

CLEVELAND PUBLIC LIBRARY

Finance Committee

June 23, 2015

**RESOLUTION APPROVING BUDGET FOR MAIN LIBRARY CONSOLIDATION:
PHASE 2, AND LIGHTING CONTROL PROJECT**

WHEREAS, On November 20, 2014, the Board of Trustees of the Cleveland Public Library adopted a Resolution approving, among other things, a redefined Phase 2 of the Main Library Consolidation Project, consisting of enhancements to the first floor of the Main building and Brett Hall, and renovation of the first and second floors of the Louis Stokes Wing; and

WHEREAS, On November 20, 2014, February 19, 2015, and April 16, 2015, this Board authorized amendments to the Agreement with Bostwick Design Partners (“Bostwick”) to include design services in connection with the redefined Phase 2 of the Main Library Consolidation, including the preparation of a budget; and

WHEREAS, Bostwick has completed the budget for design services fees and project costs for the Phase 2 project, the estimated cost of which is approximately \$4,999,861.93, comprised of \$3,926,030.60 in construction costs, design services fees in the amount of \$718,050.25, and contingencies and other costs in the amount of \$355,781.08; and

WHEREAS, As a part of the Main Library Consolidation Project, the Library Administration has requested that Bostwick also include the replacement of the existing downtown campus lighting control system during the Phase 2 project, which will entail installing a new master control system and graphic interface, replacing breakers in lighting panels, and re-wiring the system to allow centralized lighting control in the two buildings; and

WHEREAS, The estimated cost for the lighting control replacement is \$742,036.28, comprised of \$641,574.00 in construction costs, \$64,341.66 in design services fees, and \$36,120.62 in contingencies and other costs; and

WHEREAS, This Board desires to authorize the Cleveland Public Library to move forward with Phase 2 of the Main Library Consolidation, including the replacement of lighting controls in the Main and Louis Stokes Wing, and to allocate additional funds from the Building and Repair Fund in order to accomplish these projects; now therefore be it

RESOLVED, That the Board of Library Trustees, based upon the budget estimates provided by Bostwick as described in this Resolution, hereby allocates the sum of \$5,000,000 to Phase 2 of the Main Consolidation Project and an additional \$750,000 for lighting control replacement, for a total of \$5,750,000, from the Building and Repair Fund No 40190105-55300-11901; and be it further

RESOLVED, That this Board authorizes the Executive Director and his designees to move forward in taking the steps necessary to accomplish this work and to execute such instruments or documents as may be necessary to appropriate to effectuate the terms of this Resolution, subject to the approval of the Chief Legal Officer.

Exhibit B: Design Services Fees and Project Cost - Base Scope

A/E	Bostwick Design Partnership, Inc	Date	6/24/15
Owner	Cleveland Public Library	Owner Project #	
Project	Phase 2	BDP Project #	15021
Address	325 Superior Ave, Cleveland OH 44114		

	Low Estimate
Estimated Construction Costs	\$ 2,599,796.86
Design and Estimating Contingency at eight percent (8%)	207,983.75
Construction Subtotal	\$ 2,807,780.60
Furniture Allowance Main / Brett Hall	\$ 200,000.00
Furniture Allowance LSW 1	\$ 100,000.00
Furniture Allowance LSW 2	\$ 235,000.00
Furniture and Equipment Subtotal	\$ 535,000.00
Wayfinding Fabrication/Install	\$ 258,250.00
Exhibits + Multimedia Fabrication/Install	\$ 325,000.00
Wayfinding, Exhibits + Multimedia Subtotal	\$ 583,250.00
Total Construction Costs	\$ 3,926,030.60

A. Basic Services Fees		Notes	
1. Pre-Design and Scope Definition		Completed under separate contract	\$ 0.00
2. Schematic Design	20 %		\$ 50,540.05
3. Design Development	25 %		\$ 63,175.06
4. Construction Documents	25 %		\$ 63,175.06
5. Bidding and Negotiations	5 %		\$ 12,635.01
6. Construction and Closeout	25 %		\$ 63,175.06
	100 %	Subtotal A	\$ 252,700.25

B. Supplemental Services Fees		Notes	
1. Lighting Design Services		Including controls - Consultant to BDP	\$ 19,000.00
2. Technology Design Services		Consultant to BDP	\$ 18,000.00
3. Furniture Design Services			\$ 28,000.00
4. Multimedia Programming		Consultant to KSCO	\$ 24,000.00
5. Cost Estimating		not required if CM estimates project	\$ 7,500.00
6. Event Planning / Café Consulting		placeholder if / as required	\$ 5,000.00
7. Exterior Restoration Consulting		placeholder if / as required	\$
8.			\$
		Subtotal B	\$ 101,500.00

C. Wayfinding, Multimedia, Exhibitory Fees		Notes	
1. Existing Signage and Wayfinding Audit		Included in Partial SD Proposal	\$ 15,000.00
2. Wayfinding & Signage Design		Entire campus + 4 corner monument signs	\$ 164,000.00
3. Exhibits - LSW 1st Floor		"Welcome to CPL" (former Friends' Store)	\$ 30,000.00
4. Exhibits - Multimedia		Welcome + CPL History + Legacy + Vitrines	\$ 45,000.00
5. Exhibits - Makerspace		Exhibit panel + Intro Multimedia in Lobby	\$
6. Exhibits - Friends' Store		Retail furnishings + display/exhibit panels	\$
7. Consulting + Project Mgmt + AV Oversight		Related Branding + AV in 10 locations	\$ 80,000.00
8.			\$
		Subtotal C	\$ 334,000.00

D. Reimbursable Expenses		Notes	
1. Plan Approval Fees		Allowance	\$ 500.00
2. Advertising Expense		Allowance for bid advertisement	\$ 1,000.00
3. Parking / Mileage, Misc		Allowance	\$ 600.00
4. Wayfinding, Exhibits, Multimedia Expenses		Out of Pocket Reimbursables / Mock Ups	\$ 24,000.00
5. Project Printing / Copy Allowance		Cost for printing during project	\$ 3,000.00
6. Bid Document Printing		Cost for distribution to plan rooms etc.	\$ 750.00
7.			\$
		Subtotal D	\$ 29,850.00

Total Design Services Fees + Reimbursables (A + B + C + D) \$ 718,050.25

E. Construction, Contingencies, Other Costs		Notes	
1. Estimated Construction Costs		From line item above	\$ 3,926,030.60
2. Owner Contingency		3.5% allowance	\$ 137,411.07
3. Architectural/Engineering Fee Contingency			\$ 20,000.00
4. Wayfinding, Exhibits, Multimedia Fee Conting.			\$ 20,000.00
5. AV Engineering		Assume direct to CPL	\$ 30,000.00
6. Relocation/Moving Expenses		Allowance	\$ 0.00
7. CPL Computers and Technology		PCs, Laptops, Misc Work	\$ 0.00
8. CMR Preconstruction Services		CM Precon + Reimbursables	\$ 24,820.00
9. CMR Contingency			\$ 113,550.00
10. Owner's Representative Services		Program Management Inc	\$ 10,000.00
11.			\$
		Subtotal E	\$ 4,281,811.68

Total Project Cost (A + B + C + D + E) \$ 4,999,861.93

Exhibit C: Cleveland Public Library Phase 2 - Opinion of Probable Cost - Base Scope

May 29 2015

		1st Priority	Alternates - Not Included		Notes
		Low	Low	High	
Main Building - First Floor Lobby	2,850 sf				
Architectural					
New Security Desk		\$8,000.00			
Painting			\$9,000.00	\$10,000.00	
Ceiling/Marble Restoration			\$10,000.00	\$11,000.00	
Elevator Restoration			\$10,000.00	\$11,000.00	
MEPT + Lighting					
New Branch Ductwork			\$15,000.00	\$15,000.00	will not fix comfort issues at entrance / Brett Hall
Clean and Rebalance Existing Ductwork			\$5,000.00	\$5,000.00	should be done in deferred maintenance
Fire Protection (sprinklers at security)			\$6,000.00	\$6,000.00	will not repair old heads
Up-Lighting Materials			\$50,000.00	\$50,000.00	
Up-Lighting Installation			\$30,000.00	\$36,000.00	
Up-Lighting Control System Tie-In			\$10,000.00	\$12,000.00	
Up-Lighting New Branch Circuit Wiring			\$30,000.00	\$34,000.00	
Stairway Lighting Material			\$65,000.00	\$65,000.00	
Stairway Lighting Install			\$50,000.00	\$60,000.00	confirm - egress lighting required? If no work then extg to remain OK
Stairway Lighting Control System Tie-In			\$30,000.00	\$35,000.00	
Stairway New Branch Circuit Wiring			\$35,000.00	\$38,000.00	
Refurbish Existing Decorative Chandelier Light Fixtures			\$50,000.00	\$55,000.00	
Floor Lamp Retrofit			\$30,000.00	\$33,000.00	
People Counter camera		\$2,500.00			
General Power/data (upgrade at security desk)		\$2,500.00	\$5,000.00	\$5,500.00	assumes no power required for lending/self check
Subtotal First Floor Lobby	\$4.56 /sf	\$13,000.00	\$440,000.00	\$481,500.00	

Main Building - Brett Hall + Support Spaces		6,011	sf			
Architectural						
	Flooring Allowance			\$42,077.00		
	Painting				\$32,000.00	\$35,200.00
	Ceiling Restoration				\$80,000.00	\$80,000.00
	Prep / Storage Areas Refinishing			\$15,000.00		
	Security Gates / Enclosure for AV Allowance (adjacent to Brett)				\$35,000.00	\$38,500.00
MEPT + Lighting						
	New make up Air Unit, Ductwork and Diffusers			\$150,000.00		
	Clean and Rebalance Existing Mechanical System			\$10,000.00		
	Fire Protection updates (sprinklers)				\$10,000.00	\$11,000.00
	Retrofit Existing Chandeliers, Clean and Replace Lamps			\$40,000.00		
	Add Uplighting to Existing Chandeliers to Light Vaulted Space			\$60,000.00		
	Perimeter Up-Lighting Lighting Materials			\$100,000.00		
	Perimeter Up-Lighting Lighting Install			\$80,000.00		
	Perimeter Up-Lighting New Branch Circuit Wiring			\$70,000.00		
	Art Display Lighting Including Wiring and Mounting				\$90,000.00	\$99,000.00
	Floor Lamp Retrofit			\$30,000.00		
	General Power For Brett + Support Spaces - allowance			\$150,000.00		\$0.00
	Technology general for space			\$38,000.00		
	Security cameras					
Subtotal Brett Hall		\$130.61	/sf	\$785,077.00	\$247,000.00	\$263,700.00
Main Building - Subtotal		8,861	sf	\$798,077.00	\$1,103,800.00	\$1,208,150.00
		\$ 90.07	/sf			

Allowance for misc. finish upgrades TBD removed per April 16 2015 meeting

15000 cfm air handling unit, assumes CPL central chiller

bulb replacement minimal, price assumes period friendly shade for HVAC upgrades, warming carts, misc power for room and AV

no added security in budget

Louis Stokes Wing - First Floor Lobby		2,225	sf			
Architectural						
Demolition					\$5,000.00	\$5,000.00
Patching Allowance - patch at new lighting only					\$1,000.00	\$1,000.00
Painting		\$1,500.00			\$5,000.00	\$5,500.00
New Security Desk					\$30,000.00	\$30,000.00
Acoustics					\$20,000.00	\$20,000.00
Remove Payphone					\$1,000.00	\$1,000.00
MEPT + Lighting						
Clean Ducts					\$5,000.00	\$8,000.00
Duct Acoustic Silencers					\$1,000.00	\$2,000.00
Remove/Replace Existing Light Fixtures (includes switching, wires, etc.)		\$70,000.00			\$40,000.00	\$5,500.00
Subtotal LSW First Floor Lobby		\$32.13	/sf	\$71,500.00	\$108,000.00	\$78,000.00
CPL and Louis Stokes Legacy Room (former Friend's Store)		645	sf			
Architectural						
Demolition Allowance		\$10,000.00				
Patching Allowance		\$2,000.00				
Painting		\$4,000.00				
MEPT + Lighting						
New Sprinkler Heads and New outside air requirements					\$6,000.00	\$10,000.00
Improve Lighting - allowance		\$18,000.00				
Power Upgrades - allowance		\$10,000.00				
Subtotal CPL and Louis Stokes Legacy Room		\$68.22	/sf	\$44,000.00	\$6,000.00	\$10,000.00
Maker Space and Relocated Security Office		2,035				
Architectural						
Demolition Allowance		\$15,000.00				
New Walls in Security		\$15,000.00				
Doors		\$4,000.00				
Ceilings		\$6,500.00				
Flooring		\$12,000.00				
Painting		\$12,000.00				
Millwork Allowance		\$10,000.00				
MEPT + Lighting						
New HVAC for Security and Makerspace - Allowance		\$55,000.00				
New lighting for Security and Makerspace		\$38,000.00				
Power and Technology for Security and Makerspace		\$30,000.00				
Server System - head end for Security, Elevator and F/A relocation		\$80,000.00				
Subtotal Maker Space and Relocated Security Office		\$136.36	/sf	\$277,500.00	\$0.00	\$0.00

should be deferred maintenance

assumes DX unit for cooling

Assumes security, FA, elevator call relocation only not replacement

Louis Stokes Wing - Concierge and Lending		5,400 sf			
Architectural					
Demolition Allowance			\$9,000.00		
New Walls			\$10,000.00		
Doors			\$2,000.00		
Flooring			\$7,500.00		
Painting (includes ceiling)			\$18,000.00		
Cleaning				\$16,000.00	\$17,600.00
Paint Rails			\$2,500.00		
Concierge and Lending Desk allowance			\$100,000.00		
Misc. Additional Millwork Allowance			\$7,500.00		
Replace Solid Panels at Main Stair Entry with Glass				\$8,000.00	\$8,800.00
MEPT + Lighting					
Stair Duct Cleaning				\$8,000.00	\$10,000.00
New Lighting - allowance			\$160,000.00		
Tile wall decorative lighting upgrades - allowance				\$20,000.00	\$22,000.00
Power to support architectural changes - allowance			\$12,000.00		
Subtotal LSW Concierge and Lending		\$58.61 /sf	\$316,500.00	\$32,000.00	\$36,400.00

deferred maintenance
includes ceiling fixtures + over atrium, handrail lights, wiring, switching

Louis Stokes Wing - Indoor Garden, Café and Friends' Store		4,160 sf			
Architectural					
Demolition Allowance			\$10,000.00		
Flooring			\$29,120.00		
Painting (includes ceiling)			\$15,000.00		
Café Millwork / Serving Counter / Cart Allowance			\$5,500.00		
Indoor Garden Water Feature Allowance				\$10,000.00	\$15,000.00
Indoor Garden Hearth Feature Allowance				\$10,000.00	\$15,000.00
Indoor Garden Planting Allowance (in FFE)				\$10,000.00	\$15,000.00
Friends' Store Security Enclosure Allowance			\$15,000.00		
MEPT + Lighting					
Water Line / Access Allowance			\$5,000.00		
Drains			\$2,000.00		
Modify Mechanical - Allowance				\$39,000.00	\$48,000.00
New Lighting - allowance			\$60,000.00		
Decorative lighting - allowance				\$25,000.00	\$27,500.00
New Branch Circuit Wiring / Technology			\$10,000.00		
Subtotal LSW Indoor Garden, Café and Friends' Store		\$36.45 /sf	\$151,620.00	\$94,000.00	\$120,500.00

assumes no changes, requires friends store security to be open
to replace existing fixtures - in place
to add new decorative, pendant, or display lighting
assumes removing and relocating existing devices only

Louis Stokes Wing - Second Floor	20,490 sf			
Architectural				
Demolition Allowance		\$30,000.00		
Wall Construction (assumed for Storage - alt for mtg rooms)		\$10,000.00	\$100,000.00	\$120,000.00
Doors - Allowance		\$5,000.00		
Glass Wall Enclosures at South Corner Rooms		\$35,000.00		
Ceilings - Allowance for re-work		\$25,000.00		
Flooring - Carpet (assume public areas only)		\$84,000.00		
Painting - Allowance		\$25,000.00		
Acoustics Allowance			\$50,000.00	\$50,000.00
Raised Floor			\$163,920.00	\$180,312.00
Celling Features			\$20,000.00	\$20,000.00
MEPT + Lighting				
Branch Ducts		\$20,000.00	\$110,000.00	\$111,666.00
Duct Acoustics			\$15,000.00	\$16,111.00
Insulation			\$15,000.00	\$16,111.00
Temperature Controls		\$10,000.00	\$17,000.00	\$18,666.00
VAV Box		\$15,000.00	\$30,000.00	\$33,000.00
New Lighting Recircuit and Relamp existing fixtures - Allowance		\$120,000.00		
Electrical Infrastructure (branch circuiting and wiring) - Allowance		\$100,000.00		
New Technology Infrastructure - Allowance		\$50,000.00		
Subtotal LSW Second Floor	\$25.82 /sf	\$529,000.00	\$520,920.00	\$565,866.00
Louis Stokes Wing - Subtotal Net Construction Costs	34,955 sf	\$1,390,120.00	\$940,920.00	\$1,008,766.00
	\$ 39.77 /sf			
Main and Louis Stokes Wing Subtotal Net Construction Costs		\$2,188,197.00	\$2,544,720.00	\$2,766,916.00
General Conditions at nine percent (9%) Subtotal Construction Estimate		\$196,937.73	\$229,024.80	\$249,022.44
Subtotal for Net Construction and General Conditions		\$2,385,134.73	\$2,773,744.80	\$3,015,938.44
Contractors Overhead and Profit Markup at nine percent (9%) Subtotal		\$214,662.13	\$249,637.03	\$271,434.46
Total Gross Probable Construction Cost		\$2,599,796.86	\$3,023,381.83	\$3,287,372.90

assumes cooling capacity and airflow is existing in LSW for corner rooms only
will not replace fixtures, no new fixtures in corner rooms
assumes using existing floor duct, providing new outlet locations
assumes no floor duct technology (to be confirmed) and +/- \$500 per drop

Campus-wide Wayfinding, Exhibits and Multimedia				
Wayfinding				
Exterior - Four Corner Campus Monument Signs			\$28,250.00	\$32,500.00
Exterior - Dimensional Lettering			\$31,500.00	\$44,000.00
Exterior - Vertical Mounted Banners (2 to 4)		\$5,000.00		
Exterior - Horizontal Mounted Banner (only 1)		\$3,250.00		
Interior - Vitrine Upgrades plus Lighting (35 total)			\$52,500.00	\$60,000.00
Interior - Building Signage		\$250,000.00		
Interior - Wayfinding Audio Video System			\$185,000.00	\$203,000.00
Multimedia and Exhibitory				
Exterior - Update Vitrines with Monitors		\$51,000.00		
Brett Hall A/V Technology: 1 Monitor		\$31,000.00		
Brett Hall Exhibits			\$120,000.00	\$135,000.00
Brett Hall A/V Technology to Support Exhibits			\$38,000.00	\$50,000.00
Legacy and Louis Stokes Room - Exhibitory and Cabinetry		\$48,000.00		
Legacy Room AV Technology: 2 Monitors		\$30,000.00		
Maker Space AV Technology: 1 Monitor			\$25,000.00	\$32,000.00
Maker Space Exhibits			\$20,000.00	\$30,000.00
New Server Room Power and Cabling for Legacy Room		\$15,000.00		
Friends' Store Display / Exhibit Cases and Counter - Allowance			\$60,000.00	\$65,000.00
LSW 2nd Floor - New AV Technology System - Allowance		\$150,000.00		
Wayfinding, Exhibits and Multimedia - Subtotal		\$583,250.00	\$560,250.00	\$651,500.00

confirm - design alternate or delete scope?

assumes rack in renovated security, similar to TechCentral, not in room
confirm - design alternate or how to account for this scope?
final scope / complexity to be validated

	1st Priority	Alternates - Not Included	
	Low	Low	High
Total Probable Construction Cost and Wayfinding / Media	\$3,183,046.86	\$2,604,970.00	\$2,868,416.00

Exhibit D: Design Services Fees and Project Cost: Lighting Controls

A/E	Bostwick Design Partnership, Inc	Date	5/29/15
Owner	Cleveland Public Library	Owner Project #	
Project	Phase 2	BDP Project #	15021
Address	325 Superior Ave, Cleveland OH 44114		

	Low Estimate
Estimated Construction Costs	\$ 594,050.00
Design and Estimating Contingency at eight percent (8%)	47,524.00
Construction Subtotal	\$ 641,574.00
Furniture Allowance Main / Brett Hall	\$ 0.00
Furniture Allowance LSW 1	\$ 0.00
Furniture Allowance LSW 2	\$ 0.00
Furniture and Equipment Subtotal	\$ 0.00
Wayfinding Fabrication/Install	\$ 0.00
Exhibits + Multimedia Fabrication/Install	\$ 0.00
Wayfinding, Exhibits + Multimedia Subtotal	\$ 0.00
Total Construction Costs	\$ 641,574.00

A. Basic Services Fees	Notes	
1. Pre-Design and Scope Definition	Completed under separate contract	\$ 0.00
2. Schematic Design 20 %	Primarily Electrical Engineering	\$ 11,548.33
3. Design Development 25 %	Primarily Electrical Engineering	\$ 14,435.42
4. Construction Documents 25 %	Primarily Electrical Engineering	\$ 14,435.42
5. Bidding and Negotiations 5 %	Primarily Electrical Engineering	\$ 2,887.08
6. Construction and Closeout 25 %	Primarily Electrical Engineering	\$ 14,435.42
100 %	Subtotal A	\$ 57,741.66

B. Supplemental Services Fees	Notes	
1. Lighting Design Services	Consultant to BDP	\$ 6,000.00
2. Technology Design Services	NA	\$ 0.00
3. Furniture Design Services	NA	\$ 0.00
4. Multimedia Programming	NA	\$ 0.00
5. Cost Estimating	Included in project estimate	\$ 0.00
6. Event Planning / Café Consulting	NA	\$ 0.00
7. Exterior Restoration Consulting	NA	\$ 0.00
8.		\$
	Subtotal B	\$ 6,000.00

C. Wayfinding, Multimedia, Exhibitory Fees	Notes	
1. Existing Signage and Wayfinding Audit	NA	\$ 0.00
2. Wayfinding & Signage Design	NA	\$ 0.00
3. Exhibits - LSW 1st Floor	NA	\$ 0.00
4. Exhibits - Multimedia	NA	\$ 0.00
5. Exhibits - Makerspace	NA	\$ 0.00
6. Exhibits - Friends' Store	NA	\$ 0.00
7. Consulting + Project Mgmt + AV Oversight	NA	\$ 0.00
8.		\$
	Subtotal C	\$ 0.00

D. Reimbursable Expenses	Notes	
1. Plan Approval Fees	Allowance	\$ 200.00
2. Advertising Expense	Assume advertised with project	\$ 0.00
3. Parking / Mileage, Misc	Allowance	\$ 200.00
4. Wayfinding, Exhibits, Multimedia Expenses	NA	\$ 0.00
5. Project Printing / Copy Allowance	Cost for printing during project	\$ 200.00
6. Bid Document Printing	Assume printed with project	\$ 0.00
7.		\$
	Subtotal D	\$ 600.00

Total Design Services Fees + Reimbursables (A + B + C + D) \$ 64,341.66

E. Construction, Contingencies, Other Costs	Notes	
1. Estimated Construction Costs	From line item above	\$ 641,574.00
2. Owner Contingency	5% - 10% allowance	\$ 32,078.70
3. Architectural/Engineering Fee Contingency	7% - 10% of A/E fees	\$ 4,041.92
4. Wayfinding, Exhibits, Multimedia Fee Conting.	7% - 10% of total KSCO Fees	\$ 0.00
5. AV Engineering	Assume direct to CPL	\$ 0.00
6. Relocation/Moving Expenses	Allowance	\$ 0.00
7. CPL Computers and Technology	PCs, Laptops, Misc Work	\$ 0.00
8. Preconstruction CM Services	CM Precon @ Const. Est only	\$ 0.00
9. Owner's Representative Services	Program Management Inc	\$ 0.00
10.		\$
	Subtotal E	\$ 677,694.62

Total Project Cost (A + B + C + D + E) \$ 742,036.28

Exhibit E: Phase 2 - Opinion of Probable Cost: Lighting Controls Only

May 29 2015

Main and Louis Stokes Wing - Lighting Controls		
MEPT + Lighting		
Lighting Controls for Entire Campus - Allowance		\$500,000.00
Subtotal Main and LSW Lighting Controls		\$500,000.00
Main and Louis Stokes Wing Subtotal Net Construction Costs		\$500,000.00
General Conditions at nine percent (9%) Subtotal Construction Estimate		\$45,000.00
Subtotal for Net Construction and General Conditions		\$545,000.00
Contractors Overhead and Profit Markup at nine percent (9%) Subtotal		\$49,050.00
Total Gross Probable Construction Cost		\$594,050.00

allowance to be validated