

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

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Prepared for:

HACKER

Laura Klinger
Hacker Architects
555 SE Martin Luther King Jr Blvd
Suite 501
Portland, OR 97214
(503) 227-1254

Prepared by:



Trish Drew
DCW Cost Management
415 1st Ave N
Suite 9671
Seattle, WA 98109
(205) 259-2991

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Coos Bay Public Library Site Comparative Analysis

Executive Summary

Project Overview and Cost Drivers

Summary

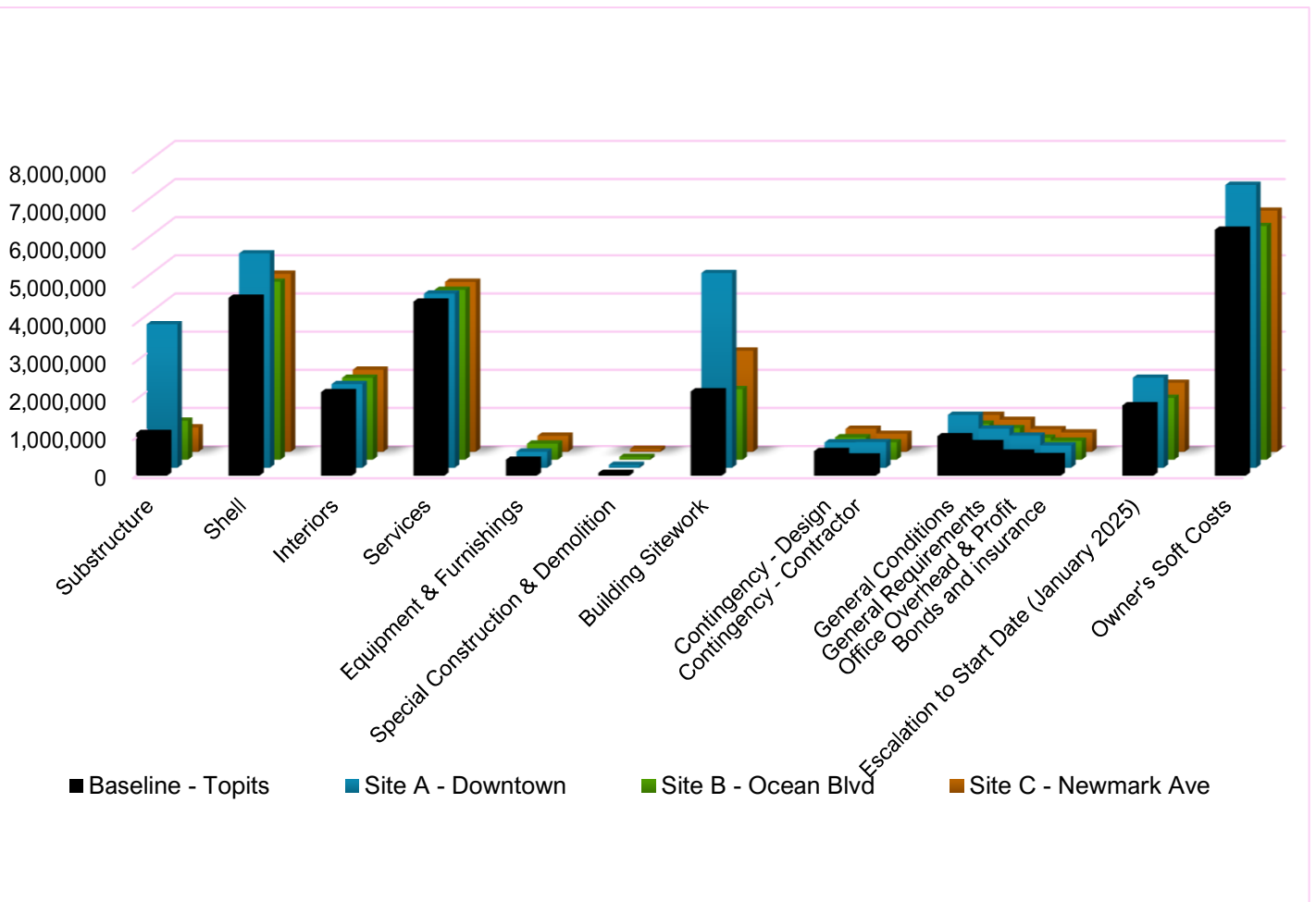
The project scope is a comparative study of three sites benchmarked against the Topits site in Coos Bay Oregon. The Topits site was the subject of an earlier intensive study completed in September of 2022. The comparative properties included herein are: Foundations and site conditions and constraints. Limited consideration was given to the building and its lay out for this study.

Site A: Is the site of the existing library. This application includes a parking garage at the lower level. The foundation system vary greatly from the other sites. It is important to note that the library's floor deck is an elevated slab with structural support from the floor below. Note that the Garage is included in Site development for a functional comparative.

Site B: Is the site on Ocean Blvd next to the Frito-lay building. 70 car spaces will be available from the existing parking lot. The building is a single structure. The Geotechnical Report indicates structural fill and aggregate piers.

Site C: Is the site on Newmark and LaClair. This application includes a parking lot for 60 cars. The foundation system is similar to Site B however, the Geotechnical report indicates that no aggregate piers are required. Further investigation is necessary to mitigate any risk related to subsurface structural support.

Site D: Is the Topit's Park Site the was subject of the Schematic Design work and serves as the baseline for this report.



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Detailed Cost Summary	D- Base		A		B		C	
	Topits Park \$/SF	Baseline TOTAL	Downtown \$/SF	TOTAL	Ocean Blvd. \$/SF	TOTAL	Newmark Avenue \$/SF	TOTAL
	33,060 SF		33,060 SF		33,060 SF		33,060 SF	
A10 Foundations	33.83	1,118,308	20.69	684,161	30.90	1,021,453	19.30	638,203
A20 Basement Construction	0.00	0	0.00	0	0.00	0	0.00	0
A Substructure	33.83	1,118,308	20.69	684,161	30.90	1,021,453	19.30	638,203
B10 Superstructure	28.20	932,273	57.00	1,884,581	28.20	932,273	28.20	932,273
B20 Exterior Enclosure	71.05	2,348,897	71.05	2,348,897	71.05	2,348,897	71.05	2,348,897
B30 Roofing	41.87	1,384,321	41.87	1,384,321	41.87	1,384,321	41.87	1,384,321
B Shell	141.12	4,665,491	169.93	5,617,799	141.12	4,665,491	141.12	4,665,491
C10 Interior Construction	40.48	1,338,129	40.48	1,338,129	40.48	1,338,129	40.48	1,338,129
C20 Stairways	1.94	64,000	1.94	64,000	0.60	20,000	0.60	20,000
C30 Interior Finishes	23.88	789,542	23.88	789,542	23.88	789,542	23.88	789,542
C Interiors	66.29	2,191,671	66.29	2,191,671	64.96	2,147,671	64.96	2,147,671
D10 Conveying Systems	3.33	110,000	3.33	110,000	0.00	0	0.00	0
D20 Plumbing Systems	11.22	370,882	11.22	370,882	11.22	370,882	11.22	370,882
D30 Heating, Ventilation & Air Conditioning	66.86	2,210,524	66.86	2,210,524	66.86	2,210,524	66.86	2,210,524
D40 Fire Protection	5.37	177,543	5.37	177,543	5.37	177,543	5.37	177,543
D50 Electrical Lighting, Power & Communications	51.25	1,694,469	51.25	1,694,469	51.25	1,694,469	51.25	1,694,469
D Services	138.03	4,563,417	138.03	4,563,417	134.71	4,453,417	134.71	4,453,417
E10 Equipment	4.77	157,650	4.77	157,650	4.77	157,650	4.77	157,650
E20 Furnishings	7.95	262,680	7.95	262,680	7.95	262,680	7.95	262,680
E Equipment & Furnishings	12.71	420,330	12.71	420,330	12.71	420,330	12.71	420,330
F10 Special Construction	2.27	75,000	2.27	75,000	2.27	75,000	2.27	75,000
F20 Selective Demolition	0.00	0	0.00	0	0.00	0	0.00	0
F Special Construction & Demolition	2.27	75,000	2.27	75,000	2.27	75,000	2.27	75,000
G10 Site Preparation		590,005		1,100,270		633,113		860,530
G20 Site Improvements		808,630		2,706,943		249,911		1,059,563
G30 Site Mechanical Utilities		339,798		265,923		255,423		255,423
G40 Site Electrical Utilities		473,000		473,000		473,000		473,000
G Building Sitework		2,211,432		4,546,136		1,611,447		2,648,516
ELEMENTAL COST BEFORE CONTINGENCIES	416.04	15,245,649	547.44	18,098,514	435.41	14,394,809	455.19	15,048,628
Z10 Contingency - Design	16.64	643,933	16.27	537,899	17.42	575,792	18.21	601,945
Z11 Contingency - Contractor	12.98	502,268	16.91	559,092	13.58	449,118	14.20	469,517
ELEMENTAL COST INCLUDING CONTINGENCIES	445.66	16,391,851	580.63	19,195,506	466.42	15,419,719	487.60	16,120,091
Z21 General Conditions	26.74	1,034,672	34.84	1,151,730	27.98	925,183	27.98	967,205
Z22 General Requirements	15.59	852,686	30.03	992,768	24.63	814,161	24.63	835,632
Z23 Office Overhead & Profit	8.54	603,214	21.30	704,220	17.13	566,249	17.13	591,150
Z24 Bonds and insurance	0.00	515,573	17.62	582,598	14.74	487,446	14.74	505,262
CONSTRUCTION COST BEFORE ESCALATION	501.31	19,397,996	684.42	22,626,822	550.90	18,212,758	575.30	19,019,340
Z30 Escalation to Start Date (January 2025)	58.62	2,268,208	80.03	2,645,754	37.18	2,129,618	64.42	2,223,931
RECOMMENDED CONSTRUCTION BUDGET	559.93	21,666,204	764.45	25,272,577	615.32	20,342,376	639.71	21,243,271
Owner's Soft Costs		6,076,731		7,170,543		5,894,429		6,015,964
RECOMMENDED PROJECT BUDGET	839.17	27,742,935	981.34	32,443,119	793.61	26,236,805	639.71	27,259,235

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Cost Comparative Summary

Cost

Overall

Costs include markups

Site Description	Costs for Total Construction	Cost for base	Costs for Foundations	Costs for Site Conditions	Cost of at grade structured parking and Entry Lobby
Location A - Downtown	\$ 25,272,577	\$ 18,382,887	\$ 987,579	\$ 2,584,866	\$ 3,317,245
Location B - Ocean Blvd.	\$ 20,342,376	\$ 16,897,592	\$ 1,021,453	\$ 2,423,331	
Location C - Newmark Ave.	\$ 21,243,271	\$ 16,935,693	\$ 836,430	\$ 3,471,148	
Baseline D - Topits	\$ 21,666,204	\$17,393,027	\$ 1,118,308	\$ 3,154,869	

All work escalated to Q1 2025

Delta from Baseline

Costs for Total Construction

1 Baseline D - Topits	\$	21,666,204		
2 Location A - Downtown	\$	25,272,577	\$	3,606,373
3 Location B - Ocean Blvd.	\$	20,342,376	\$	(1,323,828)
4 Location C - Newmark Ave.	\$	21,243,271	\$	(422,933)

Costs for Base

1 Baseline D - Topits	\$	17,393,027		
2 Location A - Downtown	\$	18,382,887	\$	989,861
3 Location B - Ocean Blvd.	\$	16,897,592	\$	(495,435)
4 Location C - Newmark Ave.	\$	16,935,693	\$	(457,334)

Costs for Foundations

1 Baseline D - Topits	\$	1,118,308		
2 Location A - Downtown	\$	987,579	\$	(478,077)
3 Location B - Ocean Blvd.	\$	1,021,453	\$	(444,203)
4 Location C - Newmark Ave.	\$	836,430	\$	(629,226)

Costs for Site Conditions

1 Baseline D - Topits	\$	3,154,869		
2 Location A - Downtown	\$	2,584,866	\$	(570,003)
4 Location B - Ocean Blvd.	\$	2,423,331	\$	(731,538)
3 Location C - Newmark Ave.	\$	3,471,148	\$	316,279

Cost of at grade structured parking and Entry Lobby

1 Location A only	\$	3,317,245		
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Previous Cost Plan

Building Baseline Summary

		%	\$/SF	TOTAL	
	Gross Area:		33,060 SF		
A10	Foundations	6%	33.83	1,118,308	
A	Foundations	6%	33.83	1,118,308	
B10	Superstructure	5%	28.20	932,273	
B20	Exterior Enclosure	13%	71.05	2,348,897	
B30	Roofing	7%	41.87	1,384,321	
B	Shell	25%	141.12	4,665,491	
C10	Interior Construction	7%	40.48	1,338,129	
C20	Stairways	0%	1.94	64,000	
C30	Interior Finishes	4%	23.88	789,542	
C	Interiors	12%	66.29	2,191,671	
D10	Conveying Systems	1%	3.33	110,000	
D20	Plumbing Systems	2%	11.22	370,882	
D30	Heating, Ventilation & Air Conditioning	12%	66.86	2,210,524	
D40	Fire Protection	1%	5.37	177,543	
D50	Electrical Lighting, Power & Communications	9%	51.25	1,694,469	
D	Services	25%	138.03	4,563,417	
E10	Equipment	1%	4.77	157,650	
E20	Furnishings	1%	7.95	262,680	
E	Equipment & Furnishings	2%	12.71	420,330	
F10	Special Construction	0%	2.27	75,000	
F20	Selective Demolition	0%	0.00	0	
F	Special Construction & Demolition	0%	2.27	75,000	
	General Requirements	6.00%	4%	21.78	720,000
DIRECT BUILDING ELEMENTAL COST			74%	416.04	13,754,217
	Contingency - Design	4.00%	3%	16.64	550,169
	Contingency - Contractor	3.00%	2%	12.98	429,132
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			80%	445.66	14,733,517
	General Conditions	6.00%	5%	26.74	884,011
	Office Overhead & Profit	3.30%	3%	15.59	515,378
	SDI Insurance	1.15%	1%	4.78	158,173
	Bonds and insurance	1.75%	2%	8.54	282,326
	Permit				By Owner
BUILDING CONSTRUCTION COST BEFORE ESCALATION			90%	501.31	16,573,406
	Escalation to Start Date QT 2, 2024 (updated on summary)	11.69%	10%	58.62	1,937,928
RECOMMENDED BUDGET			100%	559.93	18,511,335

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Previous Cost Plan

Building Baseline

	Quantity	Unit	Rate	Total
Controls	33,060	SF		
<i>Building Perimeter</i>	880	LF		
<i>Building Footprint</i>	25,610	SF		
<i>Enclosure</i>	19,224	SF		
Main floor	12,600	SF		
Upper floor	20,460	SF		
<i>Building ht., main level</i>	15	LF		
<i>Building ht., upper level</i>	20	LF		
<i>Total height</i>	35	LF		
<i>Roof, typ</i>	30,235	SF		
<i>Open to structure</i>	2,245	SF		
A10 Foundations	33,060	SF	33.83	1,118,308
A1010 Standard Foundations				
Excavation - see Sitework				
Reinforced footings				
Continuous strip footing - 4'x2'	322	CY	690.00	222,180
Spread footing - 18" thk.	83	CY	690.00	57,232
Stem wall	650	SF	76.00	49,376
Plinth concrete	23	EA	725.00	16,675
Anchors and connections, allow	1	LS	10,000.00	10,000
Aggregate piers	2,072	LF	137.00	283,888
Foundation drain	930	LF	30.00	27,900
Elevator pit, incl. sump pump	1	LS	12,000.00	12,000
A1030 Slab On Grade				
Slab on grade - 6", reinforced	25,610	SF	12.80	327,808
Slab on grade, 18" thickened	1,973	SF	15.55	30,672
4" Capillary break	474	CY	42.00	19,919
Miscellaneous concrete specialties	25,610	SF	1.00	25,610
Waterproofing	1,760	SF	9.00	15,840
Allowance for blockouts	25,610	SF	0.75	19,208
B10 Superstructure	33,060	SF	28.20	932,273
B1010 Floor Construction				
2x construction				
Columns				
GL 10 3/4 x 10 1/2	105	LF	72.18	7,579
4x Framing	1,155	LF	28.80	33,264
Hardware	1	LS	28,500.00	28,500
Transport	1	LS	20,000.00	20,000
Structural steel	22	TN	8,960.00	197,120

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Previous Cost Plan

Building Baseline

	Quantity	Unit	Rate	Total
Wood shear wall, extra/over	10,750	SF	8.50	91,375
Concrete shear wall, extra/over	525	SF	80.00	42,000
TJI Framing	8,545	SF	15.60	133,302
Firestopping	33,060	SF	0.67	22,150
Sealants	33,060	SF	0.32	10,579
Channels and angles	1	LS	20,000.00	20,000

B1020 Roof Construction

Mass timber construction - beams and decking included above

Beams - glu lam 8 3/4 x 24	35	LF	69.26	2,424
Beams - glu lam 8 3/4 x 27	85	LF	70.88	6,025
Beam to column connections	1	LS	30,000.00	30,000
Plates and connections	1	LS	20,000.00	20,000
Plywood sheathing 2x	30,235	SF	5.80	175,363
CLT	2,263	SF	26.50	59,970
Metal deck canopy, 20 GA	1,600	SF	9.85	15,760
Misc. steel for future PV	2,645	SF	5.00	13,225
Concrete topping at mezzanine, 3"	750	SF	4.85	3,638

Hardware

Mechanical screen - not required

NIC

B20 Exterior Enclosure

B2010 Exterior Walls

WA1 - wood framing	9,861	SF	9.50	93,678
Wood panel - cedar 1x12 wood lapped siding	9,861	SF	14.33	141,307
Vapor retarder	9,861	SF	2.75	27,117
Continuous 2x wood furring	9,861	SF	1.75	17,257
Insulation	9,861	SF	3.50	34,513
Plywood wall sheathing	9,861	SF	4.50	44,374
WA2 - concrete wall - see Superstructure	6,825	SF		<i>incl. above</i>
Wood furring	6,825	SF	1.75	11,944
Insulation	6,825	SF	3.50	23,888
Bentonite wall panel	6,825	SF	8.50	58,013
WA3 - wood framing	1,120	SF		
Fiber cement panel	1,120	SF	35.00	39,200
Wood furring	1,120	SF	1.75	1,960
Insulation	1,120	SF	3.50	3,920
Vapor retarder	1,120	SF	2.75	3,080
Plywood wall sheathing	1,120	SF	4.50	5,040
WA4 - wood framing, metal panel	524	SF	9.50	4,983
Metal panel	524	SF	45.00	23,602
Metal furring	524	SF	2.50	1,311
Insulation	524	SF	3.50	1,836

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	Quantity	Unit	Rate	Total
Vapor retarder	524	SF	2.75	1,442
Plywood wall sheathing	524	SF	4.50	2,360
WA4 - wood framing, gbd 2x	380	SF	14.00	5,317
Metal panel	380	SF	45.00	17,091
Metal furring	380	SF	2.50	949
Insulation	380	SF	3.50	1,329
Vapor retarder	380	SF	2.75	1,044
Plywood wall sheathing	380	SF	4.50	1,709
Basement wall, concrete	3,600	SF	76.00	273,600
Seismic reinforcement	19,224	SF	11.75	225,876
Facias, bands and screens	2,640	SF	40.00	105,600
Louvers, allow	1	LS	7,500.00	7,500
Caps, flashing and sealants	33,060	SF	2.75	90,915
B2020 Exterior Windows				
Storefront -Dbl glazed- 1" insulated double pane	8,458	SF	98.00	828,917
Sunscreen	2,500	SF	76.00	190,000
B2030 Exterior Doors				
Glazed - double	3	EA	5,250.00	15,750
Glazed - single	7	EA	3,000.00	21,000
Glazed - sliding, 4 panel	1	EA	14,850.00	14,850
HM flush - double	1	EA	3,975.00	3,975
HM flush - single, 90 FR	1	EA	2,650.00	2,650
B30 Roofing	33,060	SF	41.87	1,384,321
B3010 Roof Coverings				
Standing seam metal roof	30,235	SF	21.00	634,935
Coverboard - 1/2" thk.	30,235	SF	5.50	166,293
Insulation - R-40	10,225	SF	8.31	84,970
Insulation - R-50	20,010	SF	8.75	175,088
Vapor barrier	30,235	SF	2.00	60,470
Fall protection - allow	1	LS	10,000.00	10,000
Caps, flashing and sealants	30,235	SF	3.50	105,823
Mechanical Actuators	1	LS	15,000.00	15,000
Roof soffit	1,530	SF	30.00	45,900
Exterior rooftop deck - fluid applied membrane	3,245	SF	18.75	60,844
Exterior rooftop deck - planting, allow	1	LS	20,000.00	20,000
Green Roof				<i>Not in base scope</i>
B3020 Roof Openings				
Hatch and ladder	1	EA	5,000.00	5,000

C10 Interior Construction	33,060	SF	40.48	1,338,129
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Building Baseline

	Quantity	Unit	Rate	Total
C1010 Partitions				
Interior of exterior walls	10,765	SF	8.50	91,504
Solid and glazed walls				
S1.4A	140	SF	18.50	2,590
W3.4	823	SF	15.50	12,749
W3.4 - shaft	665	SF	14.50	9,643
W3.4A	1,085	SF	19.50	21,158
W4.6A	280	SF	19.85	5,558
W4.8A	1,050	SF	20.25	21,263
W6.8A	700	SF	21.00	14,700
W11.4	315	SF	17.75	5,591
W11.6	350	SF	18.25	6,388
W11.6A	3,465	SF	22.25	77,096
W11.6A - 1hr fire rated	210	SF	23.75	4,988
W13.6	473	SF	19.60	9,261
W13.6A - 1hr fire rated	420	SF	25.10	10,542
W13.6A - 2hr fire rated	543	SF	27.10	14,702
W13.6A	9,905	SF	23.60	233,758
W13.8A - 1hr fire rated	105	SF	25.60	2,688
W13.8A	2,433	SF	24.10	58,623
W23.6A - see Superstructure	2,240	SF		<i>incl. above</i>
W23.6A - 1hr fire rated - see Superstructure	158	SF		<i>incl. above</i>
W23.8A - see Superstructure	2,678	SF		<i>incl. above</i>
Glazed walls	3,029	SF	86.00	260,494
Operable partition	40	LF	550.00	22,000
Relite	200	SF	68.00	13,600
Doors and frames				
Glazed - double	4	EA	5,250.00	21,000
Glazed - single	17	EA	3,000.00	51,000
Hollow metal - single	3	EA	2,500.00	7,500
Sliding glass door, 24'	2	EA	16,200.00	32,400
Sliding glass door, 15'	1	EA	10,125.00	10,125
Sliding wood doors on overhead track	3	EA	4,200.00	12,600
Solid wood - double	2	EA	4,725.00	9,450
Solid wood - single	24	EA	2,700.00	64,800
Fittings				
Mirrors - restrooms	100	SF	45.00	4,500
Window treatment - motorized shades	6,344	SF	20.00	126,875
Window treatment - manual	2,115	SF	12.00	25,375
Security curtain	8	LF	150.00	1,200
Wayfinding and signage	33,060	SF	0.50	16,530
Marker board	5	EA	650.00	3,250
Whiteboards and tack boards	1	LS	15,000.00	15,000

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	Quantity	Unit	Rate	Total
Corner guards and kick plates	1	LS	5,000.00	5,000
Prefabricated compartments and accessories				
Toilet partitions	14	EA	1,320.00	18,480
Toilet rooms accessories	20	EA	550.00	11,000
Grab bars	9	EA	350.00	3,150
C20 Stairways	33,060	SF	1.94	64,000
C2010 Stair Construction				
Central stair	1	FLT	55,000.00	55,000
Steel railing	30	LF	300.00	9,000
C30 Interior Finishes	33,060	SF	23.88	789,542
C3010 Wall Finishes				
Paint	59,826	SF	2.10	125,635
Ceramic tile - restroom to 10' ht.	4,000	SF	15.00	60,000
Specialty finish, allow	1,000	SF	20.00	20,000
Acoustic wall panel	2,380	SF	15.00	35,700
Wood panel	1,860	SF	35.00	65,100
Allow for miscellaneous graphics and special finishes	1	LS	5,000.00	5,000
C3020 Floor Finishes				
Entrance floor grille	430	SF	25.00	10,750
Resilient flooring	2,295	SF	9.50	21,803
Rubber floor tile	2,790	SF	14.00	39,060
Honed concrete	15,545	SF	3.50	54,408
Honed concrete w/ grip additive sealer	1,735	SF	6.00	10,410
Carpet tile	8,545	SF	6.50	55,543
C3030 Ceiling Finishes				
Open to structure, finished	14,690	SF	2.10	30,849
Gypsum board ceilings, painted	4,470	SF	10.50	46,935
Gypsum board ceilings - exterior	175	SF	12.00	2,100
Wood panel	1,540	SF	35.00	53,900
ACT - suspended acoustical ceiling tile	2,815	SF	7.00	19,705
ACP - acoustic ceiling panel	7,170	SF	18.50	132,645
D10 Conveying Systems	33,060	SF	3.33	110,000
D1010 Elevators & Lifts				
3500 LB - elevator w/ SS finish system	2	ST	55,000.00	110,000
D20 Plumbing Systems	33,060	SF	11.22	370,882

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	Quantity	Unit	Rate	Total
D20 Plumbing Fixtures and Domestic Water Distribution				
Sanitary fixtures				
Water closets, wall hung	20	EA	1,190.00	23,800
Lavatories, lay in	10	EA	1,021.00	10,210
Lavatories, wall mounted	5	EA	1,054.00	5,270
Shower	1	EA	2,750.00	2,750
Hand sink	1	EA	1,105.00	1,105
Double sink	1	EA	1,300.00	1,300
Kitchen sink	5	EA	1,350.00	6,750
Drinking fountains, bottle filler	2	EA	4,500.00	9,000
Mop sink	2	EA	1,250.00	2,500
Hose bibs	7	EA	750.00	5,500
Floor drains	6	EA	850.00	5,100
Connections	1	LS	5,000.00	5,000
Piping and drainage				
Domestic cold water - 3" dia.	120	LF	60.00	7,200
Domestic cold water - 2" dia., PEX	2,260	LF	19.50	44,075
Domestic cold water - 2" dia.	80	LF	68.00	5,440
Gas piping				NIC
Sanitary piping and vent	2,260	LF	45.21	102,187
Pipe insulation	2,260	LF	12.66	28,615
Valves and specialties	1	LS	10,000.00	10,000
Heat pump water heaters	2	EA	11,000.00	22,000
Expansion tanks	2	EA	2,500.00	5,000
HW circulation pump	1	LS	5,430.00	5,430
Thermostatic mixing valve	1	LS	4,000.00	4,000
Sanitary tank - storage	1	EA	22,500.00	22,500
Grease interceptor, 75 gpm	1	EA	12,800.00	12,800
Backflow preventors	1	EA	3,000.00	3,000
D2040 Rain Water Drainage				
Gutters and downspouts	622	LF	25.00	15,550
Roof drains	2	EA	1,200.00	2,400
Overflow drains	2	EA	1,200.00	2,400
D30 Heating, Ventilation & Air Conditioning				
D3020 Heat Generating Systems				
DOAS, air to water (heat pump) w/ heat recovery, 2500 CFM (4)	33,060	SF	6.25	206,625
VRF system w/ heat recovery, complete	33,060	SF	30.00	991,800
Radiant floor system 15' in from perimeter	10,080	SF	14.36	144,749
Split system, 1 ton	2	EA	4,850.00	9,700
Piping and insulation	288	LF	81.50	23,472
Exhaust fans and connections	33,060	SF	2.00	66,120

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Previous Cost Plan

Building Baseline

	Quantity	Unit	Rate	Total
Ductwork - main and distribution	29,093	LB	13.75	400,026
Diffusers and grills	83	EA	180.00	14,940
Seismic bracing	33,060	SF	1.70	56,202
Ancillaries	1	LS	60,000.00	60,000
DDC controls	33,060	SF	6.50	214,890
Testing and balancing	96	HR	125.00	12,000
Commissioning assist	80	HR	125.00	10,000

D40 Fire Protection 33,060 SF 5.37 177,543

D4010 Sprinklers				
Fire sprinkler system complete	31,530	SF	5.10	160,803
Dry system	1,530	SF	8.00	12,240
D4030 Fire Protection Specialties				
Fire extinguisher boxes	12	EA	375.00	4,500
CO2 alarm system				<i>Not required</i>

D50 Electrical Lighting, Power & Communications 33,060 SF 51.25 1,694,469

D5010 Electrical Service & Distribution				
Main distribution board - 480V	1	LS	72,000.00	72,000
Emergency distribution panel - 480V	1	LS	50,000.00	50,000
Transformer - step down	1	LS	4,000.00	4,000
Distribution panels	20	EA	8,000.00	160,000
RMC conduit incl. conductors	1	LS	15,000.00	15,000
Secondary conduit and feeder - allow	33,060	SF	2.50	82,650
Generator feeder	175	LF	40.00	7,000
User convenience power	33,060	SF	3.00	99,180
Ancillaries and equipment	1	LS	15,000.00	15,000
D5020 Lighting & Branch Wiring				
Lighting controls	33,060	SF	4.50	148,770
Branch wiring including switches	33,060	SF	5.00	165,300
Interior lighting				
Custom wood light	12	EA	1,200.00	14,400
Suspended linear	47	EA	500.00	23,500
Recessed linear	4	EA	550.00	2,200
Suspended strip light	10	EA	450.00	4,500
Recessed cove light	16	EA	525.00	8,400
Surface mount downlight	119	EA	450.00	53,550
Decorative pendant, new	49	EA	1,500.00	73,500
Recessed downlight	68	EA	450.00	30,600
Recessed directional downlight	9	EA	500.00	4,500
Decorative pendant, exterior - relocate	6	EA	600.00	3,600

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Previous Cost Plan

Building Baseline

	Quantity	Unit	Rate	Total
Exterior lighting - recessed exterior downlight	30	EA	550.00	16,500
D5030 Communications & Security				
Phone and data including wiring and conduit	33,060	SF	2.25	74,385
Fire alarm system	33,060	SF	2.50	82,650
Paging system rough in	33,060	SF	1.50	49,590
Cable management - 8"	1	LS	10,000.00	10,000
Network rack, 2-post	1	EA	8,500.00	8,500
Wireless access points	3	EA	1,650.00	4,950
A/V and sound system -allow	33,060	SF	5.85	193,401
Monitor	7	EA	800.00	5,600
Overhead projector and screen	2	EA	3,000.00	6,000
CCTV	33,060	SF	2.50	82,650
Access control	6	SF	5,500.00	33,000
D5040 Electrical Specialty				
Electrical to mechanical systems	33,060	SF	1.46	48,268
DAS				<i>Not required</i>
PV system - infrastructure	33,060	SF	1.25	41,325
E10 Equipment	33,060	SF	4.77	157,650
E1010 Commercial Equipment				
Refrigerators	3	EA	3,000.00	9,000
Freezer	2	EA	2,000.00	4,000
Refrigerators - under counter	1	EA	800.00	800
Microwaves	1	EA	750.00	750
Range	1	EA	2,200.00	2,200
Type 1 hood	1	EA	80,000.00	80,000
Type 2 hood	1	EA	15,000.00	15,000
Dishwasher	3	EA	1,100.00	3,300
Vending - OFOI				<i>NIC</i>
E1020 Institutional Equipment				
Shelving and end caps				<i>FF&E</i>
Chairs and tables - varying types				<i>FF&E</i>
General Seating - varying types				<i>FF&E</i>
Computer stations				<i>FF&E</i>
RFDI gates	4	EA	5,650.00	22,600
Book drop	2	EA	8,000.00	16,000
E1090 Other Equipment				
Locker - cubbies	20	EA	200.00	4,000
E20 Furnishings	33,060	SF	7.95	262,680

The City of Coos Bay
Coos Bay Public Library Site Comparative Analysis

Previous Cost Plan

Building Baseline

	Quantity	Unit	Rate	Total
E2010 Fixed Furnishings				
Casework - lowers w/ quartz countertop	185	LF	425.00	78,625
Casework - reception desk	28	LF	650.00	18,200
Casework - kitchen island	8	LF	550.00	4,400
Casework - full height	5	LF	500.00	2,500
Casework - countertop	85	LF	268.00	22,780
Casework - countertop with concealed brackets	70	LF	275.00	19,250
Casework - built in shelving	110	LF	300.00	33,000
Casework - upper shelving	75	LF	230.00	17,250
Casework - uppers	55	LF	290.00	15,950
Casework - banquette seating	50	LF	500.00	25,000
Casework - cabinets	30	LF	250.00	7,500
Bench, wood	40	LF	200.00	8,000
Upholstered cushion	17	LF	425.00	7,225
Metal planter w/ stainless steel	20	LF	150.00	3,000
F10 Special Construction	33,060	SF	2.27	75,000
F1030 Special Construction Systems				
Booths, carrels and kiosks	10	EA	3,000.00	30,000
Study Room / Computer Lab build outs	3	EA	15,000.00	45,000

The City of Coos Bay
Coos Bay Public Library Site Comparative Analysis

Previous Cost Plan

Sitework- Base Topits Summary

		%	\$/SF	TOTAL	
			Gross Area:	89,330 SF	
G10	Site Preparation		0%	6.60	590,005
	Site Improvements		0%	9.05	808,630
G30	Site Mechanical Utilities		0%	3.80	339,798
G40	Site Electrical Utilities		0%	5.29	473,000
G	Building Sitework		0%	24.76	2,211,432
	General Requirements	6.00%	0%	1.49	132,686
DIRECT SITEWORK ELEMENTAL COST			0%	26.24	2,344,118
	Contingency - Design	4.00%	0%	1.05	93,765
	Contingency - Contractor	3.00%	0%	0.82	73,136
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			0%	28.11	2,511,020
	General Conditions	6.00%	0%	1.69	150,661
	Office Overhead & Profit	3.30%	0%	0.98	87,835
	SDI Insurance	1.15%	0%	0.30	26,957
	Bonds and insurance	1.75%	0%	0.54	48,117
	Permit				<i>By Owner</i>
SITEWORK CONSTRUCTION COST BEFORE ESCALATION			0%	31.62	2,824,590
	Escalation to Start Date QT 2, 2024 (updated on summary)	11.69%	0%	3.70	330,279
RECOMMENDED BUDGET			0%	35.32	3,154,869

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Previous Cost Plan

Sitework- Base Topits

	Quantity	Unit	Rate	Total
Total Site Area	89,330	SF		
<i>Building footprint</i>	<i>25,610</i>	<i>SF</i>		
Vehicular paving	40,275	SF		
<i>Asphalt - parking lot, 4" thk.</i>	<i>15,740</i>	<i>SF</i>		
<i>Asphalt - parking lot, 3" thk.</i>	<i>15,280</i>	<i>SF</i>		
<i>Asphalt</i>	<i>9,255</i>	<i>SF</i>		
Pedestrian paving	12,810	SF		
<i>Concrete - decorative</i>	<i>2,490</i>	<i>SF</i>		
<i>Concrete</i>	<i>3,955</i>	<i>SF</i>		
<i>Asphalt trail</i>	<i>2,805</i>	<i>SF</i>		
<i>Pedestrian paver</i>	<i>2,910</i>	<i>SF</i>		
<i>Wood boardwalk</i>	<i>650</i>	<i>SF</i>		
Landscape	36,245	SF		
<i>Native plant mix</i>	<i>5,475</i>	<i>SF</i>		
<i>Restoration mix</i>	<i>24,685</i>	<i>SF</i>		
<i>Stormwater treatment mix</i>	<i>4,010</i>	<i>SF</i>		
<i>Reinforced turf</i>	<i>2,075</i>	<i>SF</i>		
G10 Site Preparation	89,330	SF	6.60	590,005
G1010 Site Clearing				
Construction entrance	1	EA	5,000.00	5,000
Construction fence	1,035	LF	15.00	15,525
Erosion control w/ catch basin filters and monitoring	89,330	SF	0.11	9,826
Tree protection	1	LS	15,000.00	15,000
Utility protection	1	LS	10,000.00	10,000
Temp facilities	18	MO	1,500.00	27,000
Daily and final cleanup	18	MO	1,200.00	21,600
Construction survey, incl. layout	1	LS	25,000.00	25,000
SPCC Plan - not anticipated				NIC
G1020 Site Demolition and Relocations				
Clear and grub - existing vegetation, misc. obstructions	89,330	SF	0.75	66,998
Demo - tree, allow	1	LS	10,000.00	10,000
Demo - sanitary pump	1	EA	1,700.00	1,700
Light poles, relocate	4	EA	3,500.00	14,000
G1030 Site Earthwork				
Mass excavation - building	1,262	CY	15.00	18,923
Mass excavation - hardscape	2,615	CY	15.00	39,224
Mass excavation - site	1,342	CY	15.00	20,136
Haul and dispose - unsuitable soils	4,025	CY	16.70	67,217
Fill - stockpile	1,194	CY	12.50	14,924
Fill - structural	691	CY	43.00	29,707

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Previous Cost Plan

Sitework- Base Topits

	Quantity	Unit	Rate	Total
Grading - incl. compaction	89,330	SF	0.35	31,266
Shoring	1	LS	30,000.00	30,000
Dewatering	1	LS	15,000.00	15,000
Base aggregates				
Building footprint - 12" depth	949	CY	43.00	40,786
Vehicular paving - 9" depth	682	CY	43.00	29,306
Vehicular paving - 12" depth	583	CY	43.00	25,067
Pedestrian paving - 4" depth	158	CY	43.00	6,800
G1040 Hazardous Waste Remediation				
No work anticipated				NIC
G20 Site Improvements	89,330	SF	9.05	808,630
G2010 Roadways				
See alternates				
G2020 Parking Lots				
Asphalt - parking lot, 4" thk.	15,740	SF	5.50	86,570
Asphalt - parking lot, 3" thk.	15,280	SF	4.15	63,412
Curb - 6"	3,155	LF	30.00	94,650
Striping	15,740	SF	0.17	2,676
ADA curb ramps	4	EA	1,500.00	6,000
ADA parking sign	4	EA	550.00	2,200
Wheel stops	8	EA	175.00	1,400
Bollard, removable	5	EA	650.00	3,250
G2030 Pedestrian Paving				
Concrete - decorative	2,490	SF	16.50	41,085
Concrete - 4"	3,955	SF	9.33	36,900
Asphalt trail - 5"	2,805	SF	3.75	10,519
Pedestrian paver	2,910	SF	12.50	36,375
Wood boardwalk	650	SF	35.00	22,750
Concrete - stairs	320	SF	55.00	17,600
Guardrail	55	LF	235.00	12,925
Handrail	120	LF	175.00	21,000
G2040 Site Development				
Site fencing, stairs, and walls				
Stone seat wall, allow	60	LF	285.00	17,100
Retaining wall, 18"	265	LF	110.00	29,150
Site furnishing				
Café table set				FF&E
Bike racks	8	EA	650.00	5,200
Benches	4	EA	2,000.00	8,000

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Previous Cost Plan

Sitework- Base Topits

	Quantity	Unit	Rate	Total
Monument sign	1	EA	18,500.00	18,500
Wayfinding signage	1	LS	3,500.00	3,500
Relocate exercise equipment	1	LS	7,500.00	7,500
Relocate storage shed	1	LS	5,000.00	5,000
Trash and recycling receptacles				<i>W/ FF&E</i>
G2050 Landscaping				
Trees	26	EA		
Vine maple - 1.5" cal.	7	EA	450.00	3,150
Orange bark stewartia - 1.5" cal.	9	EA	450.00	4,050
Pacific dogwood - 8' ht.	6	EA	650.00	3,900
Shore pine - 10' ht.	4	EA	750.00	3,000
Top soil - tree pit	4	CY	45.00	167
Mulch - 2" depth	1	CY	40.00	30
Tree grates - not required				<i>NIC</i>
Native plant mix	5,475	SF		
Top soil - 12" depth, from stockpile	203	CY	12.00	2,433
Compost - soil amendment	51	CY	40.00	2,028
Mulch - 2" depth	34	CY	40.00	1,379
Bear berry - 4' O.C.	26	EA	25.50	666
Coastal wormwood - 2' O.C.	105	EA	25.50	2,685
Creeping blue blossom - 4' O.C.	26	EA	25.50	666
Silvery phacelia - 2' O.C.	105	EA	25.50	2,685
Dune blue grass - 2' O.C.	105	EA	25.50	2,685
Sand fescue - 2' O.C.	105	EA	25.50	2,685
Sea thrift - 2' O.C.	105	EA	25.50	2,685
Coastal strawberry - 2' O.C.	105	EA	25.50	2,685
Tufted hair grass - 2' O.C.	105	EA	25.50	2,685
Compact Oregon grape - 2' O.C.	105	EA	25.50	2,685
Kelsey's red twig dogwood - 2' O.C.	105	EA	25.50	2,685
Lily turf - 18" O.C.	185	EA	25.50	4,725
Private honeysuckle - 4' O.C.	26	EA	25.50	666
Restoration mix	24,685	SF		
Top soil - 12" depth, from stockpile	914	CY	12.00	10,971
Compost - soil amendment	229	CY	40.00	9,143
Mulch - 2" depth	155	CY	40.00	6,217
Hybrid manzanita - 6' O.C.	76	EA	25.50	1,937
Point Reyes ceanothus - 6' O.C.	76	EA	25.50	1,937
Oregon grape - 6' O.C.	76	EA	25.50	1,937
Flowering current - 6' O.C.	76	EA	25.50	1,937
Salal - 6' O.C.	76	EA	25.50	1,937
Snowberry - 6' O.C.	76	EA	25.50	1,937
Red twig dogwood - 6' O.C.	76	EA	25.50	1,937
Wax myrtle - 6' O.C.	76	EA	25.50	1,937

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Previous Cost Plan

Sitework- Base Topits

	Quantity	Unit	Rate	Total
Western huckleberry - 6' O.C.	76	EA	25.50	1,937
Stormwater treatment mix	4,010	SF		
Top soil - 12" depth	149	CY	85.00	12,624
Mulch - 2" depth	25	CY	40.00	1,010
Slough sedge - 1 gal., 12" O.C., 30%	1,203	EA	12.50	15,038
Oregon iris - 1 gal., 12" O.C., 30%	1,203	EA	12.50	15,038
Common camas - 1 gal., 12" O.C., 10%	401	EA	12.50	5,013
Spreading rush - 1 gal., 12" O.C., 30%	1,203	EA	12.50	15,038
Reinforced turf	2,075	SF		
Top soil - 12" depth, from stockpile	77	CY	12.00	922
Compost - soil amendment	19	CY	40.00	769
Seed mix, incl. reinforcement	2,075	SF	8.50	17,638
Irrigation				
Planted area	36,245	SF	2.00	72,490
Devices and controls	1	LS	5,000.00	5,000
G30 Site Mechanical Utilities	89,330	SF	3.80	339,798
G3010 Water Supply				
Connections to existing	1	LS	3,500.00	3,500
Utility line, plug and abandon	2	LOC	475.00	950
Domestic water service line - 6"	200	LF	95.00	19,000
Public water line - 8"	100	LF	110.00	11,000
Fire protection line - 2"	190	LF	65.00	12,350
Water meter	1	EA	5,000.00	5,000
Fire hydrant	1	EA	7,500.00	7,500
Vaults and controls - allow	1	LS	15,000.00	15,000
G3020 Sanitary Sewer				
Connections to existing, incl. sanitary force main	1	LS	3,500.00	3,500
Sanitary sewer line - 4"	110	LF	60.00	6,600
Force main - 3"	240	LF	75.00	18,000
Manhole	1	EA	4,500.00	4,500
Sanitary pump	1	EA	15,000.00	15,000
G3030 Storm Sewer				
Stormwater line - 6"	585	LF	70.00	40,950
Stormwater line - 8"	445	LF	85.00	37,825
Stormwater line - 15"	70	LF	135.00	9,450
Clean out	12	EA	850.00	10,200
Catch basin	4	EA	3,000.00	12,000
Area drain	2	EA	2,700.00	5,400
Below grade storm detention facility	80,311	GAL	1.20	96,373
Outfall	6	EA	950.00	5,700
G3040 Gas Distribution				
No work anticipated				NIC

The City of Coos Bay
Coos Bay Public Library Site Comparative Analysis

Previous Cost Plan

Sitework- Base Topits

	Quantity	Unit	Rate	Total
G40 Site Electrical Utilities	89,330	SF	5.29	473,000
G4010 Electrical Distribution				
Transformer by franchise				<i>NIC</i>
Power distribution - primary power conduit, incl. trenching and backfill	150	LF	70.00	10,500
Emergency generator - 450 kW	1	LS	235,000.00	235,000
Tank and rack - 7- day	1	EA	15,000.00	15,000
ATS	1	EA	35,000.00	35,000
Enclosure	1	LS	20,000.00	20,000
G4020 Site Lighting				
Parking lot - pole lights, allow	10	EA	9,500.00	95,000
Pedestrian - pole lights, allow	5	EA	6,500.00	32,500
General - area lights	1	LS	20,000.00	20,000
G4090 Other Site Electrical Utilities				
Monument sign - equipment connection	1	LS	1,000.00	1,000
Event power and site receptacles	1	LS	9,000.00	9,000

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site A- Downtown Summary

		%	\$/SF	TOTAL
	Gross Area:		78,895 SF	
G10	Site Preparation	19%	13.95	1,100,270
	Site Improvements	46%	34.31	2,706,943
G30	Site Mechanical Utilities	5%	3.37	265,923
G40	Site Electrical Utilities	8%	6.00	473,000
G	Building Sitework	77%	57.62	4,546,141
	General Requirements	6.00%		272,768
SITE ELEMENTAL COST BEFORE CONTINGENCIES		82%	61.08	4,818,909
	Contingency - Design	4.00%	3%	192,756
	Contingency - Contractor	3.00%	3%	150,350
SITE ELEMENTAL COST INCLUDING CONTINGENCIES		84%	62.99	4,969,259
	General Conditions	6.00%	5%	298,156
	Office Overhead & Profit	3.30%	3%	173,825
	SDI Insurance	1.15%	1%	62,574
	Bonds and insurance	1.50%	1%	81,619
	Permit			
SITE CONSTRUCTION COST BEFORE ESCALATION		92%	68.97	5,441,239
	Escalation to Start Date (January 2025)	8.20%	8%	445,951
RECOMMENDED BUDGET		100%	74.62	5,887,191

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site A- Downtown

Item Description	Quantity	Unit	Rate	Total
Total Site Area	78,895	SF		
<i>Building footprint</i>	-	SF		
<i>Parking Garage</i>	15,500	SF		
Vehicular paving	1,500	SF		
<i>Asphalt accessway to garage</i>	1,500	SF		
Pedestrian paving	19,550	SF		
<i>Concrete - decorative plaza</i>	7,550	SF		
<i>Pedestrian sidewalks and pathways</i>	12,000	SF		
Landscape	42,345	SF		
<i>Native plant mix</i>	9,585	SF		
<i>Restoration mix</i>	24,685	SF		
<i>Stormwater treatment mix</i>	6,000	SF		
<i>Reinforced turf</i>	2,075	SF		
A10 Foundations	15,500	SF	44.14	684,161
A1010 Standard Foundations				
Excavation - see Sitework				
Reinforced footings				
Continuous strip footing - 4'x2'	501	CY	690.00	345,690
Spread footing - 18" thk.	23	CY	690.00	15,844
Anchors and connections, allow	1	LS	10,000.00	10,000
Aggregate piers	1,851	LF	137.00	253,526
Foundation drain	1,570	LF	30.00	47,100
Elevator pit, incl. sump pump	1	LS	12,000.00	12,000
B10 Superstructure	15,500	SF	121.59	1,884,581
B1010 Floor Construction				
Elevated slab	17,500	SF	21.60	378,000
Pinned insulation	15,500	SF	8.80	136,400
Exterior soffit	2,000	SF	45.00	90,000
Concrete columns	26	EA	9,600.00	248,000
Miscellaneous steel	6.7	TN	12,000.00	80,400
Miscellaneous concrete specialties	17,500	SF	1.00	17,500
Waterproofing	3,000	SF	9.00	27,000
2x construction				
Columns				
GL 10 3/4 x 10 1/2	105	LF	72.18	7,579
4x Framing	1,155	LF	28.80	33,264
Hardware	1	LS	28,500.00	28,500
Transport	1	LS	20,000.00	20,000
Structural steel	22	TN	8,960.00	197,120
Wood shear wall, extra/over	30,253	SF	8.50	257,151

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site A- Downtown

Item Description	Quantity	Unit	Rate	Total
Concrete shear wall, extra/over	525	SF	80.00	42,000
TJI Framing	8,545	SF	15.60	133,302
Firestopping	17,500	SF	0.67	11,725
Sealants	17,500	SF	0.32	5,600
Channels and angles	1	LS	20,000.00	20,000

B1020 Roof Construction

Mass timber construction - beams and decking included above

Beams - glu lam 8 3/4 x 24	35	LF	69.26	2,424
Beams - glu lam 8 3/4 x 27	85	LF	70.88	6,025
Beam to column connections	1	LS	30,000.00	30,000
Plates and connections	1	LS	20,000.00	20,000
Plywood sheathing 2x		SF	5.80	
CLT	2,263	SF	26.50	59,970
Metal deck canopy, 20 GA	1,600	SF	9.85	15,760
Misc. steel for future PV	2,645	SF	5.00	13,225
Concrete topping at mezzanine, 3"	750	SF	4.85	3,638
Hardware				
Mechanical screen - not required				NIC

G10 Site Preparation	78,895	SF	13.95	1,100,270
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G1010 Site Clearing

Construction entrance	1	EA	5,000.00	5,000
Construction fence	1,500	LF	15.00	22,500
Erosion control w/ catch basin filters and monitoring	78,895	SF	0.11	8,678
Tree protection	1	LS	15,000.00	15,000
Utility protection	1	LS	10,000.00	10,000
Temp facilities	22	MO	1,500.00	33,000
Daily and final cleanup	22	MO	1,200.00	26,400
Construction survey, incl. layout	1	LS	25,000.00	25,000
SPCC Plan - not anticipated				NIC

G1020 Site Demolition and Relocations

Clear and grub - existing vegetation, misc. obstructions	78,895	SF	0.60	47,337
Demo asphalt	10,000	SF	2.15	21,500
Demo - tree, allow	1	LS	3,500.00	3,500
Decommission building	25,000	SF	5.00	125,000
Demo- structures, haul	25,000	SF	5.50	137,500
Demo - site obstructions	1	LS	5,000.00	5,000
Light poles, relocate	2	EA	3,500.00	7,000

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site A- Downtown

Item Description	Quantity	Unit	Rate	Total
G1030 Site Earthwork				
Mass excavation - garage	8,037	CY	15.00	120,556
Mass excavation - hardscape	493	CY	15.00	7,389
Mass excavation - site	1,568	CY	15.00	23,525
Haul and dispose - unsuitable soils	8,752	CY	16.70	146,156
Fill - stockpile	1,346	CY	12.50	16,826
Fill - structural	27	CY	43.00	1,147
Grading - incl. compaction	78,895	SF	0.35	27,613
Shoring	1	LS	70,000.00	70,000
Dewatering	1	LS	25,000.00	25,000
Base aggregates				
Building footprint - 12" depth	574	CY	43.00	24,685
Vehicular paving - 9" depth	431	CY	43.00	18,514
Vehicular paving - 12" depth	2,922	CY	43.00	125,648
Pedestrian paving - 4" depth	19	CY	43.00	796
G1040 Hazardous Waste Remediation				
No work anticipated				NIC
G20 Site Improvements	78,895	SF	34.31	2,706,943
G2010 Roadways				
Asphalt entry accessway to garage w/curbs and curb cuts	1,500	SF	23.00	34,500
G2020 Parking Garage and Entry Lobby				
8" SOG, w/traffic coating	15,500	SF	23.00	356,500
Curb - 6"	3,155	LF	30.00	94,650
Structural concrete wall w/footing and water proofing	2,960	SF	105.00	310,800
Secure screening at exposed elevations w/framing	4,970	SF	65.00	323,050
Added elevator stop and enclosure	1	ST	62,000.00	62,000
Entry lobby	1,000	SF	133.00	133,000
Roll up doors	2	EA	22,000.00	44,000
Parking equipment including -access control and height limit	1	LS	85,000.00	85,000
French drain connected to stormwater	100	LF	300.00	30,000
Oil/water separator	1	EA	18,300.00	18,300
Striping	15,500	SF	0.15	2,325
ADA curb ramps	2	EA	1,500.00	3,000
ADA parking sign	4	EA	550.00	2,200
Wheel stops	8	EA	175.00	1,400
Bollard, removable	5	EA	650.00	3,250
G2030 Pedestrian Paving				
Concrete - 4"	19,550	SF	9.33	182,402
Concrete - decorative plaza	7,550	SF	3.75	28,313

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site A- Downtown

Item Description	Quantity	Unit	Rate	Total
Pedestrian sidewalks and pathways	12,000	SF	35.00	420,000
Concrete - stairs	320	SF	55.00	17,600
Guardrail	55	LF	235.00	12,925
Handrail	120	LF	175.00	21,000
G2040 Site Development				
Site fencing, stairs, and walls				
Stone seat wall, allow	60	LF	285.00	17,100
Retaining wall, 18"	265	LF	110.00	29,150
Street frontage upgrades, allow	1	LS	100,000.00	100,000
Site furnishing				
Café table set				FF&E
Bike racks	8	EA	650.00	5,200
Benches	4	EA	2,000.00	8,000
Monument sign	1	EA	18,500.00	18,500
Wayfinding signage	1	LS	3,500.00	3,500
Relocate exercise equipment	1	LS	7,500.00	7,500
Relocate storage shed	1	LS	5,000.00	5,000
Trash and recycling receptacles				W/ FF&E
G2050 Landscaping				
Trees				
Vine maple - 1.5" cal.	7	EA	450.00	3,150
Orange bark stewartia - 1.5" cal.	9	EA	450.00	4,050
Pacific dogwood - 8' ht.	6	EA	650.00	3,900
Shore pine - 10' ht.	4	EA	750.00	3,000
Top soil - tree pit	4	CY	45.00	167
Mulch - 2" depth	1	CY	40.00	30
Tree grates - not required				NIC
Native plant mix				
Top soil - 12" depth, from stockpile	355	CY	12.00	4,260
Compost - soil amendment	89	CY	40.00	3,550
Mulch - 2" depth	60	CY	40.00	2,414
Bear berry - 4' O.C.	46	EA	25.50	1,166
Coastal wormwood - 2' O.C.	184	EA	25.50	4,700
Creeping blue blossom - 4' O.C.	46	EA	25.50	1,166
Silvery phacelia - 2' O.C.	184	EA	25.50	4,700
Dune blue grass - 2' O.C.	184	EA	25.50	4,700
Sand fescue - 2' O.C.	184	EA	25.50	4,700
Sea thrift - 2' O.C.	184	EA	25.50	4,700
Coastal strawberry - 2' O.C.	184	EA	25.50	4,700
Tufted hair grass - 2' O.C.	184	EA	25.50	4,700
Compact Oregon grape - 2' O.C.	184	EA	25.50	4,700
Kelsey's red twig dogwood - 2' O.C.	184	EA	25.50	4,700

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Coos Bay Public Library Site Comparative Analysis

Sitework - Site A- Downtown

Item Description	Quantity	Unit	Rate	Total
Lily turf - 18" O.C.	324	EA	25.50	8,273
Private honeysuckle - 4' O.C.	46	EA	25.50	1,166
Restoration mix	24,685	SF		
Top soil - 12" depth, from stockpile	914	CY	12.00	10,971
Compost - soil amendment	229	CY	40.00	9,143
Mulch - 2" depth	155	CY	40.00	6,217
Hybrid manzanita - 6' O.C.	76	EA	25.50	1,937
Point Reyes ceanothus - 6' O.C.	76	EA	25.50	1,937
Oregon grape - 6' O.C.	76	EA	25.50	1,937
Flowering current - 6' O.C.	76	EA	25.50	1,937
Salal - 6' O.C.	76	EA	25.50	1,937
Snowberry - 6' O.C.	76	EA	25.50	1,937
Red twig dogwood - 6' O.C.	76	EA	25.50	1,937
Wax myrtle - 6' O.C.	76	EA	25.50	1,937
Western huckleberry - 6' O.C.	76	EA	25.50	1,937
Stormwater treatment mix	6,000	SF		
Top soil - 12" depth	222	CY	85.00	18,889
Mulch - 2" depth	38	CY	40.00	1,511
Slough sedge - 1 gal., 12" O.C., 30%	1,800	EA	12.50	22,500
Oregon iris - 1 gal., 12" O.C., 30%	1,800	EA	12.50	22,500
Common camas - 1 gal., 12" O.C., 10%	600	EA	12.50	7,500
Spreading rush - 1 gal., 12" O.C., 30%	1,800	EA	12.50	22,500
Reinforced turf	2,075	SF		
Top soil - 12" depth, from stockpile	77	CY	12.00	922
Compost - soil amendment	19	CY	40.00	769
Seed mix, incl. reinforcement	2,075	SF	8.50	17,638
Irrigation				
Planted area	42,345	SF	2.00	84,690
Devices and controls	1	LS	5,000.00	5,000

G30 Site Mechanical Utilities	78,895	SF	3.37	265,923
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G3010 Water Supply

Connections to existing	1	LS	3,500.00	3,500
Utility line, plug and abandon	2	LOC	475.00	950
Domestic water service line - 6"	50	LF	95.00	4,750
Public water line - 8"	50	LF	110.00	5,500
Fire protection line - 2"	50	LF	65.00	3,250
Water meter	1	EA	5,000.00	5,000
Fire hydrant	1	EA	7,500.00	7,500
Vaults and controls - allow	1	LS	15,000.00	15,000

G3020 Sanitary Sewer

Connections to existing, incl. sanitary force main	1	LS	3,500.00	3,500
Sanitary sewer line - 4"	110	LF	60.00	6,600
Force main - 3"	240	LF	75.00	18,000

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site A- Downtown

Item Description	Quantity	Unit	Rate	Total
Manhole	1	EA	4,500.00	4,500
Sanitary pump	1	EA	15,000.00	15,000
G3030 Storm Sewer				
Stormwater line - 6"	300	LF	70.00	21,000
Stormwater line - 8"	150	LF	85.00	12,750
Stormwater line - 15"	70	LF	135.00	9,450
Clean out	12	EA	850.00	10,200
Catch basin	4	EA	3,000.00	12,000
Area drain	2	EA	2,700.00	5,400
Below grade storm detention facility	80,311	GAL	1.20	96,373
Outfall	6	EA	950.00	5,700
G3040 Gas Distribution				
No work anticipated				NIC
G40 Site Electrical Utilities	78,895	SF	6.00	473,000
G4010 Electrical Distribution				
Transformer by franchise				NIC
Power distribution - primary power conduit, incl. trenching and backfill	150	LF	70.00	10,500
Emergency generator - 450 kW	1	LS	235,000.00	235,000
Tank and rack - 7- day	1	EA	15,000.00	15,000
ATS	1	EA	35,000.00	35,000
Enclosure	1	LS	20,000.00	20,000
G4020 Site Lighting				
Parking lot - pole lights, allow	10	EA	9,500.00	95,000
Pedestrian - pole lights, allow	5	EA	6,500.00	32,500
General - area lights	1	LS	20,000.00	20,000
G4090 Other Site Electrical Utilities				
Monument sign - equipment connection	1	LS	1,000.00	1,000
Event power and site receptacles	1	LS	9,000.00	9,000

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site B- Ocean Blvd.

		%	\$/SF	TOTAL	
		Gross Area:		66,600 SF	
G10	Site Preparation	30%	9.51	633,113	
	Site Improvements	12%	3.75	249,911	
G30	Site Mechanical Utilities	12%	3.84	255,423	
G40	Site Electrical Utilities	23%	7.10	473,000	
G	Building Sitework	77%	24.20	1,611,449	
	General Requirements	6.00%		96,687	
SITE ELEMENTAL COST BEFORE CONTINGENCIES		82%	25.65	1,708,136	
	Contingency - Design	4.00%	3%	1.03	68,325
	Contingency - Contractor	3.00%	3%	0.80	53,294
SITE ELEMENTAL COST INCLUDING CONTINGENCIES		84%	26.45	1,761,430	
	General Conditions	6.00%	5%	1.59	105,686
	Office Overhead & Profit	3.30%	3%	0.93	61,615
	SDI Insurance	1.15%	1%	0.33	22,180
	Bonds and insurance	1.50%	1%	434.40	28,931
	Permit				
SITE CONSTRUCTION COST BEFORE ESCALATION		92%	28.96	1,928,731	
	Escalation to Start Date (January 2025)	8.20%	8%	2.37	158,074
RECOMMENDED BUDGET		100%	31.33	2,086,805	

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site B- Ocean Blvd.

Item Description	Quantity	Unit	Rate	Total
Total Site Area	66,600	SF		
<i>Building footprint</i>	33,000	SF		
Vehicular paving	23,100	SF		
<i>Asphalt paving - parking lot</i>	23,100	SF		
Pedestrian paving	4,500	SF		
<i>Concrete - decorative plaza</i>	2,000	SF		
<i>Pedestrian sidewalks and pathways</i>	2,500	SF		
Landscape	6,000	SF		
<i>Native plant mix</i>	5,000	SF		
<i>Stormwater treatment mix</i>	1,000	SF		
A10 Foundations	66,600	SF	15.34	1,021,453
A1010 Standard Foundations				
Excavation - see Sitework				
Reinforced footings				
Continuous strip footing - 4'x2'	287	CY	690.00	198,030
Spread footing - 18" thk.	122	CY	690.00	84,333
Grade beams	660	LF	480.00	316,800
Anchors and connections, allow	1	LS	10,000.00	10,000
Aggregate piers	2,797	LF	137.00	383,249
Foundation drain	968	LF	30.00	29,040
G10 Site Preparation	66,600	SF	9.51	633,113
G1010 Site Clearing				
Construction entrance	1	EA	5,000.00	5,000
Construction fence	1,500	LF	15.00	22,500
Erosion control w/ catch basin filters and monitoring	66,600	SF	0.11	7,326
Tree protection	1	LS	15,000.00	15,000
Utility protection	1	LS	10,000.00	10,000
Temp facilities	22	MO	1,500.00	33,000
Daily and final cleanup	22	MO	1,200.00	26,400
Construction survey, incl. layout	1	LS	25,000.00	25,000
SPCC Plan - not anticipated				NIC
G1020 Site Demolition and Relocations				
Clear and grub - existing vegetation, misc. obstructions	66,600	SF	0.60	39,960
Demo asphalt	10,000	SF	2.15	21,500
Demo - tree, allow	1	LS	3,500.00	3,500
Demo - site obstructions	1	LS	15,000.00	15,000
Light poles, relocate	2	EA	3,500.00	7,000

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site B- Ocean Blvd.

Item Description	Quantity	Unit	Rate	Total
G1030 Site Earthwork				
Mass excavation - hardscape	493	CY	15.00	7,389
Mass excavation - site	3,667	CY	15.00	55,000
Haul and dispose - unsuitable soils	4,159	CY	16.70	69,460
Fill - stockpile	1,194	CY	12.50	14,924
Fill - structural	2,444	CY	43.00	105,111
Grading - incl. compaction	66,600	SF	0.35	23,310
Shoring	1	LS	20,000.00	20,000
Dewatering	1	LS	15,000.00	15,000
Base aggregates				
Building footprint - 12" depth	1,222	CY	43.00	52,556
Vehicular paving - 9" depth	856	CY	43.00	36,789
Pedestrian paving - 4" depth	56	CY	43.00	2,389
G1040 Hazardous Waste Remediation				
No work anticipated				NIC
G20 Site Improvements				
	66,600	SF	3.75	249,911
G2010 Roadways				
Minor roadway modifications	1	LS	50,000.00	50,000
G2020 Parking lot				
Asphalt - parking lot, 4" thk.				Existing
Curb - 6"				Existing
G2030 Pedestrian Paving				
Concrete - 4"	4,500	SF	9.33	41,985
Concrete - decorative plaza	2,000	SF	3.75	7,500
G2040 Site Development				
Site fencing, stairs, and walls				
Stone seat wall, allow	60	LF	285.00	17,100
Site furnishing				
Café table set				FF&E
Bike racks	8	EA	650.00	5,200
Benches	4	EA	2,000.00	8,000
Monument sign	1	EA	18,500.00	18,500
Wayfinding signage	1	LS	3,500.00	3,500
Relocate exercise equipment	1	LS	7,500.00	7,500
Relocate storage shed	1	LS	5,000.00	5,000
Trash and recycling receptacles				W/ FF&E
G2050 Landscaping				

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site B- Ocean Blvd.

Item Description	Quantity	Unit	Rate	Total
Trees	26	EA		
Vine maple - 1.5" cal.	7	EA	450.00	3,150
Orange bark stewartia - 1.5" cal.	9	EA	450.00	4,050
Pacific dogwood - 8' ht.	6	EA	650.00	3,900
Shore pine - 10' ht.	4	EA	750.00	3,000
Top soil - tree pit	4	CY	45.00	167
Mulch - 2" depth	1	CY	40.00	30
Tree grates - not required				NIC
Native plant mix	5,000	SF		
Top soil - 12" depth, from stockpile	185	CY	12.00	2,222
Compost - soil amendment	46	CY	40.00	1,852
Mulch - 2" depth	31	CY	40.00	1,259
Bear berry - 4' O.C.	24	EA	25.50	608
Coastal wormwood - 2' O.C.	96	EA	25.50	2,452
Creeping blue blossom - 4' O.C.	24	EA	25.50	608
Silvery phacelia - 2' O.C.	96	EA	25.50	2,452
Dune blue grass - 2' O.C.	96	EA	25.50	2,452
Sand fescue - 2' O.C.	96	EA	25.50	2,452
Sea thrift - 2' O.C.	96	EA	25.50	2,452
Coastal strawberry - 2' O.C.	96	EA	25.50	2,452
Tufted hair grass - 2' O.C.	96	EA	25.50	2,452
Compact Oregon grape - 2' O.C.	96	EA	25.50	2,452
Kelsey's red twig dogwood - 2' O.C.	96	EA	25.50	2,452
Lily turf - 18" O.C.	169	EA	25.50	4,315
Private honeysuckle - 4' O.C.	24	EA	25.50	608
Stormwater treatment mix	1,000	SF		
Top soil - 12" depth	37	CY	85.00	3,148
Mulch - 2" depth	6	CY	40.00	252
Slough sedge - 1 gal., 12" O.C., 30%	300	EA	12.50	3,750
Oregon iris - 1 gal., 12" O.C., 30%	300	EA	12.50	3,750
Common camas - 1 gal., 12" O.C., 10%	100	EA	12.50	1,250
Spreading rush - 1 gal., 12" O.C., 30%	300	EA	12.50	3,750
Top soil - 12" depth,	222	CY	12.00	2,667
Compost - soil amendment	56	CY	40.00	2,222
Irrigation				
Planted area	6,000	SF	2.00	12,000
Devices and controls	1	LS	5,000.00	5,000

G30 Site Mechanical Utilities	66,600	SF	3.84	255,423
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G3010 Water Supply

Connections to existing	1	LS	3,500.00	3,500
Utility line, plug and abandon	2	LOC	475.00	950
Domestic water service line - 6"	50	LF	95.00	4,750
Public water line - 8"	50	LF	110.00	5,500

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site B- Ocean Blvd.

Item Description	Quantity	Unit	Rate	Total
Fire protection line - 2"	50	LF	65.00	3,250
Water meter	1	EA	5,000.00	5,000
Fire hydrant	1	EA	7,500.00	7,500
Vaults and controls - allow	1	LS	15,000.00	15,000
G3020 Sanitary Sewer				
Connections to existing, incl. sanitary force main	1	LS	3,500.00	3,500
Sanitary sewer line - 4"	110	LF	60.00	6,600
Force main - 3"	100	LF	75.00	7,500
Manhole	1	EA	4,500.00	4,500
Sanitary pump	1	EA	15,000.00	15,000
G3030 Storm Sewer				
Stormwater line - 6"	300	LF	70.00	21,000
Stormwater line - 8"	150	LF	85.00	12,750
Stormwater line - 15"	70	LF	135.00	9,450
Clean out	12	EA	850.00	10,200
Catch basin	4	EA	3,000.00	12,000
Area drain	2	EA	2,700.00	5,400
Below grade storm detention facility	80,311	GAL	1.20	96,373
Outfall	6	EA	950.00	5,700
G3040 Gas Distribution				
No work anticipated				NIC
G40 Site Electrical Utilities	66,600	SF	7.10	473,000
G4010 Electrical Distribution				
Transformer by franchise				NIC
Power distribution - primary power conduit, incl. trenching and backfill	150	LF	70.00	10,500
Emergency generator - 450 kW	1	LS	235,000.00	235,000
Tank and rack - 7- day	1	EA	15,000.00	15,000
ATS	1	EA	35,000.00	35,000
Enclosure	1	LS	20,000.00	20,000
G4020 Site Lighting				
Parking lot - pole lights, allow	10	EA	9,500.00	95,000
Pedestrian - pole lights, allow	5	EA	6,500.00	32,500
General - area lights	1	LS	20,000.00	20,000
G4090 Other Site Electrical Utilities				
Monument sign - equipment connection	1	LS	1,000.00	1,000
Event power and site receptacles	1	LS	9,000.00	9,000

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site C - Newmark Ave.

		%	\$/SF	TOTAL	
		Gross Area:	112,600 SF		
G10	Site Preparation	25%	7.64	860,530	
	Site Improvements	31%	9.41	1,059,563	
G30	Site Mechanical Utilities	7%	2.27	255,423	
G40	Site Electrical Utilities	14%	4.20	473,000	
G	Building Sitework	77%	23.52	2,648,526	
	General Requirements	6.00%		158,912	
SITE ELEMENTAL COST BEFORE CONTINGENCIES		82%	24.93	2,807,437	
	Contingency - Design	4.00%	3%	1.00	112,297
	Contingency - Contractor	3.00%	3%	0.78	87,592
SITE ELEMENTAL COST INCLUDING CONTINGENCIES		84%	25.71	2,895,029	
	General Conditions	6.00%	5%	1.54	173,702
	Office Overhead & Profit	3.30%	3%	0.90	101,268
	SDI Insurance	1.15%	1%	0.32	36,455
	Bonds and insurance	1.50%	1%	422.29	47,550
	Permit				
SITE CONSTRUCTION COST BEFORE ESCALATION		92%	28.15	3,169,999	
	Escalation to Start Date (January 2025)	8.20%	8%	2.31	259,806
RECOMMENDED BUDGET		100%	30.46	3,429,805	

The City of Coos Bay

Coos Bay Public Library Site Comparative Analysis

Sitework - Site C - Newmark Ave.

Item Description	Quantity	Unit	Rate	Total
Total Site Area	112,600	SF		
<i>Building footprint</i>	33,000	SF		
Vehicular paving	21,600	SF		
<i>Asphalt paving - parking lot</i>	21,600	SF		
Pedestrian paving	11,000	SF		
<i>Concrete - decorative plaza</i>	8,000	SF		
<i>Pedestrian sidewalks and pathways</i>	3,000	SF		
Landscape	47,000	SF		
<i>Lawn</i>	15,000	SF		
<i>Native plant mix</i>	20,000	SF		
<i>Stormwater treatment mix</i>	12,000	SF		
A10 Foundations	112,600	SF	5.67	638,203
A1010 Standard Foundations				
Excavation - see Sitework				
Reinforced footings				
Continuous strip footing - 4'x2'	287	CY	690.00	198,030
Spread footing - 18" thk.	122	CY	690.00	84,333
Grade beams	660	LF	480.00	316,800
Anchors and connections, allow	1	LS	10,000.00	10,000
Aggregate piers				<i>Not required</i>
Foundation drain	968	LF	30.00	29,040
G10 Site Preparation	112,600	SF	7.64	860,530
G1010 Site Clearing				
Construction entrance	1	EA	5,000.00	5,000
Construction fence	1,500	LF	15.00	22,500
Erosion control w/ catch basin filters and monitoring	112,600	SF	0.11	12,386
Tree protection	1	LS	15,000.00	15,000
Utility protection	1	LS	10,000.00	10,000
Temp facilities	22	MO	1,500.00	33,000
Daily and final cleanup	22	MO	1,200.00	26,400
Construction survey, incl. layout	1	LS	25,000.00	25,000
SPCC Plan - not anticipated				<i>NIC</i>
G1020 Site Demolition and Relocations				
Clear and grub - existing vegetation, misc. obstructions	112,600	SF	0.60	67,560
Demo asphalt	10,000	SF	2.15	21,500
Demo - tree, allow	1	LS	3,500.00	3,500
Demo - site obstructions	1	LS	15,000.00	15,000

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Coos Bay Public Library Site Comparative Analysis

Sitework - Site C - Newmark Ave.

Item Description	Quantity	Unit	Rate	Total
G1030 Site Earthwork				
Mass excavation - hardscape	556	CY	15.00	8,333
Mass excavation - site	6,111	CY	15.00	91,667
Haul and dispose - unsuitable soils	6,667	CY	16.70	111,333
Fill - stockpile	1,194	CY	12.50	14,924
Fill - structural	4,889	CY	43.00	210,222
Grading - incl. compaction	112,600	SF	0.35	39,410
Shoring	1	LS	20,000.00	20,000
Dewatering	1	LS	15,000.00	15,000
Base aggregates				
Building footprint - 12" depth	1,222	CY	43.00	52,556
Vehicular paving - 9" depth	800	CY	43.00	34,400
Pedestrian paving - 4" depth	136	CY	43.00	5,840
G1040 Hazardous Waste Remediation				
No work anticipated				NIC
G20 Site Improvements				
	112,600	SF	9.41	1,059,563
G2010 Roadways				
Minor roadway modifications	1	LS	50,000.00	50,000
G2020 Parking lot				
Asphalt - parking lot, 4" thk.	21,600	SF	5.50	118,800
Curb - 6"	3,305	LF	30.00	99,150
Striping	19,872	SF	0.17	3,378
ADA curb ramps	4	EA	1,500.00	6,000
ADA parking sign	4	EA	550.00	2,200
Wheel stops	16	EA	175.00	2,800
Bollard, removable	5	LF	650.00	3,250
G2030 Pedestrian Paving				
Concrete - 4"	11,000	SF	9.33	102,630
Concrete - decorative plaza	8,000	SF	3.75	30,000
G2040 Site Development				
Site fencing, stairs, and walls				
Stone seat wall, allow	60	LF	285.00	17,100
Street frontage upgrades, allow	1	LS	100,000.00	100,000
Site furnishing				
Café table set				FF&E
Bike racks	8	EA	650.00	5,200
Benches	4	EA	2,000.00	8,000
Monument sign	1	EA	18,500.00	18,500

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Coos Bay Public Library Site Comparative Analysis

Sitework - Site C - Newmark Ave.

Item Description	Quantity	Unit	Rate	Total
Wayfinding signage	1	LS	3,500.00	3,500
Relocate exercise equipment	1	LS	7,500.00	7,500
Relocate storage shed	1	LS	5,000.00	5,000
Trash and recycling receptacles				<i>W/ FF&E</i>
G2050 Landscaping				
Trees				
Vine maple - 1.5" cal.	7	EA	450.00	3,150
Orange bark stewartia - 1.5" cal.	9	EA	450.00	4,050
Pacific dogwood - 8' ht.	6	EA	650.00	3,900
Shore pine - 10' ht.	4	EA	750.00	3,000
Top soil - tree pit	4	CY	45.00	167
Mulch - 2" depth	1	CY	40.00	30
Tree grates - not required				<i>NIC</i>
Native plant mix				
Top soil - 12" depth, from stockpile	741	CY	12.00	8,889
Compost - soil amendment	185	CY	40.00	7,407
Mulch - 2" depth	126	CY	40.00	5,037
Bear berry - 4' O.C.	95	EA	25.50	2,432
Coastal wormwood - 2' O.C.	385	EA	25.50	9,808
Creeping blue blossom - 4' O.C.	95	EA	25.50	2,432
Silvery phacelia - 2' O.C.	385	EA	25.50	9,808
Dune blue grass - 2' O.C.	385	EA	25.50	9,808
Sand fescue - 2' O.C.	385	EA	25.50	9,808
Sea thrift - 2' O.C.	385	EA	25.50	9,808
Coastal strawberry - 2' O.C.	385	EA	25.50	9,808
Tufted hair grass - 2' O.C.	385	EA	25.50	9,808
Compact Oregon grape - 2' O.C.	385	EA	25.50	9,808
Kelsey's red twig dogwood - 2' O.C.	385	EA	25.50	9,808
Lily turf - 18" O.C.	677	EA	25.50	17,262
Private honeysuckle - 4' O.C.	95	EA	25.50	2,432
Stormwater treatment mix				
Top soil - 12" depth	444	CY	85.00	37,778
Mulch - 2" depth	76	CY	40.00	3,022
Slough sedge - 1 gal., 12" O.C., 30%	3,600	EA	12.50	45,000
Oregon iris - 1 gal., 12" O.C., 30%	3,600	EA	12.50	45,000
Common camas - 1 gal., 12" O.C., 10%	1,200	EA	12.50	15,000
Spreading rush - 1 gal., 12" O.C., 30%	3,600	EA	12.50	45,000
Top soil - 12" depth,	1,741	CY	12.00	20,889
Compost - soil amendment	435	CY	40.00	17,407
Irrigation				
Planted area	47,000	SF	2.00	94,000
Devices and controls	1	LS	5,000.00	5,000

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Coos Bay Public Library Site Comparative Analysis

Sitework - Site C - Newmark Ave.

Item Description	Quantity	Unit	Rate	Total
G30 Site Mechanical Utilities	112,600	SF	2.27	255,423
G3010 Water Supply				
Connections to existing	1	LS	3,500.00	3,500
Utility line, plug and abandon	2	LOC	475.00	950
Domestic water service line - 6"	50	LF	95.00	4,750
Public water line - 8"	50	LF	110.00	5,500
Fire protection line - 2"	50	LF	65.00	3,250
Water meter	1	EA	5,000.00	5,000
Fire hydrant	1	EA	7,500.00	7,500
Vaults and controls - allow	1	LS	15,000.00	15,000
G3020 Sanitary Sewer				
Connections to existing, incl. sanitary force main	1	LS	3,500.00	3,500
Sanitary sewer line - 4"	110	LF	60.00	6,600
Force main - 3"	100	LF	75.00	7,500
Manhole	1	EA	4,500.00	4,500
Sanitary pump	1	EA	15,000.00	15,000
G3030 Storm Sewer				
Stormwater line - 6"	300	LF	70.00	21,000
Stormwater line - 8"	150	LF	85.00	12,750
Stormwater line - 15"	70	LF	135.00	9,450
Clean out	12	EA	850.00	10,200
Catch basin	4	EA	3,000.00	12,000
Area drain	2	EA	2,700.00	5,400
Below grade storm detention facility	80,311	GAL	1.20	96,373
Outfall	6	EA	950.00	5,700
G3040 Gas Distribution				
No work anticipated				NIC
G40 Site Electrical Utilities	112,600	SF	4.20	473,000
G4010 Electrical Distribution				
Transformer by franchise				NIC
Power distribution - primary power conduit, incl. trenching and backfill	150	LF	70.00	10,500
Emergency generator - 450 kW	1	LS	235,000.00	235,000
Tank and rack - 7- day	1	EA	15,000.00	15,000
ATS	1	EA	35,000.00	35,000
Enclosure	1	LS	20,000.00	20,000
G4020 Site Lighting				
Parking lot - pole lights, allow	10	EA	9,500.00	95,000
Pedestrian - pole lights, allow	5	EA	6,500.00	32,500
General - area lights	1	LS	20,000.00	20,000
G4090 Other Site Electrical Utilities				
Monument sign - equipment connection	1	LS	1,000.00	1,000
Event power and site receptacles	1	LS	9,000.00	9,000