

Imagine Clearwater
Clearwater Library Renovation

DRAFT
April 24, 2020



SKANSKA

Imagine Clearwater

Estimated Cost

Estimated Construction Cost ¹	\$53,600,000
Owner Contingency	\$3,000,000
Total Imagine Clearwater	\$56,600,000

1- Includes Construction Cost, Design Evolution (16%), Bid Allowance (0.5%), CMAR Fee (2.5%) & Construction Contingency (15%)

Downtown Library Renovation

Estimated Cost

Estimated Construction Cost	\$5,720,000
Owner Contingency	\$430,000
Total Library	\$6,150,000

Total	\$62,750,000
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Project Breakdown - DRAFT

95% CD Estimate

Date: April 24, 2020

Description	Full Scope Library Renovation (w/ Value Engineering Applied)	Breakout 1 Level 5 Addition (Incl. Stair & Elev) (w/ Value Engineering Applied)	Breakout 2 Level 1 & 2 SOUTH Bump Out Additions (w/ Value Engineering Applied)	Breakout 3 Interior Renovation (w/ Value Engineering Applied)	Breakout 4 Level 1 EAST Side Bump Out Additions (w/ Value Engineering Applied)	Breakout 5 Site (w/ Value Engineering Applied)	TOTAL PROJECTED CONSTRUCTION COSTS	Imagine PARK (Phase 1A / 1A Enhanced / 1 B
	95% CD Estimate TOTALS w/ VE	Breakout	Breakout	Breakout	Breakout	Breakout	Final Scope TBD	
TOTAL COST OF WORK (Direct Cost)	\$8,815,724	\$4,966,227	\$1,254,949	\$1,897,335	\$204,972	\$492,241	\$4,602,049	TBD
Include Cost Savings to Relocate Elevator	-\$291,099	-\$291,099						
REVISED TOTAL W/ RELOCATE ELEVATOR	\$8,524,625	\$4,675,128	\$1,254,949	\$1,897,335	\$204,972	\$492,241	\$4,602,049	TBD
Include Cost Savings to Defer Site Costs to Park	-\$492,241					-\$492,241		
REVISED TOTAL W/ SITE REMOVED	\$8,032,384	\$4,675,128	\$1,254,949	\$1,897,335	\$204,972	\$0	\$4,602,049	TBD
Value Engineering Summary	-\$1,330,569	-\$798,066	-\$266,013	-\$61,518	-\$204,972			
REVISED TOTAL W/ PROPOSED VE	\$6,701,815	\$3,877,062	\$988,936	\$1,835,817	\$0	\$0	\$4,602,049	TBD
Include Cost Replace SEF-1-5	\$82,375			\$82,375				
REVISED TOTAL W/ REPLACE SEF 1-5	\$6,784,190	\$3,877,062	\$988,936	\$1,918,192	\$0	\$0	\$4,602,049	TBD
TOTAL DIRECT COST INCLUDING ALL VE	\$6,784,190	\$3,877,062	\$988,936	\$1,918,192	\$0	\$0	\$4,602,049	TBD
\$/SF	\$160	\$244	\$194	\$90	\$0	NA	TBD	TBD
Construction Contingency							\$184,082	TBD
Sub Bonds / Subguard							\$65,349	TBD
CCIP							\$158,670	TBD
Skanska P&P Bond							\$24,600	TBD
General Conditions							\$900,000	TBD
Overhead & Fee							\$215,250	TBD
TOTAL CONSTRUCTION COST							\$6,150,000	TBD

**Cost breakout color coding above matches the floor plan color coding to clarify scope included in each cost breakout

**All pricing included above is estimated cost by Skanska with input by local subcontractors & vendors. Pricing to be finalized upon competitive bid.

Level 3: Pricing Breakout Graphic

FLOOR PLAN LEGEND	
	NEW WALL CONSTRUCTION (METAL FRAME)
	NEW WALL CONSTRUCTION (D/W)
	EXISTING WALL TO REMAIN
	NO WORK IN THIS AREA (RETAIN OTHER OPERATIONS DURING CONSTRUCTION)

EQUIPMENT LEGEND	
ESD	NEW ROLLER ENDON WAGERS, SEE FINISH SCHEDULE (D / G)
GENERAL NOTES & ABBREVIATIONS	
OFD	OWNER FURNISH, OWNER INSTALLED
OFI	OWNER FURNISH, CONTRACTOR INSTALLED
CFI	CONTRACTOR FURNISH, CONTRACTOR INSTALLED

REFLECTED CEILING LEGEND			
	EXISTING BALL/CEILING MOUNTED EXIT LIGHT FIXTURE, SHADING INDICATES FACE		EXISTING A/C SUPPLY TO REMAIN
	NEW BALL/CEILING MOUNTED EXIT LIGHT FIXTURE, SHADING INDICATES FACE		NEW A/C SUPPLY TO SEE MECH. DWG.
	1/4" CEILING HTD. RECESSED (SURFACE) FLUORESCENT FIXTURE, RE. ELEC. FOR TYPE		EXISTING RETURN A/C SUPPLY TO REMAIN
	NEW 1/4" CEILING HTD. EMERGENCY LED LIGHT FIXTURE		NEW RETURN A/C SUPPLY TO SEE MECH. DWG.
	1/4" CEILING HTD. RECESSED (SURFACE) FLUORESCENT FIXTURE, RE. ELEC. FOR TYPE		EXHAUST FAN
	1/4" CEILING HTD. RECESSED (SURFACE) EMERGENCY LED FIXTURE		EXISTING TO REMAIN N/C
	1/4" CEILING HTD. RECESSED (SURFACE) EMERGENCY LIGHTING FIXTURE, RE. ELEC. FOR TYPE		EXISTING PARTITION TO REMAIN
	NEW LED DOWN LIGHT (RECESSED/SURFACE) (RECESSED LIGHTING FIXTURE) RE. ELEC. FOR TYPE		NEW GYPSUM BOARD CEILING
	NEW LED DOWNLIGHT (RECESSED/SURFACE) (RECESSED LIGHTING FIXTURE) RE. ELEC. FOR TYPE		EXISTING GYPSUM BOARD CEILING
	NEW CEILING MOUNTED SPEAKERS TO REMAIN		EXPOSED STRUCTURE ABOVE
	NEW FIRE ALARM SMOKE DETECTOR		NEW CEILING OCCUPANCY SENSOR, SEE ELEC. DWG.
	NEW CEILING MOUNTED REMOTE CONTROLLED CLOSED CIRCUIT TELEVISION CAMERA		CEILING HEIGHT ABOVE FINISH FLOOR
	EXISTING CEILING GRID TO REMAIN		
	NEW 2'x2' CEILING GRID		

GENERAL NOTE:
1. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE POINTED HEIGHT

WILLIAMS BROS. ARCHITECTS

1000 WEST 10TH AVENUE, SUITE 1000
DENVER, COLORADO 80202

CLEARWATER
ARCHITECTS

1000 WEST 10TH AVENUE, SUITE 1000
DENVER, COLORADO 80202

ADDITIONS AND RENOVATIONS TO
CLEARWATER MAIN LIBRARY
CITY OF CLEARWATER

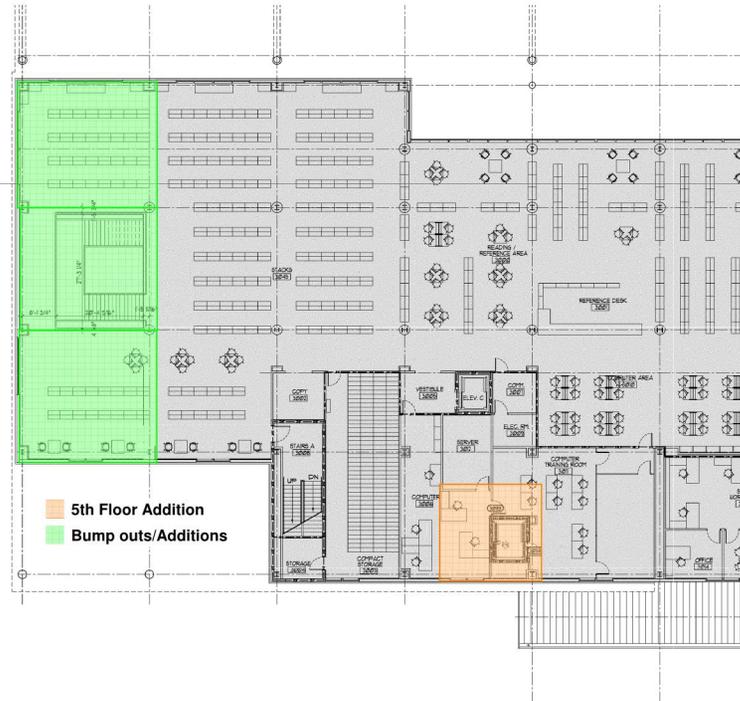
Revision of Drawings

No.	Date	Revisions

Revision of Drawings

No.	Date	Revisions

Prepared By: **BB** (DESIGNER) SCA/MS
 Checked:
 Drawn:
 Drawing Title: **3RD FLOOR FLOOR PLAN + REFLECTED CEILING PLAN**
 Date: 10/21/10
 Clearing Project No.:
 Scale:
 Sheet No.: **A13.1**
 No. of Sheets:

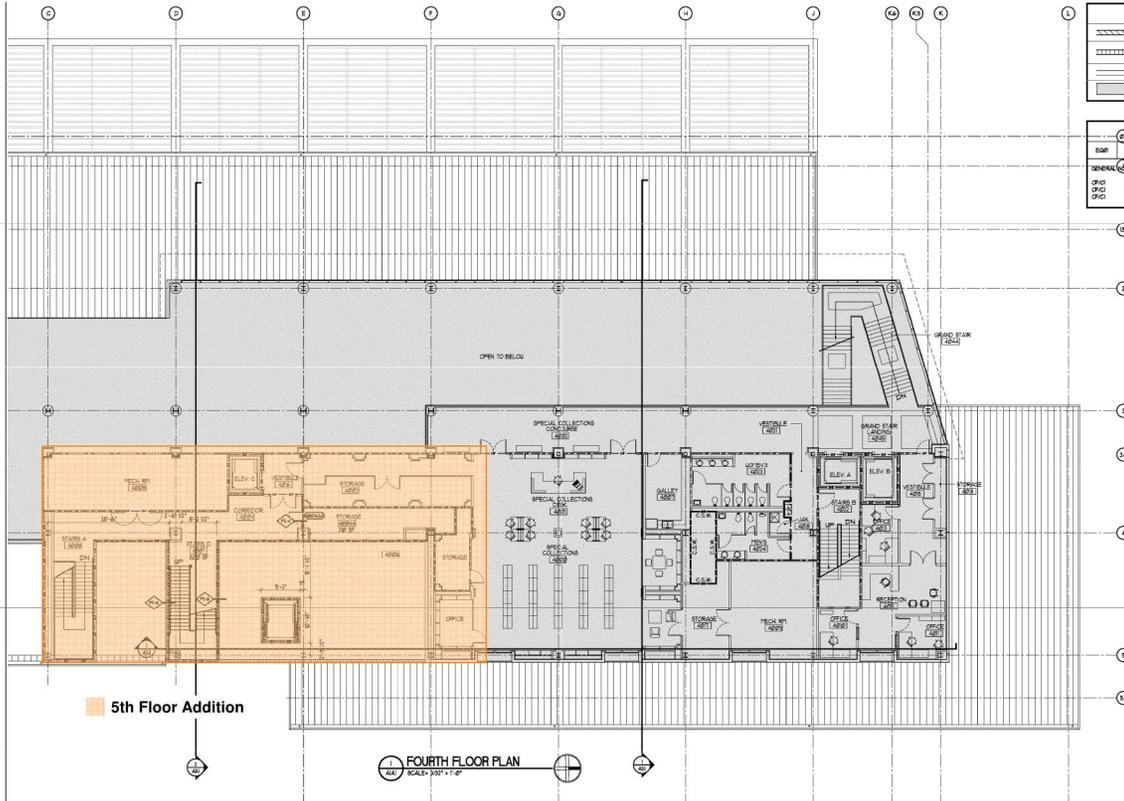


5th Floor Addition
 Bump outs/Additions

THIRD FLOOR PLAN
 SCALE: 3/32" = 1'-0"

THIRD FLOOR KEY PLAN

Level 4: Pricing Breakout Graphic

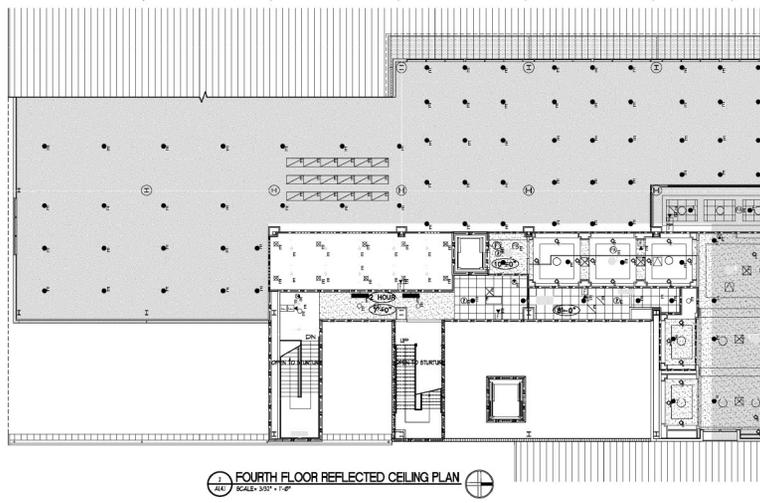


FLOOR PLAN LEGEND	
	NEW WALL CONSTRUCTION (METAL FRAME)
	NEW WALL CONSTRUCTION (D/W)
	EXISTING WALL TO REMAIN
	NO WORK IN THIS AREA (RETAIN OTHER OPERATIONS DURING CONSTRUCTION)

EQUIPMENT LEGEND	
	NEW ROLLER BLIND SHADES (SEE FINISH SCHEDULE 107 / G1)
GENERAL NOTES & ABBREVIATIONS	
	OWNER FURNISH, OWNER INSTALLED
	OWNER FURNISH, CONTRACTOR INSTALLED
	CONTRACTOR FURNISH, CONTRACTOR INSTALLED

REFLECTED CEILING LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING BALL/CEILING MOUNTED EXIT LIGHT FIXTURE (SHADING INDICATES FACE)		EXISTING A/C SUPPLY TO REMAIN
	NEW BALL/CEILING MOUNTED EXIT LIGHT FIXTURE (SHADING INDICATES FACE)		NEW A/C SUPPLY TO SEE FRESH DUCTS
	1/4\"/>		EXISTING RETURN A/C SUPPLY TO REMAIN
	NEW 1/4\"/>		NEW RETURN A/C SUPPLY TO SEE FRESH DUCTS
	1/4\"/>		EXHAUST FAN
	1/4\"/>		EXISTING TO REMAIN (NC)
	NEW 1/4\"/>		EXISTING PARTITION TO REMAIN
	NEW 1/4\"/>		NEW GYPSUM BOARD CEILING
	NEW LED DOWN LIGHT (NECESSARY SURFACE) (REFERENCED LIGHTING FIXTURE) (NO ELEC FOR TYPE)		EXISTING GYPSUM BOARD CEILING
	NEW LED DOWN LIGHT (NECESSARY SURFACE) (REFERENCED LIGHTING FIXTURE) (NO ELEC FOR TYPE)		EXPOSED STRUCTURE ABOVE
	NEW CEILING MOUNTED SPEAKERS TO REMAIN		NEW FIRE ALARM SMOKE DETECTOR
	NEW CEILING MOUNTED SPEAKERS TO REMAIN		NEW CEILING MOUNTED SMOKE DETECTOR (CONTROLLED CLOSER) (TELEVISION CAPTION)
	NEW FIRE ALARM SMOKE DETECTOR		CEILING HEIGHT ABOVE FINISH FLOOR
	NEW CEILING MOUNTED SMOKE DETECTOR (CONTROLLED CLOSER) (TELEVISION CAPTION)		EXISTING CEILING GRID TO REMAIN
	EXISTING CEILING GRID TO REMAIN		
	NEW 2'x2' CEILING GRID		

GENERAL NOTE:
1. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE POINTED HEIGHT



WILLIAMS BROS. ASSOCIATES
ARCHITECTS

Project: A1.100000
Drawing: 10.000000

CLEARWATER
ARCHITECTS

REV / SEAL

ADDITIONS AND RENOVATIONS TO CLEARWATER MAIN LIBRARY CITY OF CLEARWATER

Revisions of Drawings		
No.	Date	Revisions

Issues of Drawings		
No.	Date	Issues

Prepared by: BR (DESIGNER) SCHAFFER
Checked:
Drawn:
Drawing Title: **4TH FLOOR FLOOR PLAN + REFLECTED CEILING PLAN**
Scale: 3/32" = 1'-0"
Sheet No.: **A1.1**
No. of Sheets: 1

