#### **CLEVELAND PUBLIC LIBRARY**

Finance Committee June 23, 2015

# RESOLUTION APPROVING BUDGET FOR MAIN LIBRARY CONSOLIDATION: PHASE 2, AND LIGHTING CONTROL PROJECT

- WHEREAS, On November 20, 2014, the Board of Trustees of the Cleveland Public Library adopted a Resolution approving, among other things, a redefined Phase 2 of the Main Library Consolidation Project, consisting of enhancements to the first floor of the Main building and Brett Hall, and renovation of the first and second floors of the Louis Stokes Wing; and
- WHEREAS, On November 20, 2014, February 19, 2015, and April 16, 2015, this Board authorized amendments to the Agreement with Bostwick Design Partners ("Bostwick") to include design services in connection with the redefined Phase 2 of the Main Library Consolidation, including the preparation of a budget; and
- WHEREAS, Bostwick has completed the budget for design services fees and project costs for the Phase 2 project, the estimated cost of which is approximately \$4,999,861.93, comprised of \$3,926,030.60 in construction costs, design services fees in the amount of \$718,050.25, and contingencies and other costs in the amount of \$355,781.08; and
- WHEREAS, As a part of the Main Library Consolidation Project, the Library Administration has requested that Bostwick also include the replacement of the existing downtown campus lighting control system during the Phase 2 project, which will entail installing a new master control system and graphic interface, replacing breakers in lighting panels, and re-wiring the system to allow centralized lighting control in the two buildings; and
- WHEREAS, The estimated cost for the lighting control replacement is \$742,036.28, comprised of \$641,574.00 in construction costs, \$64,341.66 in design services fees, and \$36,120.62 in contingencies and other costs; and

#### **EXHIBIT 9**

- WHEREAS, This Board desires to authorize the Cleveland Public Library to move forward with Phase 2 of the Main Library Consolidation, including the replacement of lighting controls in the Main and Louis Stokes Wing, and to allocate additional funds from the Building and Repair Fund in order to accomplish these projects; now therefore be it
- RESOLVED, That the Board of Library Trustees, based upon the budget estimates provided by Bostwick as described in this Resolution, hereby allocates the sum of \$5,000,000 to Phase 2 of the Main Consolidation Project and an additional \$750,000 for lighting control replacement, for a total of \$5,750,000, from the Building and Repair Fund No 40190105-55300-11901; and be it further
- RESOLVED, That this Board authorizes the Executive Director and his designees to move forward in taking the steps necessary to accomplish this work and to execute such instruments or documents as may be necessary to appropriate to effectuate the terms of this Resolution, subject to the approval of the Chief Legal Officer.

## Exhibit B: Design Services Fees and Project Cost - Base Scope

A/E	Bostwick Design Partnership, Inc			Date		5/24/15
Owner	Cleveland Public Library			Owner Project #	_	5004
Project Address	Phase 2 325 Superior Ave, Cleveland OH 441	1/1		BDP Project #		5021
Addiess	323 Superior Ave, Cleverand Or 1 44 i	14				Low Estimate
***********	nated Construction Costs				. \$	2,599,796.86
***************************************	gn and Estimating Contingency at eight perc struction Subtotal	ent	(0)	/0)		207,983.75 <b>2,807,780.60</b>
					· · —	
	iture Allowance Main / Brett Hall iture Allowance LSW 1	•••••			. \$	200,000.00
	iture Allowance LSW 2				.Ψ \$	235,000.00
	iture and Equipment Subtotal				\$	535,000.00
	finding Fabrication/Install				•	258,250.00
	oits + Multimedia Fabrication/Install				.Ψ \$	325,000.00
	finding, Exhibits + Multimedia Subtotal				¥	583,250.00
	I Construction Costs				<u> </u>	3,926,030.60
1014	1 0011311 4011011 00313				<u> </u>	0,320,000.00
	Services Fees			Notes		
1. Pre-l	Design and Scope Definition			Completed under separate contract	\$	0.00
*************	matic Design		. %		\$	50,540.05
***************************************	gn Development struction Documents	25 25			\$ 	63,175.06 63,175.06
***************************************					Φ \$	12,635.01
***************************************	struction and Closeout	25	%		\$ 	63,175.06
0. <u>00</u>			•		\$	252,700.25
D 0			,,		Ť-	
	lemental Services Fees ing Design Services			Notes Including controls - Consultant to BDP	\$	19,000.00
· · · · · · · · · · · · · · · · · · ·	nology Design Services			Consultant to BDP	Φ \$	18,000.00
*************	iture Design Services		•		\$	28,000.00
***************************************	media Programming			Consultant to KSCO	\$	24,000.00
5. Cost	Estimating			not required if CM estimates project	\$	7,500.00
6. Ever	t Planning / Café Consulting			placeholder if / as required	\$	5,000.00
***************************************	rior Restoration Consulting			placeholder if / as required	\$	
8			-	Subtotal B	\$ <b>\$</b>	101,500.00
					Ψ_	101,300.00
	inding, Multimedia, Exhibitry Fees			Notes		
	ing Signage and Wayfinding Audit			Included in Partial SD Proposal	\$	15,000.00
	finding & Signage Design bits - LSW 1st Floor	•••••	•	Entire campus + 4 corner monument signs "Welcome to CPL" (former Friends' Store)	Φ \$	164,000.00 30,000.00
	pits - Multimedia		•	Welcome + CPL History + Legacy + Vitrines	\$	45,000.00
	oits - Makerspace		•	Exhibit panel + Intro Mutlimedia in Lobby	\$	
6. Exhil	oits - Friends' Store			Retail furnishings + display/exhibit panels	\$	
7. Cons	sulting + Project Mgmt + AV Oversight			Related Branding + AV in 10 locations	\$	80,000.00
8			_		\$	
				Subtotal C	\$_	334,000.00
D. Reimb	ursable Expenses			Notes		
	Approval Fees			Allowance	\$	500.00
***************************************	ertising Expense			Allowance for bid advertisement	\$	1,000.00
	ing / Mileage, Misc finding, Exhibits, Multimedia Expenses			Allowance	\$	600.00
	ect Printing / Copy Allowance	•••••	•	Out of Pocket Reimbursables / Mock Ups Cost for printing during project	Φ \$	24,000.00 3,000.00
6. Bid [	Occument Printing		•	Cost for distribution to plan rooms etc.	\$	750.00
7.			•		\$	
			•	Subtotal D	\$	29,850.00
	Total De	sia	n S	ervices Fees + Reimbursables (A + B + C + D)	<u> </u>	718,050.25
	rotal be.	oig.	0	ervices rees + Reinibursubles (A + D + O + D)	Ψ=	710,030.23
E. Const	ruction, Contingencies, Other Costs			Notes		
	nated Construction Costs			From line item above	\$	3,926,030.60
	er Contingency		•	3.5% allowance	\$	137,411.07
	itectural/Engineering Fee Contingency				\$	20,000.00
4. Way	finding, Exhibits, Multimedia Fee Conting.				\$	20,000.00
	ingineering			Assume direct to CPL	\$	30,000.00
***********	cation/Moving Expenses			Allowance	<b>ው</b>	0.00
	Computers and Technology  Preconstruction Services			PCs, Laptops, Misc Work  CM Precon + Reimbursables	\$ <sub></sub>	0.00 24,820.00
	Contingency	•••••	•	C 1 100011 1 101111111111111111111111	\$ \$	113,550.00
	er's Representative Services		•	Program Management Inc	\$	10,000.00
11.			-		\$_	
		_		Subtotal E	\$_	4,281,811.68
				Total Project Cost (A + B + C + D + E)	\$	4,999,861.93
				,	_	<u> </u>

# Exhibit C: Cleveland Public Library Phase 2 - Opinion of Probable Cost - Base Scope

May 29 2015

	1st Priority	Alternates - Not Included		
	Low	Low	High	Notes
Main Building - First Floor Lobby 2,850 sf				
Architectural				
New Security Desk	\$8,000.00			
Painting		\$9,000.00	\$10,000.00	
Ceiling/Marble Restoration		\$10,000.00	\$11,000.00	
Elevator Restoration		\$10,000.00	\$11,000.00	
MEPT + Lighting				
New Branch Ductwork		\$15,000.00	\$15,000.00	will not fix comfort issues at entrance / Brett Hall
Clean and Rebalance Existing Ductwork		\$5,000.00	\$5,000.00	should be done in deferred maintenance
Fire Protection (sprinklers at security)		\$6,000.00	\$6,000.00	will not repair old heads
Up-Lighting Materials		\$50,000.00	\$50,000.00	
Up-Lighting Installation		\$30,000.00	\$36,000.00	
Up-Lighting Control System Tie-In		\$10,000.00	\$12,000.00	
Up-Lighting New Branch Circuit Wiring		\$30,000.00	\$34,000.00	
Stairway Lighting Material		\$65,000.00	\$65,000.00	
Stairway Lighting Install		\$50,000.00	\$60,000.00	confirm - egress lighting required? If no work then extg to remain
Stairway Lighting Control System Tie-In		\$30,000.00	\$35,000.00	
Stairway New Branch Circuit Wiring		\$35,000.00	\$38,000.00	
Refurbish Existing Decorative Chandelier Light Fixtures		\$50,000.00	\$55,000.00	
Floor Lamp Retrofit		\$30,000.00	\$33,000.00	
People Counter camera	\$2,500.00			
General Power/data (upgrade at security desk)	\$2,500.00	\$5,000.00	\$5,500.00	assumes no power required for lending/self check
Subtotal First Floor Lobby \$4.56 /sf	\$13,000.00	\$440,000.00	\$481,500.00	

Main Building - Brett Hall + Support Spaces	<b>6,011</b> sf			
Architectural				
Flooring Allowance		\$42,077.00		
Painting			\$32,000.00	\$35,200.0
Ceiling Restoration			\$80,000.00	\$80,000.00
Prep / Storage Areas Refinishing		\$15,000.00		
Security Gates / Enclosure for AV Allowance (adjacent to Brett)			\$35,000.00	\$38,500.0
MEPT + Lighting				
New make up Air Unit, Ductwork and Diffusers		\$150,000.00		
Clean and Rebalance Existing Mechanical System		\$10,000.00		
Fire Protection updates (sprinklers)			\$10,000.00	\$11,000.00
Retrofit Existing Chandeliers, Clean and Replace Lamps		\$40,000.00		
Add Uplighting to Existing Chandeliers to Light Vaulted Space		\$60,000.00		
Perimeter Up-Lighting Lighting Materials		\$100,000.00		
Perimeter Up-Lighting Lighting Install		\$80,000.00		
Perimeter Up-Lighting New Branch Circuit Wiring		\$70,000.00		
Art Display Lighting Including Wiring and Mounting			\$90,000.00	\$99,000.00
Floor Lamp Retrofit		\$30,000.00		
General Power For Brett + Support Spaces - allowance		\$150,000.00		\$0.00
Technology general for space		\$38,000.00		
Security cameras				
Subtotal Brett Hall	\$130.61 /sf	\$785,077.00	\$247,000.00	\$263,700.0
Main Building - Subtotal	8,861 sf	\$798,077.00	\$1,103,800.00	\$1,208,150.0
	\$ 90.07 /sf			

Allowance for misc. finish upgrades TBD removed per April 16 2015 meeting

15000 cfm air handling unit, assumes CPL central chiller

bulb replacement minimal, price assumes period friendly shade for HVAC upgrades, warming carts, misc power for room and AV

no added security in budget

Louis Stokes Wing - First Floor Lobby	<b>2,225</b> S	f				
Architectural						
Demolition				\$5,000.00	\$5,000.00	
Patching Allowance - patch at new lighting only				\$1,000.00	\$1,000.00	
Painting			\$1,500.00	\$5,000.00	\$5,500.00	
New Security Desk				\$30,000.00	\$30,000.00	
Acoustics				\$20,000.00	\$20,000.00	
Remove Payphone				\$1,000.00	\$1,000.00	
MEPT + Lighting						
Clean Ducts				\$5,000.00	\$8,000.00	
Duct Acoustic Silencers				\$1,000.00	\$2,000.00	
Remove/Replace Existing Light Fixtures (includes switching, wires, etc.)			\$70,000.00	\$40,000.00	\$5,500.00	
Subtotal LSW First Floor Lobby	\$32.13 /s	sf	\$71,500.00	\$108,000.00	\$78,000.00	
CPL and Louis Stokes Legacy Room (former Friend's Store)	<b>645</b> S	f				
Architectural		_				
Demolition Allowance			\$10,000.00			
Patching Allowance			\$2,000.00			
Painting			\$4,000.00			
MEPT + Lighting						
New Sprinkler Heads and New outside air requirements			<del></del>	\$6,000.00	\$10,000.00	should be deferred maintenance
Improve Lighting - allowance			\$18,000.00	+ + + + + + + + + + + + + + + + + + + +	<del>- + + + + + + + + + + + + + + + + + + +</del>	
Power Upgrades - allowance			\$10,000.00			
Subtotal CPL and Louis Stokes Legacy Room	\$68.22 /s	sf	\$44,000.00	\$6,000.00	\$10,000.00	
Maker Space and Relocated Security Office	2,035			$\overline{}$		
Architectural						
Demolition Allowance			\$15,000.00			
New Walls in Security			\$15,000.00			
Doors			\$4,000.00			
Ceilings			\$6,500.00			
Flooring			\$12,000.00			
Painting			\$12,000.00			
Millwork Allowance			\$10,000.00			
MEPT + Lighting		-+				
New HVAC for Security and Makerspace - Allowance		-	\$55,000.00			assumes DX unit for cooling
New lighting for Security and Makerspace			\$38,000.00			I
Power and Technology for Security and Makerspace			\$30,000.00			I
Server System - head end for Security, Elevator and F/A relocation			\$80,000.00			Assumes security, FA, elevator call relocation only not replacement
Subtotal Maker Space and Relocated Security Office	\$136.36 /s	of	\$277,500.00	\$0.00	\$0.00	

			<b>#0.000.00</b>		
Doors			\$2,000.00		
Flooring			\$7,500.00		
Painting (includes ceiling)			\$18,000.00		
Cleaning				\$16,000.00	\$17,600.00
Paint Rails			\$2,500.00		
Concierge and Lending Desk allowance			\$100,000.00		
Misc. Additional Millwork Allowance			\$7,500.00		
Replace Solid Panels at Main Stair Entry with Glass				\$8,000.00	\$8,800.00
MEPT + Lighting					
Stair Duct Cleaning				\$8,000.00	\$10,000.00
New Lighting - allowance			\$160,000.00		
Tile wall decorative lighting upgrades - allowance				\$20,000.00	\$22,000.00
Power to support architectural changes - allowance			\$12,000.00		
Subtotal LSW Concierge and Lending	\$58.61	/sf	\$316,500.00	\$32,000.00	\$36,400.00
		,			
Louis Stokes Wing - Indoor Garden, Café and Friends' Store	4,160	ST			
Architectural Architectural	4,160	ST			
	4,160	ST	\$10,000.00		
Architectural	4,160	ST	\$10,000.00 \$29,120.00		
Architectural  Demolition Allowance	4,160	ST	12		
Architectural  Demolition Allowance  Flooring	4,160	ST	\$29,120.00		
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)	4,160	ST	\$29,120.00 \$15,000.00	\$10,000.00	\$15,000.00
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)  Café Millwork / Serving Counter / Cart Allowance	4,160	ST	\$29,120.00 \$15,000.00	\$10,000.00 \$10,000.00	\$15,000.00 \$15,000.00
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)  Café Millwork / Serving Counter / Cart Allowance Indoor Garden Water Feature Allowance	4,160	Sf	\$29,120.00 \$15,000.00		
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)  Café Millwork / Serving Counter / Cart Allowance Indoor Garden Water Feature Allowance Indoor Garden Hearth Feature Allowance	4,160	Sf	\$29,120.00 \$15,000.00	\$10,000.00	\$15,000.00
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)  Café Millwork / Serving Counter / Cart Allowance Indoor Garden Water Feature Allowance Indoor Garden Hearth Feature Allowance Indoor Garden Planting Allowance (in FFE)	4,160	Sf	\$29,120.00 \$15,000.00 \$5,500.00 \$15,000.00	\$10,000.00	\$15,000.00
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)  Café Millwork / Serving Counter / Cart Allowance Indoor Garden Water Feature Allowance Indoor Garden Hearth Feature Allowance Indoor Garden Planting Allowance (in FFE)  Friends' Store Security Enclosure Allowance	4,160	ST	\$29,120.00 \$15,000.00 \$5,500.00	\$10,000.00	\$15,000.00
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)  Café Millwork / Serving Counter / Cart Allowance  Indoor Garden Water Feature Allowance  Indoor Garden Hearth Feature Allowance  Indoor Garden Planting Allowance (in FFE)  Friends' Store Security Enclosure Allowance  MEPT + Lighting	4,160	Sf	\$29,120.00 \$15,000.00 \$5,500.00 \$15,000.00	\$10,000.00	\$15,000.00
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)  Café Millwork / Serving Counter / Cart Allowance Indoor Garden Water Feature Allowance Indoor Garden Hearth Feature Allowance Indoor Garden Planting Allowance (in FFE)  Friends' Store Security Enclosure Allowance  MEPT + Lighting  Water Line / Access Allowance  Drains  Modify Mechanical - Allowance	4,160	ST	\$29,120.00 \$15,000.00 \$5,500.00 \$15,000.00 \$5,000.00 \$2,000.00	\$10,000.00	\$15,000.00
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)  Café Millwork / Serving Counter / Cart Allowance  Indoor Garden Water Feature Allowance  Indoor Garden Hearth Feature Allowance  Indoor Garden Planting Allowance (in FFE)  Friends' Store Security Enclosure Allowance  MEPT + Lighting  Water Line / Access Allowance  Drains  Modify Mechanical - Allowance  New Lighting - allowance	4,160	Sf	\$29,120.00 \$15,000.00 \$5,500.00 \$15,000.00 \$5,000.00	\$10,000.00 \$10,000.00 \$39,000.00	\$15,000.00 \$15,000.00 \$48,000.00
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)  Café Millwork / Serving Counter / Cart Allowance Indoor Garden Water Feature Allowance Indoor Garden Hearth Feature Allowance Indoor Garden Planting Allowance (in FFE)  Friends' Store Security Enclosure Allowance  MEPT + Lighting  Water Line / Access Allowance  Drains  Modify Mechanical - Allowance	4,160	Sf	\$29,120.00 \$15,000.00 \$5,500.00 \$15,000.00 \$5,000.00 \$2,000.00	\$10,000.00 \$10,000.00	\$15,000.00 \$15,000.00
Architectural  Demolition Allowance  Flooring  Painting (includes ceiling)  Café Millwork / Serving Counter / Cart Allowance  Indoor Garden Water Feature Allowance  Indoor Garden Hearth Feature Allowance  Indoor Garden Planting Allowance (in FFE)  Friends' Store Security Enclosure Allowance  MEPT + Lighting  Water Line / Access Allowance  Drains  Modify Mechanical - Allowance  New Lighting - allowance	4,160	ST	\$29,120.00 \$15,000.00 \$5,500.00 \$15,000.00 \$5,000.00 \$2,000.00	\$10,000.00 \$10,000.00 \$39,000.00	\$15,000.00 \$15,000.00 \$48,000.00

**5,400** sf

\$9,000.00 \$10,000.00

Louis Stokes Wing - Concierge and Lending

Architectural

New Walls

Demolition Allowance

deferred maintenance includes ceiling fixtures + over atrium, handrail lights, wiring, switching

assumes no changes, requires friends store security to be open to replace existing fixtures - in place to add new decorative, pendant, or display lighting assumes removing and relocating existing devices only

Louis Stokes Wing - Second Floor	<b>20,490</b> sf			
Architectural				
Demolition Allowance		\$30,000.00		
Wall Construction (assumed for Storage - alt for mtg rooms)		\$10,000.00	\$100,000.00	\$120,000.00
Doors - Allowance		\$5,000.00		
Glass Wall Enclosures at South Corner Rooms		\$35,000.00		
Ceilings - Allowance for re-work		\$25,000.00		
Flooring - Carpet (assume public areas only)		\$84,000.00		
Painting - Allowance		\$25,000.00		
Acoustics Allowance			\$50,000.00	\$50,000.00
Raised Floor			\$163,920.00	\$180,312.00
Celling Features			\$20,000.00	\$20,000.00
MEPT + Lighting				
Branch Ducts		\$20,000.00	\$110,000.00	\$111,666.00
Duct Acoustics			\$15,000.00	\$16,111.00
Insulation			\$15,000.00	\$16,111.00
Temperature Controls		\$10,000.00	\$17,000.00	\$18,666.00
VAV Box		\$15,000.00	\$30,000.00	\$33,000.00
New Lighting Recircuit and Relamp existing fixtures - Allowance		\$120,000.00		
Electrical Infrastructure (branch circuiting and wiring) - Allowance		\$100,000.00		
New Technology Infrastructure - Allowance		\$50,000.00		
Subtotal LSW Second Floor	\$25.82 /sf	\$529,000.00	\$520,920.00	\$565,866.00
Louis Stokes Wing - Subtotal Net Construction Costs	34,955 sf	\$1,390,120.00	\$940,920.00	\$1,008,766.00
	\$ 39.77 /sf			
Main and Louis Stokes Wing Subtotal Net Construction Costs		\$2,188,197.00	\$2,544,720.00	\$2,766,916.00
General Conditions at nine percent (9%) Subtotal Construction Estimate		\$196,937.73	\$229,024.80	\$249,022.44
Subtotal for Net Construction and General Conditions		\$2,385,134.73	\$2,773,744.80	
Contractors Overhead and Profit Markup at nine percent (9%) Subtotal		\$214,662.13	\$249,637.03	\$271,434.46
Total Gross Probable Construction Cost		\$2,599,796.86	\$3,023,381.83	\$3,287,372.90

assumes cooling capacity and airflow is existing in LSW for corner rooms only will not replace fixtures, no new fixtures in corner rooms assumes using existing floor duct, providing new outlet locations assumes no floor duct technology (to be confirmed) and +/- \$500 per drop

Wayfinding			
Exterior - Four Corner Campus Monument Signs		\$28,250.00	\$32,500.00
Exterior - Dimensional Lettering		\$31,500.00	\$44,000.00
Exterior - Vertical Mounted Banners (2 to 4)	\$5,000.00		
Exterior - Horizontal Mounted Banner (only 1)	\$3,250.00		
Interior - Vitrine Upgrades plus Lighting (35 total)		\$52,500.00	\$60,000.00
Interior - Building Signage	\$250,000.00		
Interior - Wayfinding Audio Video System		\$185,000.00	\$203,000.00
Multimedia and Exhibitry			
Exterior - Update Vitrines with Monitors	\$51,000.00		
Brett Hall A/V Technology: 1 Monitor	\$31,000.00		
Brett Hall Exhibits		\$120,000.00	\$135,000.00
Brett Hall A/V Technology to Support Exhibits		\$38,000.00	\$50,000.00
Legacy and Louis Stokes Room - Exhibitry and Cabinetry	\$48,000.00		
Legacy Room AV Technology: 2 Monitors	\$30,000.00		
Maker Space AV Technology: 1 Monitor		\$25,000.00	\$32,000.00
Maker Space Exhibits		\$20,000.00	\$30,000.00
New Server Room Power and Cabling for Legacy Room	\$15,000.00		
Friends' Store Display / Exhibit Cases and Counter - Allowance		\$60,000.00	\$65,000.00
LSW 2nd Floor - New AV Technology System - Allowance	\$150,000.00		
ayfinding, Exhibits and Multimedia - Subtotal	\$583,250.00	\$560,250.00	\$651,500.00

confirm - design alternate or delete scope?

assumes rack in renovated security, similar to TechCentral, not in room confirm - design alternate or how to account for this scope? final scope / complexity to be validated

	1st Priority	Alternates -	Not Included
	Low	Low	High
Total Probable Construction Cost and Wayfinding / Media	\$3,183,046.86	\$2,604,970.00	\$2,868,416.00

#### **Exhibit D: Design Services Fees and Project Cost: Lighting Controls**

Dispare   Disp	A/E Owner	Bostwick Design Partnership, Inc Cleveland Public Library				Date wner Project #	5/29/15	
Low Estimate   Low						•	15021	
Estimated Construction Costs   594,090,00	-	325 Superior Ave, Cleveland OH 441	14			•		
Design and Estimating Contingency at eight persons (95)   S. 641,874.00							Low Estim	nate
Construction Substate	Estimated	Construction Costs					\$ 594,050	0.00
Furniture Allowance Main / Brott Hall   \$ 0.00	Design ar	nd Estimating Contingency at eight perce	nt (8	3%)			47,524	.00
Furniture Allowance LSW   \$ 0.00	Construc	tion Subtotal					\$ 641,574	.00
Furniture and Equipment Subtotal   \$ 0.00							\$0	.00
Fundamental Equipment Substatal   \$ 0.000								
Wayfinding Fabrication/Install   S   0.00								
Establists - Multimedia Februation/Install   \$ 0.00   Total Construction Costs   \$ 641,574.00	-	• •					·	
Mayfinding, Exhibits + Multimedia Subtotal   Total Construction Costs   \$ 641,574.00		······································						
A. Basic Services Fees								
A. Basic Services Fees	Total Cor	estruction Costs					\$ 641 574	.00
1. Piro-Design and Scope Definition	Total Col	istraction costs					Ψ <u></u> 0+1,57+	.00
2. Schemalic Design								
3. Design Development				" 0,				
4. Construction Documents								
5. Bildding and Negotisions         5 % Primarily Electrical Engineering         \$ 2,4357.05           6. Construction and Closeout         25 % Primarily Electrical Engineering         \$ 14,435.42           100 %         Subtotal A \$ 57,741.66           B. Supplemental Services Pees         Notes         \$ 6,000.00           1. Lighting Design Services         NA         \$ 0.00           2. Technology Design Services         NA         \$ 0.00           3. Furniture Design Services         NA         \$ 0.00           4. Multimedial Programming         NA         \$ 0.00           5. Cost Estimating         Included in project assimate         \$ 0.00           6. Event Planning? Cafe Consulting         NA         \$ 0.00           7. Exterior Restoration Consulting         NA         \$ 0.00           8. Extention Restoration Consulting         NA         \$ 0.00           9. Existing Signage and Waylinding Audit         NA         \$ 0.00           1. Existing Signage and Waylinding Audit         NA         \$ 0.00           4. Existing Signage Design         NA         \$ 0.00           A Existing Signage Design         NA         \$ 0.00           A Existing Signage Design         NA         \$ 0.00           A Existing Signage Design         NA <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>								
C.   Construction and Closeout   25 % Primarily Electrical Engineering   \$ 14.435.42					Primarily Electrical Engineering			
B. Supplemental Services Fees	6. Construct	ion and Closeout	25	%	Primarily Electrical Engineering		\$ 14,435	.42
1. Lighting Design Services   Consultant to BDP   \$ 6,000.00			100	%		Subtotal A	\$ 57,741	.66
2. Technology Design Services	B. Suppleme	ental Services Fees			Notes			
3. Furniture Design Services								
A Multimedia Programming								
5. Cost Estimating         Included in project estimate         \$ 0.00           6. Event Planning / Caté Consulting         NA         \$ 0.00           7. Exterior Restoration Consulting         NA         \$ 0.00           8.         Subtotal B         \$ 6,000.00           C. Wayfinding, Multimedia, Exhibitry Fees         Notes         Subtotal B         \$ 0.000           1. Existing Signage and Wayfinding Audit         NA         \$ 0.00         \$ 0.00           3. Exhibits - LSW 1st Floor         NA         \$ 0.00           4. Exhibits - Multimedia         NA         \$ 0.00           5. Exhibits - Makerspace         NA         \$ 0.00           6. Exhibits - Friends Store         NA         \$ 0.00           7. Consulting + Project Mgmt + AV Oversight         NA         \$ 0.00           7. Consulting + Project Mgmt + AV Oversight         NA         \$ 0.00           8. Plan Approval Fees         Allowance         \$ 0.00           9. Advertising Expense         Assume advertised with project         \$ 0.00           10. Plan Approval Fees         Allowance         \$ 0.00           1. Plan Approval Fees         Allowance         \$ 0.00           2. Advertising Expense         Assume advertised with project         \$ 0.00           3. Prinki								
6. Event Planning / Café Consulting NA \$ 0.00 7. Exterior Restoration Consulting NA \$ 0.00 8. Subtotal B \$ 0.000 C. Wayfinding, Multimedia, Exhibitry Fees Notes  1. Existing Signage and Wayfinding Audit NA \$ 0.00 2. Wayfinding & Signage Design NA \$ 0.00 3. Exhibits - LSW 1st Floor NA \$ 0.00 4. Exhibits - Multimedia NA \$ 0.00 4. Exhibits - Multimedia NA \$ 0.00 5. Exhibits - Multimedia NA \$ 0.00 6. Exhibits - Multimedia NA \$ 0.00 7. Consulting + Project Mgmt + AV Oversight NA \$ 0.00 7. Consulting + Project Mgmt + AV Oversight NA \$ 0.00 8. Subtotal C \$ 0.000 7. Consulting + Project Mgmt + AV Oversight NA \$ 0.000 8. Subtotal C \$ 0.000 9. A Say Notes Notes Subtotal C \$ 0.000 9. A Say Notes N								
Subtotal B   Sub								
C. Wayfinding, Multimedia, Exhibitry Fees   Notes		lestoration Consulting			NA		\$ 0	.00
C. Wayfinding, Multimedia, Exhibitry Fees         Notes           1. Existing Signage and Wayfinding Audit         NA         \$ 0.00           2. Wayfinding & Signage Design         NA         \$ 0.00           3. Exhibits - LSW 1st Floor         NA         \$ 0.00           4. Exhibits - Multimedia         NA         \$ 0.00           5. Exhibits - Multimedia         NA         \$ 0.00           6. Exhibits - Finends Store         NA         \$ 0.00           7. Consulting + Project Mgmt + AV Oversight         NA         \$ 0.00           8.         Subtotal C         \$ 0.00           8.         Subtotal C         \$ 0.00           9. Reimbursable Expenses         Allowance         \$ 0.00           1. Plan Approval Fees         Allowance         \$ 200.00           2. Adventising Expense         Assume advertised with project         \$ 0.00           3. Parking / Mileage, Misc         Allowance         \$ 200.00           4. Wayfinding, Exhibits, Multimedia Expenses         NA         \$ 0.00           5. Project Printing / Copy Allowance         \$ 200.00           6. Bid Document Printing         Assume printed with project         \$ 0.00           7.         Total Design Services Fees + Reimbursables (A + B + C + D)         64,341.66	8			-		Out to to	\$	
1. Existing Signage and Wayfinding Audit         NA         \$ 0.00           2. Wayfinding & Signage Design         NA         \$ 0.00           3. Exhibits - LSW 1st Floor         NA         \$ 0.00           4. Exhibits - Multimedia         NA         \$ 0.00           5. Exhibits - Makerspace         NA         \$ 0.00           6. Exhibits - Friends' Store         NA         \$ 0.00           7. Consulting + Project Mgmt + AV Oversight         NA         \$ 0.00           8.         Subtotal C         \$ 0.00           9. Consulting + Project Mgmt + AV Oversight         NA         \$ 0.00           8.         Subtotal C         \$ 0.00           9. Reimbursable Expenses         Notes         Subtotal C         \$ 0.00           9. Reimbursable Expenses         Allowance         \$ 200.00         \$ 0.00           1. Plan Approval Fees         Allowance         \$ 200.00         \$ 200.00           2. Advertising Expense         Assume advertised with project         \$ 0.00           3. Parking / Mileage, Misc         Allowance         \$ 200.00           4. Wayfinding, Exhibits, Multimedia Expenses         NA         \$ 0.00           5. Project Printing / Copy Allowance         Cost for printing during project         \$ 0.00           6. B						Subtotal B	\$ 6,000	.00
2.   Wayfinding & Signage Design   NA	•	•						
3. Exhibits - LSW 1st Floor NA \$ 0.00 4. Exhibits - Multimedia NA \$ 0.00 5. Exhibits - Multimedia NA \$ 0.00 6. Exhibits - Makerspace NA \$ 0.00 7. Consulting + Project Mgmt + AV Oversight NA \$ 0.00 8. Subtotal C \$ 0.00  P. Reimbursable Expenses Notes 1. Plan Approval Fees Allowance \$ 200.00 2. Advertising Expense Allowance \$ 200.00 3. Parking / Mileage, Misc Allowance \$ 200.00 4. Wayfinding, Exhibits, Multimedia Expenses NA \$ 0.00 5. Project Printing / Copy Allowance \$ 200.00 6. Bid Document Printing Assume printed with project \$ 0.00 7. Total Design Services Fees + Reimbursables (A + B + C + D) \$ 64,341.66  E. Construction, Contingencies, Other Costs Notes 1. Estimated Construction Costs From line item above \$ 641,574.00 2. Owner Contingency 7% - 10% of Alfe fees \$ 4,041.92 4. Wayfinding, Exhibits, Multimedia Fee Conting. 7% - 10% of Vale fees \$ 0.00 6. Relocation/Moving Expenses Allowance \$ 32,078.70 6. Relocation/Moving Expenses Allowance \$ 0.00 7. CPL Computers and Technology PCs, Laptops, Misc Work \$ 0.00 8. Preconstruction CM Services CM Precon @ Const. Est only \$ 0.00 9. Owner's Representative Services Program Management Inc \$ 0.00 9. Owner's Representative Services Program Management Inc \$ 0.00 9. Owner's Representative Services \$ 0.00 9. Owner's Representative S		va & Signago Docign						
A. Exhibits - Multimedia		I SW 1et Floor			NΔ			
5. Exhibits - Makerspace         NA         \$ 0.00           6. Exhibits - Friends Store         NA         \$ 0.00           7. Consulting + Project Mgmt + AV Oversight         NA         \$ 0.00           8.         Subtotal C \$ 0.00           8.         Subtotal C \$ 0.00           9. Reimbursable Expenses         Notes           1. Plan Approval Fees         Allowance         \$ 200.00           2. Advertising Expense         Assume advertised with project         \$ 0.00           3. Parking / Mileage, Misc         Allowance         \$ 200.00           4. Wayfinding, Exhibits, Multimedia Expenses         NA         \$ 0.00           5. Project Printing / Copy Allowance         Cost for printing during project         \$ 200.00           6. Bid Document Printing         Assume printed with project         \$ 600.00           Total Design Services Fees + Reimbursables (A + B + C + D)         644,341.66           E. Construction, Contingencies, Other Costs         Notes           1. Estimated Construction Costs         From line item above         \$ 641,574.00           2. Owner Contingency         5% - 10% allowance         \$ 32,078.70           3. Architectural/Engineering Fee Contingency         7% - 10% of A/E fees         \$ 4,041.92 <th< td=""><td></td><td>Multimodia</td><td></td><td></td><td>NΛ</td><td></td><td></td><td></td></th<>		Multimodia			NΛ			
7. Consulting + Project Mgmt + AV Oversight         NA         \$         0.00           8.         Subtotal C         \$           D. Reimbursable Expenses         Notes           1. Plan Approval Fees         Allowance         \$         200.00           2. Advertising Expense         Assume advertised with project         \$         0.00           3. Parking / Mileage, Misc         Allowance         \$         200.00           4. Wayfinding, Exhibits, Multimedia Expenses         NA         \$         0.00           5. Project Printing / Copy Allowance         Cost for printing during project         \$         200.00           6. Bid Document Printing         Assume printed with project         \$         600.00           7.         Subtotal D         \$         600.00           8. E. Construction, Contingencies, Other Costs         Notes         Subtotal D         \$         644,341.66           8. Construction, Contingencies, Other Costs         Notes         From line item above         \$         641,574.00           9. Owner Contingency         5% - 10% allowance         \$         32,078.70           3. Architectural/Engineering Fee Contingency         7% - 10% of A/E fees         \$         4,041.92           4. Wayfinding, Exhibits, Mu		Makerspace			NA		\$ 0	.00
Subtotal C   Sub								
D. Reimbursable Expenses   Notes		g + Project Mgmt + AV Oversight			NA		\$ 0	.00
D. Reimbursable Expenses	ö			-		Subtotal C	ф • п	00
1. Plan Approval Fees         Allowance         \$ 200.00           2. Advertising Expense         Assume advertised with project         \$ 0.00           3. Parking / Mileage, Misc         Allowance         \$ 200.00           4. Wayfinding, Exhibits, Multimedia Expenses         NA         \$ 0.00           5. Project Printing / Copy Allowance         Cost for printing during project         \$ 200.00           6. Bid Document Printing         Assume printed with project         \$ 0.00           Total Design Services Fees + Reimbursables (A + B + C + D)         600.00           E. Construction, Contingencies, Other Costs         Notes           1. Estimated Construction Costs         From line item above         \$ 641,574.00           2. Owner Contingency         5% - 10% allowance         \$ 32,078.70           3. Architectural/Engineering Fee Contingency         7% - 10% of Alz fees         \$ 4,041.92           4. Wayfinding, Exhibits, Multimedia Fee Conting.         7% - 10% of total KSCO Fees         \$ 0.00           5. AV Engineering         Assume direct to CPL         \$ 0.00           6. Relocation/Moving Expenses         Allowance         \$ 0.00           7. CPL Computers and Technology         PCS, Laptops, Misc Work         \$ 0.00           8. Preconstruction CM Services         CM Precon @ Const. Est only         <					•• .	Subtotal C	<b>4</b> 0	.00
2. Advertising Expense       Assume advertised with project       \$ 0.00         3. Parking / Mileage, Misc       Allowance       \$ 200.00         4. Wayfinding, Exhibits, Multimedia Expenses       NA       \$ 0.00         5. Project Printing / Copy Allowance       Cost for printing during project       \$ 200.00         6. Bid Document Printing       Assume printed with project       \$ 600.00         Total Design Services Fees + Reimbursables (A + B + C + D)       64,341.66         E. Construction, Contingencies, Other Costs       Notes         I. Estimated Construction Costs       From line item above       \$ 641,574.00         2. Owner Contingency       5% - 10% allowance       \$ 32,078.70         3. Architectural/Engineering Fee Contingency       7% - 10% of A/E fees       \$ 4,041.92         4. Wayfinding, Exhibits, Multimedia Fee Conting.       7% - 10% of total KSCO Fees       \$ 0.00         5. AV Engineering       Assume direct to CPL       \$ 0.00         6. Relocation/Moving Expenses       Allowance       \$ 0.00         7. CPL Computers and Technology       PCS, Laptops, Misc Work       \$ 0.00         8. Preconstruction CM Services       CM Precon @ Const. Est only       \$ 0.00         9. Owner's Representative Services       Program Management Inc       \$ 0.00         <							\$ 200	
3. Parking / Mileage, Misc         Allowance         \$ 200.00           4. Wayfinding, Exhibits, Multimedia Expenses         NA         \$ 0.00           5. Project Printing / Copy Allowance         Cost for printing during project         \$ 200.00           6. Bid Document Printing         Assume printed with project         \$ 0.00           Subtotal D         \$ 600.00           Total Design Services Fees + Reimbursables (A + B + C + D)         \$ 640.00           E. Construction, Contingencies, Other Costs         Notes           1. Estimated Construction Costs         From line item above         \$ 641,574.00           2. Owner Contingency         5% - 10% allowance         \$ 32,078.70           3. Architectural/Engineering Fee Contingency         7% - 10% of A/E fees         \$ 4,041.92           4. Wayfinding, Exhibits, Multimedia Fee Conting.         7% - 10% of total KSCO Fees         \$ 0.00           5. AV Engineering         Assume direct to CPL         \$ 0.00           6. Relocation/Moving Expenses         Allowance         \$ 0.00           7. CPL Computers and Technology         PCS, Laptops, Misc Work         \$ 0.00           8. Preconstruction CM Services         CM Precon @ Const. Est only         \$ 0.00           9. Owner's Representative Services         Program Management Inc         \$ 677		a Evnonco			Assume advertised with project			
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Total Design Services Fees + Reimbursables (A + B + C + D)  E. Construction, Contingencies, Other Costs  1. Estimated Construction Costs 2. Owner Contingency 3. Architectural/Engineering Fee Contingency 4. Wayfinding, Exhibits, Multimedia Fee Conting. 5. AV Engineering Assume direct to CPL 5. Av Engineering 6. Relocation/Moving Expenses 7. CPL Computers and Technology 8. Preconstruction CM Services Program Management Inc Subtotal E  Subtotal E  Subtotal E  647,694.62  6. 600.00  6. Representative Services Program Management Inc Subtotal E  Subtotal E  677,694.62	6. Bid Docur	mont Drinting			Assume printed with project		<b>5</b> 0	.00
E. Construction, Contingencies, Other Costs  1. Estimated Construction Costs  2. Owner Contingency 3. Architectural/Engineering Fee Contingency 4. Wayfinding, Exhibits, Multimedia Fee Conting. 5. AV Engineering 6. Relocation/Moving Expenses 7. CPL Computers and Technology 8. Preconstruction CM Services 9. Owner's Representative Services 1. Estimated Construction Costs 9. From line item above 9. 641,574.00 9. Owner Contingency 9. Owner Contingency 9. CM Precon @ Const. Est only 9. Owner's Representative Services 9. O.00 10. Subtotal E 9. 6477,694.62	7			-		Subtotal D	\$ 600	
E. Construction, Contingencies, Other Costs  1. Estimated Construction Costs 2. Owner Contingency 3. Architectural/Engineering Fee Contingency 4. Wayfinding, Exhibits, Multimedia Fee Conting. 5. AV Engineering 6. Relocation/Moving Expenses 7. CPL Computers and Technology 8. Preconstruction CM Services 9. Owner's Representative Services 1. Estimated Construction Costs From line item above 5. 641,574.00 7. 10% of A/E fees 7. 10% of A/E fees 7. 10% of total KSCO Fees 7. CPL Computers and Technology 8. Preconstruction CM Services 9. Owner's Representative Services Program Management Inc  Subtotal E  677,694.62							-	
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3. Architectural/Engineering Fee Contingency 4. Wayfinding, Exhibits, Multimedia Fee Conting. 5. AV Engineering 6. Relocation/Moving Expenses 7. CPL Computers and Technology 8. Preconstruction CM Services 9. Owner's Representative Services 10. CM Precon @ Const. Est only 10. Subtotal E  Subtotal E  677,694.62					F9/ 109/ allowance			
4. Wayfinding, Exhibits, Multimedia Fee Conting.  5. AV Engineering  6. Relocation/Moving Expenses  7. CPL Computers and Technology  8. Preconstruction CM Services  9. Owner's Representative Services  10. Subtotal E  8 0.00  Assume direct to CPL  \$ 0.00  Allowance  \$ 0.00  PCs, Laptops, Misc Work  \$ 0.00  CM Precon @ Const. Est only  Program Management Inc  \$ 0.00  Subtotal E  677,694.62					7% - 10% of Δ/F fees			
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10\$  Subtotal E \$ 677,694.62		Poproportativo Convidos			Program Management Inc			
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Total Project Cost (A + B + C + D + E) \$ 742,036.28				•		Subtotal E	\$ 677,694	.62
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					,	,	·	

## **Exhibit E: Phase 2 - Opinion of Probable Cost: Lighting Controls Only**

May 29 2015

Main and Louis Stokes Wing - Lighting Controls		
MEPT + Lighting		
Lighting Controls for Entire Campus - Allowance	\$500,000.00	allowance to be validated
Subtotal Main and LSW Lighting Controls	\$500,000.00	
Main and Louis Stokes Wing Subtotal Net Construction Costs	\$500,000.00	
General Conditions at nine percent (9%) Subtotal Construction Estimate	\$45,000.00	
Subtotal for Net Construction and General Conditions	\$545,000.00	
Contractors Overhead and Profit Markup at nine percent (9%) Subtotal	\$49,050.00	
Total Gross Probable Construction Cost	\$594,050.00	