



21 November 2016

Ottawa Public Library

OPL Only and OPL/LAC, Exemplar Site (Site 8) City of
Ottawa

Soft Cost Assumptions Ottawa Public Library

making the **difference**

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Rev	Originator	Approved	Date
2	Nicholas Bowe	Douglas McNeill	11/21/2016

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1 Project Budgets

Project Budget Estimate



Date: November 2016
 Project No: CR009800
 Project Name: Central Library
 Project Address: 557 Wellington St, Ottawa
 Project Description: - OPL Only + Exemplar Site

1.00 CONSTRUCTION BUDGET				Amount	
Construction Items	Qty				
1.01 Construction Budget	134,550	sqft		\$55,866,000.00	134,550sqft Building
1.02 Site Work				\$2,271,000.00	67,904sqft Underground Parking
1.03 Demolition / Alterations				\$0.00	
1.04 General Requirements & Fees		12%		\$6,976,440.00	
1.05 Estimating allowance		20%		\$13,022,688.00	
1.06 Escalation		10%		\$6,511,344.00	
1.07 Construction allowance		10%		\$6,511,344.00	
1.08 Leed Gold Allowance		5%		\$4,557,940.80	
1.09 1.00 Construction Budget Total			New Construction 503501	\$95,717,000.00	
2.00 PRIME CONSULTANT					
Based Design Bid Build project delivery (4 month for RFP, 12 months to develop drawings). Expected to be mid Summer 2018 in the ground. 24 months construction time line.					
2.01 Prime Consultant Fees	(9.00%)		of line 1.09	\$8,615,000.00	
2.02 Disbursements	<i>Inc in 3.01</i>				Included in 3.01
2.00 Consulting Budget Total			502392	\$8,615,000.00	
3.00 DEVELOPMENT BUDGET					
Misc. consultants - Environmental/ Acoustical etc. Allowance based on historic numbers Includes disbursements					
3.01 Special & Client Assigned Consultants	(4.00%)		502331	\$3,830,000.00	
3.02 Testing and Inspection	<i>Inc 3.01</i>		502671		Included in 3.01
NOT REQUIRED. Exempt from both municipal and school board as per bylaw 2014-209. City of Ottawa N/A (613) 580-2400. Contact Jim Denyer					
3.03 Development Fees			502912		
\$1.42/sqft over GFA. Reference City of Ottawa (613) 580-2400. Contact Luke Nadue: http://documents.ottawa.ca/sites/documents.ottawa.ca/files/documents/gross_floor_fee_sked_en.pdf					
3.04 Building Permit Fee	\$1.42	sqft	502665	\$191,000.00	
3.06 Art in Public Spaces	(1.0%)		of line 1.09	\$957,000.00	MANDATORY: Use 1% of hard costs (inc dury fees, project admin)
3.07 IT / Telecom infrastructure equipment			502131	\$269,000.00	For IT closets on every floor and Server Equipment Only. Cabling included in Hard Construction As per OPL Furniture Schedule. Includes Makersapce ventilation and AV incl; Specialty Equipment; video, lighting, sound mixing board for recording rooms; installation of RFID
3.08 Furniture, Equipment and Technology	<i>workstations and soft seating</i>		506173	\$7,263,665.00	
3.09 Packing and Moving			502901	\$300,000.00	Decanting costs. Move existing books, staff etc.
Allowance for associated costs with the transformer from Hydro company before even tenders go out.					
3.10 Utilities - Hydro			503502	\$250,000.00	
Based on \$25,000/ month over 49 months					
3.11 Project Manager			502672	\$1,225,000.00	To account for contract award. Vetted through legal. Standalone - OPL Only
3.12 Legal Fees (if applicable)			502320	\$200,000.00	Used as a contingency for all above development cost unknowns.
3.14 Soft Costs Contingency	(1.50%)		503550	\$1,872,000.00	
3.15 3.00 Development Budget Total				\$16,357,665.00	
4.00 PROJECT DELIVERY BUDGET - Use for External Project Managers					
4.01 Project Delivery Costs	(5.0%)			\$1,960,000.00	\$40K/ month of cost incurred multiplied by 49 months
4.02 4.00 Project Delivery Cost Total				\$1,960,000.00	
5.00 TAX					
5.01 5.00 Total	(1.76%)			\$2,159,000.00	
6.00 PROJECT BUDGET				Budget	
6.01 6.00 Total Project Budget				\$124,809,000.00	130%

Project Budget Estimate



Date: November 2016
 Project No: CR009800
 Project Name: Central Library
 Project Address: 7 Wellington St, Ottawa
 Project Description: d - OPL & LAC + Exemplar Site

1.00 CONSTRUCTION BUDGET					Amount	Comments
1.01	Construction Budget	Qty	215,458.0	sqft	\$81,583,000.00	215,458sqft Building
1.02	Site Work				\$2,577,000.00	71,532sqft Underground Parking
1.03	Demolition / Alterations				\$0.00	
1.04	General Requirements & Fees			12%	\$10,099,200.00	
1.05	Estimating allowance			20%	\$18,851,840.00	
1.06	Escalation			10%	\$9,425,920.00	
1.07	Construction allowance			10%	\$9,425,920.00	
1.08	Leed Gold Allowance			5%	\$6,598,144.00	
1.09	1.00 Construction Budget Total			New Construction	\$138,561,000.00	503501
2.00 PRIME CONSULTANT						
2.01	Prime Consultant Fees	(9.00%)		of line 1.09	\$12,470,000.00	Based Design Bid Build project delivery (4 month for RFP, 12 months to develop drawings). Expected to be mid Summer 2018 in the ground. 30 months construction time line.
2.02	Disbursements	Inc in 3.01				
	2.00 Consulting Budget Total					502392 \$12,470,000.00
3.00 DEVELOPMENT BUDGET						
3.01	Special & Client Assigned Consultants	(4.00%)	0		\$5,542,000.00	Misc consultants - Environmental/ Acoustical etc. Allowance based on historic numbers Includes disbursements
3.02	Testing and Inspection	Inc 3.01				Included in 3.01
3.03	Development Fees				\$1,906,416.46	LAC Only. OPL NOT REQUIRED. Exempt from both municipal and school board as per bylaw 2014-209. City of Ottawa (613) 580-2400. Contact Jim Denyer
3.04	Building Permit Fee	\$1.42		sqft	\$306,000.00	\$1.42/sqft over GFA. Reference City of Ottawa (613) 580-2400. Contact Luke Nadue: http://documents.ottawa.ca/sites/documents.ottawa.ca/files/documents/gross_floor_fee_sked_en.pdf
3.06	Art in Public Spaces (OPL only)	(1.0%)		of line 1.09	\$856,000.00	MANDATORY: Use 1% of hard costs (inc dury fees, project admin)
3.07	IT / Telecom infrastructure and equipment				\$431,000.00	For IT closets on every floor and Server Equipment Only. Cabling included in Hard Construction
3.08	Furniture, Equipment and Technology				\$10,085,003.08	As per OPL/ LAC Furniture Schedule. Includes Makersapce ventilation and AV incl; Specialty Equipment; video, lighting, sound mixing board for recording rooms; installation of RFID
3.09	Packing and Moving				\$500,000.00	Decanting costs. Move existing books, staff etc.
3.10	Utilities - Hydro				\$250,000.00	Allowance for associated costs with the transformer from Hydro company before even tenders go out.
3.11	Project Manager				\$1,375,000.00	Based on \$25,000/ month over 55 months
3.12	Legal Fees (if applicable)				\$300,000.00	To account for contract award. Vetted through legal. OPL/LAC required more because of partnership arrangement.
3.13	Soft Costs Contingency	(1.50%)			\$2,710,000.00	Soft cost Contingency for unknowns.
3.14	3.00 Development Budget Total				\$24,261,419.54	
4.00 PROJECT DELIVERY BUDGET - Use for External Project Managers						
4.01	Project Delivery Costs	(5.0%)			\$2,200,000.00	\$40K/ month of cost incurred multiplied by 55 Months
4.02	4.00 Project Delivery Cost Total				\$2,200,000.00	
5.00 TAX						
5.01	5.00 Operating Budget Total	<u>1.76%</u>			\$3,124,000.00	
6.00 PROJECT BUDGET					Budget	
6.01	6.00 Total Project Budget				\$180,616,000.00	130%

2 Project Soft Costs – Clarifications & Assumptions

Schedule & Project Delivery Method:

OPL Only on Exemplar Site	OPL & LAC on Exemplar Site
49 Months	55 Months
Based on Design/Bid/Build project delivery. The assumption is that there will be 4 months required for RFP process to procure the Architect/Contractor and 12 months to develop drawings). Construction is expected to start around mid-summer 2019. Having conversations with our Project Managers a 24 months construction time line sounds reasonable for 4 storey building of approx. 130,000sqft.	The building will carry approximately 90,000sqft more sqft. This combined with the additional complexities of integrating the LAC requirements into the design/ construction process we expect that an additional 6 months will be required on the schedule.

Section 2.01 & 2.02: Prime Consultant Fees & Disbursements

OPL Only on Exemplar Site	OPL & LAC on Exemplar Site
Calculated by applying 9% over the total Hard Construction Costs	Calculated by applying 9% over the total Hard Construction Costs
An allowance for the Prime Architect and the main design consultants which typically sit under the umbrella of the Prime Architects proposed fee. The main design consultants in addition to the Architect include Structural, Mechanical, Electrical, Plumbing and Civil Engineers and the Landscape Architect.	
A 9% allowance is typical for a project of this type. Our analysis of similar projects showed a range of 8-10%. 9% was chosen because the building is expected to have a prestigious design and also accounts for the complexities of a partnership arrangement such as the OPL/LAC	
Disbursements account for additional expenses such as travel and meals which are typically excluded from the prime consultants contracts. These costs fall within the 9% allowance	

Section 3.01: Special & Client Assigned Consultants

OPL Only on Exemplar Site	OPL & LAC on Exemplar Site
Calculated by applying 4% over the total Hard Construction Costs	Calculated by applying 4% over the total Hard Construction Costs
Special & Client Assigned Consultants is an allowance for the remaining consultant's related to the planning and design of the project which fall outside of the Prime Architects contract.	

The main design consultants can range from project to project but our analysis of similar projects typically included Geotechnical, Environmental, Surveyor, Traffic Study, Cost Consultant, Conceptual Architectural Design, Site Servicing, Building Envelope, Elevator Consultant, Code Consultant, Commissioning, LEED, IT / AV/Intercom / Theatre Fees and Signage Consultants. This list is not meant to be fully inclusive but it does demonstrate what consultants could be seen within the allowance

A 4% allowance is typical for a project of this type. Our analysis of similar projects showed a range of 3-7%. 4% over Hard Construction costs should be a comfortable allowance to account for the expected consultants mentioned above and to deal with the complexities of a partnership arrangement such as the OPL/LAZ

The 4% allowance also includes Testing and Inspecting costs (Section 3.02).

Section 3.03 & 3.04: Fees and Permits

OPL Only on Exemplar Site

OPL & LAC on Exemplar Site

To clarify Development Charges T&T called the City of Ottawa and spoke to Jim Denyer (613) 580-2400. Basic information such as the building GFA and the proposed location (557 Wellington St) were given to the City and from this we were told that these projects would be exempt from both municipal and school board permits as per bylaw 2014-209.

No Development fees applicable for the OPL stand-alone option

Development costs for the LAC are calculated at 93,406sqft x \$20.41/ sqft

Permits are calculated by applying \$1.42 over the GFA. (134,550sqft + 67,904sqft parking)

Permits are calculated by applying \$1.42 over the GFA. (215,458sqft + 71,532sqft parking)

For Permit Fees Luke Nadue (613) 580-2401 explained that without full drawings to review in detail the rates on the website should be used.

http://documents.ottawa.ca/sites/documents.ottawa.ca/files/documents/gross_floor_fee_sked_en.pdf

Section 3.06: Art in Public Places

OPL Only on Exemplar Site

OPL & LAC on Exemplar Site

Allowances are based on 1% of Hard Construction costs. This percentage was given by the City of Ottawa/ and is a mandatory on all projects over a certain construction value.

Allowances are based on \$11,401,900 x 1% for the OPL Parking Garage and \$74,172,000 x 1% for the OPL Building

Section 3.07: IT / Telecom Infrastructure and Equipment

OPL Only on Exemplar Site

OPL & LAC on Exemplar Site

Wi-Fi required, Allows for 2 IT closets and server equipment. Based on \$2.00/sqft.

Section 3.08: Furniture, Equipment and Technology

OPL Only on Exemplar Site

As per Furniture, Equipment and Technology list provided by City of Ottawa (adjusted using vendor input)

The FET list was sent to a few of our vendors and based on high level information about the project they were able to use their experience to give a broad range of pricing as it relates to a Library. The vendors were told to review pricing with a mind-set of medium to high quality products.

The T&T adjustments on the pricing of the OPL FET schedule increased the costs by 5%. This percentage increase was applied to the OPL & LAC FET schedule as a quick methodology to update the pricing of the OPL & LAC FET.

The cost for Specialty Equipment; video, lighting, sound mixing board for recording rooms were given by the City of Ottawa.

OPL & LAC on Exemplar Site

As per Furniture, Equipment and Technology list provided by City of Ottawa (adjusted using vendor input).

T&T have reviewed the LAC rates with in-house pricing and can confirm that the pricing is in line with what we would expect to see for FET related to a project of this nature.

Section 3.09: Packing and Moving

OPL Only on Exemplar Site

A cash allowance based on moving approx. 80 OPL staff from one building to the next. Only books will be taken from the old facility. Everything else will be left.

OPL & LAC on Exemplar Site

Accounts for OPL & LAC staff (number unknown). Only books will be taken from the old facility. Everything else will be left.

Section 3.10: Hydro

OPL Only on Exemplar Site

A cash allowance for associated costs with the transformer from Hydro company before even tenders go out. To be defined further as information is known.

OPL & LAC on Exemplar Site

Section 3.11: Project Manager

OPL Only on Exemplar Site

OPL & LAC on Exemplar Site

Based on \$25,000/ month over 49 months

Based on \$25,000/ month over 55 months

Based on Design Bid Build project delivery (4 months for RFP process and 12 months to develop drawings). It's expected to be mid-summer 2019 before construction starts.

Section 3.12: Legal Fees

OPL Only on Exemplar Site

OPL & LAC on Exemplar Site

A cash allowance to account for any/ all legal costs associated with the RFP/ Contract award process. This allowance falls in line with our analysis of similar projects.

Legal fees related to the development/ review/ advice on contract related issues. The combined OPL & LAC design option carries more of an allowance as it assumed there will be more legal issues due to the partnership arrangement.

Section 3.13: Soft Cost Contingency

OPL Only on Exemplar Site

OPL & LAC on Exemplar Site

Calculated at 1.5% (rounded) over the Total Project Cost. This percentage is in line with what we typically allow for a project of this type at this stage of the project.

Also known as 'Soft Cost' contingency and is used for project unknowns which fall outside of the Hard Construction elements.

Section 4.01: Project Delivery Costs

OPL Only on Exemplar Site

OPL & LAC on Exemplar Site

Calculations are based on \$40K/ month of cost incurred to date from OPL GL multiplied by 49 Months

Calculations are based on \$40K/ month of cost incurred to date from OPL GL multiplied by 55 Months

For Internal Project Management costs over the expected project time line.

3 Project Back-up

OPL Standalone Project

Revised: November 8, 2016 version 4

Lifecycle Replacement in Year	Component														Total Quantity	Unit Rate	Total Cost
	1 Exterior Spaces	2 Town Square	3 Public Forum	4 Library Express	5 Community Services	6 Children's Discovery	7 Creative Centre	8 Teen Centre	9 Adult	10 Living Ottawa	11 Service Coordination	12 Corporate Services	13 Bldg Serv/Matl Handling	14 Parking Facility			

Meeting Rooms															Total Quantity	Unit Rate	Total Cost	Unit Rate	Holmes and Brakel	CTI Working Environments	POI Business Interiors Inc	T&T Unit Price Check	T&T Total		
Projectors	10	0	0	5	0	0	2	2	1	3	1	1	2	0	0	17	\$5,000	\$85,000	\$5,000				\$5,000	\$5,000	85000
Sound System	20	0	0	3	0	0	1	0	1	0	0	0	1	0	0	6	\$20,000	\$120,000	\$20,000				\$20,000	\$20,000	120000
Technology for Hearing Impaired	10	0	0	5	0	0	1	1	1	3	1	2	1	0	0	15	\$4,000	\$60,000	\$4,000				\$30,000	\$30,000	450000
Theatre Lighting System	30	0	0	2	0	0	0	0	0	1	0	0	0	0	0	3	\$30,000	\$90,000	\$30,000				\$10,000	\$10,000	30000
Video Conferencing	10	0	0	2	0	1	0	0	0	0	0	1	2	0	0	6	\$10,000	\$60,000	\$10,000						
Amphitheatre Raked Seating (Bldg hard costs)	30	0	0	200	0	0	0	0	0	0	0	0	0	0	0	200	\$400	\$80,000					\$400	\$400	80000
Amphitheatre Lighting and Sound Grid (In Ceiling)																600	\$50	\$30,000					\$50	\$50	30000
Black Box Theatre Seating (stackable)	30	0	0	70	0	0	0	0	0	0	0	0	0	0	0	70	\$125	\$8,750	\$125						
Board Room Tables	25	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$10,000	\$10,000	\$10,000	\$1,200	\$4,000	\$999	\$7,000	\$7,000	7000
Board Room Chairs	20	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	\$800	\$9,600	\$800	\$500	\$400	\$350	\$500	\$500	6000
Tables (30x60) 6 Persons (Foldable and wheels)	15	0	0	67	0	4	8	6	9	27	15	11	5	0	0	152	\$600	\$91,200	\$600				\$600	\$600	91200
Chairs (Stackable)	15	0	0	400	0	2	45	36	30	114	75	60	30	0	0	792	\$125	\$99,000	\$125	\$200		\$199	\$200	\$200	158400
Credenza (Board/Meeting Rooms for 12+)	20	0	0	3	0	0	1	0	0	3	2	1	2	0	0	12	\$1,500	\$18,000	\$1,500				\$1,500	\$1,500	18000
Stackable Chair Dollies	20	0	0	20	0	0	3	2	2	6	4	3	2	0	0	42	\$150	\$6,300	\$150				\$200	\$200	8400
2 to 3 Person Table	15	0	0	0	0	4	2	0	0	6	2	1	3	0	0	18	\$600	\$10,800	\$600				\$500	\$500	9000
Wheeled Meeting Room Chair (<20 Ppl Rm)	10	0	0	0	0	36	6	0	24	66	26	9	9	0	0	176	\$175	\$30,800	\$175				\$200	\$200	35200
Cloak Room (250 people)																0	\$0	\$0					\$0	\$0	0
Visitor locker (cloak room)	30	0	0	100	0	0	0	0	0	0	0	0	0	0	0	100	\$30	\$3,000	\$30				\$30	\$30	\$3,000
Project/Training Lab Tables	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$600	\$0	\$600				\$600	\$600	\$0
Project/Training Lab Chairs	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$175	\$0	\$175	\$250	\$275	\$225	\$275	\$275	\$0

Public Forum and Meeting Complex

Prep Kitchen:

Millwork (stainless steel counter tops insure a number of sinks, plugs and gas outlets for equipment)	646sqft. 323sqft																25	\$2,000	\$50,000					\$2,000	\$2,000	\$50,000
Bussing Carts		15	0	0	4	0	0	0	0	0	0	0	0	0	0	4	\$400	\$1,600	\$400					\$500	\$500	\$2,000
Chafing dishes		15	0	0	4	0	0	0	0	0	0	0	0	0	0	4	\$700	\$2,800	\$700					\$700	\$700	\$2,800
Stainless steel centre counter and handsink - freestanding		30	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$4,500	\$4,500	\$4,500					\$4,500	\$4,500	\$4,500
Steamer		20	0	0	3	0	0	0	0	0	0	0	0	0	0	3	\$8,000	\$24,000	\$8,000					\$8,000	\$8,000	\$24,000
Warmers		20	0	0	3	0	0	0	0	0	0	0	0	0	0	3	\$2,500	\$7,500	\$2,500					\$2,500	\$2,500	\$7,500
Holding cabinets		25	0	0	3	0	0	0	0	0	0	0	0	0	0	3	\$2,500	\$7,500	\$2,500					\$2,000	\$2,000	\$6,000
Commercial Reach-in Fridges		20	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$9,500	\$9,500	\$9,500					\$9,500	\$9,500	\$9,500
Commercial Reach-in Freezer		20	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$12,000	\$12,000	\$12,000			\$9,500	\$12,000	\$12,000	\$12,000	
Wire Shelving		30	0	0	4	0	0	0	0	0	0	0	0	0	0	4	\$350	\$1,400	\$350					\$350	\$350	\$1,400
Sundries, equipment,pots, utensiles, etc.		30	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$20,000	\$20,000	\$20,000					\$20,000	\$20,000	\$20,000
Grease Interceptor		30	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$5,500	\$5,500	\$5,500					\$5,000	\$5,000	\$5,500
Demonstration Kitchen:																										
Commercial Reach-in Fridges		20	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$9,500	\$9,500	\$9,500					\$9,500	\$9,500	\$9,500
Commercial Reach-in Freezer		20	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$12,000	\$12,000	\$12,000					\$12,000	\$12,000	\$12,000
Stove/Oven (6 burner griddle top)		20	0	0	2	0	0	0	0	0	0	0	0	0	0	2	\$6,500	\$13,000	\$6,500			\$6,500	\$6,500	\$6,500	\$13,000	
Microwaves		10	0	0	6	0	0	0	0	0	0	0	0	0	0	6	\$500	\$3,000	\$500					\$500	\$500	\$3,000
Commercial Dishwasher		20	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$9,000	\$9,000	\$9,000					\$9,000	\$9,000	\$9,000
Exhaust hood w/ fire suppression		30	0	0	2	0	0	0	0	0	0	0	0	0	0	2	\$12,000	\$24,000	\$12,000					\$12,000	\$12,000	\$24,000
Stainless steel Dishable w pre-rinse sink - freestanding		10	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$2,500.00	\$2,500	\$2,500.00			\$12,000	\$12,000	\$2,500	\$2,500	
Grease Interceptor		10	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$5,500.00	\$5,500	\$5,500.00					\$5,500	\$5,500	\$5,500
Fire Suppression System		15	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$3,500	\$3,500	\$3,500					\$3,500	\$3,500	\$3,500
Sundries, equipment,pots, utensiles, etc.		10	0	0	1	0	0	0	0	0	0	0	0	0	0	1	\$20,000	\$20,000	\$20,000					\$20,000	\$20,000	\$20,000
Millwork (stainless steel counter tops insure a number of sinks, plugs and gas outlets for equipment)	646sqft. 323sqft															25	\$2,000	\$50,000					\$2,000	\$2,000	\$50,000	

Security

Security Workstations		25	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$2,500	\$2,500	\$2,500					\$2,500	\$2,500	\$2,500
Security Workstation chairs		10	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$550	\$550	\$550					\$550	\$550	\$550
CCTV Display Consoles		15	0	2	0	0	0	0	0	0	0	0	0	0	0	2	\$5,000	\$10,000	\$5,000					\$5,000	\$5,000	\$10,000
Security PCs		5	0	2	0	0	0	0	0	0	0	0	0	0	0	2	\$2,000	\$4,000	\$2,000					\$2,000	\$2,000	\$4,000
Security Technology		20	0	0	0	0	0	0	0	0	0	0	0	0	0	1	\$250,000	\$250,000	\$250,000					\$250,000	\$250,000	\$250,000

Staff Work Areas

Staff Work Station		25	0	0	0	0	0	2	2	0	26	2	26	47	11	0	116	\$2,500	\$290,000	\$2,500					\$2,500	\$2,500	\$290,000
Hotelling Work Station		25	0	0	0	0	0	0	0	0	0	0	1	2	0	3	\$2,500	\$7,500	\$2,500					\$2,500	\$2,500	\$7,500	
FOLPA Workstations		25	0	0	0	0	0	0	0	0	0	0	0	2	0	2	\$2,500	\$5,000	\$2,500					\$2,500	\$2,500	\$5,000	
Standing PC Work Pedestal (for Pages)		20	0	0	0	0	0	0	0	0	0	0	0	2	0	2	\$1,600	\$3,200	\$1,600					\$2,000	\$2,000	\$4,000	
Enclosed Office Furniture		30	0	0	0	0	0	0	0	0	0	0	2	6	2	10	\$4,000	\$40,000	\$4,000					\$4,000	\$4,000	\$40,000	
Staff Chairs wheeled		10	0	0	0	3	1	5	3	1	28	3	29	55	15	143	\$550	\$78,650	\$550					\$550	\$550	\$78,650	
Work (Collaboration) Tables		15	0	0	0	0	0	0	0	0	0	0	2	2	0	4	\$650	\$2,600	\$650					\$650	\$650	\$2,600	
Work Table Chairs		10	0	0	0	0	0	0	0	0	0	0	12	12	0	24	\$175	\$4,200	\$175					\$225	\$225	\$5,400	
Guest Chairs		10	0	0	0	0	0	0	0	0	0	0	4	20	4	28	\$175	\$4,900	\$175					\$225	\$225	\$6,300	
Lockers		30	0	0	0	0	0	0	0	0	0	0	0	54	0	54	\$400	\$21,600	\$400					\$800	\$800	\$21,600</	

Children Discovery Centre

Entrance Feature		25	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	\$25,000	\$25,000
Specialty Children Furniture		15	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	\$25,000	\$25,000
Stackable Childrens Chairs		15	0	0	0	0	0	75	0	0	0	0	0	0	0	0	75	\$125	\$9,375
Childrens Tables		15	0	0	0	0	0	8	0	0	0	0	0	0	0	0	8	\$600	\$4,800
Programming Material - Cushions		5	0	0	0	0	0	20	0	0	0	0	0	0	0	0	20	\$35	\$700
Gaming Areas (Children & Teens)		10	0	0	0	0	0	4	0	4	0	0	0	0	0	0	8	\$5,000	\$40,000

\$25,000
\$25,000
\$125
\$600
\$35
\$5,000

\$25,000
\$25,000
\$125
\$600
\$35
\$5,000

Living Ottawa

Digitization Workstation		15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	\$5,000	\$20,000
Microfilm stations		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	\$5,000	\$30,000
Sound studio		25	0	0	0	0	0	0	0	0	0	0	0	0	0	2	\$20,000	\$40,000	
Sound mixing board		15	0	0	0	0	0	0	0	0	0	0	0	0	0	2	\$10,000	\$20,000	
Video Editing Equipment		10	0	0	0	0	0	0	0	0	0	0	0	0	0	2	\$5,000	\$10,000	
Virtual Reality Booth		10	0	0	0	0	0	1	0	0	0	0	0	0	0	2	\$20,000	\$40,000	

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\$20,000

Public Seating Areas

Service Point Staff Stool		10	0	0	0	2	1	1	1	1	2	1	0	0	0	0	9	\$400	\$3,600
Service Point Customer Chair		10	0	0	0	2	1	1	1	1	2	1	0	0	0	0	9	\$175	\$1,575
Service Point PC with 2 way screen		10	0	0	0	2	1	1	1	1	2	1	0	0	0	0	9	\$2,500	\$22,500
Public Staff Ipads		4	0	0	0	3	1	1	1	1	2	2	0	0	0	0	11	\$500	\$5,500
Study Chairs		10	0	0	0	52	32	60	40	16	60	16	0	0	0	0	276	\$175	\$48,300
Study Tables		15	0	0	0	26	23	15	10	4	15	4	0	0	0	0	97	\$600	\$58,200
Cafe Chairs		10	40	45	0	40	0	0	0	0	0	0	0	0	0	0	125	\$125	\$15,625
Cafe Tables		15	20	20	0	20	0	0	0	0	0	0	0	0	0	0	60	\$500	\$30,000
Public Other Technology Station		15	0	0	0	0	0	0	0	0	3	14	0	0	0	0	17	\$850	\$14,450
Public PC Station		15	0	0	0	5	4	14	0	6	36	5	0	0	0	0	70	\$850	\$59,500
Public Station Chair		10	0	0	0	5	4	14	0	6	39	19	0	0	0	0	87	\$175	\$15,225
Express PC Station		15	0	0	0	8	4	0	0	0	0	0	0	0	0	0	12	\$1,600	\$19,200
Lounge Seating		10	0	20	4	20	40	12	0	24	70	10	0	6	0	0	206	\$1,500	\$309,000
Lounge Tables			0	10	2	5	20	0	0	10	18	5	0	3	0	0	73	\$500	\$36,500
Bench Seats		15	0	0	0	0	0	0	0	0	6	0	0	0	0	0	6	\$1,000	\$6,000
Rooftop Terrace Seating		10	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25	\$250	\$6,250
Rooftop Terrace Tables		15	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	\$450	\$5,400
Public PC		5	0	0	0	13	8	14	0	6	39	19	0	0	0	0	99	\$2,000	\$198,000
Printer Copy Stations		15	0	0	0	2	1	1	1	1	4	0	0	0	0	0	10	\$5,000	\$50,000
Catalogue Station		15	0	0	0	2	2	2	0	1	4	2	0	0	0	0	13	\$1,600	\$20,800
Accessible Furniture (WS + Chair)		15	0	0	0	1	2	2	2	2	4	2	0	0	0	0	15	\$2,000	\$30,000
Charging Stations		15	0	0	0	3	1	2	2	2	6	2	0	0	0	0	18	\$1,500	\$27,000
Public Digital Displays/LED TVs		15	0	0	0	2	1	2	2	2	6	2	0	0	0	0	17	\$5,000	\$85,000
Listening/viewing/download stations Equipment		15	0	0	0	2	6	2	0	4	4	0	0	0	0	0	18	\$4,000	\$72,000
Listening/viewing/download stations - furniture+chair		15	0	0	0	2	6	2	0	4	4	0	0	0	0	0	18	\$1,025	\$18,450
WIFI access points		20	0	2	2	2	1	1	1	1	6	1	1	1	1	0	20	\$4,000	\$80,000
Recycling Station		10	0	1	2	1	1	2	1	1	2	1	2	1	2	0	17	\$1,600	\$27,200
Self Checkouts		15	0	0	0	5	1	1	0	1	2	2	0	0	0	0	12	\$15,000	\$180,000
Security Gates		25	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	\$20,000	\$40,000

\$400
\$175
\$2,500
\$500
\$175
\$600
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\$175
\$1,600
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\$1,000
\$250
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\$600
\$1,000
\$250
\$450
\$2,000
\$5,000
\$1,600
\$2,000
\$1,800
\$1,800
\$5,000
\$4,000
\$1,025
\$4,000
\$1,600
\$15,000
\$20,000

Shelving

36" H Shelving (per single sided bay)		30	0	0	0	0	0	18	0	0	0	0	0	0	0	0	18	\$525	\$9,450
48" H Shelving (per single sided bay)		30	0	0	0	0	0	138	5	11	1	0	0	0	0	0	155	\$610	\$94,550
60" H Shelving (per single sided bay)		30	0	0	0	22	142	0	0	20	695	157	0	0	0	0	1036	\$690	\$714,840
Display/Merchandising Shelving		30	0	0	0	21	2	0	1	3	14	0	0	0	0	0	41	\$3,500	\$143,500
36" H Mobile Shelving (per single sided bay)		30	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5	\$550	\$2,750
48" H Mobile Shelving (per single sided bay)		30	0	0	0	0	0	64	0	0	0	0	0	0	0	0	64	\$660	\$42,240
60" H Mobile Shelving (per single sided bay)		30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$1,400	\$0
Microform storage cabinets		30	0	0	0	0	0	0	0	0	0	10	0	0	0	0	10	\$2,500	\$25,000
Multimedia Shelving (same as reg.)		30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$1,400	\$0
Small Digital Shelf End Display		30	0	0	0	4	4	4	0	2	8	4	0	0	0	0	26	\$500	\$13,000

\$525
\$610
\$690
\$3,500
\$550
\$660
\$1,400
\$2,500
\$1,400
\$500

\$950
\$1,150
\$1,150
\$3,500
\$1,200
\$1,200
\$1,400
\$2,400
\$1,400
\$500

Maker Space Equipment

Laser Cutters		5	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3	\$40,000	\$120,000
3-d printers		5	0	0	0	0	0	2	4	0	0	0	0	0	0	0	6	\$5,000	\$30,000
Maker PCs		5	0	0	0	0	0	2	8	0	0	0	0	0	0	0	10	\$3,000	\$30,000
Digital Recording		10	0	0	0	0	0	4	2	0	0	0	0	0	0	0	6	\$2,000	\$12,000
Video Lighting System for Digital Recording Studio	1345sqft.	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1345	\$20	\$26,900
Exhaust/Ventilation		25	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3	\$25,000	\$75,000

\$40,000
\$5,000
\$3,000
\$2,000
\$0
\$25,000

\$40,000
\$5,000
\$3,000
\$2,000
\$20
\$25,000

Cafe

Landlord Allowance for Cafe Equipment			0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	\$20,000	\$20,000
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\$20,000

\$20,000

Materials Handling Equipment

RFID Sorter & Installation		25	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$200,000	\$200,000
Conveyors & Installation (250 ft.)		25	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$250,000	\$250,000
RFID Bins		10	0	0	0	0	0	0	0	0	0	0	0	30	0	0	30	\$5,000	\$150,000
Compact Shelving FOLPA (for 200 sq. ft.)		30	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$50,000	\$50,000
Safe		30	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	\$4,000	\$8,000
Common Staff Shelving (per single bay) 72"		30	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	\$1,000	\$12,000
Filing Cabinets		30	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	\$1,000	\$4,000

\$200,000
\$250,000
\$5,000
\$50,000
\$4,000
\$1,000
\$1,000

\$150,000
\$250,000
\$5,000
\$50,000
\$4,000
\$1,000
\$1,000

Basement Service Level

Garbage Compactor		20	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$16,100	\$16,100
Lockers		25	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	\$400	\$4,800
Work Benches		25	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	\$1,500	\$3,000
Automated Scrubbers		15	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	\$18,000	\$36,000
Burnishers		20	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$3,500	\$3,500
Kubota		20	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$50,000	\$50,000

Upholstery Cleaner	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$5,000	\$5,000
Incidental Tools	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$5,000	\$5,000
Garden Tools	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$5,000	\$5,000

Town Square

Plants/Pots	5	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	\$400	\$12,000
Digital Display	10	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	\$5,000	\$25,000
Live News Feed Screens	10	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	\$10,000	\$50,000
Listening/viewing/download stations Equip	10	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	\$4,000	\$20,000
Digital Orientation	15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	\$5,000	\$10,000
Book Return Units	20	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	\$10,000	\$30,000

Parking Garage

4 Gates (Precise Parking Controls)	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	\$375,000	\$375,000
Host/Server (included in Gates)	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	\$0	\$0
Directional Signage																					1	\$10,000	\$10,000
Payment Stations (included in Gates)	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	\$0	\$0
Entry Exit Scanning Stations (included in Gates)	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	\$0	\$0
Charging Stations (Based on Glebe Parking Fac)	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	\$8,000	\$40,000
Incidental Parking Supplies (Cones, etc.)																				1	1	\$5,000	\$5,000

Exterior

Bicycle Rack	30	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	\$500	\$25,000
Benches	25	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	\$3,000	\$12,000
Display Projections	10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	\$20,000	\$60,000
Digital Signage	OK	10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	\$10,000	\$30,000
Exterior Building Sign	OK	20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	\$40,000	\$40,000
Street Building Pylon Sign		20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	\$60,000	\$60,000
Exterior Accent Lighting	Included in Hard Construction	30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Flag Poles		25	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	\$3,500	\$7,000
Garbage / Recycling		10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	\$2,000	\$6,000
Children Play equipment		5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	\$2,500	\$12,500

Fixed Interior Signage	10	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	\$75,000	\$75,000
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Totals		191	135	930	278	358	568	146	223	1351	442	218	312	338	14	7500						\$6,945,130
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\$5,000			\$5,000	\$5,000	\$5,000
\$5,000				\$5,000	\$5,000
\$5,000				\$5,000	\$5,000
\$400			\$200	\$400	\$12,000
\$5,000			\$5,000	\$5,000	\$25,000
\$10,000			\$10,000	\$10,000	\$50,000
\$4,000			\$5,000	\$4,000	\$20,000
\$5,000			\$5,000	\$5,000	\$10,000
\$10,000			\$10,000	\$10,000	\$30,000
\$375,000				\$375,000	\$375,000
\$0				\$0	\$0
\$0				\$10,000	\$10,000
\$0				\$0	\$0
\$0				\$0	\$0
\$8,000				\$8,000	\$40,000
\$5,000				\$5,000	\$5,000
\$500			\$500	\$500	\$25,000
\$3,000			\$3,000	\$3,000	\$12,000
\$20,000			\$20,000	\$20,000	\$60,000
\$10,000			\$10,000	\$25,000	\$75,000
\$50,000				\$40,000	\$40,000
\$40,000				\$60,000	\$60,000
\$3,500			\$3,500	\$3,500	\$7,000
\$2,000			\$2,000	\$2,000	\$6,000
\$2,500			\$2,500	\$3,000	\$15,000
\$75,000				\$60,000	\$60,000
				TOTAL	\$7,283,665

\$338,535

% Uplift 5%

OPL-LAC Joint Project		Lifecycle Replacement in Years																						Quantity	OPL Quantity	LAC Quantity	Shared Quantity	Unit Rate	OPL Cost	LAC Cost	Shared Cost	Total Cost			
Revised: November 8, 2016 version 4			Component 1	Component 2	Component 3	Component 4	Component 5	Component 6	Component 7	Component 8	Component 9	Component 10	Component 11	Component 12	Component 13	Component 14	Component 15	Component 16	Component 17	Component 18	Component 19	Component 20	Component 21												
Legend			Exterior Spaces	Town Square	Public Forum & Meeting	Exhibition Gallery	Library Express	Community Service	Children's Discovery	Creative Centre	Teen Centre	Adult Fiction/Non Fiction	Living Ottawa	Service Coordination	Corporate Services	Genealogy Centre	LAC Orientation	Reference Services	Reading Room	Staff Workspaces	Preservation Lab	Bldg Serv/Mat'	Bldg Serv/Mat'										Parking Facility		
OPL Spaces																																			
LAC Spaces																																			
Shared Spaces																																			
Unknown Pricing to be determined by T&T																																			
Furniture																																			
Amphitheatre Raked Seating (Bldg hard costs)	Moveable - Pulls out and goes back. Tiered seating	30	0	0	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	0	300	\$400	\$0	\$0	\$120,000	\$120,000		
Amphitheatre Lighting and Sound Grid (In Ceiling)	Grid system - support for the light and sound equipment. 600sqft	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	600	0	0	0	\$50	\$0	\$0	\$30,000	\$30,000	
Black Box Theatre Seating (stackable)		30	0	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	0	0	70	\$125	\$0	\$0	\$8,750	\$8,750	
Chairs (Stackable)		15	0	0	450	0	0	2	45	36	30	114	75	60	30	0	20	0	0	0	0	0	0	0	0	862	392	20	450	\$125	\$49,000	\$2,500	\$56,250	\$107,750	
Chairs - (Stackable) Childrens		15	0	0	0	0	0	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	75	0	0	\$125	\$9,375	\$0	\$0	\$9,375	
Stackable Chair Dollies		20	0	0	23	0	0	0	3	2	2	6	4	3	2	0	1	0	0	0	0	0	0	0	0	46	22	1	23	\$150	\$3,300	\$150	\$3,450	\$6,900	
Tables - Childrens		15	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	0	0	\$600	\$4,800	\$0	\$0	\$4,800	
Tables (30x60) 6 Persons (Foldable and wheels)		15	0	0	67	0	0	4	8	6	9	27	15	11	5	1	6	1	18	3	0	0	0	0	0	181	85	29	67	\$600	\$51,000	\$17,400	\$40,200	\$108,600	
Chair - Meeting Room Wheeled (<20 Ppl Rm)		10	0	0	0	0	0	36	6	0	24	66	26	9	9	6	0	10	0	22	0	0	0	0	0	214	176	38	0	\$175	\$30,800	\$6,650	\$0	\$37,450	
Work (Collaboration) Tables		15	0	0	0	2	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	26	4	22	0	\$650	\$2,600	\$14,300	\$0	\$16,900	
Chairs - Study		10	0	0	0	59	37	75	41	23	98	22	12	12	0	0	0	0	0	0	0	0	0	0	0	379	379	0	0	\$175	\$66,325	\$0	\$0	\$66,325	
2 to 3 Person Table		15	0	0	0	0	4	2	0	0	6	2	1	3	0	0	0	0	2	0	0	0	0	0	0	20	18	2	0	\$600	\$10,800	\$1,200	\$0	\$12,000	
Study Tables		15	0	0	0	26	23	15	10	4	15	4	0	0	4	4	0	0	0	0	0	0	0	0	0	105	97	8	0	\$600	\$58,200	\$4,800	\$0	\$63,000	
Chairs - Cafe		10	40	45	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	40	0	85	\$125	\$5,000	\$0	\$10,625	\$15,625	
Tables - Cafe		15	20	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	20	0	40	\$500	\$10,000	\$0	\$20,000	\$30,000	
Lounge Chairs		10	0	20	4	0	20	40	12	0	24	70	10	0	6	9	4	8	10	4	0	0	0	0	0	241	182	35	24	\$1,500	\$273,000	\$52,500	\$36,000	\$361,500	
Lounge Tables		10		10	2	0	5	20	0	10	18	5	0	3	4	2	4	5	2	0	0	0	0	0	0	90	61	17	12	\$500	\$30,500	\$8,500	\$6,000	\$45,000	
Bench Seats		15	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	0	0	\$1,000	\$6,000	\$0	\$0	\$6,000	
Rooftop Terrace Seating		10	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	25	\$250	\$0	\$0	\$6,250	\$6,250	
Rooftop Terrace Tables		15	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	\$450	\$0	\$0	\$5,400	\$5,400	
Tables - LAC (5' x 8') Existing to be refurbished		15	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	21	0	0	0	0	0	0	0	41	0	41	0	\$400	\$0	\$16,400	\$0	\$16,400	
Tables - LAC (5' x 10') New		15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	16	0	16	0	\$5,000	\$0	\$80,000	\$0	\$80,000	
Tables - LAC Study (4' x 5')		15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10	0	10	0	\$2,000	\$0	\$20,000	\$0	\$20,000	
Tables - LAC Preservation		15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	4	0	4	0	\$1,000	\$0	\$4,000	\$0	\$4,000	
Chairs - LAC Client Study		15	0	0	0	0	0	0	0	0	0	0	0	0	56	4	40	176	0	0	0	0	0	0	0	276	0	276	0	\$800	\$0	\$220,800	\$0	\$220,800	
Work Station - Accessible (WS + Chair)		15	0	0	0	1	2	2	2	2	4	2	0	0	0	0	0	2	0	0	0	0	0	0	0	17	15	2	0	\$2,000	\$30,000	\$4,000	\$0	\$34,000	
Staff Furniture																																			
Work Station		25	0	1	0	0	0	2	2	0	26	2	27	49	16	12	11	7	78	2	11	1	0	0	0	247	119	127	1	\$2,500	\$297,500	\$317,500	\$2,500	\$617,500	
Standing PC Work Pedestal (for Pages)		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	2	2	0	0	\$1,600	\$3,200	\$0	\$0	\$3,200	
Enclosed Office Furniture		30	0	0	0	0	0	0	0	0	0	2	6	0	0	0	0	0	9	0	2	0	0	0	0	19	10	9	0	\$4,000	\$40,000	\$36,000	\$0	\$76,000	
Chairs - Wheeled Staff		10	0	1	0	0	6	2	6	4	2	30	4	29	55	0	22	4	16	87	2	15	1	0	0	286	153	132	1	\$550	\$84,150	\$72,600	\$550	\$157,300	
Chairs - Guest		10	0	0	0	0	0	0	0	0	0	0	4	20	0	0	0	0	30	0	4	0	0	0	0	58	28	30	0	\$175	\$4,900	\$5,250	\$0	\$10,150	
Tables - OPL Board Room		25	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	\$10,000	\$10,000	\$0	\$0	\$10,000	
Tables - LAC Board Room		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	1	0	\$15,000	\$0	\$15,000	\$0	\$15,000	
Tables - LAC Meeting Room, Large		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	0	2	0	\$5,000	\$0	\$10,000	\$0	\$10,000	
Chairs - Board Room		20	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	18	0	0	0	0	0	0	30	12	18	0	\$800	\$9,600	\$14,400	\$0	\$24,000	
Credenza (Board/Meeting Rooms for 12+)		20	0	0	3	0	0	1	0	0	3	2	1	2	0	0	0	0	22	0	0	0	0	0	0	34	9	22	3	\$1,500	\$13,500	\$33,000	\$4,500	\$51,000	
Ergotron Sit-Stand PC Screen Holders		20	0	0	0	1	1	2	1	1	21	1	22	43	0	0	0	0	0	0	10	0	0	0	0	103	103	0	0	\$750	\$77,250	\$0	\$0	\$77,250	
Kitchen Table		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	5	0	0	0	0	15	5	10	0	\$650	\$3,250	\$6,500	\$0	\$9,750	
Millworked Eating Counters/Bar	Included in Hard Construction																																		
Chairs - Kitchen/Stool		15	0	0	0	0																													

Signage Analysis



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	Qty	Unit rate \$	Total Cost	Comments/ Assumptions	Unit rate \$	Total Cost	Comments/ Assumptions
Wayfinding	1	\$50,000.00	\$50,000.00	That would include tactile signage for critical location such as emergency exits and washrooms.	\$25,000.00	\$25,000.00	Wayfinding signage is about right if the library is 4 floors or less. More than that you would be looking at another \$6k per floor.
Fixed Signage	3	\$10,000.00	\$30,000.00	Assuming exterior sign boxes measuring 10' x 15'	\$10,000.00	\$30,000.00	Fixed signage is usually signage for office doors, washrooms, stairs, exits, emergency exits. Most of these will also need braille. You can estimate about \$100.00 per sign plus installation costs. Again, the number of floors plays a part. I would estimate \$2500.00 per floor, especially if there are washrooms on each.
Digital Signage	3	\$25,000.00	\$75,000.00	Assuming a message board measuring 3' x 8' with 16mm pixel resolution	\$10,000.00	\$30,000.00	Digital signage I assume means television type monitors. \$10k per setup sounds about right. This would include the video control box that contains the information supplied to the screen, plus computers for control.
Exterior Building Sign	1	\$25,000.00	\$25,000.00	Assuming a logo with individual letters not exceeding 30 letters	\$40,000.00	\$40,000.00	Exterior building signage for \$10,000 means small illuminated letters "OTTAWA PUBLIC LIBRARY" maybe 15" high. They also need to be mounted on the building not more than 20' from the ground. For bigger letters, or if they are mounted at the top of a 10 storey building, you are looking at anywhere up to \$50,000.
Street Building Pylon Sign	1	\$60,000.00	\$60,000.00	Assuming a 24' high sign without an electronic messaging board but including foundation	\$40,000.00	\$40,000.00	Pylon sign for \$20,000 could be small sized (under 20' tall) and could include a monochrome double sided electronic sign. A bigger sign could be done but with an electronic sign would be over \$20k. For a colour electronic sign you would need to add \$10k plus foundations
			\$190,000.00			\$165,000.00	