



May 20, 2021

Lynn Brooks Avni, AICP
Town Planner/Sr. Enforcement Officer, Town of New Canaan
77 Main St.
New Canaan, CT 06840

RE: Consultant Analysis – Preservation/Demolition of 1913/1930s New Canaan Library Building

Dear Ms. Avni:

Attached please find my report which addresses the questions and issues put forth in the document I received from you entitled 'Consultant Analysis'. As discussed, my task was to review the New Canaan Library's (NCL) P & Z application and the New Canaan Preservation Alliance's (NCPA) materials, and to act as a neutral unbiased resource for the P&Z Commission to help them understand the 'Pros & Cons' of saving/demolishing the old 1913 Library and 1930s addition.

Site Visit & Building Review

On Friday May 14,2021, David Goslin, architect, and principal of Crosskey Architects, toured the site and 1913/1930s portions of the building to review existing conditions. He found the building to be in very good condition and well maintained with few areas of concern. A brief outline of conditions is as follows:

Exterior

Roof Shingles and EPDM – good condition
Masonry – very good condition, minor areas need spot repointing of mortar
Windows & Doors – very good condition
Wood trim, portico, roof overhang and eaves - very good condition
Rain Leaders – very good condition
Paint – good condition, spot areas need touch-up, repainting needed within 3-5 years

Interior

Good condition but depending future user needs, may need reconfiguration or replacement

Structural Condition

Very good condition, foundations are in excellent condition and no problems were observed

Mechanical, Electrical & Plumbing

Utility services & equipment – replace once additions are removed
System distribution & fixtures - Good condition but depending future needs, may need reconfiguration or replacement

Response to Consultant Analysis Task Letter Questions

A. Review of NCL & NCPA Cost Estimates

1. ***Review the materials (including plans and narrative) submitted by the Library and determine whether the costs provided are an accurate reflection of the proposed cost to rehabilitate the 1913 and/or to demolish the structure.*** – NCL’s estimate makes some good points about planning a budget and cushioning it for unknowns that can arise during the development of the project. When planning a project, scope expansion can occur as a normal process as more information becomes known and problems/approaches to construction are thought out. Also, discoveries of unforeseen conditions can occur during project planning. It is good practice to develop early project estimates with adequate budgetary safety factors to prevent financial shortfall later in the project. However, NCL’s estimate is too high, has too much cushion and lacks detail. Refer to my estimate, Attachment A.
2. ***Review the materials submitted by the New Canaan Preservation Alliance and determine whether the costs provided are an accurate reflection of the proposed work to bring the 1913 building up to current code and make it habitable space for rent.*** – NCPA’s estimate is a more accurate estimate of the cost for renovating the 1913/1930s building. It lacks detail and specificity on the actual costs and amount of budgetary cushion included. Refer to my estimate, Attachment A.

Determine if the costs would be different if the 1913 building were to remain and only used for back of house facilities storage and maintenance. – The costs for the building exterior would be the same regardless of the interior use of the building. The cost of interior improvements is almost solely dependent on the reuse of the building. If it was used for storage, the only improvements necessary would be for modified MEP systems. Conversely, for an office, retail or restaurant use, significant interior changes and improvement would be required and desired by the new occupant. Often the cost of interior improvements to suit specific occupants are factored into the financial ‘deal’, the cost of which is born by the tenant/occupant through increased rent, mortgage, or cash contribution.

3. ***Determine if the cost of abatement provided by the Library is the same whether they preserve or demolish the 1913 building.*** – Generally, costs of abatement of most common types of hazardous materials are approximately the same for total building demolition or building preservation. A general overview is as follows:

Asbestos Containing Materials (ACM) – For total building demolition, all ACM must be abated as hazardous materials prior to building demo. If the building is to be preserved and reused, all ACM should be abated and removed. There may be some instances where ACMs such as tile, mastics, plaster, etc. could remain if encapsulated. Although encapsulation saves money initially, it usually increases building maintenance and renovation costs for the future.

Lead Based Paint (LBP) – for most building occupancies the presence of LBP does not present a problem. LBP poses a particular hazard to children under age 6, so if a building will be used by that age group, minimally encapsulation is required but complete removal is strongly recommended. LBP is a problem for that age group if they ingest it and it gets into their

bloodstream. This can happen by eating paint chips, chewing on LBP surfaces, or inhaling lead dust which could be present from wear surfaces such as operable wood window sashes, wood doors and frames, cabinet drawers, etc. If abated during demo or construction, there are 2 aspects to consider:

Worker protection – this is required for both building demo or preservation. The cost is generally the same for either project.

Material Disposal - if the building is demolished, and general construction debris can be mixed appropriately in dumpsters so the TCLP (Toxicity Characteristics Leaching Procedure) tests do not have too high a concentration of LBP, disposal of LBP adds no cost to the project. If the building is preserved, LBP items can be encapsulated adding little or no cost to the project, or they can be fully abated. Removed LBP must be captured and disposed of as hazardous materials, adding cost to a project. LBP items may also be demoed and replaced in kind. Demoed material can be treated as general construction debris pending passing TCLP tests.

Polychlorinated Biphenyls (PCBs) – The cost of abating PCB's is the same for building demo vs. preservation. If PCBs are found to be present in existing materials, they must be abated appropriately. When this testing occurs can have a significant impact on abatement costs.

Soil Contamination - The cost of managing soil contamination is generally the same for building demo vs. preservation. Depending on the type of contamination it may be allowed to remain on site or may have to be removed. In rare instances contamination could occur under a building, which if removal of soil from site is required, could add cost and complexity to a preservation project.

B. Recommendation/Feasibility of Preservation

1. Review of material submitted by the Library

- it is feasible to preserve the 1913 building in situ? - yes, it is possible to save the 1913 Library in its current location at reasonable cost and limited impact to the proposed new library.

- is the 1913 building considered intact? – It is not 100% of what it originally was when it was built in 1913 and 1930s, but most of the original building is present and many of its character defining features such as the building's form and design, exterior envelope and materials (stone, brick, windows, trim), front portico, interior wall painting, wood flooring (under the carpet) still exist. Also, 50% of the south wall and most of the west wall appear to be present based on a comparison of the current and original floor plans. In my opinion the building has enough character defining features left to make it culturally, educationally, economically, and environmentally beneficial to the Town and is therefore 'intact'.

-have any parts have been removed and/or replaced with modern materials? – Yes, some of the original elements have been removed over the course of the building's life. Synthetic Roof slates have replaced what was probably original slate roofing. Front portico columns are reported to be fiberglass replicas of the original wood columns. Half of the South wall was removed when the 1979 addition was added. Many of the interior walls, doors and

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trim were removed. Some of the interior features, like the wood flooring, have been covered. A new steel and concrete stair leads to the basement in the approximate location of the original stair.

-is the building worth preserving? –Yes. The building retains many of its character defining features, is in very good condition and provides many benefits listed below in item #2, 'Pros'.

- If yes, clarify what would be required to preserve the building. – See Attachment A for my scope and cost estimate.

2. ***Provide pros and cons of preserving the 1913 library building in place:***

Pros:

- 1) provides a sense of place, community pride and identity distinct from other places
- 2) maintains stylistic diversity to New Canaan's Architecture
- 3) maps or references the Town's history of land development over time
- 4) part of the Town's local heritage connecting us to the past creating a sense of community
- 5) association with significant events, activities and people
- 6) has unique characteristics that can be difficult to replicate in new buildings.
- 7) exemplifies period building techniques and materials that were used.
- 8) provides an opportunity for study & learning through tangible embodiment of past design, construction materials and techniques
- 9) provides a reference for study on influences on present day
- 10) grants and funding for historic preservation projects are available from the State of Connecticut to help reduce cost of renovations

Cons:

- 1) reduces the new 'Town Green' size, reducing the size of seasonal outdoor events
- 2) achieving economic benefit of preservation requires time & effort to create and implement
- 3) must find a marketable use for the building, end user or buyer
- 4) if passive stormwater infiltration is a viable solution (which must be confirmed through civil engineering) saving the 1913 library would reduce available area for storm water infiltration, thereby reducing the degree of sustainability

C. Opinion of Scope of Work & Cost of preservation

1. ***Outline the costs (a range is helpful) to retrofit the 1913 building*** – See Attachment A for my scope and cost estimate. It is possible to preserve the building for less than the total estimate by just addressing the exterior shell scope of work, structural improvements and basic HVAC needs. Also, my estimate envisions a simple basic interior fit-out, which could change depending on a specific tenant's or user's needs. Often, the tenant fit-out of a building's interior is financed by the tenant, so it should not impact the costs of my estimate. My estimate is based on recent construction cost information on similar projects completed in the last 12 months. At the end of

my estimate on Line #68, I have added a 10% escalation factor to compensate for future rise in material costs.

Annual Maintenance & Operating Costs – Annual maintenance and operating costs vary and are dependent on the new use/occupancy of the building. For example, given the same building, a storage use costs less to maintain and operate than a restaurant use.

Maintenance and operating costs for the same use in a new building vs. a newly renovated building are approximately the same. One exception could be that the utility costs are higher in an older building. But if the building is newly renovated the building envelope can be thermally improved and new energy efficient equipment added minimizing or eliminating a difference in energy usage.

Maintenance and Operating expenses can be incorporated into the lease rate, recuperated, or paid directly by tenant/occupant and may include the following:

- Utilities – gas, water, phone/internet and electricity.
- Daily Maintenance - costs to keep the building functioning, maintained & clean
- Professional building management fees.
- Property taxes
- Costs of supplies, landscaping, cleaning, and janitorial services.
- Insurance premiums and deductibles.
- Labor costs, legal fees, and accountant fees.

Long term maintenance costs for items such as exterior painting, reroofing, equipment replacement, etc. must be budgeted for annually based on the long-term life cycle of the items and their eventual replacement costs. For the 1913/1930s Building, based on its very good condition and planned renovations per Attachment A, I estimate the following life:

EPDM Roofing – 20 years

Synthetic Roof Shingles – 20 years

Stone & Brick – 100 years

Wood Windows – 50 years

Wood Trim & Cornices - 50 years

Exterior Paint – 8 years

Interior items – these will change with each building tenant/user

MEP Systems – 20 years

1. **Estimate the costs to move the building. Outline typical anticipated relocation scope of work.**
– Moving the building to a new location greatly reduces the cultural value of the building. Its presence on its original site, in its original context has meaning as described above in ‘B.2 Pros’. By moving the building to a different site, the building loses some of its historical significance and cultural value. Estimated scope and cost for moving the building is included in Attachment B, which assumes moving to a nearby site. Costs can vary greatly depending on the new site’s location and number of obstacles along the travel path. The estimate does not include the cost of acquiring the new site.

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- 2. If demolished, can the 1913/1930s Library be somehow memorialized?** – If the old library is demolished, a memorial could be designed to recall the building's location or some aspect(s) of the building, like its history, significance, materials, etc. The success, strength and meaning of a memorial will depend on the creativeness and quality of the design and its ability to keep remembrance of the old library alive. But in the end, it's just a memorial and does not embody the meaning, cultural and educational value of the historic building.

Please feel free to contact me with any questions regarding the above or any further questions you may have on this matter. I hope I have been of some assistance in clarifying the issues. Thank you for this opportunity.

Sincerely,

A handwritten signature in blue ink that reads "William W. Crosskey II". The signature is written in a cursive style with a small flourish at the end.

William W. Crosskey II, AIA LEED AP
Founder



PRELIMINARY PROJECT COST SUMMARY (Construction Schedule of Values) - Attachment A

PROJECT	Preservation of 1913/1930s New Canaan Library	Date	20-May-21
Number of Buildings	1	Location	New Canaan, CT
Total Project Square Footage (GSF)	3,734		

LINE	DIV.	DIV./TRADE ITEM	ESTIMATED COST	REMARKS
1	2	Building Demolition	(\$112,000)	Credit for 100% building demolition (taken from Turner Construction Estimate)
2	2	Environmental	\$0	Already part of NCL new construction scope
3	2	Grading & Excavation	\$5,000	At new rear entry
4	2	Site Utilities	\$12,000	New connections to existing onsite Utilities
5	2	Paving, Walks & Signs	\$85,000	Paving and walks per Simpson Plan. Credit from NCL?
6	2	Unusual Site Conditions	\$0	
7	2	Lawns & Plantings	\$50,000	Plantings per Simpson Plan. Credit from NCL?
8	2	Temporary Shoring	\$5,000	Allowance as needed
9	2	Selective Demolition	\$14,400	At addition connections, interior demo
10	2	Allowance for Division 2	\$0	
11	3	Concrete	\$5,000	For new rear entry
12	3	Allowance for Division 3	\$0	
13	4	Masonry	\$175,000	Rebuild South Wall, reopen West wall openings, scaffolding, misc repointing & repairs
14	4	Allowance for Division 4	\$0	
15	5	Metals	\$11,000	Loose lintels for masonry openings, dunnage for RTU's
16	5	Allowance for Division 5	\$0	
17	6	Rough Carpentry	\$39,500	rough framing for partitions, roof eave reconstruction, new rear entrance canopy
18	6	Finish Carpentry	\$44,400	trim, roof eave reconstruction
19	6	Allowance for Division 6	\$0	
20	7	Moisture Protection	\$1,000	
21	7	Insulation	\$0	
22	7	Roofing	\$44,000	new EPDM flat roof, new shingles at roof edge
23	7	Sheet Metal	\$3,000	gutters & downspouts
24	7	Siding	\$0	
25	7	Allowance for Division 7	\$0	
26	8	Doors & Hardware	\$11,000	New Exterior Rear Doors, Interior doors, hardware
27	8	Windows & Glazing	\$40,000	New Windows at South & West Walls
28	8	Allowance for Division 8	\$0	
29	9	Acoustical Tile	\$0	
30	9	Drywall & Plaster	\$26,000	New drywall ceilings & walls, plaster repairs
31	9	Ceramic Tile	\$2,000	Bathroom floor
32	9	Wood Flooring	\$27,500	New wood flooring & refinish existing flooring where salvageable
33	9	Resilient Flooring	\$0	
34	9	Painting	\$40,000	Paint new roof eave, repaint existing trim and interior painting for tenant it-out
35	9	Carpet	\$0	
36	9	Allowance for Division 9	\$0	
37	10	Unit AC and/or Sleeves	\$0	
38	10	Specialties	\$3,000	Bathroom Accessories
39	10	Allowance for Division 10	\$0	
40	11	Special Equipment (Specify)	\$0	
41	11	Cabinets & Vanities	\$2,500	ADA vanity and countertop
42	11	Appliances	\$0	
43	11	Allowance for Division 11	\$0	
44	12	Blinds, Shades & Artwork	\$0	
45	12	Allowance for Division 12	\$0	
46	13	Fire Suppression	\$37,340	Depending on occupancy, this may not be needed
47	13	Allowance for Division 13	\$0	
48	14	Elevators	\$0	
49	14	Allowance for Division 14	\$0	
50	22	Plumbing	\$12,500	New plumbing for Bathroom
51	23	Hydronic Heating	\$0	
52	23	HVAC	\$40,000	New heating & cooling system
54	23	Allowance for Division 23	\$0	
55	26	Electrical	\$80,000	New electrical service, panels, wiring and fixtures and new fire alarm system throughout
56	26	Allowance for Division 26	\$0	
57		TOTAL IMPROVEMENTS	\$704,140	
58	1	General Requirements	\$41,750	
59		SUBTOTAL (Lines 57 & 58)	\$745,890	
60		Builder's Overhead & Profit (10%)	\$70,414	
61		SUBTOTAL (Lines 59 & 60)	\$816,304	
62		Building Permit & Other Fees (Specify)	\$38,579	
63		Bond Premium	\$8,979	
64		SUBTOTAL (Lines 61, 62 & 63)	\$863,862	
65		Architecture & Engineering	\$81,630	10% of line 64
66		Contingency (10%)	\$86,386	For unforeseen conditions & construction phase contingency
67		SUBTOTAL (Lines 64, 65 & 66)	\$1,031,878	
68		Future Material Escalation (10%)	\$103,188	
69		Planning Contingency (25%)	\$215,965	For scope development and expansion during project planning
70		TOTAL	\$1,351,032	

PRELIMINARY COST ESTIMATE - Attachment A

Project

Preservation of 1913/1930s New Canaan Library

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DIVISION		TRADE ITEM	QUANTITY	COST	TOTAL
01 GENERAL REQUIREMENTS					
General Requirements	Project Manager		1	\$10,000.00	\$10,000.00
	Superintendent		1	\$10,000.00	\$10,000.00
	Secretary		0	\$0.00	\$0.00
	Vehicle Expense		1	\$3,000.00	\$3,000.00
	Travel Expense		0	\$0.00	\$0.00
	Snow Removal		1	\$1,500.00	\$1,500.00
	OSHA Protection		1	\$500.00	\$500.00
	Survey & Layout (Site & Bldg.)		0	\$0.00	\$0.00
	Weather Protection		1	\$2,500.00	\$2,500.00
	Project Photographs		0	\$0.00	\$0.00
	Dumpster (40CY)		8	\$1,000.00	\$8,000.00
	Record Drawings		0	\$0.00	\$0.00
	Broken Glass Repair		0	\$0.00	\$0.00
	Temporary Toilets - one for less than 10 occ.		10	\$75.00	\$750.00
	Temporary Fencing		1	\$500.00	\$500.00
	Temporary Heat (Winter Cond'n)		1	\$1,000.00	\$1,000.00
	Temporary Power, 11.8 KWH /mo.		1	\$1,000.00	\$1,000.00
	Temporary Light, lamps, wiring, outlets		1	\$1,000.00	\$1,000.00
	Temporary Office		0	\$0.00	\$0.00
	Temporary Telephone		0	\$0.00	\$0.00
	Temporary Fire Protection		0	\$0.00	\$0.00
	Concrete Testing		1	\$500.00	\$500.00
	Masonry Mix Testing		1	\$500.00	\$500.00
Construction Sign		0	\$0.00	\$0.00	
Materials Storage		1	\$1,000.00	\$1,000.00	
SUBTOTAL:					\$41,750.00
TOTAL FOR GENERAL REQUIREMENTS:					\$41,750.00
02 SITE WORK					
Building Demolition	Building Demolition		1	-\$112,000.00	-\$112,000.00
	SUBTOTAL:				
Environmental	Lead-Based Paint Removal				\$0.00
	Urban Fill Removal & Disposal				\$0.00
	Asbestos Removal				\$0.00
SUBTOTAL:					\$0.00
Grading & Excavation	Exterior Excavation				\$0.00
	Exterior Backfill		1	\$5,000.00	\$5,000.00
					\$0.00
SUBTOTAL:					\$5,000.00
Site Utilities	Water Supply & Trenching		1	\$4,000.00	\$4,000.00
	Electrical, Cable TV		1	\$4,000.00	\$4,000.00
	Sanitary Pipe, Trenching & Structures		1	\$4,000.00	\$4,000.00
SUBTOTAL:					\$12,000.00
Paving	Bituminous Paving & Curbing		5,000	\$15.00	\$75,000.00

Walks &	Walks	1,000	\$10.00	\$10,000.00
	Signs			\$0.00
SUBTOTAL:				\$85,000.00

Unusual Site Conditions				\$0.00
				\$0.00
SUBTOTAL:				\$0.00

Lawns & Planting	Topsoil			\$0.00
	Seeding & Sodding			\$0.00
	Plantings	1	\$50,000.00	\$50,000.00
SUBTOTAL:				\$50,000.00

Dismantle/ Shore Building	Dismantle, number, store materials			\$0.00
	Lifts			\$0.00
	Temporary Supports	1	\$5,000.00	\$5,000.00
				\$0.00
SUBTOTAL:				\$5,000.00

Selective Demolition	Addition Connections	128	\$75.00	\$9,600.00
	Interior Finishes	64	\$75.00	\$4,800.00
				\$0.00
SUBTOTAL:				\$14,400.00

Allowance for Division 2 Site Work			\$0.00
Allowance Scope			

TOTAL FOR SITE WORK:	\$59,400.00
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03 CONCRETE

Concrete	Pad & foundation - new rear entrance canopy	1	\$5,000.00	\$5,000.00
				\$0.00
SUBTOTAL:				\$5,000.00

Allowance for Division 3 Concrete	0		\$0.00
Allowance Scope			

TOTAL FOR CONCRETE:	\$5,000.00
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04 MASONRY

Masonry	Masonry Repairs/Repointing	3,000	\$15.00	\$45,000.00
	Rebuild SW Wall & 2 Piers at South & West Walls	500	\$200.00	\$100,000.00
	Scaffolding	1	\$15,000.00	\$15,000.00
	Reopen original openings on South & West Walls	200	\$75.00	\$15,000.00
SUBTOTAL:				\$175,000.00

Allowance for Division 4 Masonry			\$0.00
Allowance Scope			

TOTAL FOR MASONRY:	\$175,000.00
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05 METALS

Metals	Loose Lintels at openings	6	\$1,000.00	\$6,000.00
	Dunnage & Beams for new RTUs	1	\$5,000.00	\$5,000.00
SUBTOTAL:				\$11,000.00

Allowance for Division 5 Metals			\$0.00
Allowance Scope			

TOTAL FOR METALS:	\$11,000.00		
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06 CARPENTRY

Rough	Interior Partitions	1	\$5,000.00	\$5,000.00
	Roof eave framing repairs at former additions	150	\$70.00	\$10,500.00
	Repairs to roof sheathing	1,500	\$6.00	\$9,000.00
	New Rear Entrance Canopy	1	\$15,000.00	\$15,000.00
				\$0.00
				\$0.00
SUBTOTAL:				\$39,500.00

Finish Carpentry	Rebuild Roof Fascia & Soffit	1	\$20,000.00	\$20,000.00
	New Rear Entrance Canopy	1	\$10,000.00	\$10,000.00
	New Window & Door Trim - Exterior	18	\$400.00	\$7,200.00
	New Window & Door Trim - Exterior	18	\$400.00	\$7,200.00
SUBTOTAL:				\$44,400.00

Allowance for Division 6 Carpentry			\$0.00
Allowance Scope			

TOTAL FOR CARPENTRY:	\$83,900.00		
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07 THERMAL & MOISTURE PROTECTION

Moisture Protection	Misc.	1	\$1,000.00	\$1,000.00
		0	\$0.00	\$0.00
				\$0.00
SUBTOTAL:				\$1,000.00

Insulation				\$0.00
				\$0.00
SUBTOTAL:				\$0.00

Roofing	Replace roof edge with new shingles	1,500	\$15.00	\$22,500.00
	Roof at new rear entry	150	\$10.00	\$1,500.00
	New EPDM at Flat roof	800	\$25.00	\$20,000.00
SUBTOTAL:				\$44,000.00

Sheet Metal	Gutters and Leaders	1	\$2,500.00	\$2,500.00
	Misc. Flashing	1	\$500.00	\$500.00
SUBTOTAL:				\$3,000.00

Siding				\$0.00
				\$0.00
SUBTOTAL:				\$0.00

Allowance for Division 7 Thermal & Moisture			\$0.00
Allowance Scope			

TOTAL FOR THERMAL & MOISTURE PROTECTION:	\$48,000.00		
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08 DOORS & WINDOWS

Doors & Hardware	Exterior Doors	2	\$2,500.00	\$5,000.00
	Interior Doors	10	\$500.00	\$5,000.00
	Hardware	10	\$100.00	\$1,000.00
SUBTOTAL:				\$11,000.00

08 DOORS & WINDOWS Cont.

Windows	Windows for South & West Walls	16	\$2,500.00	\$40,000.00
				\$0.00
SUBTOTAL:				\$40,000.00

Allowance for Division 8 Doors & Windows				\$0.00
Allowance Scope				

TOTAL FOR DOORS & WINDOWS:				\$51,000.00
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09 FINISHES

Acoustical Tile		0	\$0.00	\$0.00
SUBTOTAL:				\$0.00

Drywall & Plaster	New Drywall at walls	1,500	\$4.00	\$6,000.00
	New Drywal at ceilings	2,500	\$4.00	\$10,000.00
	Plaster Repairs	1	\$10,000.00	\$10,000.00
				\$0.00
SUBTOTAL:				\$26,000.00

Tile Flooring	Bathroom Tile	100	\$20.00	\$2,000.00
				\$0.00
SUBTOTAL:				\$2,000.00

Wood Flooring	Repair & Refinish	1,500	\$5.00	\$7,500.00
	New Wood Flooring	2,000	\$10.00	\$20,000.00
SUBTOTAL:				\$27,500.00

Res. Flooring		0	\$0.00	\$0.00
SUBTOTAL:				\$0.00

Painting	Interior painting and new roof overhang	1	\$20,000.00	\$20,000.00
	Exterior Painting - new and existing trim & windows	1	\$20,000.00	\$20,000.00
SUBTOTAL:				\$40,000.00

		0	\$0.00	\$0.00
SUBTOTAL:				\$0.00

Allowance for Division 9 Finishes				\$0.00
Allowance Scope				

TOTAL FOR FINISHES:				\$95,500.00
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10 SPECIALTIES

Unit A/C				\$0.00
SUBTOTAL:				\$0.00

Specialties	Bath Accessories	1	\$3,000.00	\$3,000.00
				\$0.00
SUBTOTAL:				\$3,000.00
Allowance for Division 10 Specialties				\$0.00
Allowance Scope		(describe here)		

TOTAL FOR SPECIALTIES:				\$3,000.00
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11 EQUIPMENT

Special Equip.		0	\$0.00	\$0.00
				\$0.00
SUBTOTAL:				\$0.00

Cabinets & Vanities	Bath Vanity & Countertop	1	\$2,500.00	\$2,500.00
				\$0.00
SUBTOTAL:				\$2,500.00

Kitchen Appliances				\$0.00
				\$0.00
SUBTOTAL:				\$0.00

Allowance for Division 11 Equipment				\$0.00
Allowance Scope		(describe here)		

TOTAL FOR EQUIPMENT:				\$2,500.00
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12 FURNISHINGS

Furnishing				\$0.00
				\$0.00
SUBTOTAL:				\$0.00

Allowance for Division 12 Furnishings				\$0.00
Allowance Scope		(describe here)		

TOTAL FOR FURNISHINGS:				\$0.00
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13 SPECIAL CONSTRUCTION

Special Construction	Fire Suppression	3,734	\$10.00	\$37,340.00
		0	\$0.00	\$0.00
				\$0.00
SUBTOTAL:				\$37,340.00

Allowance for Division 13 Special Construction				\$0.00
Allowance Scope		(describe here)		

TOTAL FOR SPECIAL CONSTRUCTION:				\$37,340.00
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14 CONVEYING SYSTEM

Conveying Sys	Elevator	0	\$0.00	\$0.00
				\$0.00
SUBTOTAL:				\$0.00

Allowance for Division 14 Conveying System				\$0.00
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Allowance Scope	(describe here)
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TOTAL FOR CONVEYING SYSTEM:	\$0.00
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22 Plumbing

Rough Plumbing	New Rough-in	1	\$7,500.00	\$7,500.00
		0	\$0.00	\$0.00
		0	\$0.00	\$0.00
SUBTOTAL:				\$7,500.00

Finish Plumbing	New bathroom fixtures	1	\$5,000.00	\$5,000.00
		0	\$0.00	\$0.00
				\$0.00
SUBTOTAL:				\$5,000.00

Allowance for Division 22 Plumbing	0		\$0.00
Allowance Scope			

23 HVAC

Hydronic Heating				\$0.00
				\$0.00
SUBTOTAL:				\$0.00

Heating Ventilation A/C	New HVAC System	1	\$40,000.00	\$40,000.00
		0	\$0.00	\$0.00
		0	\$0.00	\$0.00
				\$0.00
SUBTOTAL:				\$40,000.00

Allowance for Division 23 HVAC	0		\$0.00
Allowance Scope			

TOTAL FOR PLUMBING & HVAC:	\$52,500.00
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26 Electrical

Rough Electrical	New Electrical service, panels & wiring	1	\$35,000.00	\$35,000.00
		0	\$0.00	\$0.00
		0	\$0.00	\$0.00
SUBTOTAL:				\$35,000.00

Finish Electrical	Fixtures & Finish	1	\$30,000.00	\$30,000.00
	Alarm System	1	\$15,000.00	\$15,000.00
				\$0.00
SUBTOTAL:				\$45,000.00

Allowance for Division 16 Electrical	0		\$0.00
Allowance Scope			

TOTAL FOR ELECTRICAL:	\$80,000.00
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TOTAL FOR ALL DIVISIONS (2-16):	\$704,140.00
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% of Total

5.9%	GENERAL REQUIREMENTS (Div. 01 from above)	\$41,750.00	\$41,750.00
10.0%	OVERHEAD & PROFIT		\$70,414.00
	SUBTOTAL:		\$112,164.00

Misc. Items:	BUILDING PERMIT		\$20,619.84
	INSURANCE		\$17,958.69
	BOND PREMIUM		\$8,979.34
	SUBTOTAL:		\$47,557.87
GRAND TOTAL OF ALL COSTS:			\$863,861.87

ATTACHMENT B

		Crosskey Architects LLC 750 Main St Hartford, CT 06103 860 724 3000	
		5/20/2021	
Scope & Cost for Moving the 1913/1930s New Canaan Library to a New Site			
	ESTIMATE	NOTES	
Building Move Costs			
Excavate around building	\$25,000	Trench around building; excavate and create ramp, processed stone; backfill	
Disconnect Utilities	\$2,500		
Selective Demolition	\$15,000	Remove front entry portico	
Building Move	\$250,000	includes shoring as needed	
	\$292,500		
Route Relocation Costs			
Drop Overhead Utility Lines	\$15,000	Electric, Cable, Phone	
Street lights - Electric Co.	\$18,000	allowance for 20 street lights along route by Electric Co	
Traffic Signals - Public Works Dept	\$10,000	3 signals assumed	
Police for traffic control	\$10,000		
Steel plates on street	\$2,500	Place steel plates at potential soft spots on street	
Tree Trimming	\$5,000	Trim trees along route	
	\$60,500		
Work at New Location			
Excavation & Backfill	\$40,000		
New Underground Utilities	\$25,000		
New Concrete Foundation	\$75,000		
New Wood Floor structure	\$15,000		
Masonry Repairs	\$10,000		
Rebuild Front Portico	\$25,000		
	\$190,000		
General Requirements			
Permits	\$2,500	Traffic, Oversized load, Moving, Obstruction Permits	
Insurance	\$0	Insured under liability policy of Building Mover	
Architecture & Structural Engineering	\$25,000	Design of new floor and foundation	
	\$27,500		
SUBTOTAL	\$570,500		
General Conditions (5%)	\$28,525		
OH & P (10%)	\$57,050		
Future Material Escalation (10%)	\$57,050		
TOTAL MOVE COSTS	\$713,125		