



SUMMARY OF WORK by PHASE

Date: 2/20/25

PHASE 1

PRIORITY	SCOPE	REPORT ITEM	LOCATION	DESCRIPTION*	QUANTITY**	OPINION OF PROBABLE COST***	ESTIMATOR NOTES
Critical	Code	1	Throughout Tisdale House	Upgrade and extend sprinkler system throughout entire building in accordance to NFPA 13 Standards Including a new 6" dedicated water service	4500 sf building	\$ 163,779.00	Includes tying into water line on State Street; Fire Pump is excluded and assumed not required.
Critical	Code	2	Lower Level of New Addition	Separate the first and lower levels of the New Addition with a 1-hour ceiling assembly	3200 sf of strapping and 5/8" GWB	\$ 49,632.00	
Critical	Code	6	Connector 1st Floor	Provide a new entrance patio, door, & 2 sidelights	120sf brick patio / 10'x7' doorway	\$ 34,623.60	
1	Shell	1	Connector Roof East Side	Add gable dormer to shed water away from new entrance patio	200 sf.	\$ 19,800.00	
1	Code	8	1st Floor	Add ADA accessible bathroom at first level	8' x 8' bathroom	\$ 43,665.60	Assume renovate space for new bathroom
1	Site	3.b	EASTERN SIDE DRAINAGE	Install new underdrain/French drain with 3 structures; regrade lawn area to drain to new basin; connect and upgrade existing upper drain basin and piping to connect to lower catch basin; connect eastern exterior sump outfall and downspouts to new drainage	200 lf	\$ 30,855.00	
1	Site	9	BUILDING PERIMETER	Remove vegetation directly against the structure to allow for new drainage. Replant so that it's not touching the building to improve visibility and prevent deterioration.	1 ls	\$ 3,062.40	
1	Interior	2	Connector 1st Floor	Replace Circulation Desk Casework	60 lf of casework	\$ 98,604.00	
1	Structural	3	STAFF OFFICES/PROCESSING; ORIGINAL BALCONIES	Investigate and reinforce floor framing as needed to meet code	approximately 700 sf	\$ 23,100.00	
1	Electrical	2.B	THROUGHOUT BUILDING	Review/reconfigure lighting layouts and fixtures as required for renovated spaces are properly illuminated.	Assume 50 new light fixtures	\$ 30,855.00	
1	HVAC	4.C	BASEMENT/TOILET ROOMS	Relocate/reroute outside air intake louver that currently is located adjacent to exhaust louver in a window well that is covered over with plywood. New intake louver shall be 10 minimum away from exhaust air discharge.		\$ 3,458.40	
2	Site	2.a	UPPER SIDEWALKS	Demo, regrade, and repave pedestrian concrete sidewalks per site plan	approx. 1440 sf concrete sidewalk	\$ 34,214.40	
Reorg.	Interior	-	Throughout Building	Install new wood stud/GWB partitions to enclose reorganized program spaces	200 lf @ 8ft high	\$ 43,296.00	
Reorg.	Interior	-	Throughout Building	Install new solid-core wood doors to enclose reorganized program spaces	(18) 3'x7' doors	\$ 72,230.40	
Reorg.	Interior	-	Boat Room & Juvenile	Install new acoustic sliding doors to enclose reorganized program spaces	(3) 9'x7' door openings	\$ 22,453.20	
Reorg.	Interior	-	Boat Room & Juvenile	Install new exterior transom windows to bring light into enclosed reorganized program spaces.	(2) 3'x9' transoms	\$ 10,612.80	
Reorg.	Interior	-	Connector 1st Floor	Add overhead security door at circulation desk	8'x4' door	\$ 3,748.80	
Reorg.	Interior	-	New Sales Area	Add new casework for Sales Areas with sliding security gate	20 lf. of casework and 16' gate	\$ 46,464.00	
Reorg.	Interior	-	New Children's Area	Add new bathroom at Children's Area	5' x 7' bathroom	\$ 40,029.00	
				PHASE 1	Subtotal	\$ 774,483.60	

PHASE 2

PRIORITY	SCOPE	REPORT ITEM	LOCATION	DESCRIPTION*	QUANTITY**	OPINION OF PROBABLE COST***	ESTIMATOR NOTES
1	Shell	2	Throughout New Addition	Replace New Addition windows and sills	(28) 3'x5' windows & (2) 9'x15' windows	\$ 75,952.80	
1	Shell	3	Tisdale House Cupola	Replace cupola windows and sills with historically accurate windows	(6) 2'x4' windows	\$ 11,088.00	
1	Shell	4	Tisdale House Entry Roof	Replace tin roof at Entry	60 sf.	\$ 6,520.80	
1	Shell	5	Tisdale House Entry Foyer	Add storm windows to entry sidelights and transom	50 sf.	\$ 2,310.00	
1	Interior	1	Tisdale House Basement	Add sprayfoam insulation at walls and vapor barrier at floor at Tisdale House basement	1600 sf floor VB & 1000 sf wall SF	\$ 33,462.00	
1	Code	7	New Addition North Side	Add roof covering to north outside stairs and provide crushed stone path to public way	5' x 25' roof and 400 sf of crushed stone path	\$ 22,288.20	
1	Code	9	Throughout Building	Provide accessible door hardware as needed	10 doors	\$ 18,216.00	
1	Code	10	New Addition 2nd Floor	Add balusters to New Addition balcony railings	150 lf.	\$ 44,550.00	
1	HVAC	1.C	BASEMENT	Provide fuel oil dike around fuel oil tanks and install leak detector system. Seal all cracks in slab within containment areas.	100 sf.	\$ 3,300.00	
1	HVAC	2.A	BASEMENT STORAGE ROOM	Provide ceiling unit heater at basement storage room and tie into hot water boiler piping in area.		\$ 5,940.00	
1	HVAC	4.A	Basement Breakroom	Replace range hood with appropriate light duty commercial hood with fire suppression system install.		\$ 14,282.40	
1	HVAC	4.B	Original Building Toilet Rooms	Provide local bathroom exhaust fan, ductwork and exterior wall cap. Fan to be quiet operation and to be tied to light fixture for operation.		\$ 3,471.60	
1	HVAC	5.A	BASEMENT	Perform Radon Test for Air for original basement area and lower level breakroom. Test results to be sent to independent lab such as Northeast Laboratories in Maine.		\$ 1,980.00	
1	HVAC	7.A	BASEMENT	Replace steam humidifier and related components on large air handler supply duct in basement. Humidifier is intended to provide humidification to Genealogy Area in basement		\$ 39,256.80	
1	Electrical	1.A	BASEMENT/ELECTRIC SERVICE	Seal between telephone conduit and telephone cable to minimize water leakage. Clean interior and exterior of CT cabinet and prime/paint damage areas repaired.		\$ 2,560.80	
1	Electrical	2.E	EXTERIOR WALKWAYS	Provide pole mounted light fixtures along walkways from street to building entrance at original building. Assume 8 fixtures, 16' poles with ornamental period light fixtures. Tie into existing exterior lighting time clock in basement.		\$ 69,696.00	
2	Shell	6	Throughout Tisdale House	Add blown-in insulation at Tisdale House walls	2500 sf.	\$ 22,743.60	Includes cutting & patching of walls as needed
2	Shell	7	Tisdale House Attic	Add blown-in insulation at Tisdale House attic	1600 sf.	\$ 11,616.00	
2	Shell	8	New Addition Basement	Add layer of rigid insulation at New Addition basement walls	1200 sf.	\$ 5,544.00	
2	Shell	9	Connector West Side	Replace steel bulkhead cover	1 unit	\$ 2,732.40	
2	Interior	3	Tisdale House 2nd Floor	Repair ceiling at second floor hall	250 sf.	\$ 4,950.00	
2	Interior	5	Tisdale House 1st Floor	Repair plaster cracks an NW corner of Tisdale House	25 sf.	\$ 1,815.00	
2	Interior	6	Tisdale House 2nd Floor	Repair trim cracks and Children's Room beam	10 lf	\$ 2,296.80	
2	Code	11	New Addition Basement	Provide accessible counter at staff kitchen	4 lf. New counter and cabinets	\$ 3,564.00	Base cabinets and counter only
2	Code	12	New Addition Basement	Provide knee space protection at accessible sinks	4 sinks	\$ 2,376.00	
2	Plumbing	1.A	BASEMENT	Install pressure reducing valve at domestic water service. Set at 60psf from current 100+ psi.		\$ 1,491.60	
2	Plumbing	4.A	TOILET ROOMS	Replace existing plumbing fixtures with water savings plumbing fixtures.	14 fixtures	\$ 60,060.00	

2	HVAC	1.A	BASEMENT	Replace boiler plant with new boiler(s) and components		\$	47,916.00	<i>Includes recirc pump</i>
2	HVAC	1.B	BASEMENT	If retaining fuel oil for boilers use, replace single wall fuel oil tanks with dual wall indoor fuel oil tanks,	2 tanks	\$	16,473.60	
2	HVAC	1.D	BASEMENT	If new boilers are LPG fired, remove all fuel oil tanks and associated piping. New LPG stand(s) shall be located at rear of site. Tanks can be exposed or buried to minimize visual impact.		\$	27,878.40	
2	HVAC	3.A	ATTIC/SECOND FLOOR OFFICES	Replace 3 ton split system air conditioning system and install new Air/Air Heat Pump outdoor unit with remote wall mounted indoor units. Provide small Energy Recovery Ventilator to provide fresh air to the Second Floor Offices.		\$	42,187.20	
2	HVAC	3.B	MAIN LIBRARY	Replace 30 ton split system air conditioning system and install new Air/Air Heat Pump outdoor unit with remote ducted indoor unit in Mechanical space. Provide Energy Recovery Ventilator to provide fresh air to the Event Space		\$	144,091.20	
2	HVAC	3.C	LOWER LEVEL SPACES	Replace 5 ton split system HVAC air handing system and install 2 new Air/Air Heat Pump outdoor units (1 for Genealogy and 1 for remainder of lower level) with 2 remote ducted indoor units. Provide 2 VAV boxes with reheat coils to maintain current 2 zones of the multizone air handler.		\$	81,417.60	
2	HVAC	6.A	BASEMENT/BOILER ROOM	Upgrade existing temperature controls system as part of major upgrades to equipment recommended above.		\$	33,000.00	
2	Electrical	3.A	PUBLIC SPACES	Provide tamper resistant receptacles in all public areas.		\$	23,100.00	<i>Assume 100 ea</i>
2	Structural	4	TISDALE HOUSE	Analyze existing roof for reinforcement to meet current code	1760 sf	\$	59,280.00	<i>Investigation and repair costs</i>
2	Site	3.d	WESTERN SUMP OUTFALLS	Improve sump outlets with positive drainage away from building and new stabilized outlets (e.g. splash pads)	2 ea	\$	4,488.00	
New	Site	-	New Brick Patio	Add Brick Patio outside original entrance for bistro tables and chairs	750 sf of brick patio	\$	54,450.00	
New	Site	-	New Concrete Patio	Add Concrete Patio (with brick border) outside original entrance for bistro tables and chairs	750 sf of concrete patio (ALT)			\$ 28,710.00
New	Site	-	New Entrance Garden	Add New Entrance Garden with bike rack, 2 benches, plantings and crushed stone path	100 sf of path and 300 sf of plants	\$	32,769.00	
New	Site	-	Connector West Side	Add new fencing to enclose new condensers for upgraded HVAC systems	20 lf @ 6ft high	\$	4,752.00	
New	Interior	-	2nd Floor Connector	Infill Open space at second floor atriums with wood floor trusses to accommodate new program spaces. New roof, interior/exterior walls, windows doors, finishes and power/ lighting for added areas.	500sf	\$	193,432.80	
New	Interior	-	2nd Floor Connector	Add ADA accessible bathroom at second level	8' x 8' bathroom	\$	43,665.60	
New	Interior	-	New Reference Desk	Add new casework for Reference Desk Area	10 lf.	\$	15,840.00	
				Phase 2	Subtotal	\$	1,298,806.20	

PHASE 3

PRIORITY	SCOPE	REPORT ITEM	LOCATION	DESCRIPTION*	QUANTITY**	OPINION OF PROBABLE COST***	ESTIMATOR NOTES
1	Electrical	2.D	EXTERIOR PARKING LOT	Upgrade lighting at rear parking lot/entrance. Provide additional pole mounted light near entrance at top of retaining wall. Assume (4) 16' poles with LED fixture with full cutoff and photocell control. Replace existing wall mounted photocell that controls recessed canopy light fixtures.		\$ 43,032.00	
1	Site	8	GUARDRAILS	Replace existing wooden guardrails with more robust vehicle guardrail system. Coordinate with western parking lot retaining wall replacement (5.c) and asphalt paving (4)	approx. 160 lf	\$ 13,167.00	
1	Site	3.a	NORTHERN SIDE DRAINAGE	Install new underdrain/French drain with 2-3 drainage structures; stabilized riprap outfall; connect downspouts to new drainage	100 lf	\$ 15,378.00	
2	Site	4	PARKING LOT	Repave existing parking lot. Coordinate with ADA striping and retaining wall recommendations.	approx. 5700 sf	\$ 63,954.00	
2	Site	1	PARKING LOT	Restripe handicapped parking spaces to include striped loading zone meeting ADA	1 ls	\$ 6,600.00	
2	Site	7	SITE FENCING	Replace wooden fencing along tops of the northern retaining wall and eastern parking lot retaining wall	approx. 60 lf northern wall approx. 110 lf eastern parking lot wall	\$ 41,962.80	
3	Shell	10	Throughout Building	Replace asphalt roof shingles at end of life	6000 sf	\$ 95,040.00	

3	Interior	8	Throughout Building	Replace carpet tiles at end of life	9000 sf.	\$	103,950.00	
3	Structural	1	ORIGINAL FOUNDATION	repoint grout/mortar at stone foundation as needed for general maintenance	+/- 160 lf of stone wall, average height: 6'	\$	57,024.00	
3	Structural	2	ADDITION FIRE ESCAPE	repair/patch fire escape stair foundation to maintain adequate support for stair structure	1 ls	\$	3,062.40	
3	Site	6.a	NORTHERN RETAINING WALL	Replace deteriorating wall with new CAST-IN-PLACE CONCRETE wall; coordinate with fencing replacement	approx. 75 lf, max height: 8'	\$	92,565.00	
3	Site	6.b	EASTERN PARKING LOT RETAINING WALL	Replace deteriorating wall with new CAST-IN-PLACE CONCRETE wall; coordinate with fencing replacement	approx. 110 lf, max height: 6'	\$	113,982.00	
3	Site	6.c	WESTERN PARKING LOT RETAINING WALL	Replace deteriorating wall with new CAST-IN-PLACE CONCRETE wall; coordinate with guardrtail replacement	approx. 175 lf, max height: 9'	\$	244,860.00	
3	Site	6.d	GRANITE BLOCK RETAINING WALL	Reset granite block wall, regrade retained yard area	approx. 40 lf, max height: 3'	\$	17,226.00	
New	Site	-	New Reading Garden	Add Brick Patio, 3 benches, water fountain and plantings at parking area for reading garden	500 sf of patio / 300 sf of plants	\$	82,368.00	
New	Site	-	North and East Property Line	Add new picket fence along property line for security	140 lf @ 3'-0"high	\$	20,328.00	
New	Site	-	New Amphitheater	Add new granite block amphitheater for performances	640 sf	\$	148,995.00	
New	Shell	-	New Addition	Add new 3-story (1500 sf) Addition on north side of building for new program spaces. Conc slab and wood floor trusses. New roof, interior/exterior walls, windows, doors, finishes, HVAC and power/ lighting for added areas.	1500 sf	\$	893,970.00	
New	Structural		New Addition	Add steel beam and posts to span new opening in existing exterior wall	(1) 18' long beam	\$	11,880.00	
				Phase 3	Subtotal	\$	2,069,344.20	

Total for all 3 Phases \$4,142,634.00

*See Building Assessment Report (11/14/24) for additional information and photos.
**Quantities are approximate and for estimating, planning & budget purposes only.
***Pricing includes General Conditions @ 10%, Contingency @ 15%, Contractor Fee @ 5%, Bond & Insurances @ 2% (32% total). Escalation is excluded, see below.

ESCALATION

PHASES	TIMEFRAME:	Escalation Rate of 3% per year:	NOTES:	SUBTOTAL:	ESCALATION:	GRAND TOTAL:
1-3	COMPLETE IN 1-5 YEARS	12% avg over 5 year span		\$4,142,634.00	\$497,116.08	\$4,639,750.08

PHASES	TIMEFRAME:	Escalation Rate of 3% per year:	NOTES:	SUBTOTAL:	ESCALATION:	GRAND TOTAL:
1	COMPLETE IN 1-5 YEARS	12% avg over 5 year span		\$ 774,483.60	\$92,938.03	\$867,421.63
2	COMPLETE IN 5-10 YEARS	30% avg over 10 year span		\$1,298,806.20	\$389,641.86	\$1,688,448.06
3	COMPLETE IN 10-20 YEARS	60% avg over 10 year span		\$2,069,344.20	\$1,241,606.52	\$3,310,950.72
				\$4,142,634.00	\$1,724,186.41	\$5,866,820.41

COST RANGES

Note: The opinion of probable costs given are conceptual estimates that provide a rough order of magnitude. These probable costs could be 10% above or below the stated value. See high & low range outlined below.

PHASES	TIMEFRAME:	HIGH:	LOW:	AVERAGE:
1-3	COMPLETE IN 1-5 YEARS	\$5,103,725.09	\$4,175,775.07	\$4,639,750.08

PHASES	TIMEFRAME:	HIGH:	LOW:	AVERAGE:
1	COMPLETE IN 1-5 YEARS	\$954,163.80	\$780,679.47	\$867,421.63
2	COMPLETE IN 5-10 YEARS	\$1,857,292.87	\$1,519,603.25	\$1,688,448.06
3	COMPLETE IN 10-20 YEARS	\$3,642,045.79	\$2,979,855.65	\$3,310,950.72
		\$6,453,502.45	\$5,280,138.37	\$5,866,820.41