,217
MP	Site Infrastructure	Fencing	Add gates to dumpster enclosure	\$4,640	\$4,640		
MP	Site Infrastructure	Hardscape	Add outdoor learning area	\$310,323		\$289,323	
MP	Site Infrastructure	Landscaping	Update landscaping	\$50,000			\$50,000
MP	Site Infrastructure	Signage	Replace monumental sign	\$25,000			\$25,000
FCA	Site Infrastructure	Vehicular Pavements		\$133,000	\$133,000		
MP	Site Infrastructure	Vehicular Pavements	Repair parking lot (very poor condition)	\$217,577	\$217,577		
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392		\$1,392	
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls	\$1,479			\$1,479
FCA	Exterior Enclosure	Exterior Doors		\$2,065		\$2,065	
FCA	Exterior Enclosure	Exterior Doors		\$14,514			\$14,514
MP	Exterior Enclosure	Exterior Doors	Replace exterior steel doors (rusting)	\$9,638	\$9,638		
MP	Exterior Enclosure	Exterior Doors	Address water in storage room (threshold/drainage)	\$10,000	\$10,000		
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$85,927			\$85,927
MP	Exterior Enclosure	Exterior Walls (Finishes)	Repair brick piers	\$4,000	\$4,000		
FCA	Exterior Enclosure	Exterior Windows		\$69,128			\$69,128
MP	Exterior Enclosure	Exterior Windows	Replace window sealant	\$10,842	\$10,842		
MP	Exterior Enclosure	Specialties	Lower Exterior Book Drop to meet ADA	\$2,030	\$2,030		
FCA	Interior Construction	Interior Doors		\$20,123		\$20,123	
FCA	Interior Construction	Specialties		\$82,527			\$82,527
MP	Interior Construction	Specialties	Adjust Main Service Desk Height to make accessible	\$2,030	\$2,030		
MP	Interior Construction	Specialties	Lower Counter in Community Room to make accessible	\$2,030	\$2,030		
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms	\$290	\$290		
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max	\$1,206	\$1,206		
MP	Interior Construction	Specialties	Create ADA accessible stall	\$15,000	\$15,000		
MP	Interior Construction	Specialties	Add Back Grab Bar in ADA Restroom-x2	\$130	\$130		
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls - x2	\$130	\$130		
FCA	Interiors	Ceiling Finishes		\$67,746		\$67,746	
MP	Interiors	Ceiling Finishes	Repair cracks in drywall ceilings	\$5,000	\$5,000		
FCA	Interiors	Floor Finishes		\$79,153	\$79,153		
FCA	Interiors	Floor Finishes		\$51,759			\$51,759

Appendix B

Cost Summary by Facility • Decatur

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	Interiors	Wall Finishes		\$1,281	\$1,281		
FCA	Interiors	Wall Finishes		\$103,197		\$103,197	
MP	Interiors	Wall Finishes	Replace peeling vinyl wall covering	\$5,000	\$5,000		
FCA	HVAC	Controls & Instrumentation		\$24,308			\$24,308
FCA	HVAC	Cooling Generation	Is this just the condensing units?	\$28,428	\$28,428		
FCA	HVAC	Distribution System	Not sure what is included here	\$53,951	\$53,951		
FCA	HVAC	Heat Generation	Is this just the furnaces / fan coils?	\$14,832	\$14,832		
FCA	HVAC	Heat Generation	hvac gap	\$569,201	\$569,201		
MP	HVAC	Terminal & Package Units	Replace fan coil units	\$75,000	\$75,000		
MP	HVAC	Terminal & Package Units	Replace condensing units	\$20,000	\$20,000		
FCA	Fire Protection	Fire Alarms		\$39,604	\$39,604		
FCA	Plumbing	Domestic Water Distribution		\$28,813	\$28,813		
MP	Plumbing	Domestic Water Distribution	Replace water heater	\$15,000	\$15,000		
FCA	Plumbing	Plumbing Fixtures		\$57,982			\$57,982
MP	Plumbing	Plumbing Fixtures	Repair leak at sink	\$1,000	\$1,000		
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
MP	Plumbing	Plumbing Fixtures	Adjust distance of toilet to wall (18" Max)	\$2,303	\$2,303		
MP	Plumbing	Plumbing Fixtures	Adjust height of toilet to between 15"-18"	\$2,303	\$2,303		
MP	Plumbing	Plumbing Fixtures	Adjust height of urinal (17") and/or flush valve height (44")	\$2,303	\$2,303		
FCA	Plumbing	Sanitary Waste		\$44,939	\$44,939		
FCA	Electrical	Branch Wiring		\$124,502	\$124,502		
FCA	Electrical	Exit Signs & Emergency Lighting		\$14,822	\$14,822		
FCA	Electrical	Lighting	Moved to high based on life cycle of 20 years	\$124,513	\$124,513		
MP	Electrical	Lighting	Add occupancy sensor in community room (switch to high)	\$1,183	\$1,183		
MP	Technology	Security	Add Card Reader Access to Exterior Doors	\$6,000	\$6,000		
MP	Technology	Security	Add Video Surveillance (Go from 4 to 6)	\$6,000	\$6,000		
MP	Technology	Security	Add Video Surveillance (Go from 4 to 6)	\$6,000	\$6,000		

Appendix B

Cost Summary by Facility • Decatur

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
			Subtotal	\$2,670,289	\$1,680,592	\$483,846	\$486,841
			Design Contingency (10%)	\$267,029	\$168,059	\$48,385	\$48,684
			Construction Contingency (10%)	\$267,029	\$168,059	\$48,385	\$48,684
			2023 Construction Cost	\$3,204,347	\$2,016,710	\$580,615	\$584,209
			Inflated Cost (Midpoint of Range)	\$4,158,197	\$2,223,423	\$778,080	\$1,156,694
			Soft Cost (15%)	\$623,730	\$333,513	\$116,712	\$173,504
			Total Project Cost	\$4,781,927	\$2,556,937	\$894,792	\$1,330,198
			Date of Inflation		2025	2030	2038

Appendix B

Cost Summary by Facility • Eagle

Branch		Square Footage		Built		Renovated	
Eagle		20,700		2019		N/A	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site Infrastructure	Hardscape	New Enclosed Outdoor Space	\$360,244		\$360,244	
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392		\$1,392	
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls	\$1,479			\$1,479
FCA	Roofing	Roof Coverings		\$418,818			\$418,818
MP	Interior Construction	Space Improvements	New Study Rooms (2 ea at 125 sf ea)	\$30,729	\$30,729		
MP	Interior Construction	Space Improvements	New Storage Room	\$51,545		\$51,545	
MP	Interior Construction	Space Improvements	Relocate Storage room door and modify child rm	\$47,126		\$47,126	
MP	Interior Construction	Space Improvements	Updated Staff Workroom	\$132,543	\$132,543		
MP	Interior Construction	Specialties	Adjust Main Service Desk Height to make accessible	\$2,030	\$2,030		
MP	Interior Construction	Specialties	Add Coat Hook at 48" height	\$130	\$130		
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max	\$1,206	\$1,206		
FCA	Interiors	Ceiling Finishes		\$123,235			\$123,235
MP	Interiors	Ceiling Finishes	Replaced Stained Ceiling Tiles (Maint Item)				
FCA	Interiors	Floor Finishes		\$141,955			\$141,955
MP	Interiors	Floor Finishes	Replaced Stained Carpet (Maint Item)				
MP	Interiors	Furniture	Relocated Service Desks	\$10,050	\$10,050		
MP	Interiors	Furniture	Replace Breakroom Furniture	\$11,050	\$11,050		
FCA	Interiors	Wall Finishes		\$23,027		\$23,027	
FCA	HVAC	Controls & Instrumentation		\$43,708			\$43,708
FCA	HVAC	Cooling Generation	Chiller (in 20 years) will need replaced and will cost much more than this	\$62,418			\$62,418
FCA	HVAC	Distribution System	If this is duct/pipe, it does not need to be replaced within 20 years	\$83,070			\$83,070
FCA	HVAC	Terminal & Package Units	If this is AHUs and VAVs, it will need to be replaced in 20 years, and will cost much more than this	\$4,378			\$4,378
FCA	HVAC	Terminal & Package Units	Close HVAC Gap	\$1,006,426			\$1,006,426
FCA	Fire Protection	Fire Alarms		\$71,212			\$71,212
FCA	Electrical	Exit Signs & Emergency Lighting		\$26,651			\$26,651
FCA	Electrical	Lighting		\$223,871			\$223,871

Appendix B

Cost Summary by Facility • Eagle

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
			Subtotal	\$2,878,293	\$187,738	\$483,334	\$2,207,221
			Design Contingency (10%)	\$287,829	\$18,774	\$48,333	\$220,722
			Construction Contingency (10%)	\$287,829	\$18,774	\$48,333	\$220,722
			2023 Construction Cost	\$3,453,952	\$225,286	\$580,001	\$2,648,665
			Inflated Cost (Midpoint of Range)	\$6,269,810	\$248,377	\$777,257	\$5,244,176
			Soft Cost (15%)	\$940,471	\$37,257	\$116,588	\$786,626
			Total Project Cost	\$7,210,281	\$285,634	\$893,845	\$6,030,802
			Date of Inflation		2025	2030	2038

Cost Summary by Facility • East 38th Street

Branch	East 38th Street		Square Footage	16,134	Built	2003	Renovated	N/A
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW	
					1-5 Years	6-10 Years	11-20 Years	
					2023-2027	2028-2032	2033-2042	
MP	Site Infrastructure	Charging Stations	Add 2 electric charging stations	\$24,217	\$24,217			
MP	Site Infrastructure	Hardscape	Add sidewalk extension to trail	\$20,840	\$20,840			
MP	Site Infrastructure	Site Amenities	Add bike parking	\$5,490	\$5,490			
FCA	Site Infrastructure	Vehicular Pavements		\$33,480	\$33,480			
MP	Site Infrastructure	Vehicular Pavements	Add signage on the south face of the building	\$25,000	\$25,000			
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392			\$1,392	
FCA	Exterior Enclosure	Exterior Doors		\$12,464			\$12,464	
MP	Exterior Enclosure	Exterior Doors	Replace exterior hollow metal frames/doors	\$14,457	\$14,457			
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$58,889			\$58,889	
MP	Exterior Enclosure	Exterior Walls (Finishes)	Replace broken fiber cement panels	\$22,143	\$22,143			
MP	Exterior Enclosure	Exterior Walls (Finishes)	Paint steel columns (rusted at bottom)	\$700	\$700			
FCA	Exterior Enclosure	Exterior Windows		\$74,781		\$74,781		
FCA	Roofing	Roof Coverings		\$334,342	\$334,342			
MP	Roofing	Roof Coverings	Add canopy at book drop	\$19,825	\$19,825			
FCA	Interior Construction	Interior Doors		\$27,920			\$27,920	
MP	Interior Construction	Space Improvements	Reconfigured Areas	\$868,465.50	\$868,466			
MP	Interior Construction	Space Improvements	Relocated Areas/New Study Rooms	\$273,526.05	\$273,526			
MP	Interior Construction	Space Improvements	Relocated Restrooms	\$64,965	\$64,965			
FCA	Interior Construction	Specialties		\$112,504			\$112,504	
MP	Interior Construction	Specialties	Repair/replace toilet partition support (temp. now)-in relocation					
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms	\$290	\$290			
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max	\$1,206	\$1,206			
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF)	inc above				
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x2	inc above				
MP	Interior Construction	Specialties	Adjust Side Grab Bar Height and/or distance from corner - x2	inc above				
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls - x2	\$130	\$130			
FCA	Interiors	Ceiling Finishes		\$3,590	\$3,590			
FCA	Interiors	Ceiling Finishes		\$76,846		\$76,846		

Appendix B

Cost Summary by Facility • East 38th Street

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	Interiors	Floor Finishes		\$110,081	\$110,081		
MP	Interiors	Floor Finishes	Replace flooring in restrooms (stained/cracked)-in relocation				
FCA	Interiors	Wall Finishes		\$1,795	\$1,795		
FCA	Interiors	Wall Finishes		\$144,631		\$144,631	
MP	Interiors	Wall Finishes	Clean grout (stained) in restroom-in relocation				
MP	Interiors	Wall Finishes	Repair peeling wall covering (maint item)				
FCA	HVAC	Controls & Instrumentation		\$34,067		\$34,067	
FCA	HVAC	Cooling Generation	These are RTUs and split systems...not sure what is included here	\$11,227	\$11,227		
FCA	HVAC	Distribution System	not sure what is included here	\$1,906		\$1,906	
FCA	HVAC	Distribution System	not sure what is included here	\$75,612			\$75,612
FCA	HVAC	Heat Generation	These are RTUs and split systems...not sure what is included here	\$10,815		\$10,815	
FCA	HVAC	Terminal & Package Units	not sure what is included here...One RTU and one Split system in poor condition?	\$263,474	\$263,474		
FCA	HVAC	Terminal & Package Units	not sure what is included here...One RTU and one Split system in good condition, to be replaced in 20 years?	\$5,150			\$5,150
FCA	HVAC	Terminal & Package Units	hvac gap	\$295,047		\$295,047	
MP	HVAC	Terminal & Package Units	Replace packaged Rooftop unit	\$109,190	\$109,190		
MP	HVAC	Terminal & Package Units	Replace one split system (furnace with cooling coil/condensing unit)	\$17,507	\$17,507		
MP	HVAC	Terminal & Package Units	Replace packaged Rooftop unit (in 20 years)	\$109,190			\$109,190
MP	HVAC	Terminal & Package Units	Replace one split system (furnace with cooling coil/condensing unit) (in 20 years)	\$17,507			\$17,507
MP	HVAC	Terminal & Package Units	Fans are in good condition, moved to low priority	\$17,348			\$17,348
FCA	Fire Protection	Fire Alarms		\$55,504	\$55,504		
FCA	Plumbing	Domestic Water Distribution		\$40,382			\$40,382
FCA	Plumbing	Plumbing Fixtures		\$81,262			\$81,262
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
FCA	Plumbing	Sanitary Waste		\$62,982			\$62,982
FCA	Electrical	Branch Wiring		\$174,489			\$174,489

Appendix B

Cost Summary by Facility • East 38th Street

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	Electrical	Exit Signs & Emergency Lighting		\$20,773	\$20,773		
FCA	Electrical	Lighting		\$174,489		\$174,489	
MP	Electrical	Lighting	Add occupancy sensor in community room (switch to high)	\$1,183	\$1,183		
Subtotal				\$3,914,002	\$2,300,592	\$812,582	\$797,091
Design Contingency (10%)				\$391,400	\$230,059	\$81,258	\$79,709
Construction Contingency (10%)				\$391,400	\$230,059	\$81,258	\$79,709
2023 Construction Cost				\$4,696,802	\$2,760,710	\$975,098	\$956,509
Inflated Cost (Midpoint of Range)				\$6,244,231	\$3,043,683	\$1,306,725	\$1,893,823
Soft Cost (15%)				\$936,635	\$456,552	\$196,009	\$284,073
Total Project Cost				\$7,180,865	\$3,500,235	\$1,502,734	\$2,177,896
Date of Inflation					2025	2030	2038

Appendix B

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Cost Summary by Facility • East Washington

Branch	East Washington		Square Footage	9,466	Built	1909	Renovated	2017
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW	
					1-5 Years	6-10 Years	11-20 Years	
					2023-2027	2028-2032	2033-2042	
MP	Site Infrastructure	Charging stations	Add 2 electric charging stations	\$24,217			\$24,217	
MP	Site Infrastructure	Fencing	Screen around outdoor HVAC units	\$10,000		\$10,000		
MP	Site Infrastructure	Fencing	Add dumpster enclosure	\$6,202	\$6,202			
MP	Site Infrastructure	Landscaping	Upgrade landscaping	\$50,000		\$50,000		
MP	Site Infrastructure	Signage	Update signage on building	\$25,000			\$25,000	
FCA	Site Infrastructure	Vehicular Pavements		\$8,040	\$8,040			
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392			\$1,392	
MP	Site Infrastructure	Vehicular Pavements	Parking Lot repairs	\$97,195	\$97,195			
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls	\$1,479			\$1,479	
FCA	Exterior Enclosure	Exterior Doors		\$8,288			\$8,288	
MP	Exterior Enclosure	Exterior Doors	Replace exterior HM doors (rusting)	\$9,840	\$9,840			
MP	Exterior Enclosure	Exterior Doors	Refinish exterior wood doors	\$2,440	\$2,440			
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$55,983			\$55,983	
MP	Exterior Enclosure	Exterior Walls (Finishes)	Masonry Repairs at the base of the building	\$21,960	\$21,960			
FCA	Roofing	Roof Coverings		\$102,138			\$102,138	
MP	Roofing	Roof Specialties	Unclog roof drain (front of building)	\$1,500	\$1,500			
MP	Roofing	Roof Specialties	Take downspouts on back of building underground	\$7,500	\$7,500			
MP	Interior Construction	Furniture	New Mobile Displays and Service Desks	\$12,050	\$12,050			
FCA	Interior Construction	Interior Doors		\$38,712			\$38,712	
MP	Interior Construction	Interior Doors	Fix Restroom door hardware height to make accessible	\$1,206	\$1,206			
MP	Interior Construction	Space Programming	Renovate Rooms for Program, Childrens, Adult, Community	\$371,196.90	\$371,197			
FCA	Interior Construction	Specialties		\$60,255			\$60,255	
MP	Interior Construction	Specialties	AdjustMain Service Desk Height to make accessible	\$2,030	\$2,030			
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms	\$290	\$290			
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)	\$464	\$464			
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max	inc above				
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF) - x2	inc above				
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x2	inc above				
FCA	Interiors	Ceiling Finishes		\$56,355			\$56,355	

Appendix B

Cost Summary by Facility • East Washington

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	Interiors	Floor Finishes		\$79,886		\$79,886	
FCA	Interiors	Wall Finishes		\$10,530		\$10,530	
FCA	Conveying	Conveying Systems		\$91,593			\$91,593
FCA	HVAC	Controls & Instrumentation		\$19,987			\$19,987
FCA	HVAC	Cooling Generation	condensing units...moved to low priority	\$14,626			\$14,626
FCA	HVAC	Heat Generation	furnaces	\$12,154			\$12,154
FCA	HVAC	Terminal & Package Units	not sure what is included here	\$4,378			\$4,378
FCA	HVAC	Terminal & Package Units	Close HVAC Gap	\$516,815			\$516,815
FCA	Fire Protection	Fire Alarms		\$32,565		\$32,565	
MP	Plumbing	Plumbing Fixtures	Adjust distance of toilet to wall (18" Max)	\$2,303	\$2,303		
FCA	Electrical	Exit Signs & Emergency Lighting		\$12,187			\$12,187
FCA	Electrical	Lighting		\$102,375			\$102,375
MP	Technology	Communications	Add Intercom System	\$15,000		\$15,000	
Subtotal				\$1,890,132	\$544,217	\$197,981	\$1,147,934
Design Contingency (10%)				\$189,013	\$54,422	\$19,798	\$114,793
Construction Contingency (10%)				\$189,013	\$54,422	\$19,798	\$114,793
2023 Construction Cost				\$1,226,867	\$653,060	\$237,577	\$1,377,521
Inflated Cost (Midpoint of Range)				\$3,765,772	\$719,999	\$318,376	\$2,727,397
Soft Cost (15%)				\$564,866	\$108,000	\$47,756	\$409,110
Total Project Cost (25% Soft Cost)				\$4,330,638	\$827,999	\$366,133	\$3,136,507
Date of Inflation					2025	2030	2038

Appendix B

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Cost Summary by Facility • Fort Ben

Branch		Square Footage		Built		Renovated	
Fort Ben		22,000		2023		N/A	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site Infrastructure	Hardscape	New enclosed outdoor space	\$285,654			\$285,654
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392			\$1,392
MP	Interior Construction	Space Improvements	Updated Staff Workroom	\$105,514	\$105,514		
MP	Interior Construction	Space Improvements	Enclose Children's area/relocate computer tables	\$52,234	\$52,234		
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF) - x2	inc above			inc above
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner	inc above			
MP	Interiors	Floor Coverings	Replace Carpeting	\$62,920			\$20,000
MP	Interiors	Floor Coverings	Replace LVT	\$80,223			\$1,392
MP	Interiors	Furniture	Modified Service desk	\$13,000	\$13,000		
MP	Plumbing	Plumbing Fixtures	Adjust sink height from 35" to 34" in restroom	\$1,206	\$1,206		
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
MP	Plumbing	Plumbing Fixtures	Adjust height of urinal (17") and/or flush valve height (44")	\$2,303	\$2,303		
MP	Electrical	Lighting	Add occupancy sensor in community room (switch to high)	\$1,183	\$1,183		
MP	Technology	Data Infrastructure	Add Rack for additional capacity	\$20,000			
Subtotal				\$626,557	\$176,368		\$450,189
Design Contingency (10%)				\$62,656	\$17,637		\$45,019
Construction Contingency (10%)				\$62,656	\$17,637		\$45,019
2023 Construction Cost				\$751,868	\$211,642		\$540,227
Inflated Cost (Midpoint of Range)				\$1,302,947	\$233,335		\$1,069,612
Soft Cost (15%)				\$195,442	\$35,000		\$160,442
Total Project Cost				\$1,498,389	\$268,335		\$1,230,054
Date of Inflation					2025	2030	2038

Appendix B

Cost Summary by Facility • Franklin Road

Branch	East Washington		Square Footage	9,466	Built	2000	Renovated	N/A
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW	
					1-5 Years	6-10 Years	11-20 Years	
					2023-2027	2028-2032	2033-2042	
MP	Site Infrastructure	Charging Stations	Add electric charging stations	\$24,217			\$24,217	
MP	Site Infrastructure	Fencing	Add a dumpster enclosure	\$6,202	\$6,202			
MP	Site Infrastructure	Hardscape	Extend sidewalk to Mutual Place (80' short)	\$8,101	\$8,101			
MP	Site Infrastructure	Hardscape	Add outdoor learning space	\$289,323		\$289,323		
MP	Site Infrastructure	Landscaping	Upgraded landscaping	\$50,000		\$50,000		
MP	Site Infrastructure	Signage	Add signage on building	\$25,000			\$25,000	
FCA	Site Infrastructure	Vehicular Pavements		\$166,600	\$166,600			
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392			\$1,392	
FCA	Exterior Enclosure	Exterior Doors		\$12,483			\$12,483	
MP	Exterior Enclosure	Exterior Doors	Replace exterior HM doors	\$9,840	\$9,840			
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$106,757			\$106,757	
MP	Exterior Enclosure	Exterior Walls (Finishes)	Repaint steel framing at equipment screens	Maint				
FCA	Exterior Enclosure	Exterior Windows		\$22,251			\$22,251	
FCA	Interior Construction	Interior Doors		\$38,678			\$38,678	
FCA	Interior Construction	Specialties		\$108,178			\$108,178	
MP	Interior Construction	Specialties	AdjustMain Service Desk Height to make accessible	\$2,030	\$2,030			
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms	\$928	\$928			
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)	\$464	\$464			
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max	\$1,206	\$1,206			
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls - x3	\$195	\$195			
FCA	Interiors	Ceiling Finishes		\$1,954	\$1,954			
FCA	Interiors	Ceiling Finishes		\$73,197		\$73,197		
FCA	Interiors	Ceiling Finishes		\$18,490			\$18,490	
MP	Interiors	Ceiling Finishes	Repair stains on ceiling	Maint				
FCA	Interiors	Floor Finishes		\$120,453		\$120,453		
MP	Interiors	Floor Finishes	Replaced stained carpet	Maint				
MP	Interiors	Floor Finishes	Replace flooring in restrooms (stained)	\$17,052	\$17,052			
FCA	Interiors	Wall Finishes		\$1,954	\$1,954			
FCA	Interiors	Wall Finishes		\$139,949		\$139,949		

Appendix B

Cost Summary by Facility • Franklin Road

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Interiors	Wall Finishes	Replaced peeling vinyl wall covering	Maint			
FCA	HVAC	Controls & Instrumentation		\$37,084		\$37,084	
FCA	HVAC	Distribution System	not sure what is included here	\$87,820		\$87,820	
FCA	HVAC	Terminal & Package Units	not sure what is included here	\$23,845	\$23,845		
FCA	HVAC	Terminal & Package Units	Replace 5 RTU's	\$61,389			\$61,389
FCA	HVAC	Terminal & Package Units	Balance to replace HVAC	\$849,042		\$849,042	
FCA	Fire Protection	Fire Alarms		\$60,420	\$60,420		
FCA	Fire Protection	Sprinklers & Standpipe		\$136,760			\$136,760
FCA	Plumbing	Domestic Water Distribution	not sure what is included here	\$43,958		\$43,958	
FCA	Plumbing	Plumbing Fixtures		\$88,460			\$88,460
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
MP	Plumbing	Plumbing Fixtures	Adjust height of urinal (17") and/or flush valve height (44")	\$2,303	\$2,303		
FCA	Plumbing	Sanitary Waste		\$68,561		\$68,561	
MP	Plumbing	Sanitary Waste	Repair/replaced sanitary system	\$115,141		\$115,141	
FCA	Electrical	Branch Wiring		\$189,944		\$189,944	
FCA	Electrical	Lighting		\$189,955		\$189,955	
MP	Technology	Security	Add Video Surveillance (Go from 4 to 9)	\$5,000	\$5,000		
MP	Technology	Security	Add Video Surveillance (Go from 4 to 9)	\$5,000	\$5,000		
Subtotal				\$3,207,504	\$309,022	\$2,254,427	\$644,055
Design Contingency (10%)				\$320,750	\$30,902	\$225,443	\$64,406
Construction Contingency (10%)				\$320,750	\$30,902	\$225,443	\$64,406
2023 Construction Cost				\$3,849,005	\$370,826	\$2,705,312	\$772,866
Inflated Cost (Midpoint of Range)				\$5,564,435	\$408,836	\$3,625,377	\$1,530,222
Soft Cost (15%)				\$834,665	\$61,325	\$543,807	\$229,533
Total Project Cost				\$6,399,101	\$470,162	\$4,169,184	\$1,759,755
Date of Inflation					2025	2030	2038

Cost Summary by Facility • Garfield Park

Branch		Square Footage		Built		Renovated	
Garfield Park		6,465		1965		2011	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site Infrastructure	Charging Stations	Add 2 electric charging stations	\$24,217			\$24,217
MP	Site Infrastructure	Hardscape	Add outdoor learning area	\$289,323			\$289,323
MP	Site Infrastructure	Power Distribution	Raise Power line on west side	\$150,000	\$150,000		
MP	Site Infrastructure	Signage	Add building signage	\$25,000			\$25,000
FCA	Site Infrastructure	Vehicular Pavements		\$14,400	\$14,400		
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392		\$1,392
MP	Site Infrastructure	Vehicular Pavements	Repair parking lot	\$87,928	\$87,928		
FCA	Exterior Enclosure	Exterior Doors		\$20,683			\$20,683
MP	Exterior Enclosure	Exterior Doors	Replace exterior steel doors (rusting)	\$9,840	\$9,840		
MP	Exterior Enclosure	Exterior Doors	Fix threshold at main entry to make accessible	\$2,000	\$2,000		
MP	Exterior Enclosure	Exterior Doors	Repair seal around mechanical door	\$1,000	\$1,000		
MP	Exterior Enclosure	Exterior Doors	Fix timing on vestibule door ADA operators	\$4,500	\$4,500		
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$65,096			\$65,096
MP	Exterior Enclosure	Exterior Walls (Finishes)	Paint exposed steel structure (rusting)	\$5,000	\$5,000		
FCA	Exterior Enclosure	Exterior Windows		\$6,726			\$6,726
MP	Exterior Enclosure	Exterior Windows	Fix/replace window (boarded-up) FIXED	\$5,000	\$5,000		
MP	Exterior Enclosure	Specialties	Lower Exterior Book Drop to meet ADA	\$2,030	\$2,030		
FCA	Roofing	Roof Coverings		\$48,163		\$48,163	
MP	Roofing	Roof Coverings	Reinstall soffit trim	\$9,760	\$9,760		
FCA	Interior Construction	Interior Doors		\$12,386		\$12,386	
MP	Interior Construction	Interior Doors	Fix Restroom door hardware height to make accessible	\$1,206	\$1,206		
FCA	Interior Construction	Specialties		\$44,748			\$44,748
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms	\$290	\$290		
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)	\$464	\$464		
FCA	Interiors	Ceiling Finishes		\$34,920			\$34,920
FCA	Interiors	Floor Finishes		\$44,113		\$44,113	
MP	Interiors	Floor Finishes	Replace walk off mat	\$3,000	\$3,000		
MP	Interiors	Floor Finishes	Replace stained carpet	\$2,000	\$2,000		
MP	Interiors	Floor Finishes	Replaced stained floor in restroom	\$5,000	\$5,000		
FCA	Interiors	Wall Finishes		\$720	\$720		
FCA	Interiors	Wall Finishes		\$57,958		\$57,958	

Appendix B

Cost Summary by Facility • Garfield Park

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	HVAC	Controls & Instrumentation		\$13,651			\$13,651
FCA	HVAC	Cooling Generation	Condensing unit outside?	\$18,849	\$18,849		
FCA	HVAC	Distribution System	Air Handler and reheat coils? (not enough \$)	\$28,428	\$28,428		
FCA	HVAC	Distribution System	not sure what is included here	\$30,298			\$30,298
FCA	HVAC	Heating Generation	Boiler	\$85,000	\$85,000		
FCA	HVAC	Terminal & Package Units	not sure what is included here	\$1,957		\$1,957	
FCA	HVAC	Terminal & Package Units	hvac gap	\$209,717		\$209,717	
MP	HVAC	Terminal & Package Units	Replace fan coil unit	\$10,000	\$10,000		
MP	HVAC	Terminal & Package Units	Replace condensing units	\$30,000	\$30,000		
MP	Fire Protection	Fire Alarm	Add fire alarm	\$37,464.68	\$37,465		
FCA	Plumbing	Domestic Water Distribution	moved to medium	\$16,181		\$16,181	
FCA	Plumbing	Plumbing Fixtures		\$32,562			\$32,562
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
FCA	Plumbing	Sanitary Waste		\$25,237	\$25,237		
MP	Plumbing	Sanitary Waste	Repair/replace sanitary system	\$63,098.40	\$63,098		
FCA	Electrical	Branch Wiring		\$69,919			\$69,919
MP	Electrical	Distribution System	Upgrade electrical distribution system	\$106,478.55	\$106,479		
FCA	Electrical	Exit Signs & Emergency Lighting		\$8,324	\$8,324		
FCA	Electrical	Lighting		\$69,919			\$69,919
MP	Technology	Communications	Add Intercom System	\$15,000		\$15,000	
MP	Technology	Data Infrastructure	Add Rack for additional capacity	\$20,000			\$20,000
Subtotal				\$1,871,875	\$719,338	\$405,475	\$748,454
Design Contingency (10%)				\$187,187	\$71,934	\$40,548	\$74,845
Construction Contingency (10%)				\$187,187	\$71,934	\$40,548	\$74,845
2023 Construction Cost				\$2,246,250	\$863,205	\$486,570	\$898,145
Inflated Cost (Midpoint of Range)				\$3,381,999	\$951,684	\$652,050	\$1,778,265
Soft Cost (15%)				\$507,300	\$142,753	\$97,808	\$266,740
Total Project Cost				\$3,889,299	\$1,094,436	\$749,858	\$2,045,005
Date of Inflation					2025	2030	2038

Cost Summary by Facility • Haughville

Branch		Square Footage		Built		Renovated	
Haughville		11,696		2003		N/A	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site Infrastructure	Charging Stations	Add 2 electric charging stations	\$24,217	\$24,217		
FCA	Site Infrastructure	Vehicular Pavements		\$89,600	\$89,600		
MP	Site Infrastructure	Vehicular Pavements	Update landscaping	\$50,000	\$50,000		
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392			\$1,392
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls	\$1,479			\$1,479
FCA	Exterior Enclosure	Exterior Doors					
MP	Exterior Enclosure	Exterior Doors	Replace steel doors (rusting)	\$11,484	\$11,484		
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$87,299			\$87,299
MP	Exterior Enclosure	Exterior Walls (Finishes)	Repair Brick Veneer at Lintel (cracking)	\$9,800	\$9,800		
MP	Exterior Enclosure	Exterior Walls (Finishes)	Paint Steel canopy structure (paint)	\$919	\$919		
FCA	Exterior Enclosure	Exterior Windows		\$86,617			\$86,617
FCA	Roofing	Roof Coverings		\$240,126	\$240,126		
FCA	Interior Construction	Interior Doors		\$49,445			\$49,445
MP	Interior Construction	Space Improvements	Add (4) study rooms 400 SF	\$61,124	\$61,124		
MP	Interior Construction	Space Improvements	Relocated Vestibule Heavy Renovation 170 SF	\$21,728	\$21,728		
MP	Interior Construction	Space Improvements	Meeting Storage Heavy Renovation 155 SF	\$19,810.55	\$19,811		
MP	Interior Construction	Space Improvements	Storefront enclose children's area 50' x 8'	\$46,550	\$46,550		
MP	Interior Construction	Space Improvements	Storefront enclose teen area 30' x 8'	\$27,930	\$27,930		
MP	Interior Construction	Space Improvements	Light renovation 8880 SF	\$1,441,490.40	\$1,441,490		
FCA	Interior Construction	Specialties		\$81,076			\$81,076
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max	\$1,206	\$1,206		
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF) - x2	inc above			
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner	inc above			
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls - x2	\$130	\$130		
FCA	Interiors	Ceiling Finishes		\$11,710	\$11,710		
FCA	Interiors	Ceiling Finishes		\$6,965		\$6,965	
MP	Interiors	Ceiling Finishes	Replace stained ceiling tile (maintenance)				
MP	Interiors	Ceiling Finishes	Repair cracks in drywall ceilings (maintenance)				
MP	Interiors	Ceiling Finishes	Main Space acoustical treatment	\$98,858	\$98,858		
FCA	Interiors	Floor Finishes		\$82,587		\$82,587	

Appendix B

Cost Summary by Facility • Haughville

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Interiors	Floor Finishes	Replace stained carpet (maintenance)				
MP	Interiors	Floor Finishes	Replace stained tile (maintenance)				
MP	Interiors	Space Improvements	Learn Play Grow Interactive Elements	\$3,200	\$3,200		
MP	Interiors	Space Improvements	(4) Mobile Display	\$20,000	\$20,000		
MP	Interiors	Space Improvements	(1) Fixed Display	\$5,000	\$5,000		
MP	Interiors	Space Improvements	(4) Service Points 48' total	\$31,200	\$31,200		
MP	Interiors	Space Improvements	Holds Desk 6'	\$450	\$450		
MP	Interiors	Space Improvements	Self Service Desk 8'	\$6,000	\$6,000		
FCA	Interiors	Wall Finishes		\$13,011	\$13,011		
MP	Interiors	Wall Finishes	Repair/replace peeling wall covering (maintenance)				
MP	Interiors	Wall Finishes	Repair cracks in drywall walls (maintenance)				
FCA	HVAC	Controls & Instrumentation		\$24,696		\$24,696	
FCA	HVAC	Distribution System	not sure what is included here	\$54,813			\$54,813
FCA	HVAC	Terminal & Package Units					
FCA	HVAC	Terminal & Package Units					
FCA	HVAC	Terminal & Package Units	close hvac gap	\$284,504.75		\$284,505	
MP	HVAC	Terminal & Package Units	Replace 2 RTU's	\$218,380	\$218,380		
MP	HVAC	Terminal & Package Units	Replace 1 RTU	\$114,160			\$114,160
MP	HVAC	Terminal & Package Units	Replace 1 Minisplit	\$5,206.25	\$5,206		
FCA	Fire Protection	Fire Alarms		\$40,237			\$40,237
FCA	Fire Protection	Fire Sprinkler		94757			\$94,757
FCA	Plumbing	Domestic Water Distribution		\$29,274			\$29,274
FCA	Plumbing	Plumbing Fixtures		\$58,909			\$58,909
FCA	Plumbing	Sanitary Waste		\$45,658			\$45,658
FCA	Electrical	Branch Wiring		\$126,492			\$126,492
FCA	Electrical	Exit Signs & Emergency Lighting		\$15,059	\$15,059		
FCA	Electrical	Lighting		\$126,492		\$126,492	

Appendix B

Cost Summary by Facility • Haughville

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
			Subtotal	\$3,871,042	\$2,474,189	\$525,245	\$871,608
			Design Contingency (10%)	\$387,104	\$247,419	\$52,524	\$87,161
			Construction Contingency (10%)	\$387,104	\$247,419	\$52,524	\$87,161
			2023 Construction Cost	\$4,645,250	\$2,969,027	\$630,294	\$1,045,930
			Inflated Cost (Midpoint of Range)	\$6,188,875	\$3,273,352	\$844,654	\$2,070,869
			Soft Cost (15%)	\$928,331	\$491,003	\$126,698	\$310,630
			Total Project Cost	\$7,117,206	\$3,764,355	\$971,352	\$2,381,499
			Date of Inflation		2025	2030	2038

Appendix B

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Cost Summary by Facility • Info Zone

Branch	Info Zone		Square Footage	4,400	Built	2009	Renovated	N/A
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW	
					1-5 Years	6-10 Years	11-20 Years	
					2023-2027	2028-2032	2033-2042	
MP	Interior Construction	Interior Doors	Fix Restroom door hardware height to make accessible	\$1,206	\$1,206			
MP	Interior Construction	Specialties	Add Coat Hool at 48" height	\$65	\$65			
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max	inc above	inc above			
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner	inc above	inc above			
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls	\$130	\$130			
MP	Interiors	Furniture	Update Service point Desk	\$47,430	\$47,430			
MP	Interiors	Finishes	Update Service point Finishes	\$21,472	\$21,472			
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928			
			Subtotal	\$71,231	\$71,231			
			Design Contingency (10%)	\$7,123	\$7,123			
			Construction Contingency (10%)	\$7,123	\$7,123			
			2023 Construction Cost	\$85,477	\$85,477			
			Inflated Cost (Midpoint of Range)	\$94,239	\$94,239			
			Soft Cost (15%)	\$14,136	\$14,136			
			Total Project Cost	\$108,374	\$108,374			
			Date of Inflation		2025	2030	2038	

Appendix B

Cost Summary by Facility • Irvington

Branch	Irvington		Square Footage	16,004	Built	2001	Renovated	N/A
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW	
					1-5 Years	6-10 Years	11-20 Years	
					2023-2027	2028-2032	2033-2042	
MP	Site Infrastructure	Charging Stations	Add electric charging stations	\$24,217			\$24,217	
MP	Site Infrastructure	Hard Surface	Add outdoor learning space	\$319,323			\$319,323	
MP	Site Infrastructure	Pavement	Parking lot repairs	\$228,069	\$228,069			
MP	Site Infrastructure	Signage	Additional wayfinding signage	\$8,000			\$8,000	
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392			
FCA	Exterior Enclosure	Exterior Doors		\$12,363			\$12,363	
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$101,550			\$101,550	
MP	Exterior Enclosure	Exterior Walls (Finishes)	Repair Spalling Brick on Piers	\$10,000	\$10,000			
MP	Exterior Enclosure	Exterior Walls (Finishes)	Repair Wet EIFS at Brick Transition	\$24,000	\$24,000			
FCA	Exterior Enclosure	Exterior Windows		\$26,375			\$26,375	
MP	Exterior Enclosure	Exterior Windows	Replace Window Sealant	\$7,980	\$7,980			
FCA	Roofing	Roof Coverings	Broken Shingles	\$291,641	\$291,641			
FCA	Interior Construction	Interior Doors		\$29,392			\$29,392	
MP	Interior Construction	Interior Doors	Fix Restroom door hardware height to make accessible	\$1,206	\$1,206			
FCA	Interior Construction	Specialties		\$108,136			\$108,136	
MP	Interior Construction	Specialties	Replaced Stained counters in Restrooms	\$3,660	\$3,660			
MP	Interior Construction	Specialties	Adjust Main Service Desk Height to make accessible	\$2,030	\$2,030			
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms	\$290	\$290			
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF)	inc above				
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x3	inc above				
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls - x3	\$195	\$195			
FCA	Interiors	Ceiling Finishes		\$7,122	\$7,122			
FCA	Interiors	Ceiling Finishes		\$57,171		\$57,171		
MP	Interiors	Ceiling Finishes	Repair cracked drywall corners at ceiling	maint	maint			
FCA	Interiors	Floor Finishes		\$109,194	\$109,194			
FCA	Interiors	Floor Finishes		\$35,982			\$35,982	
MP	Interiors	Floor Finishes	Replaced Stained Carpet	maint	maint			
FCA	Interiors	Wall Finishes		\$5,342	\$5,342			

Appendix B

Cost Summary by Facility • Irvington

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	Interiors	Wall Finishes		\$95,647		\$95,647	
MP	Interiors	Wall Finishes	Repair/Replace peeling Vinyl Wall Covering	maint	maint		
MP	Interiors	Wall Finishes	Repair water damage on walls/ceilings at windows	maint	maint		
FCA	HVAC	Controls & Instrumentation		\$33,792			\$33,792
FCA	HVAC	Cooling Generation	Not sure what is included here	\$6,901	\$6,901		
FCA	HVAC	Cooling Generation	4 condensing units? (not enough \$)	\$9,476			\$9,476
FCA	HVAC	Distribution System	Not sure what is included here	\$76,497		\$76,497	
FCA	HVAC	Distribution System	Not sure what is included here	\$1,906			\$1,906
FCA	HVAC	Heat Generation	2 furnaces? (not enough \$)	\$4,944	\$4,944		
FCA	HVAC	Heat Generation	2 furnaces? (not enough \$)	\$4,944			\$4,944
FCA	HVAC	Terminal & Package Units	2 RTUs?	\$47,690			\$47,690
FCA	HVAC	Terminal & Package Units	close hvac gap	\$674,090			\$674,090
MP	HVAC	Terminal & Package Units	Replace 2 of 4 furnaces	\$20,000	\$20,000		
MP	HVAC	Terminal & Package Units	Replace 2 of 4 furnaces (in 20 years)	\$20,000			\$20,000
MP	HVAC	Terminal & Package Units	Replace 2 RTUs (in 20 years)	\$40,000			\$40,000
MP	HVAC	Terminal & Package Units	Replace 4 of 4 condensing units	\$20,000	\$20,000		\$20,000
FCA	Fire Protection	Fire Alarms		\$55,057	\$55,057		
FCA	Fire Protection	Sprinklers & Standpipe		\$124,620			\$124,620
FCA	Plumbing	Domestic Water Distribution		\$40,056		\$40,056	
FCA	Plumbing	Plumbing Fixtures		\$80,607			\$80,607
MP	Plumbing	Plumbing Fixtures	Adjust sink height from 35" to 34" in restroom	inc above			
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
FCA	Plumbing	Sanitary Waste		\$62,475		\$62,475	
FCA	Electrical	Branch Wiring	Moved to low priority	\$173,083			\$173,083
FCA	Electrical	Exit Signs & Emergency Lighting		\$20,605	\$20,605		
FCA	Electrical	Lighting		\$173,083		\$173,083	
MP	Electrical	Lighting	Add occupancy sensor in community room (switch to high)	\$1,183	\$1,183		
MP	Technology	Security	Add Card Reader Access to Exterior Doors	\$9,150		\$9,150	

Appendix B

Cost Summary by Facility • Irvington

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
			Subtotal	\$3,211,364	\$821,739	\$514,079	\$1,895,546
			Design Contingency (10%)	\$321,136	\$82,174	\$51,408	\$189,555
			Construction Contingency (10%)	\$321,136	\$82,174	\$51,408	\$189,555
			2023 Construction Cost	\$3,853,637	\$986,087	\$616,895	\$2,274,655
			Inflated Cost (Midpoint of Range)	\$6,417,520	\$1,087,161	\$826,698	\$4,503,662
			Soft Cost (15%)	\$962,628	\$163,074	\$124,005	\$675,549
			Total Project Cost	\$7,380,149	\$1,250,235	\$950,703	\$5,179,211
			Date of Inflation		2025	2030	2038

Appendix B

Cost Summary by Facility • Lawrence

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Branch		Square Footage		Built		Renovated	
Lawrence		13,251		1982		2020	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site Infrastructure	Charging Stations	Add 2 electric charging stations	\$24,217	\$24,217		
MP	Site Infrastructure	Hardscape	Add outdoor children's area	\$289,323	\$289,323		
MP	Site Infrastructure	Landscaping	Landscaping upgrades	\$50,000	\$50,000		
MP	Site Infrastructure	Signage	Update Monument sign	\$25,000	\$25,000		
MP	Site Infrastructure	Site Amenities	Add bike parking	\$5,490	\$5,490		
FCA	Site Infrastructure	Vehicular Pavements		\$31,200	\$31,200		
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392		
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls	\$1,479	\$1,479		
FCA	Exterior Enclosure	Exterior Doors		\$20,665			\$20,665
MP	Exterior Enclosure	Exterior Doors	Replace exterior HM doors (rusting)	\$48,312	\$48,312		
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$92,436			\$92,436
FCA	Exterior Enclosure	Exterior Windows		\$36,142			\$36,142
MP	Exterior Enclosure	Exterior Windows	Replace window/door sealant	\$10,842	\$10,842		
FCA	Roofing	Roof Coverings		\$185,812			\$185,812
MP	Interior Construction	Interior Doors	Fix Restroom door hardware height to make accessible	\$1,206	\$1,206		
MP	Interior Construction	Space Improvements	Heavy Renovation	\$909,048		\$909,048	
MP	Interior Construction	Space Improvements	Light Renovation	\$1,042,640	\$1,042,640		
MP	Interior Construction	Specialties	Replace toilet partitions in restroom	\$5,307	\$5,307		
MP	Interior Construction	Specialties	Lower Counter in Community Room to make accessible	\$2,030	\$2,030		
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner	inc above			
FCA	Interiors	Ceiling Finishes		\$114,886			\$114,886
MP	Interiors	Ceiling Finishes	Replace stained ACT maint item				
FCA	Interiors	Floor Finishes		\$90,409			\$90,409
MP	Interiors	Floor Finishes	Clean/Replace flooring in restroom (stained) incl walls	\$41,411	\$41,411		
MP	Interiors	Floor Finishes	Replace stained carpet maint item				
FCA	Interiors	Wall Finishes		\$14,740		\$14,740	
FCA	HVAC	Controls & Instrumentation		\$27,979			\$27,979
FCA	HVAC	Cooling Generation	not sure what is included here	\$34,093		\$34,093	
FCA	HVAC	Cooling Generation	5 condensing units?	\$2,575			\$2,575
FCA	HVAC	Distribution System	2 air handling units?	\$39,758			\$39,758
FCA	HVAC	Heat Generation	5 furnaces?	\$18,025			\$18,025

Appendix B

Cost Summary by Facility • Lawrence

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	HVAC	Heat Generation	close hvac gap	\$611,430			\$611,430
FCA	Fire Protection	Fire Alarms		\$45,586	\$45,586		
FCA	Plumbing	Domestic Water Distribution	moved to low priority	\$33,166			\$33,166
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
MP	Plumbing	Plumbing Fixtures	Adjust height of urinal (17") and/or flush valve height (44")	\$2,303	\$2,303		
FCA	Plumbing	Sanitary Waste	moved to low priority	\$51,728			\$51,728
MP	Electrical	Distribution	Replace distribution and wiring (installed 1983)	\$201,493	\$201,493		
FCA	Electrical	Exit Signs & Emergency Lighting		\$17,061	\$17,061		
FCA	Electrical	Lighting		\$143,310			\$143,310
Subtotal				\$4,273,422	\$1,847,220	\$957,881	\$1,468,321
Design Contingency (10%)				\$427,342	\$184,722	\$95,788	\$146,832
Construction Contingency (10%)				\$427,342	\$184,722	\$95,788	\$146,832
2023 Construction Cost				\$5,128,106	\$2,216,664	\$1,149,457	\$1,761,985
Inflated Cost (Midpoint of Range)				\$7,472,865	\$2,443,872	\$1,540,383	\$3,488,610
Soft Cost (15%)				\$1,120,930	\$366,581	\$231,057	\$523,292
Total Project Cost				\$8,593,795	\$2,810,453	\$1,771,440	\$4,011,902
Date of Inflation					2025	2030	2038

Appendix B

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Cost Summary by Facility • Library Service Center

Branch	Library Service Center		Square Footage	81,099	Built	1993	Renovated	N/A
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW	
					1-5 Years	6-10 Years	11-20 Years	
					2023-2027	2028-2032	2033-2042	
MP	Site	Charging Stations	Add 2 Electric Charging Stations	\$24,217	\$24,217			
MP	Site	Landscaping	Replace landscaping	\$50,000	\$50,000			
MP	Site	Parking	Repair cracked parking lot - mill and resurface	\$515,524	\$515,524			
MP	Site Infrastructure	Signage	Add post and panel ADA signage (6 total)	\$2,436	\$2,436			
FCA	Site Infrastructure	Vehicular Pavements		\$118,990				
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392			
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls	\$1,479	\$1,479			
FCA	Exterior Enclosure	Exterior Doors		\$21,142			\$21,142	
MP	Exterior Enclosure	Exterior Doors	Replace rusted exterior steel door at garage	\$6,039	\$6,039			
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$321,574			\$321,574	
FCA	Exterior Enclosure	Exterior Windows		\$89,379			\$89,379	
MP	Exterior Enclosure	Exterior Windows	Repair glazed arch - leak	\$13,725	\$13,725			
FCA	Roofing	Roof Coverings	Ballasted EPDFM	\$943,440	\$943,440			
FCA	Interior Construction	Interior Doors		\$280,019			\$280,019	
MP	Interior Construction	Interior Doors	Fix Restroom door hardware height to make accessible	\$1,206	\$1,206			
FCA	Interior Construction	Specialties		\$514,557			\$514,557	
MP	Interior Construction	Specialties	Adjust Main Service Desk Height to make accessible	\$2,030		\$2,030		
MP	Interior Construction	Specialties	Adjust Self Check Out Height to make accessible	\$2,030		\$2,030		
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max	inc above	inc above			
MP	Interior Construction	Specialties	Create ADA accessible stall	\$15,000	\$15,000			
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF)	inc above				
MP	Interior Construction	Specialties	Add Back Grab Bar in ADA Restroom-x2	\$130	\$130			
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls - x2	\$130	\$130			
FCA	Interiors	Ceiling Finishes		\$9,022	\$9,022			
FCA	Interiors	Ceiling Finishes		\$434,539		\$434,539		
MP	Interiors	Ceiling Finishes	Replaced stained ceiling tile in book sale area-in ren cost					
FCA	Interiors	Floor Finishes		\$553,323		\$553,323		
FCA	Interiors	Floor Finishes		\$91,135			\$91,135	
MP	Interiors	Floor Finishes	Replaced stained carpet-in ren cost					

Cost Summary by Facility • Library Service Center

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	Interiors	Wall Finishes		\$67,662	\$67,662		
FCA	Interiors	Wall Finishes		\$201,941		\$201,941	
MP	Interiors	Wall Finishes	Repair/replaced peeling wall covering-in ren cost				
FCA	Conveying	Conveying Systems		\$84,460		\$84,460	
FCA	HVAC	Controls & Instrumentation		\$171,241		\$171,241	
FCA	HVAC	Cooling Generation	chiller	\$202,399			
MP	HVAC	Cooling Generation	Replace Chiller	\$271,440	\$271,440		
FCA	HVAC	Distribution System	AHUs?	\$380,070			
FCA	HVAC	Distribution System	pumps? (too much \$)	\$400,104		\$400,104	
FCA	HVAC	Distribution System	not sure what is included here	\$4,378			\$4,378
MP	HVAC	Distribution System	Replace AHU's - 1991 (8 total)	\$513,926	\$513,926		
MP	HVAC	Distribution System	Replace roof fans	\$33,779	\$33,779		
FCA	HVAC	Heat Generation	boiler	\$95,893			\$95,893
FCA	HVAC	Terminal & Package Units	Roof fans?	\$17,304		\$17,304	
FCA	HVAC	Terminal & Package Units	not sure what is included here	\$14,420			\$14,420
FCA	HVAC	Terminal & Package Units	Close hvac gap	\$2,355,491	\$784,379	\$784,379	\$784,379
FCA	Fire Protection	Fire Alarms		\$278,997	\$278,997		
FCA	Fire Protection	Sprinklers & Standpipe		\$631,502		\$631,502	
FCA	Plumbing	Domestic Water Distribution		\$202,983	\$202,983		
FCA	Plumbing	Plumbing Fixtures		\$408,471			\$408,471
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
MP	Plumbing	Plumbing Fixtures	Adjust height of urinal (17") and/or flush valve height (44")	\$2,303			
FCA	Plumbing	Sanitary Waste		\$316,586	\$316,586		
FCA	Electrical	Branch Wiring		\$877,086	\$877,086		
FCA	Electrical	Exit Signs & Emergency Lighting		\$104,415	\$104,415		
FCA	Electrical	Lighting		\$877,086			\$877,086
MP	Electrical	Lighting	Add occupancy sensor in restrooms (switch to high)	\$1,438	\$1,438		
MP	Technology	Security	Add Video Surveillance (Go from 38 to 41)	\$9,000	\$9,000		

Appendix B

Cost Summary by Facility • Library Service Center

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
			Subtotal	\$12,537,761	\$5,046,359	\$3,282,853	\$3,502,433
			Design Contingency (10%)	\$1,253,776	\$504,636	\$328,285	\$350,243
			Construction Contingency (10%)	\$1,253,776	\$504,636	\$328,285	\$350,243
			2023 Construction Cost	\$15,045,313	\$6,055,630	\$3,939,423	\$4,202,919
			Inflated Cost (Midpoint of Range)	\$20,277,028	\$6,676,332	\$5,279,204	\$8,321,492
			Soft Cost (15%)	\$3,041,554	\$1,001,450	\$791,881	\$1,248,224
			Total Project Cost	\$23,318,582	\$7,677,782	\$6,071,084	\$9,569,716
			Date of Inflation		2025	2030	2038

Cost Summary by Facility • Martindale-Brightwood

Branch	Martindale-Brightwood		Square Footage	14,701	Built	2020	Renovated	N/A
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW	
					1-5 Years	6-10 Years	11-20 Years	
					2023-2027	2028-2032	2033-2042	
MP	Site	Charging Stations	Add two charging stations (one station with dual heads)	\$24,217	\$24,217			
MP	Site Infrastructure	Signage	Add post and panel ADA signage (6 total)	\$2,436	\$2,436			
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392			
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls	\$1,479	\$1,479			
FCA	Roofing	Roof Coverings		\$299,647			\$299,647	
MP	Interior Construction	Space Improvements	2 New Study Rooms	\$38,202	\$38,202			
MP	Interior Construction	Space Improvements	Fixed Display Units	\$10,400	\$10,400			
MP	Interior Construction	Space Improvements	Reconfigure senior area and replace fireplace (350 sf)	\$56,815	\$56,815			
MP	Interior Construction	Space Improvements	Reconfigure Staff Workroom	\$89,281	\$89,281			
MP	Interior Construction	Space Improvements	Reconfigure/Enclose Returns Area	\$50,110	\$50,110			
MP	Interior Construction	Specialties	Adjust Main Service Desk Height to make accessible	\$2,030	\$2,030			
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner	\$1,206		\$1,206		
FCA	Interiors	Ceiling Finishes		\$87,521			\$87,521	
FCA	Interiors	Floor Finishes		\$103,809			\$103,809	
MP	Interiors	Furniture	Mobile Display Units - 2 ea	\$10,000	\$10,000			
MP	Interiors	Furniture	Relocate existing seating/furniture (maint item)					
MP	Interiors	Furniture	Relocate Vending machines (maint item)					
MP	Interiors	Furniture	Relocate Existing Computers	\$19,200	\$19,200			
MP	Interiors	Furniture	Relocate Shelving (500 sf) (maint item)					
MP	Interiors	Furniture	New Service Desk	\$4,550	\$4,550			
FCA	Interiors	Wall Finishes		\$1,636		\$1,636		
FCA	Interiors	Wall Finishes		\$131,782			\$131,782	
FCA	HVAC	Controls & Instrumentation		\$31,041			\$31,041	
FCA	HVAC	Cooling Generation	VRF System (in 20 years...not enough \$)	\$38,934			\$38,934	
FCA	HVAC	Distribution System	not sure what this includes	\$11,639			\$11,639	
FCA	HVAC	Distribution System	Close HVAC Gap	\$800,446			\$800,446	
FCA	HVAC	Terminal & Package Units		\$52,221			\$52,221	
FCA	Fire Protection	Fire Alarms		\$50,574			\$50,574	
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928			
MP	Plumbing	Plumbing Fixtures	Adjust distance of toilet to wall (18" Max)	\$2,303	\$2,303			
FCA	Electrical	Exit Signs & Emergency Lighting		\$18,928			\$18,928	

Appendix B

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Cost Summary by Facility • Martindale-Brightwood

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	Electrical	Lighting		\$158,991			\$158,991
MP	Technology	Data Infrastructure	Add Rack for additional capacity	\$20,000			\$20,000
Subtotal				\$2,121,718	\$313,343	\$2,842	\$1,805,533
Design Contingency (10%)				\$212,172	\$31,334	\$284	\$180,553
Construction Contingency (10%)				\$212,172	\$31,334	\$284	\$180,553
2023 Construction Cost				\$2,546,062	\$376,012	\$3,410	\$2,166,640
Inflated Cost (Midpoint of Range)				\$4,708,921	\$414,553	\$4,570	\$4,289,798
Soft Cost (15%)				\$706,338	\$62,183	\$686	\$643,470
Total Project Cost				\$5,415,259	\$476,736	\$5,256	\$4,933,268
Date of Inflation					2025	2030	2038

Cost Summary by Facility • Michigan Road

Branch		Square Footage		Built		Renovated	
Michigan Road		20,050		2018		N/A	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site	Drainage	Building Drain along north side of building to be addressed - Draining against the building	\$30,000	\$30,000		
MP	Site	Electric Charging Stations	Add two charging stations (one station with dual heads)	\$24,217			\$24,217
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392		
MP	Exterior Enclosure	Exterior Doors	Remove spray foam at base of exterior mechanical room door and put in door seal (maint item)				
MP	Exterior Enclosure	Exterior Walls	Repair and paint main entry columns (rust at bottom) (8 ea)	\$3,416	\$3,416		
MP	Roofing	Roof Accessory	Roof Access Ladder is beginning to rust - replace	\$9,150	\$9,150		
FCA	Roofing	Roof Coverings		\$402,027			\$402,027
MP	Roofing	Roof Coverings	Repair wood at entry canopy (24'x35')	\$8,711	\$8,711		
MP	Interior Construction	Interior Glazing	Replace interior pane of glass in community room (broken)	\$1,125	\$1,125		
MP	Interior Construction	Specialties	Adjust Main Service Desk Height to make accessible	\$2,030	\$2,030		
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)	\$464	\$464		
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max	\$1,206	\$1,206		
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner	inc in rr access			
MP	Interior Construction	Space improvements	Play/Learn Grow Area	\$15,000	\$15,000		
MP	Interior Construction	Space improvements	Circ Desk Check Counter	\$9,750	\$9,750		
MP	Interior Construction	Space improvements	Vending/Cafe 100 sf	\$7,437			\$7,437
FCA	Interiors	Ceiling Finishes		\$107,429			\$107,429
FCA	Interiors	Floor Finishes		\$153,028			\$153,028
MP	Interiors	Floor Finishes	Replace stained carpet at Administration area (Maint item)				
MP	Interiors	Furniture	Add Seating (270 sf)	\$4,050	\$4,050		\$4,050
MP	Interiors	Furniture	New Service Desk	\$6,700	\$6,700		\$6,700
FCA	Interiors	Wall Finishes		\$20,073		\$20,073	
FCA	Interiors	Wall Finishes		\$19,970			\$19,970
MP	Interiors	Wall Finishes	Repair wall covering at columns (peeling) (maint item)				
MP	Interiors	Wall Finishes	Repair cracked drywall in men's restroom (Maint item)				
MP	Interiors	Wall Finishes	Clean Grout under hand dryers (Maint item)				
MP	Interiors	Wall Finishes	Replace sealant at lavatories (cracked) (Maint item)				

Appendix B

Cost Summary by Facility • Michigan Road

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Interiors	Wall Finishes	Repair wall damage at furniture (Maint item)				
MP	Interiors	Wall Finishes	2 Large/5 Small mobile display units	\$22,500	\$22,500		
MP	Interiors	Wall Finishes	Relocate Existing Shelving (maint item)				
MP	Interiors	Wall Finishes	Book drop Glass	\$5,320	\$5,320		
MP	Interiors	Wall Finishes	New Material Display 250 sf	\$5,000	\$5,000		\$5,000
FCA	HVAC	Controls & Instrumentation		\$42,336			\$42,336
FCA	HVAC	Cooling Generation	chiller (in 20 years, not enough \$)	\$102,485			\$102,485
FCA	HVAC	Distribution System	not sure what this includes	\$182,619			\$182,619
FCA	HVAC	Distribution System	close hvac gap	\$875,560			\$875,560
FCA	Fire Protection	Fire Alarms		\$68,976			\$68,976
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
FCA	Electrical	Exit Signs & Emergency Lighting		\$25,814			\$25,814
FCA	Electrical	Lighting		\$216,841			\$216,841
MP	Technology	Data Infrastructure	Add Rack for additional capacity	\$20,000			\$20,000
Subtotal				\$2,395,554	\$126,742	\$20,073	\$2,264,489
Design Contingency (10%)				\$239,555	\$12,674	\$2,007	\$226,449
Construction Contingency (10%)				\$239,555	\$12,674	\$2,007	\$226,449
2023 Construction Cost				\$2,874,665	\$152,090	\$24,088	\$2,717,387
Inflated Cost (Midpoint of Range)				\$5,580,199	\$167,680	\$32,280	\$5,380,240
Soft Cost (15%)				\$837,030	\$25,152	\$4,842	\$807,036
Total Project Cost				\$6,417,229	\$192,832	\$37,122	\$6,187,276
Date of Inflation					2025	2030	2038

Appendix B

Cost Summary by Facility • Nora

Branch		Square Footage		Built		Renovated	
Nora		17,922		1971		1990, 2024	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site	Electric Charging Stations	Add two charging stations (one station with dual heads)				
MP	Site	Landscaping	Upgrade landscaping				
MP	Site	Parking	Parking Lot repairs - Crack Seal/Recoat/Restrip				
MP	Site	Sidewalk	Expand sidewalk from Guilford				
MP	Site	Sidewalk	Add sidewalk from 86th Street				
MP	Site	Signage	Update Monumental sign				
MP	Site	Site amenities	Add dedicated bike parking				
FCA	Site Infrastructure	Vehicular Pavements		\$53,400	\$53,400		
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall				
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls				
FCA	Exterior Enclosure	Exterior Doors		\$10,338			\$10,338
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$106,757			\$106,757
FCA	Exterior Enclosure	Exterior Windows		\$43,934		\$43,934	
MP	Exterior Enclosure	Specialties	Lower Exterior Book Drop to meet ADA				
FCA	Roofing	Roof Coverings	EPDM	\$388,525	\$388,525		
FCA	Interior Construction	Interior Doors		\$26,362			\$26,362
MP	Interior Construction	Space Improvements	SEE SKETCH FROM HBM				
FCA	Interior Construction	Specialties		\$8,307		\$8,307	
FCA	Interior Construction	Specialties		\$111,312			\$111,312
FCA	Interiors	Ceiling Finishes		\$1,995	\$1,995		
FCA	Interiors	Ceiling Finishes		\$96,028		\$96,028	
FCA	Interiors	Floor Finishes		\$17,858	\$17,858		
FCA	Interiors	Floor Finishes		\$108,694		\$108,694	
MP	Interiors	Floor Finishes	Replaced stained carpet (maint item)				
MP	Interiors	Floor Finishes	Replaced stained resinous flooring (maint item)				
FCA	Interiors	Wall Finishes		\$1,995	\$1,995		
FCA	Interiors	Wall Finishes		\$223,789			\$223,789
FCA	HVAC	Controls & Instrumentation		\$37,842			\$37,842
FCA	HVAC	Distribution System	not sure what is included here	\$83,991	\$83,991		
FCA	HVAC	Distribution System	not sure what is included here	\$2,318		\$2,318	
MP	HVAC	Distribution System	Replace 4 Rooftop Units (Poor Condition)				

Appendix B

Cost Summary by Facility • Nora

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	HVAC	Distribution System	Replace 4 Rooftop Units (Fair Condition)				
FCA	HVAC	Terminal & Package Units	4 of 8 RTUs are in poor condition	\$40,531	\$40,531		
FCA	HVAC	Terminal & Package Units	4 of 8 RTUs are in good condition	\$70,813			\$70,813
FCA	HVAC	Terminal & Package Units	critical hvac gap	\$495,970	\$495,970		
FCA	HVAC	Terminal & Package Units	future hvac gap	\$465,688			\$465,688
FCA	Fire Protection	Fire Alarms		\$61,655	\$61,655		
FCA	Plumbing	Domestic Water Distribution		\$44,857	\$44,857		
MP	Plumbing	Domestic Water Distribution	Replace Water Heater (10-15 years out)				
FCA	Plumbing	Plumbing Fixtures		\$90,268			\$90,268
FCA	Plumbing	Sanitary Waste		\$69,962	\$69,962		
FCA	Electrical	Branch Wiring		\$193,826	\$193,826		
FCA	Electrical	Exit Signs & Emergency Lighting	Replaced in 2022, moved to low priority	\$23,075			\$23,075
FCA	Electrical	Lighting		\$193,826			\$193,826
FCA	Electrical	Service Distribution	Moved to high priority, installed in 1971	\$69,224	\$69,224		
MP	Technology	Communications	Add Intercom System				
MP	Technology	Security	Add Card Reader Access to Exterior Doors				
MP	Technology	Security	Add Video Surveillance (Go from 4 to 9)				
Subtotal				\$3,143,140	\$1,523,789	\$259,281	\$1,360,070
Design Contingency (10%)				\$314,314	\$152,379	\$25,928	\$136,007
Construction Contingency (10%)				\$314,314	\$152,379	\$25,928	\$136,007
2023 Construction Cost				\$3,771,768	\$1,828,547	\$311,137	\$1,632,084
Inflated Cost (Midpoint of Range)				\$5,664,341	\$2,015,973	\$416,954	\$3,231,415
Soft Cost (15%)				\$849,651	\$302,396	\$62,543	\$484,712
Total Project Cost				\$6,513,992	\$2,318,369	\$479,497	\$3,716,127
Date of Inflation					2025	2030	2038

Appendix B

Cost Summary by Facility • Pike

Branch		Square Footage		Built		Renovated	
Pike		20,194		1986		2000, 2024	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site	Drainage	Rotate Splash blocks (installed backwards) (maint item)				
MP	Site	Electric Charging	Add two charging stations (one station with dual heads)				
MP	Site	Fencing	Addressing Fencing on the east side - leaning				
MP	Site	Hardscape	Repair path of travel from ADA Parking to Entry				
MP	Site	Landscaping	Upgrade Landscaping				
MP	Site	Masonry	Fix Crumbling brick columns				
MP	Site	Parking Lot	Repair Parking Lot - Mill and Overlay				
FCA	Site Infrastructure	Vehicular Pavements		\$88,680	\$88,680		
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall				
FCA	Exterior Enclosure	Exterior Doors		\$10,400			\$10,400
MP	Exterior Enclosure	Exterior Doors	Replace rusted exterior steel doors/frames				
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$114,569	\$114,569		
FCA	Exterior Enclosure	Exterior Windows		\$39,312	\$39,312		
MP	Exterior Enclosure	Specialties	Lower Exterior Book Drop to meet ADA				
FCA	Roofing	Roof Coverings		\$119,598	\$119,598		
MP	Interior Construction	Furniture	Add three service points				
FCA	Interior Construction	Interior Doors		\$65,023		\$65,023	
MP	Interior Construction	Interior Doors	Fix Restroom door hardware height to make accessible				
MP	Interior Construction	Space Improvements	SEE SKETCH FROM HBM				
FCA	Interior Construction	Specialties		\$144,143			\$144,143
MP	Interior Construction	Specialties	Lower Counter in Community Room to make accessible				
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms				
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)				
MP	Interior Construction	Specialties	Adjust Height of toilet accessories to 48" Max				
MP	Interior Construction	Specialties	Create ADA accessible stall				
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF) - x2				
MP	Interior Construction	Specialties	Add Back Grab Bar in ADA Restroom-x2				
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x2				
MP	Interior Construction	Specialties	Adjust Side Grab Bar Height and/or distance from corner - x2				

Appendix B

Cost Summary by Facility • Pike

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls - x4				
FCA	Interiors	Ceiling Finishes		\$48,092		\$48,092	
FCA	Interiors	Ceiling Finishes		\$108,705			\$108,705
FCA	Interiors	Floor Finishes		\$142,594	\$142,594		
FCA	Interiors	Floor Finishes		\$45,399		\$45,399	
FCA	Interiors	Wall Finishes		\$2,247	\$2,247		
FCA	Interiors	Wall Finishes		\$160,915		\$160,915	
FCA	Interiors	Wall Finishes		\$28,026			\$28,026
FCA	HVAC	Controls & Instrumentation		\$42,640		\$42,640	
FCA	HVAC	Cooling Generation	4 condensing units?	\$38,728	\$38,728		
FCA	HVAC	Cooling Generation		\$12,566		\$12,566	
FCA	HVAC	Distribution System	not sure what is included here	\$85,284	\$85,284		
FCA	HVAC	Distribution System	4 Air handling units? moved to high	\$123,067	\$123,067		
MP	HVAC	Distribution System	Replace AHU's (4 total)				
MP	HVAC	Heat Generation	Replace Boiler				
FCA	HVAC	Terminal & Package Units	Fan coil?	\$1,957	\$1,957		
FCA	HVAC	Terminal & Package Units	not sure what is included here	\$26,986			\$26,986
FCA	HVAC	Terminal & Package Units	hvac gap	\$950,140			\$950,140
MP	HVAC	Terminal & Package Units	Replace Condensing Units (4 total)				
FCA	Fire Protection	Fire Alarms		\$69,471	\$69,471		
FCA	Plumbing	Domestic Water Distribution		\$50,544	\$50,544		
MP	Plumbing	Domestic Water Distribution	Replace water heater (10-15 years out)				
FCA	Plumbing	Plumbing Fixtures		\$101,711			\$101,711
MP	Plumbing	Plumbing Fixtures	Replace plumbing fixture trim				
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom				
MP	Plumbing	Plumbing Fixtures	Adjust distance of toilet to wall (18" Max) - x2				
MP	Plumbing	Plumbing Fixtures	Adjust height of toilet to between 15"-18"				
FCA	Plumbing	Sanitary Waste		\$78,831	\$78,831		
MP	Plumbing	Sanitary Waste	Repair/replace sanitary lines (back up)				
FCA	Electrical	Branch Wiring		\$218,398	\$218,398		
MP	Electrical	Branch Wiring	Replace Branch Wiring				

Appendix B

Cost Summary by Facility • Pike

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	Electrical	Exit Signs & Emergency Lighting		\$26,000	\$26,000		
FCA	Electrical	Lighting		\$218,398		\$218,398	
MP	Electrical	Lighting	Add occupancy sensor in community room (switch to high)				
MP	Electrical	Lighting	Add occupancy sensor in restrooms (switch to high)				
MP	Technology	Data Infrastructure	Add Rack for additional capacity				
MP	Technology	Wireless Service	Add Additional WAP (Go from 2 to 3)				
Subtotal				\$3,162,424	\$1,199,280	\$593,033	\$1,370,111
Design Contingency (10%)				\$316,242	\$119,928	\$59,303	\$137,011
Construction Contingency (10%)				\$316,242	\$119,928	\$59,303	\$137,011
2023 Construction Cost				\$3,794,909	\$1,439,136	\$711,640	\$1,644,133
Inflated Cost (Midpoint of Range)				\$5,795,584	\$1,586,647	\$953,665	\$3,255,271
Soft Cost (15%)				\$869,338	\$237,997	\$143,050	\$488,291
Total Project Cost				\$6,664,921	\$1,824,645	\$1,096,715	\$3,743,562
Date of Inflation					2025	2030	2038

Appendix B

Cost Summary by Facility • Southport

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Branch		Square Footage		Built		Renovated	
Southport		15,581		1973		2016	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site Infrastructure	Electric Charging	Add 2 electric charging stations	\$24,217	\$24,217		
MP	Site Infrastructure	Hardscape	Add outside children's area	\$327,167	\$327,167		
MP	Site Infrastructure	Signage	Upgrade monument sign	\$20,000	\$20,000		
FCA	Site Infrastructure	Vehicular Pavements		\$100,100	\$100,100		
MP	Site Infrastructure	Vehicular Pavements	Landscaping upgrades	\$50,000	\$50,000		
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392		
FCA	Exterior Enclosure	Exterior Doors					
MP	Exterior Enclosure	Exterior Doors	Replace steel doors and frames (rusted)	\$22,968	\$22,968		
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$100,248			\$100,248
MP	Exterior Enclosure	Exterior Walls (Finishes)	Repair damaged screen wall at main entrance	\$11,760	\$11,760		
FCA	Exterior Enclosure	Exterior Windows		\$14,444			\$14,444
MP	Exterior Enclosure	Exterior Windows	Replace sealant	\$10,843	\$10,843		
MP	Exterior Enclosure	Exterior Windows	Demo Exterior and add Windows 96' x 6' tall	\$86,400	\$86,400		
FCA	Roofing	Roof Coverings	Shingles-critical, epdm medium	\$396,900	\$134,400	\$262,500	
MP	Addition		978 sf addition to childrens area	\$748,519	\$748,519		
FCA	Interior Construction	Interior Doors		\$29,436			\$29,436
MP	Interior Construction	Interior Doors	Fix Restroom door hardware height to make accessible	\$1,206	\$1,206		
MP	Interior Construction	Space improvements	Add (4) study rooms 400 SF	\$51,124	\$51,124		
MP	Interior Construction	Space improvements	Add (2) Restrooms 200 SF	\$52,000	\$52,000		
MP	Interior Construction	Space improvements	Add Tutor Room 100 SF	\$12,781	\$12,781		
MP	Interior Construction	Space improvements	Learn Play Grow Interactive Elements 120 SF	\$2,400	\$2,400		
MP	Interior Construction	Space improvements	Storefront enclose meeting room 26' x 8'	\$24,206	\$24,206		
MP	Interior Construction	Space improvements	Storefront enclose children's area 84' x 8'	\$78,204	\$78,204		
MP	Interior Construction	Space improvements	Storefront enclose teen area 28' x 8'	\$26,068	\$26,068		
MP	Interior Construction	Space improvements	Heavy Renovation 2,596 SF	\$782,330.56	\$782,331		
MP	Interior Construction	Space improvements	Heavy Renovation 2,068 SF	\$623,212.48	\$623,212		
MP	Interior Construction	Space improvements	Light renovation 9772 SF	\$2,304,042.16	\$2,304,042		
FCA	Interior Construction	Specialties		\$105,117			\$105,117
MP	Interior Construction	Specialties	Replace stained toilet partitions	\$6,264	\$6,264		
MP	Interior Construction	Specialties	Adjust Main Service Desk Height to make accessible	\$2,030		\$2,030	
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF) - x3	inc above			

Appendix B

Cost Summary by Facility • Southport

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x3	inc above			
MP	Interior Construction	Specialties	Replace side grab bar (go from 36" to 42" in length)	inc above			
MP	Interior Construction	Specialties	Adjust Side Grab Bar Height and/or distance from corner - x3	inc above			
FCA	Interiors	Ceiling Finishes		\$64,934		\$64,934	
FCA	Interiors	Ceiling Finishes		\$32,543			\$32,543
FCA	Interiors	Floor Finishes		\$106,306		\$106,306	
FCA	Interiors	Floor Finishes		\$35,038			\$35,038
MP	Interiors	Floor Finishes	Replace stained carpet (maintenance)				
MP	Interiors	Floor Finishes	Clean stained grout - floor tile (maintenance)				
MP	Interiors	Furniture	(6) Mobile Display	\$30,000	\$30,000		
MP	Interiors	Furniture	(1) Fixed Display	\$5,000	\$5,000		
MP	Interiors	Furniture	(2) Service Points 28' total	\$18,200	\$18,200		
MP	Interiors	Furniture	Holds Desk 6'	\$4,500	\$4,500		
MP	Interiors	Furniture	Self Service Desk 8'	\$6,000	\$6,000		
MP	Interiors	Furniture	(2) Reference Desks 16' total	\$10,400	\$10,400		
FCA	Interiors	Wall Finishes		\$3,467	\$3,467		
FCA	Interiors	Wall Finishes		\$124,153		\$124,153	
MP	Interiors	Wall Finishes	Add sealant on backsplash in restroom (maintenance)				
FCA	HVAC	Controls & Instrumentation		\$32,899			\$32,899
FCA	HVAC	Cooling Generation	2 condensing units? (not enough \$)	\$25,132	\$25,132		
FCA	HVAC	Cooling Generation	2 condensing units? (not enough \$)	\$19,467	\$19,467		
FCA	HVAC	Distribution System	4 Air Handling Units?	\$72,358	\$72,358		
FCA	HVAC	Distribution System	not sure what is included here	\$24,463			\$24,463
MP	HVAC	Distribution System	Replace AHUs (4)	\$88,200	\$88,200		
FCA	HVAC	Terminal & Package Units	not sure what is included here	\$4,378			\$4,378
FCA	HVAC	Terminal & Package Units	close hvac gap	\$604,334.25	\$604,334		
MP	HVAC	Terminal & Package Units	Replace fan coil units	\$24,000	\$24,000		
MP	HVAC	Terminal & Package Units	Replace condensing units (4)	\$30,625	\$30,625		
MP	HVAC	Terminal & Package Units	Replace Exhaust Fan	\$3,797.50	\$3,798		
MP	HVAC	Terminal & Package Units	Replace Mini Split System	\$5,206.25	\$5,206		

Appendix B

Cost Summary by Facility • Southport

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	Fire Protection	Fire Alarms		\$53,602		\$53,602	
MP	Fire Protection	Fire Alarms	Replace fire alarm system	\$53,598.64	\$53,599		
FCA	Plumbing	Domestic Water Distribution		\$38,998	\$38,998		
MP	Plumbing	Domestic Water Distribution	Replce water heaters (moved to medium)	\$15,000		\$15,000	
MP	Plumbing	Fixtures	Replace one toilet	\$1,470	\$1,470		
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
FCA	Plumbing	Sanitary Waste		\$60,824	\$60,824		
MP	Plumbing	Sanitary Waste	Repair/replace sanitary system - drains slowly	\$60,824	\$60,824		
FCA	Electrical	Exit Signs & Emergency Lighting	Replaced recently, 2016?	\$20,061		\$20,061	
FCA	Electrical	Lighting		\$168,509			\$168,509
FCA	Electrical	Service Distribution	Original distribution beyond life cycle	\$60,182	\$60,182		
MP	Electrical	Service Distribution	Replace electrical distribution system	\$168,586.42	\$168,586		
Subtotal				\$8,093,363	\$6,897,702	\$648,586	\$547,075
Design Contingency (10%)				\$809,336	\$689,770	\$64,859	\$54,708
Construction Contingency (10%)				\$809,336	\$689,770	\$64,859	\$54,708
2023 Construction Cost				\$9,712,036	\$8,277,243	\$778,303	\$656,490
Inflated Cost (Midpoint of Range)				\$11,468,466	\$9,125,660	\$1,043,001	\$1,299,805
Soft Cost (15%)				\$1,720,270	\$1,368,849	\$156,450	\$194,971
Total Project Cost				\$13,188,736	\$10,494,509	\$1,199,451	\$1,494,776
Date of Inflation					2025	2030	2038

Cost Summary by Facility • Spades Park

Branch		Square Footage		Built		Renovated	
Spades Park		7,133		1912		1996	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site	Hardscape	Repair path of travel from ADA Parking to Entry	\$10,248	\$10,248		
MP	Site Infrastructure	Hardscape	Repair staff entry steps	\$15,000	\$15,000		
FCA	Site Infrastructure	Vehicular Pavements		\$6,360	\$6,360		
MP	Site Infrastructure	Vehicular Pavements	Repair parking lot	\$43,290	\$43,290		
MP	Site Infrastructure	Vehicular Pavements	Expand parking lot?? (add 200 sy)	\$46,116	\$46,116		
MP	Site Infrastructure	Vehicular Pavements	Upgrade landscaping	\$50,000	\$50,000		
MP	Site Infrastructure	Vehicular Pavements	Add 2 electric charging stations (by light pole)	\$24,217			\$24,217
MP	Site Infrastructure	Vehicular Pavements	Replace signage on the building	\$25,000		\$25,000	
FCA	Exterior Enclosure	Exterior Doors		\$8,302			\$8,302
MP	Exterior Enclosure	Exterior Doors	Replace staff door	\$4,980	\$4,980		
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$78,115			\$78,115
MP	Exterior Enclosure	Exterior Walls (Finishes)	Tuckpoint brick and joints at brick	\$93,330	\$93,330		
MP	Exterior Enclosure	Exterior Walls (Finishes)	Repaint bottom of wood elevator entry	\$5,000	\$5,000		
FCA	Exterior Enclosure	Exterior Windows		\$51,502			\$51,502
FCA	Roofing	Roof Coverings		\$102,110	\$102,110		
MP	Interior Construction	Furnishings	Add/Fix Display Units	\$17,250	\$17,250		
FCA	Interior Construction	Interior Doors		\$24,759			\$24,759
FCA	Interior Construction	Specialties		\$48,270			\$48,270
MP	Interior Construction	Specialties	Adjust Main Service Desk Height to make accessible	\$2,030	\$2,030		
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms	\$290	\$290		
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)	\$464	\$464		
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner	\$1,206	\$1,206		
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls	inc above			
FCA	Interiors	Ceiling Finishes		\$42,466		\$42,466	
MP	Interiors	Ceiling Finishes	Fix cracked ceiling on upper level	1500	\$1,500		
FCA	Interiors	Floor Finishes		\$43,264		\$43,264	
MP	Interiors	Floor Finishes	Replaced stained carpet	\$1,000	\$1,000		
FCA	Interiors	Wall Finishes		\$7,935	\$7,935		
MP	Interiors	Wall Finishes	Repaint metal stairs (interior)	\$3,000	\$3,000		
MP	Interiors	Wall Finishes	Repaints walls in stair	\$1,500	\$1,500		
MP	Interiors	Wall Finishes	Repair/paint cracked plaster on exterior walls	\$3,000	\$3,000		

Appendix B

Cost Summary by Facility • Spades Park

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Interiors	Wall Finishes	Replace bubbling wall covering	\$1,000	\$1,000		
FCA	Conveying	Conveying Systems		\$84,460			\$84,460
FCA	HVAC	Controls & Instrumentation		\$15,061		\$15,061	
FCA	HVAC	Cooling Generation	Replace 2 condensing units	\$9,476	\$9,476		
FCA	HVAC	Cooling Generation	Replace 1 condensing unit	\$4,738		\$4,738	
FCA	HVAC	Distribution System	Not sure what is included here	\$33,429	\$33,429		
FCA	HVAC	Heat Generation	Replace 2 furnaces?	\$7,210	\$7,210		
FCA	HVAC	Heat Generation	Replace 1 furnace?	\$3,605		\$3,605	
FCA	HVAC	Heat Generation	close hvac gap	\$294,461	\$294,461		
MP	HVAC	Terminal & Package Units	Replace 3 furnaces	\$30,000	\$30,000		
MP	HVAC	Terminal & Package Units	Replace 2 condensing units	\$20,000	\$20,000		
MP	HVAC	Terminal & Package Units	Replace 1 condensing unit	\$10,000		\$10,000	
FCA	Plumbing	Domestic Water Distribution		\$17,853	\$17,853		
FCA	Plumbing	Plumbing Fixtures		\$35,927			\$35,927
MP	Plumbing	Plumbing Fixtures	Add ADA Shroud over sink piping in restroom	\$928	\$928		
MP	Plumbing	Plumbing Fixtures	Adjust distance of toilet to wall (18" Max)	\$2,303	\$2,303		
FCA	Plumbing	Sanitary Waste		\$27,845	\$27,845		
FCA	Electrical	Branch Wiring		\$77,143	\$77,143		
MP	Electrical	Distribution System	Replace Electrical Distribution system (1986)	\$85,596		\$85,596	
FCA	Electrical	Exit Signs & Emergency Lighting		\$9,184		\$9,184	
FCA	Electrical	Lighting		\$77,143			\$77,143
Subtotal				\$1,608,866	\$937,257	\$238,914	\$432,695
Design Contingency (10%)				\$160,887	\$93,726	\$23,891	\$43,270
Construction Contingency (10%)				\$160,887	\$93,726	\$23,891	\$43,270
2023 Construction Cost				\$1,930,639	\$1,124,708	\$286,697	\$519,234
Inflated Cost (Midpoint of Range)				\$2,652,240	\$1,239,991	\$384,201	\$1,028,048
Soft Cost (15%)				\$397,836	\$185,999	\$57,630	\$154,207
Total Project Cost				\$3,050,076	\$1,425,990	\$441,831	\$1,182,255
Date of Inflation					2025	2030	2038

Appendix B

Cost Summary by Facility • Warren

Branch		Square Footage		Built		Renovated	
Warren		15,475		1973		2016	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site	Hardscape	Repair path of travel from ADA Parking to Entry	\$14,152	\$14,152		
MP	Site Infrastructure	Charging Stations	Add 2 electric charging stations	\$24,217			\$24,217
MP	Site Infrastructure	Fending	Add dumpster enclosure	\$6,204		\$6,204	
MP	Site Infrastructure	Hardscape	Add outdoor learning area	\$305,049			\$305,049
MP	Site Infrastructure	Hardscape	Add truncated domes at sidewalk/parking transition	\$2,196	\$2,196		
MP	Site Infrastructure	Landscaping	Update landscaping	\$50,000	\$50,000		
MP	Site Infrastructure	Signage	Add post and panel ADA signage (2 total)	\$812	\$812		
FCA	Site Infrastructure	Vehicular Pavements		\$53,160	\$53,160		
MP	Site Infrastructure	Vehicular Pavements	Repair Parking Lot	\$288,776	\$288,776		
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392		
FCA	Exterior Enclosure	Exterior Doors		\$12,433			\$12,433
MP	Exterior Enclosure	Exterior Doors	Replaced exterior HM doors	\$14,566.80	\$14,567		
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$100,248			\$100,248
MP	Exterior Enclosure	Exterior Walls (Finishes)	Paint Structural steel (rusting)	\$1,980	\$1,980		
FCA	Exterior Enclosure	Exterior Windows		\$29,966	\$29,966		
MP	Exterior Enclosure	Exterior Windows	Repalce Window sealant	\$4,980	\$4,980		
FCA	Roofing	Roof Coverings		\$379,801			\$379,801
MP	Roofing	Roof Specialties	Replace bottom of fascia (rusted)	\$18,480	\$18,480		
FCA	Interior Construction	Interior Doors		\$30,908			\$30,908
FCA	Interior Construction	Specialties		\$109,503			\$109,503
MP	Interior Construction	Specialties	Add ADA Signage with Braille at Restrooms	\$290	\$290		
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x3	\$1,206	\$1,206		
FCA	Interiors	Ceiling Finishes		\$92,129	\$92,129		
FCA	Interiors	Floor Finishes		\$121,546		\$121,546	
MP	Interiors	Floor Finishes	Replace stained carpet	maint			
FCA	Interiors	Wall Finishes		\$1,722	\$1,722		
FCA	Interiors	Wall Finishes		\$138,725		\$138,725	
MP	Interiors	Wall Finishes	Replace/clean stained grout	maint			
FCA	HVAC	Controls & Instrumentation		\$32,675			\$32,675
FCA	HVAC	Cooling Generation		\$45,526	\$45,526		
FCA	HVAC	Distribution System		\$129,380	\$129,380		

Appendix B

Cost Summary by Facility • Warren

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	HVAC	Distribution System		\$6,798		\$6,798	
FCA	HVAC	Terminal & Package Units		\$4,378		\$4,378	
FCA	HVAC	Terminal & Package Units		\$29,304			\$29,304
FCA	HVAC	Terminal & Package Units	close hvac gap	\$580,439			\$580,439
MP	HVAC	Terminal & Package Units	Replace 2 condensing units	\$20,000	\$20,000		
MP	HVAC	Terminal & Package Units	Replace 2 AHU (one no longer cools)	\$80,000	\$80,000		
FCA	Fire Protection	Fire Alarms		\$53,237		\$53,237	
FCA	Plumbing	Sanitary Waste		\$60,410	\$60,410		
FCA	Electrical	Exit Signs & Emergency Lighting	Moved to low priority, installed 2016	\$19,924			\$19,924
FCA	Electrical	Lighting		\$167,362			\$167,362
FCA	Electrical	Service Distribution		\$59,772			\$59,772
MP	Electrical	Service Distribution	Replace Electrical Distribution System	\$180,000	\$180,000		
MP	Technology	Data Infrastructure	Add Rack for additional capacity	\$20,000		\$20,000	
Subtotal				\$3,293,647	\$1,091,124	\$350,888	\$1,851,635
Design Contingency (10%)				\$329,365	\$109,112	\$35,089	\$185,164
Construction Contingency (10%)				\$329,365	\$109,112	\$35,089	\$185,164
2023 Construction Cost				\$3,952,376	\$1,309,349	\$421,066	\$2,221,962
Inflated Cost (Midpoint of Range)				\$6,407,158	\$1,443,557	\$564,268	\$4,399,333
Soft Cost (15%)				\$961,074	\$216,534	\$84,640	\$659,900
Total Project Cost				\$7,368,231	\$1,660,090	\$648,908	\$5,059,233
Date of Inflation					2025	2030	2038

Cost Summary by Facility • Wayne

Branch	Wayne	Square Footage	13,251	Built	1983	Renovated	2020
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site Infrastructure	Drainage	Address drainage issue in southwest corner	\$14,640.00	\$14,640		
MP	Site Infrastructure	Fencing	Add dumpster enclosure	\$6,204.00	\$6,204		
MP	Site Infrastructure	Hardscape	Add Exterior Children's area	\$327,167.00	\$327,167		
MP	Site Infrastructure	Hardscape	Add sidewalk	\$15,584.00	\$15,584		
MP	Site Infrastructure	Landscaping	Update landscaping	\$50,000.00	\$50,000		
MP	Site Infrastructure	Signage	Add post and panel ADA signage (2 total)	\$812.00	\$812		
FCA	Site Infrastructure	Vehicular Pavements		\$153,300.00	\$153,300.00		
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$13,266.00		\$13,266	
FCA	Exterior Enclosure	Exterior Walls (Finishes)		\$92,436.00			\$92,436
MP	Exterior Enclosure	Exterior Walls (Finishes)	Repaint fascia (maintenance)				
FCA	Exterior Enclosure	Exterior Windows		\$21,155.00			\$21,155
FCA	Roofing	Roof Coverings		\$66,435.00			\$66,435
MP	Interior Construction	Space Improvements	Add (3) study rooms at Collections 275 SF	\$42,022.75	\$42,023		
MP	Interior Construction	Space Improvements	Add (3) study rooms at Relocated Teen 275 SF	\$42,022.75	\$42,023		
MP	Interior Construction	Space Improvements	Light Renovation of Reconfigured Children's area - finishes and furniture	\$353,046.60	\$353,047		
FCA	Interior Construction	Specialties		\$10,373.00			\$10,373
MP	Interior Construction	Specialties	Adjust Main Service Desk Height to make accessible	\$2,030	\$2,030		
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)	\$464.00	\$464		
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF) - x3	\$1,206.40	\$1,206		
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x3	inc above			
MP	Interior Construction	Specialties	Adjust Side Grab Bar Height and/or distance from corner - x3	inc above			
FCA	Interiors	Ceiling Finishes		\$19,724.00			\$19,724
MP	Interiors	Ceiling Finishes	Add acoustical ceiling baffle above Main Service Desk	\$10,584.00	\$10,584		
FCA	Interiors	Floor Finishes		\$104,088.00			\$104,088
MP	Interiors	Floor Finishes	Replaced stained carpet (maintenance)				
MP	Interiors	Furniture	Add New Service Desk-Main	\$13,650.00	\$13,650		
MP	Interiors	Furniture	Add New Service Desk-Children's	\$1,500.00	\$1,500		
MP	Interiors	Furniture	Large Mobile Display Units	\$10,000.00	\$10,000		

Appendix B

Cost Summary by Facility • Wayne

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Interiors	Wall Finish	Repair wall by mop sink (maintenance)				
FCA	HVAC	Controls & Instrumentation		\$27,979.00			\$27,979
FCA	HVAC	Cooling Generation	moved to low	\$34,093.00			\$34,093
FCA	HVAC	Distribution System		\$42,848.00			\$42,848
FCA	HVAC	Heat Generation		\$14,420.00			\$14,420
FCA	HVAC	Terminal & Package Units		\$4,378.00			\$4,378
FCA	HVAC	Terminal & Package Units	close hvac gap	\$671,342.00			\$671,342
FCA	Fire Protection	Fire Alarms		\$45,586.00	\$45,586		
FCA	Electrical	Distribution		\$24,550.00	\$24,550		
MP	Electrical	Distribution	Replace electrical distribution system	\$143,376.00	\$143,376		
FCA	Electrical	Exit Signs & Emergency Lighting		\$17,061.00			\$17,061
FCA	Electrical	Lighting		\$143,310.00			\$143,310
FCA	Plumbing	Domestic Water		\$34,453.00		\$34,453	
FCA	Plumbing	Fixtures		\$67,457.00			\$67,457
FCA	Plumbing	Sanitary Waste		\$53,747.00		\$53,747	
Subtotal				\$2,696,311	\$1,257,746	\$101,466	\$1,337,099
Design Contingency (10%)				\$269,631	\$125,775	\$10,147	\$133,710
Construction Contingency (10%)				\$269,631	\$125,775	\$10,147	\$133,710
2023 Construction Cost				\$3,235,573	\$1,509,295	\$121,759	\$1,604,519
Inflated Cost (Midpoint of Range)				\$5,004,004	\$1,663,997	\$163,169	\$3,176,837
Soft Cost (15%)				\$750,601	\$249,600	\$24,475	\$476,526
Total Project Cost				\$5,754,604	\$1,913,597	\$187,644	\$3,653,363
Date of Inflation					2025	2030	2038

Cost Summary by Facility • West Indianapolis

Branch		Square Footage		Built		Renovated	
West Indianapolis		4,958		1986		N/A	
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
MP	Site	Charging Stations	Add 2 Charging Stations	\$24,217			\$24,217
MP	Site	Fencing	Add Dumpster Enclosure	\$6,204		\$6,204	
MP	Site	Landscaping	Update Landscaping	\$50,000	\$50,000		
MP	Site	Landscaping	Mulch is piled up onto the window	\$5,000	\$5,000		
FCA	Site	Parking Lot		\$22,320	\$22,320		
MP	Site	Parking Lot	Repair Parking Lot (Poor Condition)	\$98,507	\$98,507		
MP	Site	Signage	Add Building Signage	\$25,000	\$25,000		
MP	Site	Signage	Add wayfinding signage	\$2,500		\$2,500	
MP	Site Infrastructure	Signage	Add post and panel ADA signage (1 total)	\$406	\$406		
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392		
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls	\$1,479	\$1,479		
FCA	Exterior Enclosure	Exterior Doors		\$8,274		\$8,274	
FCA	Exterior Enclosure	Exterior Doors		\$4,123			\$4,123
FCA	Exterior Enclosure	Exterior Walls		\$57,284			\$57,284
MP	Exterior Enclosure	Exterior Walls	Tuckpointing on Screen Wall	\$10,000	\$10,000		
FCA	Exterior Enclosure	Exterior Windows		\$11,337			\$11,337
MP	Exterior Enclosure	Specialties	Lower Exterior Book Drop to meet ADA	\$2,030		\$2,030	
FCA	Roofing	Roof Coverings		\$37,595	\$128,984		
FCA	Interior Construction	Interior Doors		\$10,849		\$10,849	
FCA	Interior Construction	Interior Doors		\$3,096			\$3,096
FCA	Interior Construction	Specialties		\$29,926			\$29,926
MP	Interior Construction	Specialties	Adjust Main Service Desk Height to make accessible	\$2,030	\$2,030		
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)	\$464	\$464		
MP	Interior Construction	Specialties	Create ADA accessible stall	\$15,000	\$15,000		
MP	Interior Construction	Specialties	Add Back Grab Bar in ADA Restroom-x2	\$1,206	\$1,206		
MP	Interior Construction	Specialties	Add vertical grab bars in restroom stalls -x2	inc above			
FCA	Interiors	Ceiling Finishes		\$29,517		\$29,517	
FCA	Interiors	Floor Finishes		\$33,833	\$33,833		
FCA	Interiors	Floor Finishes		\$11,147		\$11,147	
FCA	Interiors	Wall Finishes		\$552	\$552		
FCA	Interiors	Wall Finishes		\$44,452		\$44,452	

Appendix B

Cost Summary by Facility • West Indianapolis

FACILITY CONDITION ASSESSMENT **FCA**

MASTER PLAN ITEM **MP**

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
FCA	HVAC	Cooling Generation	condensing units?	\$14,626		\$14,626	
FCA	HVAC	Terminal & Package Units	not sure what is included here	\$5,150			\$5,150
MP	HVAC	Terminal & Package Units	Fresh Air Intake in Poor Condition (closes gap from FCA)	\$250,000	\$250,000		
FCA	HVAC	Controls	not sure what is included here	\$10,469			\$10,469
FCA	HVAC	Heat Generation	Furnaces?	\$15,141			\$15,141
MP	Fire Protection	Fire Alarm	Add Fire Alarm System	\$27,269	\$27,269		
MP	Plumbing	Domestic Water Distribution	Replace Water Heater	\$15,000		\$15,000	
MP	Plumbing	Domestic Water Distribution	Replace water distribution system	\$48,000	\$48,000		
FCA	Plumbing	Equipment	water heater...moved to medium	\$12,409		\$12,409	
FCA	Plumbing	Equipment	not sure what is included here	\$24,972			\$24,972
FCA	Plumbing	Piping		\$19,355	\$19,355		
MP	Plumbing	Plumbing Fixtures	Adjust distance of toilet to wall (18" Max) - x2	\$4,606	\$4,606		
MP	Plumbing	Plumbing Fixtures	Adjust height of urinal (17") and/or flush valve height (44")	\$2,303	\$2,303		
MP	Plumbing	Sanitary Waste	Sanitary lines are not draining well - Scope/Repair	\$30,000	\$30,000		
FCA	Electrical	Branch Wiring		\$53,621	\$53,621		
MP	Electrical	Distribution	Need Cost. Installed in 1986.	\$60,000		\$60,000	
FCA	Electrical	Ext. Signs/Emer. Light		\$6,383	\$6,383		
FCA	Electrical	Lighting		\$53,621		\$53,621	
Subtotal				\$1,202,665	\$837,710	\$270,629	\$185,715
Design Contingency (10%)				\$120,267	\$83,771	\$27,063	\$18,572
Construction Contingency (10%)				\$120,267	\$83,771	\$27,063	\$18,572
2023 Construction Cost				\$1,443,198	\$1,005,252	\$324,755	\$222,858
Inflated Cost (Midpoint of Range)				\$1,984,736	\$1,108,290	\$435,202	\$441,244
Soft Cost (15%)				\$297,710	\$166,244	\$65,280	\$66,187
Total Project Cost				\$2,282,447	\$1,274,534	\$500,483	\$507,430
Date of Inflation					2025	2030	2038

Appendix B

Cost Summary by Facility • West Perry

Branch	West Perry		Square Footage	20,048	Built	2021	Renovated	N/A
Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW	
					1-5 Years	6-10 Years	11-20 Years	
					2023-2027	2028-2032	2033-2042	
MP	Site Infrastructure	Vehicular Pavements	Add Van Accessible Parking Stall	\$1,392	\$1,392			
MP	Site Infrastructure	Vehicular Pavements	Restripe to meet access cross aisle and/or stalls	\$1,479	\$1,479			
FCA	Roofing	Roof Coverings		\$443,655			\$443,655	
MP	Roofing	Roof Coverings	Replaced displaced slip sheets under solar panel ballasts (maint item)					
MP	Interior Construction	Space Improvements	2 New Study Rooms (110 sf ea)	\$38,202	\$38,202			
MP	Interior Construction	Space Improvements	Relocate Service Point	\$6,500	\$6,500			
MP	Interior Construction	Specialties	Install Restroom mirror at ADA height (40" AFF)	\$464	\$464			
MP	Interior Construction	Specialties	Lower Baby Changing Station to make Accessible (34" AFF) - x4	\$1,206	\$1,206			
MP	Interior Construction	Specialties	Adjust Back Grab Bar Height and/or distance from corner-x2	inc above				
FCA	Interiors	Ceiling Finishes		\$2,675		\$2,675		
FCA	Interiors	Ceiling Finishes		\$100,220			\$100,220	
MP	Interiors	Floor Covering	Replaced curling and stained LVT/Carpet Tile (maint item)					
FCA	Interiors	Floor Finishes		\$165,763			\$165,763	
FCA	Interiors	Wall Finishes		\$26,751		\$26,751		
FCA	HVAC	Controls & Instrumentation		\$50,777			\$50,777	
FCA	HVAC	Cooling Generation		\$71,585			\$71,585	
FCA	HVAC	Distribution System		\$96,099			\$96,099	
FCA	HVAC	Terminal & Package Units		\$14,163			\$14,163	
FCA	Fire Protection	Fire Alarms		\$82,730			\$82,730	
MP	Plumbing	Plumbing Fixtures	Adjust sink height from 35" to 34" in restroom	\$1,206	\$1,206			
MP	Plumbing	Plumbing Fixtures	Adjust height of urinal (17") and/or flush valve height (44")	\$2,303	\$2,303			
MP	Electrical	Distribution System	Temporary acrylic panel cover needs to be replaced with permanent cover (maint item)					
FCA	Electrical	Exit Signs & Emergency Lighting		\$30,962			\$30,962	
FCA	Electrical	Lighting		\$260,079			\$260,079	
MP	Technology	Data Infrastructure	Add Rack for additional capacity	\$20,000			\$20,000	

Appendix B

Cost Summary by Facility • West Perry

Item #	System	Subsystem	Description	Base Cost	HIGH	MEDIUM	LOW
					1-5 Years	6-10 Years	11-20 Years
					2023-2027	2028-2032	2033-2042
			Subtotal	\$1,418,211	\$52,752	\$29,426	\$1,336,033
			Design Contingency (10%)	\$141,821	\$5,275	\$2,943	\$133,603
			Construction Contingency (10%)	\$141,821	\$5,275	\$2,943	\$133,603
			2023 Construction Cost	\$1,701,853	\$63,302	\$35,311	\$1,603,240
			Inflated Cost (Midpoint of Range)	\$3,291,416	\$69,791	\$47,320	\$3,174,305
			Soft Cost (15%)	\$493,712	\$10,469	\$7,098	\$476,146
			Total Project Cost	\$3,785,128	\$80,260	\$54,418	\$3,650,450
			Date of Inflation		2025	2030	2038