

Nahant Public Library

Phase 4 Construction Cost Estimate

Rev September 2026

<i>Division</i>	<i>Item</i>	<i>% total</i>	<i>Amount</i>	<i>Notes</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	See detail below
7	Thermal & Moisture Protection	1.01%	\$23,900	
8	Doors and windows	1.01%	\$23,900	
9	Finishes	10.73%	253,598	See detail below
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	See detail below
31	Earthwork & sitework	6.23%	\$147,100	
32	Exterior Improvements	1.43%	\$56,750	
33	Utilities	12.46%	\$294,300	See detail below
	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%	6.48%	\$152,982	
	General Conditions, 8%	9.15%	\$216,215	
	General Requirements, 3%	3.72%	\$87,867	
	Insurance. 1.75%	2.16%	\$51,081	
	Builders risk (by owner)	0.00%	\$0	
	Permit	0.00%	\$0	
	General Contractor profit, 5%	6.47%	\$152,892	
	Subtotal	39.55%	\$934,219	
	PHASE 4 CONSTRUCTION COST TOTAL	100.00%	\$3,210,738	
Note: This cost estimate deleted the elevator and stair to the upper room.				

Nahant Public Library	

Phase 4 Additional Costs

[illegible]

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	

Adams & Smith

Architects/Consultants

Origin of the construction cost estimate

The construction cost estimate for this project was developed by A. M. Fogarty in 2025. Fogarty is an independent construction cost estimator that has been in business since 1972. To develop their estimates, Fogarty works with commercial construction databases that reflect construction costs for this region, tailored to the type of project, owner, and procurement process, as well as their own experience in projecting likely costs for a schematic design. They are well regarded in the Boston construction industry.

Elevator cost impact

The Building Committee and the architect reviewed the estimate to consider whether the project budget was appropriate for the needs of the library and the resources of the Town. One item that stood out was the insertion of an elevator in the existing building. The architect and estimator identified a number of costs that were driven by the elevator, including the footings and enclosure for the elevator, the need to replace the wood stair, upgrading the stair in the stack area and extending it to the basement. When overhead factors, contingencies, and markups were included, the elevator was adding \$1,129,000 to the project. Separately, the estimator projected an added cost to reinforce the attic floor of \$78,000. The benefit to the library was adding accessibility to the top floor space for staff and historical collections (591 sf). Everyone concluded that the cost was excessive for the benefit obtained, and the estimate was revised to reflect removal of the elevator driven scope and dropping the floor reinforcement alternate.