

Nahant Public Library
Phase 4 Construction Cost Estimate

Rev 15 September 2026

<i>Division</i>	<i>Item</i>	<i>Markup</i>	<i>% total</i>	<i>Amount</i>
2	Demolition		1.69%	\$40,000
3	Concrete		1.06%	\$25,000
4	Masonry		0.63%	\$15,000
5	Metals		0.34%	\$13,462
6	Wood & Plastics		3.61%	\$85,224
7	Thermal & Moisture Protection		1.01%	\$23,900
8	Doors and windows		1.01%	\$23,900
9	Finishes		10.73%	253,598
10	Specialties		0.20%	\$4,812
11	Equipment		0.00%	\$0
13	Special Construction		0.00%	\$0
14	Conveying Equipment		0.00%	\$0
21	Fire Protection		6.25%	\$147,705
22	Plumbing		2.72%	\$64,244
23	HVAC		22.23%	\$525,214
26	Electrical *		21.43%	\$506,310
31	Earthwork & sitework		6.23%	\$147,100
32	Exterior Improvements		1.43%	\$56,750
33	Utilities **		12.46%	\$294,300
	Hazardous Materials allowance		2.12%	\$50,000
	Subtotal		95.17%	\$2,276,519
	Design/Estimating Contingency	12%	11.56%	\$273,182
	Escalation to midpoint	6.00%	6.48%	\$152,982
	General Conditions	8%	9.15%	\$216,215
	General Requirements	3.00%	3.72%	\$87,867
	Insurance	1.75%	2.16%	\$51,081
	Builders risk (by owner)		0.00%	\$0
	Permit	nic	0.00%	\$0
	G.C. profit	5%	6.47%	\$152,892
	Subtotal		39.55%	\$934,219
	TOTAL		100.00%	\$3,210,738

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Phase 4 Construction Cost Estimate Detail

	<i>Woods and plastics subsections</i>		
	Misc. rough carpentry (framing, blocking, etc)		\$26,924
	Repair/replace interior trim and shelving		\$58,300
	Woods and plastics total		\$85,224
	<i>Finishes subsections</i>		
	Cut and patch plaster ceilings for MEP		\$67,310
	Lath and plaster repairs to walls		\$43,750
	Gypsum wallboard and plaster patching		\$43,554
	Ceramic tile (bathroom)		\$9,776
	Resilient (vinyl tile) flooring		\$5,000
	Carpet		\$23,725
	Painting		\$60,483
	Finish trades total		\$253,598
	<i>*Electrical subsections:</i>		
	Lighting and associated wiring		\$173,323
	Power devices and branch wiring		\$26,726
	Panels and feeders		\$63,945
	Fire alarm system		\$40,386
	BDA system (public safety req't)		\$13,462
	CCTV		\$67,310
	Intrusion detection		\$40,386
	Tel/data system		\$60,579
	HVAC power wiring		\$20,193
	Electrical subcontract total		\$506,310
	<i>**Utilities subsections</i>		
	Electrical service estimate		\$50,525
	New water and fire service		\$47,475
	New sanitary service		\$48,250
	Site drainage and sanitary		\$148,050
	Site utilities total		\$294,300

Escalation in Fogarty estimate assumed bidding in fall 2026

VE items removed from 2025 estimate:

Attic floor reinforcing (was Alternate 1 - deleted)	\$77,976
Eliminate elevator and rebuilding stair (incl markups)	\$1,128,829

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Phase 4 Project costs

<i>Item</i>	<i>%</i>	<i>Budget</i>
Construction cost estimate	80.4%	\$3,210,738
Architectural/Engineering Fees	8.1%	\$325,000
Owner's Contingency	7.5%	\$300,000
Furniture	0.9%	\$35,000
IT systems	0.6%	\$60,000
Project Manager	0.8%	\$30,000
Administrative expenses	0.9%	\$35,000
Project cost		\$3,995,738

	\$273,182
\$2,549,701	\$152,982
\$2,702,683	\$216,215
\$2,918,898	\$87,567
\$3,006,765	\$51,081
\$3,057,846	\$152,892