



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
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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	
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					
2.01	Prime Consultant Fees	(9.00%)	of line 1.09	\$8,615,000.00	Based Design Bid Build project delivery (4 month for RFP, 12 months to develop drawings). Expected to be mid Summer 2018 in the ground. 24 months construction time line.
2.02	Disbursements	Inc in 3.01			Included in 3.01
	2.00 Consulting Budget Total		502392	\$8,615,000.00	
3.00 DEVELOPMENT BUDGET					
3.01	Special & Client Assigned Consultants	(4.00%)	502331	\$3,830,000.00	Misc. consultants - Environmental/ Acoustical etc. Allowance based on historic numbers Includes disbursements
3.02	Testing and Inspection	Inc 3.01		502671	Included in 3.01
3.03	Development Fees		502912		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
3.04	Building Permit Fee	\$1.42 sqft	502665	\$191,000.00	\$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	(1.0%)	of line 1.09	506180	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	workstations and soft seating		506173	\$7,263,665.00
3.09	Packing and Moving		502901	\$300,000.00	Decanting costs. Move existing books, staff etc.
3.10	Utilities - Hydro		503502	\$250,000.00	Allowance for associated costs with the transformer from Hydro company before even tenders go out.
3.11	Project Manager		502672	\$1,225,000.00	Based on \$25,000/ month over 49 months
3.12	Legal Fees (if applicable)		502320	\$200,000.00	To account for contract award. Vetted through legal. Standalone - OPL Only
3.14	Soft Costs Contingency	(1.50%)	503550	\$1,872,000.00	Used as a contingency for all above development cost unknowns.
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: I - OPL & LAC + Exemplar Site

1.00 CONSTRUCTION BUDGET					Amount	Comments
	Construction Items	Qty				
1.01	Construction Budget	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 503501	\$138,561,000.00	
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. 30 months construction time line.
2.01	Prime Consultant Fees	(9.00%)		of line 1.09	\$12,470,000.00	
2.02	Disbursements	Inc in 3.01				
	2.00 Consulting Budget Total			502392	\$12,470,000.00	
3.00 DEVELOPMENT BUDGET						
						Misc consultants - Environmental/ Acoustical etc. Allowance based on historic numbers Includes disbursements
3.01	Special & Client Assigned Consultants	(4.00%)		0	502331	\$5,542,000.00
3.02	Testing and Inspection	Inc 3.01			502671	Included in 3.01
						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
3.03	Development Fees				502912	\$1,906,416.46
						\$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	\$306,000.00
3.06	Art in Public Spaces (OPL only)	(1.0%)		of line 1.09	506180	\$856,000.00
						MANDATORY: Use 1% of hard costs (inc dury fees, project admin)
3.07	IT / Telecom infrastructure and equipment				502131	\$431,000.00
						For IT closets on every floor and Server Equipment Only. Cabling included in Hard Construction
3.08	Furniture, Equipment and Technology				506173	\$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				502901	\$500,000.00
						Decanting costs. Move existing books, staff etc.
3.10	Utilities - Hydro				503502	\$250,000.00
						Allowance for associated costs with the transformer from Hydro company before even tenders go out.
3.11	Project Manager				502672	\$1,375,000.00
						Based on \$25,000/ month over 55 months To account for contract award. Vetted through legal. OPL/LAC required more because of partnership arrangement.
3.12	Legal Fees (if applicable)				502320	\$300,000.00
3.13	Soft Costs Contingency	(1.50%)			503550	\$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	1.76%				\$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

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

OPL & LAC on Exemplar Site

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

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.

OPL & LAC on Exemplar Site

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

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.

OPL & LAC on Exemplar Site

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

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

OPL & LAC on Exemplar Site

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

		Lifecycle Replacement in Year																		Total			
		Component 1 Exterior Spaces	Component 2 Town Square	Component 3 Public Forum	Component 4 Library Express	Component 5 Community Services	Component 6 Children's Discovery	Component 7 Creative Centre	Component 8 Teen Centre	Component 9 Adult	Component 10 Living Ottawa	Component 11 Service Coordination	Component 12 Corporate Services	Component 13 Bldg Serv/Mat'l Handling	Component 14 Parking Facility	Quantity	Unit Rate	Total Cost	Unit Rate				
Meeting Rooms																							
Projectors		10	0	0	5	0	0	2	2	1	3	1	1	2	0	0	17	\$5,000	\$85,000	\$5,000			
Sound System		20	0	0	3	0	0	1	0	1	0	0	0	1	0	0	6	\$20,000	\$120,000	\$20,000			
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			
Theatre Lighting System		30	0	0	2	0	0	0	0	1	0	0	0	0	0	0	3	\$30,000	\$90,000	\$30,000			
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)	Moveable - Pulls out and goes back. Tiered seating	30	0	0	200	0	0	0	0	0	0	0	0	0	0	0	200	\$400	\$80,000				
Amphitheatre Lighting and Sound Grid (In Ceiling)	Grid system - support for the light and sound equipment. 600sqft																600	\$50	\$30,000				
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			
Board Room Chairs		20	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	\$800	\$9,600	\$800			
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			
Chairs (Stackable)		15	0	0	400	0	2	45	36	30	114	75	60	30	0	0	792	\$125	\$99,000	\$125			
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			
Stackable Chair Dollies		20	0	0	20	0	0	3	2	2	6	4	3	2		0	42	\$150	\$6,300	\$150			
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			
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			
Cloak Room (250 people)	Included in Hard Construction		0	0	0	0	0	0	0	0	0	0	0	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			
Project/Training Lab Tables		15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$600	\$0	\$600			
Project/Training Lab Chairs		15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$175	\$0	\$175			
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				
Bussing Carts		15	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	\$400	\$1,600	\$400			
Chafing dishes		15	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	\$700	\$2,800	\$700			
Stainless steel centre counter and handsink - freestanding		30	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$4,500	\$4,500	\$4,500			
Steamer		20	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	\$8,000	\$24,000	\$8,000			
Warmers		20	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	\$2,500	\$7,500	\$2,500			
Holding cabinets		25	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	\$2,500	\$7,500	\$2,500			
Commercial Reach-in Fridges		20	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$9,500	\$9,500	\$9,500			
Commercial Reach-in Freezer		20	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$12,000	\$12,000	\$12,000			
Wire Shelving		30	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	\$350	\$1,400	\$350			
Sundries, equipment,pots, utensiles, etc.		30	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$20,000	\$20,000	\$20,000			
Grease Interceptor		30	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$5,500	\$5,500	\$5,500			
Demonstration Kitchen:																							
Commercial Reach-in Fridges		20	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$9,500	\$9,500	\$9,500			
Commercial Reach-in Freezer		20	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$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	0	2	\$6,500	\$13,000	\$6,500			
Microwaves		10	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6	\$500	\$3,000	\$500			
Commercial Dishwasher		20	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$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	0	2	\$12,000	\$24,000	\$12,000			
Stainless steel Dishable w pre-rinse sink - freestanding		10	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$2,500.00	\$2,500	\$2,500.00			
Grease Interceptor		10	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$5,500.00	\$5,500	\$5,500.00			
Fire Suppression System		15	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	\$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	0	1	\$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				
Security																							
Security Workstations		25	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	\$2,500	\$2,500	\$2,500			
Security Workstation chairs		10	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	\$550	\$550	\$550			
CCTV Display Consoles		15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	\$5,000	\$10,000	\$5,000			
Security PCs		5	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	\$2,000	\$4,000	\$2,000			
Security Technology		20	0		0	0	0	0	0	0	0	0	0	0	0	0	1	\$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			
Hotelling Work Station		25	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3	\$2,500	\$7,500	\$2,500			
FOLPA Workstations		25	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	\$2,500	\$5,000	\$2,500			
Standing PC Work Pedestal (for Pages)		20	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	\$1,600	\$3,200	\$1,600			
Enclosed Office Furniture		30	0	0	0	0	0	0	0	0	0	0	2	6	2	0	10	\$4,000	\$40,000	\$4,000			
Staff Chairs wheeled		10	0	0	0	3	1	5	3	1	28	3	29	55	15	0	143	\$550	\$78,650	\$550			
Work (Collaboration) Tables		15	0	0	0	0	0	0	0	0	0	0	2	2	0	0	4	\$650	\$2,600	\$650			
Work Table Chairs		10	0	0	0	0	0	0	0	0	0	0	12	12	0	0	24	\$175	\$4,200	\$175			
Guest Chairs		10											4	20	4	0	28	\$175	\$4,900	\$175			
Lockers		30	0	0	0	0	0	0	0	0	0	0	0	54	0	0	54	\$400	\$21,600	\$400			
Staff PCs		5	0	0	0	0	0	1	0	0	0	4	3	0	0	2	10	\$2,000	\$20,000	\$2,000			
Ergotron Sit-Stand PC Screen Holders		20	0	0	0	1	1	2	1	1	21	1	22	43	10	0	103	\$750	\$77,250	\$750			
Filing Cabinets (incl. Storage)		30	0	0	0	0	0	0	2	10	0	0	0	13	5	0	30	\$1,000	\$30,000	\$1,000			
Print Stations		10	0	0	0	0	0	1	0	0	0	1	2	2	1	0	7	\$5,000	\$35,000	\$5,000			
Quiet Room/First Aid furnishings (incl. bed)		20	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	\$5,000	\$5,000	\$5,000			
Book Trucks		15	0	0	0	0	0	0	0	0	0	0	0	0	100	0	100	\$550	\$55,000	\$550			
Kitchenettes/ Break room: (assumes millwork in hardcosts):																							
Kitchen Tables		15	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	\$650	\$3,250	\$650			
Kitchen Chair/Stool		15	0	0	0	0	0	0	0	0	0	0	16	20	30	0	66	\$125	\$8,250	\$125			
Millworkd Eating Counters/Bar	Assume 10m												2	2	0	0	4	1200	4800				
Fridges		25	0	0	0	0	0	0	0	0	1	2	3	2	0	0	8	\$1,500	\$12,000	\$1,500			
Microwaves		10	0	0	0	0	0	0	0	0	1	2	4	2	0	0	9	\$250	\$2,250	\$250			

Children Discovery Centre

Entrance Feature		25	0	0	0	0	0	1	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	1	\$25,000	\$25,000
Stackable Childrens Chairs		15	0	0	0	0	0	75	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	8	\$600	\$4,800
Programming Material - Cushions		5	0	0	0	0	0	20	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	8	\$5,000	\$40,000

Living Ottawa

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

Public Seating Areas

Service Point Staff Stool		10	0	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	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	0	2	1	1	1	1	2	1	0	0	0	0	9	\$2,500	\$22,500
Public Staff Ipads		4	0	0	0	0	3	1	1	1	1	2	2	0	0	0	0	11	\$500	\$5,500
Study Chairs		10	0	0	0	0	52	32	60	40	16	60	16	0	0	0	0	276	\$175	\$48,300
Study Tables		15	0	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	0	125	\$125	\$15,625
Cafe Tables		15	20	20	0	20	0	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	0	3	14	0	0	0	0	17	\$850	\$14,450
Public PC Station		15	0	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	0	5	4	14	0	6	39	19	0	0	0	0	87	\$175	\$15,225
Express PC Station		15	0	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	0	206	\$1,500	\$309,000
Lounge Tables			0	10	2	5	20	0	0	0	10	18	5	0	3	0	0	73	\$500	\$36,500
Bench Seats		15	0	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	0	25	\$250	\$6,250
Rooftop Terrace Tables		15	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	\$450	\$5,400
Public PC		5	0	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	0	2	1	1	1	1	4	0	0	0	0	0	10	\$5,000	\$50,000
Catalogue Station		15	0	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	0	1	2	2	2	2	4	2	0	0	0	0	15	\$2,000	\$30,000
Charging Stations		15	0	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	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	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	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	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	0	17	\$1,600	\$27,200
Self Checkouts		15	0	0	0	5	1	1	0	1	2	2	0	0	0	0	0	12	\$15,000	\$180,000
Security Gates		25	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	\$20,000	\$40,000

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 singled 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

Maker Space Equipment

Laser Cutters		5	0	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	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	0	10	\$3,000	\$30,000
Digital Recording		10	0	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	0	1345	\$20	\$26,900
Exhaust/Ventilation		25	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3	\$25,000	\$75,000

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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Materials Handling Equipment

RFID Sorter & Installation		25	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$200,000	\$200,000
Conveyors & Installation (250 ft.)		25	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$250,000	\$250,000
RFID Bins		10	0	0	0	0	0	0	0	0	0	0	0	0	0	30	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	0	0	1	0	1	\$50,000	\$50,000
Safe		30	0	0	0	0	0	0	0	0	0	0	0	0	0	2	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	0	0	12	0	12	\$1,000	\$12,000
Filing Cabinets		30	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	\$1,000	\$4,000

Basement Service Level

Garbage Compactor		20	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$16,100	\$16,100
Lockers		25	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	12	\$400	\$4,800
Work Benches		25	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	\$1,500	\$3,000
Automated Scrubbers		15	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	\$18,000	\$36,000
Burnishers		20	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$3,500	\$3,500
Kubota		20	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$50,000	\$50,000
Powered Floor Jack		20	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$10,000	\$10,000
Scissor Lift (34" max)		20	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$20,000	\$20,000
Dolly/Carts		20	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	\$350	\$2,100
Snow blower		10	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	\$2,000	\$4,000
Chemical Portion system		10	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	\$250	\$1,250
Leaf Blowers /Weed trimmers		10	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$750	\$750
Pressure Washer		10	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$2,500	\$2,500

			\$0	\$0
\$25,000		\$25,000	\$25,000	\$25,000
\$25,000		\$25,000	\$25,000	\$25,000
\$125		\$125	\$125	\$9,375
\$600		\$600	\$600	\$4,800
\$35		\$35	\$35	\$700
\$5,000		\$5,000	\$5,000	\$40,000
			\$0	\$0
			\$0	\$0
\$5,000		\$5,000	\$5,000	\$20,000
\$5,000		\$5,000	\$5,000	\$30,000
\$20,000		\$20,000	\$20,000	\$40,000
\$10,000		\$10,000	\$10,000	\$20,000
\$5,000		\$5,000	\$5,000	\$10,000
\$20,000		\$20,000	\$20,000	\$40,000
			\$0	\$0
			\$0	\$0
\$400			\$400	\$3,600
\$175			\$175	\$1,575
\$2,500			\$2,500	\$22,500
\$500			\$500	\$5,500
\$175	\$200	\$175	\$200	\$55,200
\$600		\$600	\$600	\$58,200
\$125		\$200	\$125	\$15,625
\$500		\$600	\$500	\$30,000
\$850		\$850	\$850	\$14,450
\$850		\$850	\$850	\$59,500
\$175	\$400	\$175	\$400	\$34,800
\$1,600		\$1,600	\$1,600	\$19,200
\$1,500	\$1,500	\$1,500	\$1,500	\$309,000
\$500	\$500	\$600	\$500	\$36,500
\$1,000	\$1,500	\$1,000	\$1,500	\$9,000
\$250		\$250	\$250	\$6,250
\$450		\$450	\$450	\$5,400
\$2,000		\$2,000	\$2,000	\$198,000
\$5,000	\$1,800	\$5,000	\$3,500	\$35,000
\$1,600		\$1,600	\$1,600	\$20,800
\$2,000	\$2,500	\$2,000	\$2,500	\$37,500
\$1,500	\$1,800	\$1,500	\$1,800	\$32,400
\$5,000		\$5,000	\$5,000	\$85,000
\$4,000		\$4,000	\$4,000	\$72,000
\$1,025		\$1,025	\$1,025	\$18,450
\$4,000		\$4,000	\$4,000	\$80,000
\$1,600		\$1,600	\$1,600	\$27,200
\$15,000		\$15,000	\$15,000	\$180,000
\$20,000		\$20,000	\$20,000	\$40,000
			\$0	\$0
			\$0	\$0
\$525		\$950	\$700	\$12,600
\$610	\$500	\$1,150	\$350	\$54,250
\$690	\$600	\$1,150	\$725	\$751,100
\$3,500		\$3,500	\$3,500	\$143,500
\$550		\$1,200	\$550	\$2,750
\$660		\$1,200	\$660	\$42,240
\$1,400		\$1,400	\$1,400	\$0
\$2,500		\$2,400	\$2,500	\$25,000
\$1,400		\$1,400	\$1,400	\$0
\$500		\$500	\$500	\$13,000
			\$0	\$0
			\$0	\$0
\$40,000		\$40,000	\$40,000	\$120,000
\$5,000		\$5,000	\$5,000	\$30,000
\$3,000		\$3,000	\$3,000	\$30,000
\$2,000		\$2,000	\$2,000	\$12,000
\$0			\$20	\$26,900
\$25,000		\$25,000	\$25,000	\$75,000
			\$0	\$0
			\$0	\$0
\$20,000			\$20,000	\$20,000
			\$0	\$0
			\$0	\$0
\$200,000		\$150,000	\$150,000	\$150,000
\$250,000		\$250,000	\$250,000	\$250,000
\$5,000		\$5,000	\$5,000	\$150,000
\$50,000		\$50,000	\$50,000	\$50,000
\$4,000		\$4,000	\$4,000	\$8,000
\$1,000		\$1,000	\$1,000	\$12,000
\$1,000		\$1,000	\$1,000	\$4,000
			\$0	\$0
			\$0	\$0
\$16,100			\$16,100	\$16,100
\$400	\$550	\$800	\$550	\$6,600
\$1,500		\$1,500	\$1,500	\$3,000
\$18,000		\$18,000	\$18,000	\$36,000
\$3,500		\$3,500	\$3,500	\$3,500
\$50,000		\$50,000	\$50,000	\$50,000
\$10,000		\$10,000	\$10,000	\$10,000
\$20,000		\$20,000	\$20,000	\$20,000
\$350		\$350	\$350	\$2,100
\$2,000		\$2,000	\$2,000	\$4,000
\$250		\$250	\$250	\$1,250
\$750		\$750	\$750	\$750
\$2,500		\$2,500	\$2,500	\$2,500

Upholstery Cleaner		10	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	1	0	1	\$5,000	\$5,000
Garden Tools		10	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	30	\$400	\$12,000
Digital Display		10	0	5	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	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	5	\$4,000	\$20,000
Digital Orientation		15	0	2	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	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	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	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	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	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	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	50	\$500	\$25,000
Benches		25	4	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	3	\$20,000	\$60,000
Digital Signage	OK	10	3	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	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	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			
Flag Poles		25	2	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	3	\$2,000	\$6,000
Children Play equipment		5	5	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	1	\$75,000	\$75,000
Totals			191	135	930	278	358	568	146	223	1351	442	218	312	338	14	7500		\$6,945,130	

\$5,000			\$5,000	\$5,000	\$5,000
\$5,000				\$5,000	\$5,000
\$5,000				\$5,000	\$5,000
				\$0	\$0
				\$0	\$0
\$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
				\$0	\$0
				\$0	\$0
\$375,000				\$375,000	\$375,000
\$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
				\$0	\$0
				\$0	\$0
\$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
			\$0	\$0	\$0
\$75,000				\$60,000	\$60,000
TOTAL					\$7,283,665

\$338,535

% Uplift 5%

OPL-LAC Joint Project			Lifecycle Replacement in Year	Component 1 Exterior Spaces	Component 2 Town Square	Component 3 Public Forum & Meeting	Component 4 Exhibition Gallery	Component 5 Library Express	Component 6 Community Service	Component 7 Children's Discovery	Component 8 Creative Centre	Component 9 Teen Centre	Component 10 Adult Fiction/Non Fiction	Component 11 Living Ottawa	Component 12 Service Coordination	Component 13 Corporate Services	Component 14 Genealogy Centre	Component 15 LAC Orientation	Component 16 Reference Services	Component 17 Reading Room	Component 18 Staff Workshops	Component 19 Preservation Lab	Bldg Serv/Mat'l Handling	Bldg Serv/Mat'l Handling	Component 21 Parking Facility																														
Legend																																																							
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	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	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	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	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	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	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	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	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	20	0	0	0	26	4	22	0	\$650	\$2,600	\$14,300	\$0	\$16,900																						
Chairs - Study			10	0	0	0	0	59	37	75	41	23	98	22	12	12	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	0	6	2	1	3	0	0	0	0	2	0	0	0	20	18	2	0	\$600	\$10,800	\$1,200	\$0	\$12,000																						
Study Tables			15	0	0	0	0	26	23	15	10	4	15	4	0	0	4	4	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	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	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	241	182	35	24	\$1,500	\$273,000	\$52,500	\$36,000	\$361,500																						
Lounge Tables			10		10	2	0	5	20	0	0	10	18	5	0	3	4	2	4	5	2	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	0	6	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	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	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	0	10	0	10	21	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	0	16	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	0	10	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	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	0	56	4	40	176	0	0	0	0	276	0	276	0	\$800	\$0	\$220,800	\$0	\$220,800																						
Work Station - Accessible (WS + Chair)			15	0	0	0	0	1	2	2	2	2	4	2	0	0	0	0	0	2	0	0	0	0	17	15	2	0	\$2,000	\$30,000	\$4,000	\$0	\$34,000																						
																														\$640,700	\$453,200	\$342,925	\$1,436,825																						
Staff Furniture																																																							
Work Station			25	0	1	0	0	0	0	2	2	0	26	2	27	49	16	12	11	7	78	2	11	1	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	0	2	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	0	0	2	6	0	0	0	0	0	0	2	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	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	0	4	20	0	0	0	0	30	0	4	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	0	0	1	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	0	1	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	0	2	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	1	12	0	0	0	0	18	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	0	1	0	0	3	2	1	2	0	0	0	0	22	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	0	1	1	2	1	1	21	1	22	43	0	0	0	0	0	0	10	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	0	10	0	5	0	0	15	5	10	0	\$650	\$3,250	\$6,500	\$0	\$9,750																					
Millworked Eating Counters/Bar		Included in Hard Construction													2	2									4	4	0	0	\$0	\$0	\$0	\$0	\$0																						
Chairs - Kitchen/Stool			15	0	0	0	0	0	0	0	0	0	0	0	16	20	0	0	0	0	40	0	30	0	0	106	66	40	0	\$125	\$8,250	\$5,000	\$0	\$13,250																					
																														\$551,600	\$515,250	\$7,550	\$1,074,400																						
Specialty Furniture																																																							
Public PC Work Station			15	0	0	0	0	7	10	16	0	10	43	19	0	0	0	0	0	0	0	0	0	0	105	105	0	0	\$850	\$89,250	\$0	\$0	\$89,250																						
Express/Catalogue PC Standing Station			15	0	0	0	0	10	6	2	0	1	4	2	0	0	0	0	0	0	0	0	0	0	25	25	0	0	\$1,600	\$40,000	\$0	\$0	\$40,000																						
Digitization Equipment & Workstation			15	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	4	4	0	0	\$5,000	\$20,000	\$0	\$0	\$20,000																						
Microfilm Work Stations			20	0	0	0	0	0	0	0	0	0	0	6	0	0	3	0	2	0	0	0	0	0	11	6	5	0	\$5,000	\$30,000	\$25,000	\$0	\$55,000																						
Quiet Room/First Aid furnishings (incl. bed)			20	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2	1	1	0	\$5,000	\$5,000	\$5,000	\$0																							

[illegible]

OPL-LAC Joint Project		Lifecycle Replacement in Years	Component 1 Exterior Spaces	Component 2 Town Square	Component 3 Public Forum & Meeting	Component 4 Exhibition Gallery	Component 5 Library Express	Component 6 Community Service	Component 7 Children's Discovery	Component 8 Creative Centre	Component 9 Teen Centre	Component 10 Adult Fiction/Non Fiction	Component 11 Living Ottawa	Component 12 Service Coordination	Component 13 Corporate Services	Component 14 Genealogy Centre	Component 15 LAC Orientation	Component 16 Reference Services	Component 17 Reading Room	Component 18 Staff Workspaces	Component 19 Preservation Lab	Bldg Serv/Mat'l Handling	Bldg Serv/Mat'l Handling	Component 21 Parking Facility																														
Legend																																																						
OPL Spaces																																																						
LAC Spaces																																																						
Shared Spaces																																																						
Unknown Pricing to be determined by T&T																									Quantity	OPL Quantity	LAC Quantity	Shared Quantity	Unit Rate	OPL Cost	LAC Cost	Shared Cost	Total Cost																					
Building Equipment																																																						
Garbage Compactor		20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$16,100	\$0	\$0	\$16,100	\$16,100																					
Work Benches		25	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	\$1,500	\$0	\$0	\$3,000	\$3,000																						
Automated Scrubbers		15	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	\$18,000	\$0	\$0	\$36,000	\$36,000																						
Burnishers		20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$3,500	\$0	\$0	\$3,500	\$3,500																						
Kubota		20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$50,000	\$0	\$0	\$50,000	\$50,000																						
Powered Floor Jack		20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$10,000	\$0	\$0	\$10,000	\$10,000																						
Scissor Lift (34" max)		20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$20,000	\$0	\$0	\$20,000	\$20,000																						
Dolly/Carts		20	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	\$350	\$0	\$0	\$2,100	\$2,100																						
Snow blower		10	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	\$2,000	\$0	\$0	\$4,000	\$4,000																						
Chemical Portion system		10	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	\$250	\$0	\$0	\$1,250	\$1,250																						
Leaf Blowers /Weed trimmers		10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$750	\$0	\$0	\$750	\$750																						
Pressure Washer		10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$2,500	\$0	\$0	\$2,500	\$2,500																						
Upholstery Cleaner		10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$5,000	\$0	\$0	\$5,000	\$5,000																						
Incidental Tools		10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$5,000	\$0	\$0	\$5,000	\$5,000																						
Garden Tools		10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$2,500	\$0	\$0	\$2,500	\$2,500																						
Bicycle racks		30	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	135	0	0	135	\$300	\$0	\$0	\$40,500	\$40,500																					
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	0	0	0	1	1	0	0	1	\$375,000	\$0	\$0	\$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	0	0	0	1	1	0	0	1	\$0	\$0	\$0	\$0	\$0																					
Directional Signage																								1	1	0	0	\$10,000	\$0	\$0	\$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	0	0	0	2	2	0	0	2	\$0	\$0	\$0	\$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	0	0	0	2	2	0	0	2	\$0	\$0	\$0	\$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	0	0	0	5	5	0	0	5	\$8,000	\$0	\$0	\$40,000	\$40,000																					
Incidental Parking Supplies (Cones, etc.)																							1	1	0	0	1	\$5,000	\$0	\$0	\$5,000	\$5,000																						
Exterior / Common Spaces																																																						
Plants/Pots		5	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	30	\$400	\$0	\$0	\$12,000	\$12,000																						
Benches		25	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	\$3,000	\$0	\$0	\$18,000	\$18,000																						
Display Projections		10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	\$20,000	\$0	\$0	\$60,000	\$60,000																							
Digital Signage	OK	10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	3	\$10,000	\$0	\$0	\$30,000	\$30,000																						
Exterior Building Sign	OK	20	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	2	\$40,000	\$0	\$0	\$80,000	\$80,000																						
Street Building Pylon Sign		20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	\$60,000	\$0	\$0	\$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	0	0	0	0	1	0	0	1	\$0	\$0	\$0	\$0	\$0																						
Flag Poles		25	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	\$3,500	\$0	\$0	\$14,000	\$14,000																						
Garbage / Recycling		10	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	\$2,000	\$0	\$0	\$8,000	\$8,000																							
Children Play equipment		5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	\$2,500	\$0	\$0	\$12,500	\$12,500																						
Fixed Interior Signage		10	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	\$75,000	\$0	\$0	\$75,000	\$75,000																						
FIP Primary Signage		10	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	\$5,000	\$0	\$5,000	\$0	\$5,000																						
Recycling Station		10	0	1	2	0	1	1	2	1	1	2	1	2	1	0	0	0	0	2	0	2	1	0	20	14	3	3	\$1,600	\$22,400	\$4,800	\$4,800	\$32,000																					
																												\$22,400	\$9,800	\$374,300	\$406,500																							
* T&T have used the 5% percentage cost difference within OPL FET and applied it to the above pricing to bring costs in line with pricing contained in the OPL FET sheet.																													\$4,972,330	\$2,541,870	\$2,100,775	\$9,614,975																						

Signage Analysis



Roger Ghantous <rghantous@pattisonsign.com>

Bob Swaren <bob@jarvisdesign.ca>

	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