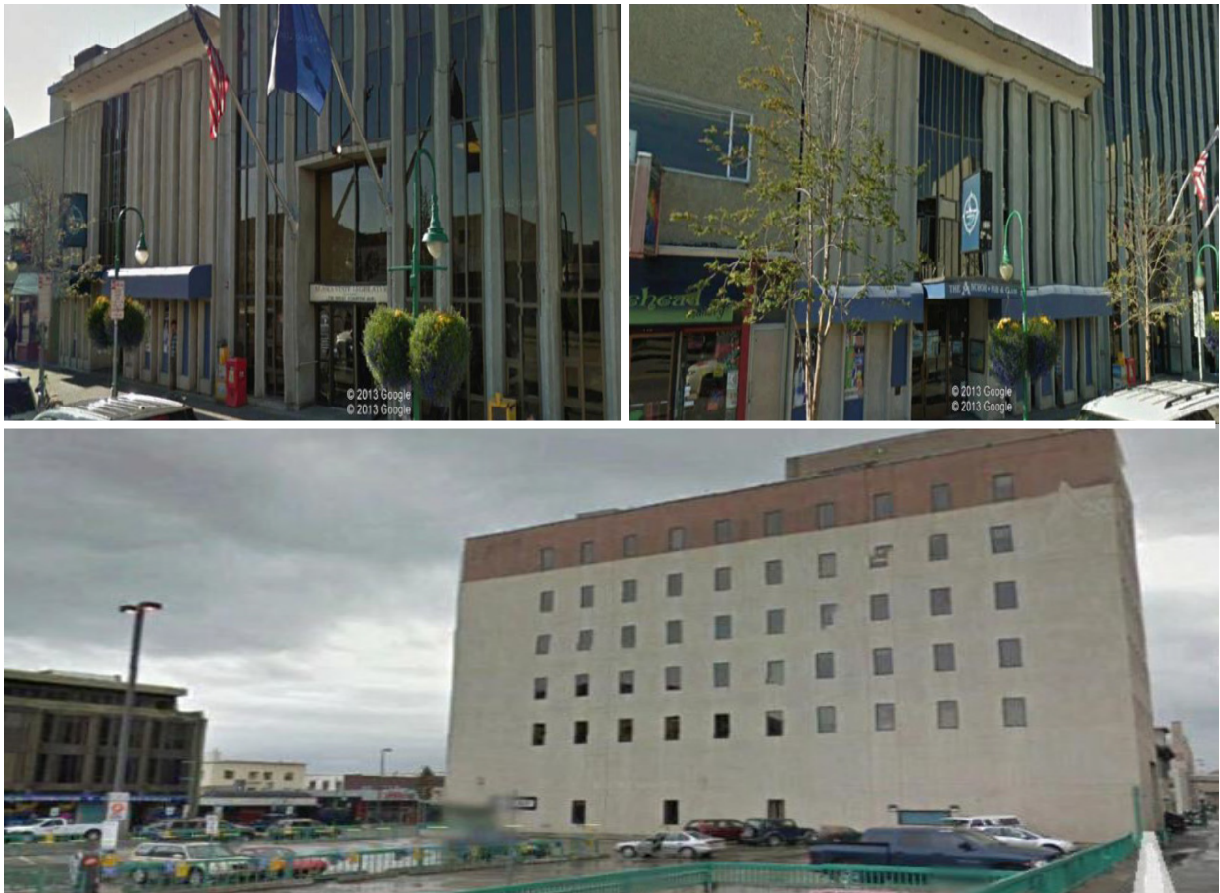




Alaska Housing Finance Corporation
LIO Building
Anchorage, Alaska

Evaluation of Cost Estimate for Downtown Development

DRAFT REPORT
September 19, 2013



Prepared By: _____



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September 19, 2013

BCE # 1112.13

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RE: Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue,
Anchorage, AK

Dear Doc,

Bratslavsky Consulting Engineers, Inc. (BCE) has reviewed a cost estimate prepared for the Downtown Development at 716 W 4th Avenue, Anchorage, AK, as provided by the Alaska Housing Finance Corporation (AHFC) on September 12, 2013, along with the preliminary design drawings and a narrative. As requested by AHFC, this was a brief review only (limited primarily by the client's schedule and the limited information available); therefore, BCE's evaluation of the estimate is based on the comparison of square footage costs, unit prices, and similar past projects.

The BCE review of the cost estimate was restricted by the limitations of the design (conceptual only) for this project. BCE received a set of very preliminary architectural plans and a narrative; no structural, mechanical, or electrical drawings were provided.

Executive Summary:

The cursory review of the contractor's cost estimate for the Downtown Development performed by BCE indicates that the cost estimate in general complies with standard estimating practices, and the prices can be compared to those provided by R.S. Means.

Due to the preliminary nature of the estimate based on a schematic design, this contractor's construction cost estimate should ideally be confirmed once the final design and construction documents have been developed and approved by the client, the user, and other stakeholders. BCE believes that the cost estimate (and the project budget) would be more in line with the real costs at such time.

Currently, the estimate has a number of contingencies and allowances that are difficult to verify, including but not limited to the following:

- A) Required demolition and hazardous materials abatement have been estimated high (the costs may be doubled).
- B) Costs for the required construction equipment, including cranes, lifts and other material handling equipment, appear very high and BCE questions the need for all of them. Some of the equipment appears to be redundant.
- C) Transparent partitions have been included as an allowance at a fairly high price.
- D) BCE thinks that some costs, such as design and engineering may have been included more than once. For example, the cost of design for the photovoltaic system has been included separately, even though the total design cost of 8% is already accounted for.

The BCE cost estimators believe that the customer would be in a better position to negotiate this price if the project design were in a more advanced stage (more complete).

Specific Comments Regarding the Cost Estimate

BCE has reviewed the specific cost items for unit price reasonability. Due to time restrictions, only items with a relatively higher percentage of the total cost have been reviewed. Below is the list of the items, along with the corresponding comments:

1. TOTAL ESTIMATED CONSTRUCTION COST

Total estimated construction costs by CRITERION [08-27-2013] = \$29,751,107.

Direct Cost for Divisions 1 thru 16: \$26,631,890.

Design and Engineer fees are included in this cost.

This project is being built under a Design-Build contract agreement.

Markups: Profit and Home Office General Markup (8%): \$ 2,263,710.

Contractor markups are reasonable (Ref: R.S. Means).

Bid price: Direct Costs + Markups: \$28,895,600 (exclude fees and bond costs).

The actual construction cost for this project equals: **\$444.55 PER SFT** (based on 65,048 SF total).

Comparison for this project versus a new stand-alone building:

Cost for constructing a new Class B office building in Anchorage in 2014-15 is **\$325/SF** plus/minus ~10% (from generally available data), with amenities similar to this project. All prices are adjusted to Year 2014-15 prices using R.S. Means Historical Cost Index (published 3rd quarter 2013). This is for new construction and does not include demolition costs, however it also does not consider cost savings associated with reuse of structural materials.

Order-of-Magnitude Cost per Square Foot Estimate is based on:

Analysis of several similar projects built in Anchorage during the past 8 years (Neeser construction data, etc.) and R.S. Means Square Foot Price Estimates for similar projects.

2. FEES & PREMIUMS: \$625,673

The following costs should require a further review (limited design provided):

- ROAD CLOSURE & TRAFFIC PERMITS = \$100,000
- PERFORMANCE & PAYMENT BOND, IF REQUIRED: \$229,834

The bond equals 1% of the Bid Price + Fees. This is usually based on contractor's experience. Typically the bond price for projects of this size built by a contractor with a good record of past performance can be lower. Owner will likely require a bond for the construction of this project.

3. GENERAL REQUIREMENTS

General Requirements excluding Design and Engineering is estimated at 9.4% of Direct Costs.

This amount is slightly higher than what is typical for a job of this size, but may not be unreasonable. (Ref: R.S. Means: 6% - 8%)

PROJECT DESIGN & ENGINEERING = \$1,306,644.

35% of total General Requirements costs.

5.2% of Direct Construction Cost. This is typical for this size of project (Ref: R.S. Means).

4. 01508 TEMPORARY HEAT: 8.0 Months @ \$19,322.17 per MO.

Temporary heat may not be needed for full 8 months.

5. CRANES SERVICE, HOISTS, BOOM LIFTS, SCAFFOLDING.

Equipment rental may not be needed for the full time as indicated in the estimate. Currently the estimate includes 12 Months of equipment rental. This amount is 25.5% of Total General Requirements (including Design).

6. Recommend to CONFIRM SCOPE OF SELECTIVE BUILDING DEMOLITION

DEMO is not specifically called out in the structural narrative, and should be confirmed:

- Remove the Anchor Bar from the east side of the building.
- Remove the east and west concrete walls from the existing building.
- Remove the existing north elevator and stair core (along with the northern penthouse).
- Infill the east side addition with a new meeting and hearing space on the basement and first floors.

- New permanent shoring along the northern edge of the Anchor Bar along 4th Ave and on the eastern side adjacent to the existing building ~18 feet deep.
- Gravity load resisting system in the existing building is adequate, but needs to be modified where the north core stairs and elevator are being removed.
- Construct a new and stair core on the north end including foundation, floor, roof and exterior walls.
- The lateral-load resisting system in the existing building must be completely revised with buckling restrain brace frames (BFBF).
- Removal of exterior walls is not specifically called out; therefore, the estimate is based on visual depiction of the future building provided.

7. 02221 DEMOLITION SUBCONTRACTOR - AK DEMO: \$2,017,277. - 7.58% of Direct Costs.

This item seems high and requires further explanation of what is included and excluded:

- The extent of interior structural demolition should be confirmed; e.g. BCE assumed the floors will stay. Are there other specific structural issues affecting demolition that should be investigated?
- Is all demolition (e.g. mechanical, plumbing, structural, interiors, hazardous materials) included in Alaska Demo's price? There are additional line items for the GC additional demolition. Is this doubling up?
- How much "contingency" does it include?
- Were there other demolition subcontract quotations solicited from other local qualified companies?
- Will the General Contractor furnish all cranes, hoist and rigging? If so, are any of these costs "doubled-up" in the Alaska Demolition's subcontract quotation?
- How long is it expected to perform this demolition work? (Will it be done in the winter? Will temporary heat be required for mass demolition work? Temporary heat may already be included).
- Some additional costs for this work may be included (or "doubled-up") in several other line items in (Criterion's) cost estimate, e.g. Material Handling, Hauling, Dump Fees. One would need to identify and discuss them.

8. 02220 ADDITIONAL ASBESTOS ABATEMENT - ALLOWANCE: - \$300,000

This item requires explanation of why it is not included in the demolition quote (by Alaska Demolition).

9. 02300 SITE & UTILITY SUBCONTRACTOR - BCX: \$362,622. - 1.36% of Direct Costs

It is not clear to BCE what is included in this subcontract? Site utilities hook-ups, such as water, sanitary sewer, storm water, and site access? One would need to make sure that this work is not 'doubled up' in the Mechanical quote.

10. 02455 H PILING & LAGGING (BASEMENT SHORING): - \$571,933

Did Criterion receive a subcontractor quotation for this work? Is this cost confirmed? If not, the scope of work should be investigated/ detailed further.

11. 00310 FORMWORK

Total cost of concrete work is \$1,380,201 for Division 3000, which does not seem unreasonable. There is not enough detail at this time for BCE to confirm this number.

12. DIVISION 05000 METALS

Total for this division is \$2,211,554, or 8.3% of Direct Costs.

Cost of fabricated steel is \$3,000 per lb. This is somewhat high.

Buckling Restraint Braces: 104 ea. Is this a specialty item?

Estimated is 21,000 LF for cold-formed metal framing. Because of the lack of detailed design, BCE could not verify if this framing is not in the areas where the Kawneer exterior glazing or interior translucent glazing is estimated.

The total price as a percentage of the project is not unreasonable, but it would be good to confirm this material take-off and the price.

13. DIVISION 06000: WOOD & PLASTIC

Costs at 1.32% of Direct Costs appear okay.

Confirm "Budget Allowance for Custom Case work" (this could possibly be a low estimate for cabinetry and case work).

14. DIVISION 07000 THERMAL & MOISTURE

Metal Siding Panels. Where will these be installed? Are these the Mechanical Penthouse walls? \$552,824 at \$36.61 per square foot seems to be expensive.

Membrane roof price is not unreasonable.

Roofing: The price seems to be in line with the industry standard for insulated, contoured for drainage EPDM roofing prices and should also include all flashing.

15. DIVISION 08900: DOORS & WINDOWS

Interior door and frame prices are reasonable assuming they include all door hardware, too.

This cost number comes in at \$2264.00 per 'opening'. BCE believes that this is a good price for high quality door frames and hardware installed. While the reviewer had no design information on the grade of hardware, at this price the supplied materials should be of good quality and by a reputable manufacturer (i.e., Von Duprin, Schlage, Best, Precision, LCN).

16. 08900 GLAZED CURTAIN WALL & ALUMINUM ENTRANCES

\$2,103,322 = 7.90% of Direct Costs

The system quoted in the design narrative is a Kawneer product and should be at least a 6" back member extrusion depending on the structural/ wind load design requirements. The price is around \$85.00 per square foot. This should be a good number especially if utilizing the Kawneer Versoliel Sun Shade extrusion (as noted).

17. DIVISION 09100: FINISHES

Partition Studs, GWB and Ceiling costs appear reasonable.

Painting and Taping is \$452,627 = \$1.7% of Direct Costs. Tape and paint price seems perfectly reasonable based on the square footage of sheetrock; it comes out to about \$1.36 per square foot, adding in the suspended ceilings.

Flooring: This is another allowance price (\$6.83/SF), and should be negotiated based on quality of flooring used. It should be noted that this price does not reflect floor prep work. This price also seems reasonable for good commercial quality ceramic tile, carpets, etc.

Ceilings: This number calculates out to \$5.20 per S/F, and is a good number for non regular, non fire rated suspended ceilings. This would be a standard grid and tile (I.E. Armstrong Cortega).

18. DIVISION 100000: SPECIALTIES

All prices for the items included in the estimate appear reasonable.

Is there a requirement for **1% for Modular Art?** **It is currently excluded** from Criterion's estimate.

19. 14000: GLASS WALL SYSTEMS – ALLOWANCE - \$654,983, or 2.46% Project Direct Costs

From the ARCHITECTURAL NARRATIVE: This will be used for the Office Suites. Floor - carpet or similar. Ceiling - combination of GWB and 2'X2' ACT.

- Translucent and Clear Glass Partitions Between Inner and Outer Offices.
- Translucent and Clear Glass Partitions Between Office Suites and Common Corridor.

Almost all walls at exterior walls in the offices will be designed with full glazing. It appears that this allowance is for most of the interior office walls to get glass as well (Translucent Glazing is noted). This may be done to get light into the building, but still get relative privacy in the offices. The current base price per our calculation is about \$74.00 per square foot, and that is too high! Because the price is given as an allowance, BCE would think it is up for negotiation.

Notes:

It is not clear whether Criterion estimated the quantity of the total area of glass partitions required. Did they get a material supplier quotation and/or an installing subcontractor quotation?

This quantity may be "doubled-up" somewhat with GWB partition framing (see above).

20. DIVISION 14200 - ELEVATORS

Elevator costs are reasonable. Could be confirmed by the quote from the supplier (i.e. Otis Elevator), if necessary.

21. DIVISION 15000, MECHANICAL

MECHANICAL work will be accomplished under the Design Build Contract.

The total cost of \$4,119,269 @ \$63.37/SF is - 15.47% of Direct Cost. BCE believes that this is a budgetary estimate; it is "conservative" on the high side (Ref: R.S. Means). This estimate may be 10-15 percent higher than what one would expect for a building of this type.

There are EXCLUSIONS in the mechanical estimate section:

- Mechanical Demolition is excluded (assumed by Alaska Demo)
- Demo all plumbing systems, plumbing fixtures, HVAC systems
- Excludes utility connections.

INCLUDED:

- Mechanical design and engineering (see also KBF Design Costs, which don't include this). LEED Design Criteria.
- Fire Protection:
 - Subcontract price for a wet-pipe sprinkler system is included in the estimate, which is reasonable; however, a new fire pump may be needed (which is excluded from this estimate).
 - New fire department connection and sprinkler riser are included
- Plumbing
 - 6" Water Service; Sanitary Sewer Service; Gas Meter Connections (See BCX Utility Contractor quote above).
 - Natural gas piping.
 - New duplex lift station needed. Sump pumps
 - Water pump package
 - Copper, CPVC, PEX piping
 - Two water heaters
 - All new plumbing fixtures and floor drains
 - New rain leader piping
- HVAC
 - 2 high efficiency boilers, controls, mechanical room piping

Fin-tube radiation all along building perimeter at floors
Cabinet unit heaters in entrances
Roof top packaged HVAC unit. Building ventilation system variable air volume with sound control
Terminal Heating Equipment: VAV boxes for terminal air supply w/Coils, etc.
IT Room Cooling refrigerator systems (2 ea).
Snowmelt in 3 areas: Front sidewalk, South rear entry/loading, parking ramp.
Will use separate boiler.

- DDC Controls.
(Trane equipment interfaces). Pricing falls within the industry standards. VTC also is in a good range. The customer should find out if either of these include *warranty and upgrades* as this is a high yearly cost for these items, and is often overlooked.

22. DIVISION 16000, ELECTRICAL

ELECTRICAL will be accomplished under the Design Build Contract.

The total cost of \$3,054,429 @ \$46.99/SF is 11.47% of Direct Cost; not unreasonable (Ref: R.S. Means). This is believed to be a budgetary estimate, "conservative" on the high side. This item includes \$319k for electrical engineering. Is this doubling up on the project design costs?

INCLUDED:

- Main distribution switchboards consisting of metering equipment and overcurrent protection for distribution and branch circuit panels.
- Feeders to distribution and branch circuit panels.
- Branch circuit panels for power, lighting, HVAC, etc.
- Branch circuit wiring systems for equipment, lighting, duplex receptacles, appliances, motors, motor starters, etc., as required.
- Wall switches, duplex receptacles and other wiring devices.
- All hangers, anchors, sleeves, chases, support for fixture, and electrical materials and equipment.
- Interior lighting fixtures, controls complete with all lamps.
- Wiring and connections to all equipment furnished by the owner.
- Exterior lighting and controls.
- Telecommunication system.
- Fire Alarm system with monitoring of sprinkler system.
- Door Access.
- CCTV System.
- Cable TV system.
- 150 KW Standby Power Generator

Bratslavsky Consulting Engineers, Inc.

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK

September 19, 2013

Recommendations

This cost estimate may have some items on the high side, but in general is not unreasonable. There are Allowances that need to be verified in the future when the design is completed.

Because this is a design build project, the customer should make sure that the materials that end up being used in the building comply with the user's requirements. The project budget can definitely cover very good to excellent quality of materials and installation.

It is advisable to verify such items as warranties and upgrades during the building use in the future.

Please let us know if you have any questions or need additional information regarding this report.

Sincerely,

Tanya Bratslavsky, P.E., AVS
President


Attachments:

Appendix A - LIO Building Construction Estimate by Criterion General, LLC

Appendix B - LIO Building Construction Estimate Worksheet by BCE

Appendix C - Photographs by BCE

Appendix A

		CRITERION GENERAL, INC. 2820 COMMERCIAL DRIVE, ANCHORAGE AK 99501-3015 907-277-3200 TELEPHONE; 907-272-8544 FACSIMILE	
CONSTRUCTION COST BUDGET ESTIMATE			
PROJECT TITLE: ALASKA LIO BUILDING 4TH AVENUE			
BUDGET PROPOSAL DATE: AUGUST 27, 2013			
OWNER: PFEFFER DEVELOPMENT			
ARCHITECT: KPB ARCHITECTS			
START DATE: NOVEMBER 2013			
COMPLETE DATE: DECEMBER 2014			
TOTAL AREA: 64,048 SF			
ESTIMATE BY: DEROBERTS			
DEMO OLD ANCHOR BAR; CONSTRUCT NEW BUILDING WITH ELEVATOR/RESTROOM CORE); RENOVATE EXISTING LIO BUILDING.			
ALL FINISHES ARE ALLOWANCES. FINAL SELECTIONS TO BE DETERMINED.			

DIVISION 01000. GENERAL REQUIREMENTS										
CODE	DESCRIPTION	COMPOSITE RATE:		LABOR	MATERIAL		EQUIPMENT		SUB / OTHER	TOTALS
		QUAN.	HR		UNIT	TOTAL	UNIT	TOTAL		
JOB DURATION		13	mo	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL
01300	JOB ADMINISTRATION									
01310	Project design & engineering	1.0	job	80	80	6644.33	0	0.00	13000000.00	\$1,306,644.33
01310	Exploratory & asbuil work	1.0	job	0	0	0.00	0	0.00	220000.00	\$22,000.00
01310	Project manager	13.0	mo	60	780	64782.23	400	5200.00	0	\$69,982.23
01320	Project supervision	55.3	wks	50	2763	229437.08	0	0.00	0	\$229,437.08
01325	Safety program manager	13.0	mo	32	416	34550.52	0	0.00	0	\$34,550.52
01330	Project engineer / submittals / O&M's	13.0	mo	20	260	21594.08	500	6500.00	0	\$28,094.08
01340	Project coordinator	13.0	mo	10	130	10797.04	0	0.00	0	\$10,797.04
01350	Expediting / purchasing	13.0	mo	40	520	43188.16	0	0.00	0	\$43,188.16
01400	Q.C. / FIELD ENGR.									
01420	Construction staking & as-built plot plan	1.0	job	0	0	0.00	0	0.00	8000.00	\$8,000.00
01430	Testing & special inspections	1.0	job	0	0	0.00	0	0.00	80000.00	\$80,000.00
01500	TEMPORARY FACILITIES									
01501	Field office	13.0	mo	8	104	8637.63	0	0.00	26000.00	\$34,637.63
01501	Temp crew parking - Use garage	0.0	mo	0	0	0.00	0	0.00	0	\$0.00
01502	Project signs	1.0	ea	10	10	830.54	1000	1000.00	0	\$1,830.54
01503	Storage Containers	2.0	ea	0	0	0.00	0	0.00	1500	\$3,000.00
01503	Storage area / security fence	600.0	lf	0.05	30	2491.62	0	0.00	8	\$7,291.62
01504	Temporary toilets	13.0	mo	0	0	0.00	0	0.00	1050	\$13,650.00
01505	Temp electric service	1.0	job	100	100	8305.41	0	0.00	20000.00	\$28,305.41
01506	Electricity	13.0	mo	0	0	0.00	0	0.00	3000	\$39,000.00
01507	Temporary lights	13.0	firs	10	130	10797.04	1000	13000.00	0	\$23,797.04
01508	Temporary heat	8.0	mo	40	320	26577.33	15000	120000.00	0	\$154,577.33
01509	Telephones	13.0	mo	0	0	0.00	0	0.00	250	\$4,550.00
01510	Temp weather protection	6.0	firs	125	750	62290.61	4000	24000.00	0	\$86,290.61
01510	Temp pedestrian walkways	1.0	job	100	100	8305.41	4000	4000.00	0	\$12,305.41
01511	Snow removal	5.0	mo	40	200	16610.83	0	0.00	0	\$16,610.83
01512	Cleanup periodic	13.0	mo	140	1820	151158.54	0	0.00	0	\$151,158.54
01513	Cleanup final, inc. windows	1.0	job	200	200	16610.83	200	200.00	8000	\$24,810.83
01514	Safety supplies	1.0	job	0	0	0.00	8000	8000.00	0	\$8,000.00
01515	Material handling	13.0	mo	200	2600	215940.78	0	0.00	0	\$215,940.78
01516	Trash haul, dumpsters	13.0	mo	24	312	25912.89	0	0.00	1200	\$49,312.89
01600	EQUIPMENT									
01610	Consumables	1.0	job	0	0	0.00	18000	18000.00	0	\$18,000.00
01620	Scaffolding / man lifts	12.0	mo	0	0	0.00	0	0.00	3500	\$42,000.00
01630	Job trucks (pickup, flatbed)	13.0	mo	0	0	0.00	0	0.00	1200	\$15,600.00
01640	Boom Truck	8.0	mo	0	0	0.00	0	0.00	3000	\$30,000.00
01640	Forklift	10.0	mo	0	0	0.00	0	0.00	3000	\$30,000.00
01640	Aerial Boom Lift	12.0	mo	0	0	0.00	0	0.00	8000	\$96,000.00
01650	Misc rental	13.0	mo	0	0	0.00	0	0.00	500	\$6,500.00
01660	Fuel & maintenance	13.0	mo	30	390	32391.12	800	10400.00	0	\$42,791.12
01670	Crane Service	11.0	mo	200	2200	182719.12	3200	35200.00	30000	\$547,919.12
01680	Man / equipment hoist	7.0	mo	160	1120	93020.64	0	0.00	6500	\$201,520.64
01800	FREIGHT									
01820	General ocean freight-sea to jobsite	4.0	loads	0	0	0.00	0	0.00	6500	\$26,000.00
01860	Mobe / demobe	1.0	job	80	80	6644.33	2000	2000.00	0	\$8,644.33
GENERAL REQUIREMENTS, TOTAL										
					15415	1280238.12		658000.0	1581000.00	\$3,766,738.12

DIVISION 02000, SITEWORK		COMPOSITE RATE:		LABOR		MATERIAL		EQUIPMNT		SUB / OTHER		TOTALS	
CODE	DESCRIPTION	QUAN.	HR	UNIT	HR	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
02220	Additional Asbestos Abatement - ALLOWAN	1.0	job	0	0	0	0.00	0	0.00	0	0.00	300000	\$300,000.00
02221	Demolition subcontractor - AK DEMO	1.0	job	500	500	41527.07	0	0	0.00	1976200	1976200.00	0	\$2,017,727.07
02221	Temporary shoring - building	1.0	job	400	400	33221.66	20000	0	0.00	0	0.00	0	\$53,221.66
02221	Temporary shoring - garage	1.0	job	500	500	41527.07	20000	0	0.00	0	0.00	0	\$61,527.07
02221	Additional demolition	6.0	flrs	100	600	49832.49	0	0	0.00	500	3000.00	0	\$52,832.49
02221	Haul off misc demo debris	20.0	lds	4	80	6644.33	0	0	0.00	350	7000.00	650	\$26,644.33
02221	Remove floor adhesives	61000.0	sf	0.0075	458	37997.27	0	0	0.00	0.05	3050.00	0	\$41,047.27
02300	Traffic control plan	1.0	job	100	100	106309.31	20000	0	0.00	0	0.00	8000	\$36,305.41
02300	Traffic control plan - flagger	8.0	mo	160	1280	3322.17	0	0	0.00	0	0.00	0	\$106,309.31
02300	Site & utility subcontractor - BCX	1.0	job	40	40	3322.17	0	0	0.00	0	0.00	0	\$362,622.17
02316	Trenching for M & E-interior bldg	500.0	lf	0.05	25	2076.35	1	500.00	1250.00	0	0.00	359300	\$3,826.35
02370	SWPPP management / street sweeping	7.0	mo	60	420	34882.74	500	3500.00	7000.00	0	0.00	0	\$45,382.74
02455	H piling & lagging (basement shoring)	120.0	lf	2	240	19932.99	100	12000.00	0	0.00	0	4500	\$571,932.99
02740	Asphalt pavement @ Alley	4000.0	sf	0	0	0.00	0	0.00	0.00	0	0.00	5	\$20,000.00
02740	Asphalt pavement @ roads	4000.0	sf	0	0	0.00	0	0.00	0.00	0	0.00	5	\$20,000.00
02760	Asphalt seal coat parking garage	40300.0	sf	0	0	0.00	0	0.00	0.00	0	0.00	20150.00	\$20,150.00
02760	Paint markings - garage	120.0	ea	0	0	0.00	0	0.00	0.00	0	0.00	35	\$4,200.00
02770	Curb & gutter patches	120.0	lf	0	0	0.00	0	0.00	0.00	0	0.00	40	\$4,800.00
02775	Sidewalks & pads	3800.0	sf	0.025	95	7890.14	5	19000.00	0	0.00	0	2	\$7,600.00
02775	Ramp - garage	4000.0	sf	0.025	100	8305.41	6	24000.00	0	0.00	0	3	\$34,490.14
02820	Fences & gates-dumpster enclosure	36.0	lf	1	36	2989.95	120	4320.00	0	0.00	0	0	\$44,305.41
02820	Gates @ garage ramp	1.0	job	40	40	3322.17	0	0.00	0.00	0	0.00	25000	\$7,309.95
02900	Landscape planting	1.0	job	0	0	0.00	0	0.00	0.00	0	0.00	5000	\$5,000.00
02900	Landscape furnishings (bike rack, benches)	8.0	ea	2	16	1328.87	1000	8000.00	0	0.00	0	0	\$9,328.87
0.0		0.0		0	0	0.00	0	0.00	0.00	0	0.00	0	\$0.00
DIVISION 02 , TOTAL					4930	409415.41	131320.00	21300.00		3315250.00			\$3,877,285.41
DIVISION 03000, CONCRETE		COMPOSITE RATE:		LABOR		MATERIAL		EQUIPMNT		SUB / OTHER		TOTALS	
CODE	DESCRIPTION	QUAN.	HR	UNIT	HR	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
03100	Formwork	23000.0	fsa	0.1	2300	191024.53	5	115000.00	0	0.00	0	0	\$306,024.53
03200	Reinforcing-purchase	190000	lb	0	0	0.00	0.75	142500.00	0	0.00	0	0	\$142,500.00
03200	Reinforcing place rebar	100.0	ton	0	0	0.00	0	0.00	0	0.00	900	900000.00	\$90,000.00
03200	Reinforcing place WWF	24572	sf	0.0025	61	5102.02	0.4	9828.80	0	0.00	0	0	\$14,930.82
03300	Place footing, walls, grade beams	582.0	cy	0.75	436.50	36253.13	125	72750.00	15	8730.00	0	0	\$117,733.13
03300	Place concrete ballast SOG	580.0	cy	0.75	435.00	36128.55	125	72500.00	15	8700.00	0	0	\$117,328.55
03300	Place concrete on grade/decks/infills	362.0	cy	1	362.00	30065.60	125	45250.00	25	9050.00	0	0	\$84,365.60
03300	Place & finish stairs & landings	30.0	cy	3	90.00	7474.87	125	37500.00	15	4500.00	400	12000.00	\$23,674.87
03300	Place housekeeping pads	3000.0	sf	0.1	300.00	24916.24	3	9000.00	1	3000.00	0	0	\$11,674.87
03300	Edge of deck infill	50.0	cy	3	150.00	12458.12	125	62500.00	0	0.00	0	0	\$36,916.24
03300	Place misc. conc	24572	sf	0.001	25	2040.81	0.05	1228.60	0	0.00	1.5	36858.00	\$196,108.29
03300	Garage - upgrades	1.0	job	2000	2000.00	166108.29	30000	300000.00	0	0.00	0	0	\$36,858.00
03350	Finish concrete slabs	24572	sf	0	0	0.00	0	0.00	0	0.00	0	0	\$3,269.41
03390	Curing / sealing	24572	sf	0.001	25	2040.81	0.05	1228.60	0	0.00	0	0	\$2,661.08
03600	Grout column bases	20.0	ea	1	20	1661.08	50	1000.00	0	0.00	0	0	\$2,661.08
03151	Sawcut control joints	1550.0	lf	0.035	54	4505.69	0	0.00	0.5	775.00	0	0	\$5,280.69
03050	Epoxy Bolts	1.0	job	1500	1500	124581.22	15000	150000.00	0	0.00	0	0	\$139,581.22
03050	Embedded items	1.0	job	200	200	16610.83	8000	80000.00	0	0.00	0	0	\$24,610.83
03050	Anchor bolts & templates	120.0	ea	0.5	60	4983.25	25	3000.00	0	0.00	0	0	\$7,983.25
DIVISION 03 , TOTAL					8084	671389.11	538607.40	31155.00		138858.00			\$1,380,209.51
DIVISION 03 , TOTAL		total yards	4555.0										

DIVISION 04000, MASONRY		COMPOSITE RATE: \$83.05 / HR	QUAN.	/ HR UNIT	LABOR HRS	TOTAL	MATERIAL		EQUIPMT		SUB / OTHER		TOTALS
CODE	DESCRIPTION						UNIT	UNIT	TOTAL	UNIT	TOTAL	UNIT	
04200	Concrete masonry units	0.0 blks	0		0	0.00	0	0.00	0	0.00	0	0.00	\$0.00
DIVISION 04, TOTAL					0	0.00	0	0.00	0	0.00	0	0.00	\$0.00
DIVISION 05000, METALS		COMPOSITE RATE: \$83.05 / HR	QUAN.	/ HR UNIT	LABOR HRS	TOTAL	MATERIAL		EQUIPMT		SUB / OTHER		TOTALS
CODE	DESCRIPTION						UNIT	UNIT	TOTAL	UNIT	TOTAL	UNIT	
05090	Welding rod, gas, bolts, supplies	1.0 job	0		0	0.00	2500	2500.00	0	0.00	0	0.00	\$2,500.00
05100	Structural steel fabrication	440000 lbs	0		0	0.00	1.5	660000.00	0	0.00	0	0.00	\$660,000.00
05100	Buckling restraint braces	104 ea	8		832	69101.05	2500	260000.00	0	0.00	0	0.00	\$329,101.05
05100	Stairwells	1 ea	0		0	0.00	35000	35000.00	0	0.00	0	0.00	\$35,000.00
05100	Structural steel erection	27572 sf	0		0	0.00	0	0.00	0	0.00	9	248148.00	\$248,148.00
05100	Structural steel decking purchase	27572 sf	0		0	0.00	3	82716.00	0	0.00	0	0.00	\$82,716.00
05100	Structural steel upgrades	1 job	2200		2200	182719.12	100000	100000.00	0	0.00	0	0.00	\$282,719.12
05200	Ship structural steel	22 lds	0		0	0.00	0	0.00	0	0.00	6500	143000.00	\$143,000.00
05200	Steel roof joists	5600 sf	0		0	0.00	6	33600.00	0	0.00	0	0.00	\$33,600.00
05200	Ship roof joist & deck	5 lds	0		0	0.00	0	0.00	0	0.00	7800	39000.00	\$39,000.00
05400	Cold-formed metal framing	21800 lf	0.125		2725	226322.55	2.4	52320.00	0	0.00	0	0.00	\$278,642.55
05500	Welded rebar @ pour stop	700 ea	0.25		175	14534.48	5	3500.00	0	0.00	0	0.00	\$18,034.48
05500	Angles openings through deck	1 job	60		60	4983.25	3500	3500.00	0	0.00	0	0.00	\$8,483.25
05500	Angles at elevator pits	3 ea	4		12	996.65	300	900.00	0	0.00	0	0.00	\$1,896.65
05500	Miscellaneous fabricated metals	1 job	50		50	4152.71	5000	5000.00	0	0.00	0	0.00	\$9,152.71
05500	Handrails	600 lf	0.1		60	4983.25	30	18000.00	0	0.00	0	0.00	\$22,983.25
05500	Temporary guard rails	2400 lf	0.035		84	6976.55	4	9600.00	0	0.00	0	0.00	\$16,576.55
DIVISION 05, TOTAL					6198	514769.59		1266636.00		0.00		430148.00	\$2,211,553.59
DIVISION 06000, WOOD AND PLASTIC		COMPOSITE RATE: \$83.05 / HR	QUAN.	/ HR UNIT	LABOR HRS	TOTAL	MATERIAL		EQUIPMT		SUB / OTHER		TOTALS
CODE	DESCRIPTION						UNIT	UNIT	TOTAL	UNIT	TOTAL	UNIT	
06100	Curbs cants blocking	4000.0 bf	0.04		160	13288.66	3	12000.00	0	0.00	0	0.00	\$25,288.66
06160	Sheathing - data boards	280.0 sf	0.025		7	581.38	1	280.00	0	0.00	0	0.00	\$861.38
06160	Sheathing - parapets	1800.0 bf	0.025		45	3737.44	1.2	2160.00	0	0.00	0	0.00	\$5,897.44
06160	Sheathing	1700.0 sf	0.025		43	3529.80	1.4	2380.00	0	0.00	0	0.00	\$5,909.80
06200	Modular art wall	0.0 ea	10		0	0.00	5000	0.00	0	0.00	0	0.00	\$0.00
06200	Custom floor base	3000.0 lf	0.35		1050	87206.85	10	30000.00	0	0.00	0	0.00	\$117,206.85
06410	Custom casework - security desk	1.0 job	20		20	1661.08	20000	20000.00	0	0.00	0	0.00	\$21,661.08
06410	Custom casework - allowance	1.0 job	150		150	12458.12	125000	125000.00	0	0.00	0	0.00	\$137,458.12
06415	Solid surface @ restrooms	128.0 lf	0.45		58	4783.92	200	25600.00	0	0.00	0	0.00	\$30,383.92
06600	FRP panels - janitor closets	900.0 sf	0.045		41	3363.69	3.5	3150.00	0	0.00	0	0.00	\$6,513.69
DIVISION 06, TOTAL					1573	130610.95		220570.00		0.00		0.00	\$351,180.95

DIVISION 07000, THERMAL AND MOISTURE		COMPOSITE RATE:		LABOR		MATERIAL		EQUIPMT		SUB / OTHER		TOTALS	
CODE	DESCRIPTION	QUAN.	/ HR	UNIT	HRS	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
07110	Foundation membrane - E/P	0.0	sf	0	0.00	0	0.00	0	0.00	0	0.00	0	\$0.00
07110	Damp proofing - E/P	0.0	sf	0	0.00	0	0.00	0	0.00	0	0.00	0	\$0.00
07210	Foundation insulation - E/P	0.0	sf	0	0.00	0	0.00	0	0.00	0	0.00	0	\$0.00
07210	Garage ramp	4000.0	sf	0.0075	30	2491.62	1.6	6400.00	0	0.00	0	0.00	\$8,891.62
07210	Sidewalk insulation	2000.0	sf	0.0075	15	1245.81	1.6	3200.00	0	0.00	0	0.00	\$4,445.81
07210	Building insulation-core acoustical	38500.0	sf	0	0	0.00	0	0.00	0	0.00	1.5	57750.00	\$57,750.00
07260	Building insulation- exterior wall	32000.0	sf	0	0	0.00	0	0.00	0	0.00	2	64000.00	\$64,000.00
07260	Air barriers	15100.0	sf	0.0075	113	9405.88	0.85	12835.00	0	0.00	0	0.00	\$22,240.88
07400	Covered utility soffit panels	1280.0	sf	0.08	102	8504.74	30	38400.00	0	0.00	0	0.00	\$46,904.74
07400	Metal siding panels	15100.0	sf	0.2	3020	250823.52	20	302000.00	0	0.00	0	0.00	\$552,823.52
07400	Mechanical room panels	3240.0	sf	0.2	648	53819.09	50	162000.00	0	0.00	0	0.00	\$215,819.09
07500	Membrane roofing ALLOWANCE - E/P	1.0	job	0	0	0.00	0	0.00	0	0.00	375000	375000.00	\$375,000.00
07600	Flashing & sheet metal trim	4000.0	lf	0.03	120	9966.50	5	20000.00	0	0.00	0	0.00	\$29,966.50
07800	Fire stopping-safing @ penetrations	400.0	ea	0.5	200	16610.83	5	2000.00	0	0.00	0	0.00	\$18,610.83
07800	Fire stopping-perimeter angles	3690.0	lf	0.125	461	38308.72	6	22140.00	0	0.00	0	0.00	\$60,448.72
07800	Spray fireproofing - Bradshaw	68848.0	sf	0	0	0.00	0	0.00	0	0.00	2.75	189332.00	\$189,332.00
07900	Caulking & sealants - interiors	1.0	job	40	40	3322.17	400	400.00	0	0.00	0	0.00	\$3,722.17
07900	Caulking & sealants - exteriors	1.0	job	80	80	6644.33	800	800.00	0	0.00	0	0.00	\$7,444.33
DIVISION 07, TOTAL					4830		401143.22	570175.00			666082.00		\$1,657,400.22
DIVISION 08000, DOORS AND WINDOWS		COMPOSITE RATE:		LABOR		MATERIAL		EQUIPMT		SUB / OTHER		TOTALS	
CODE	DESCRIPTION	QUAN.	/ HR	UNIT	HRS	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
08100	HM frames & doors	95.0	ea	8	760	63121.15	1600	152000.00	0	0.00	0	0.00	\$215,121.15
08310	Access doors	20.0	ea	1	20	1661.08	35	700.00	0	0.00	0	0.00	\$2,361.08
08400	Forms and surface glass ALLOWANCE	1500.0	sf	0.1	150	12458.12	75	112500.00	0	0.00	0	0.00	\$124,958.12
08800	Glass & Glazing	1.0	job	32	32	2657.73	4000	4000.00	0	0.00	0	0.00	\$6,657.73
08900	Extruded aluminum sills	0.0	lf	0.025	0	0.00	8	0.00	0	0.00	0	0.00	\$0.00
08900	Canopies	1.0	job	10	10	830.54	0	0.00	0	0.00	15000	15000.00	\$15,830.54
08900	Glazed curtain wall & aluminum entrances	1.0	job	40	40	3322.17	0	0.00	0	0.00	2100000	2100000.00	\$2,103,322.17
DIVISION 08, TOTAL					1012		84050.79	269200.00			2115000.00		\$2,468,250.79

DIVISION 09000. FINISHES		COMPOSITE RATE: \$83.05 / HR		LABOR		MATERIAL		EQUIPMNT		SUB / OTHER		TOTALS	
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
09100	Metal studs- furring interior	51486	lf	0.035	1802	149664.40	0.75	38614.50	0	0.00	0	0.00	\$188,278.90
09100	Metal studs- partition interior	111119	lf	0.035	3889	323011.27	1.1	122230.90	0	0.00	0	0.00	\$445,242.17
09120	Gyp.ceiling suspension systems	18298.0	sf	0.05	915	75986.24	3	54894.00	0	0.00	0	0.00	\$130,880.24
09260	GWB- stock & hang	298830	sf	0.01	2988	248190.70	0.5	149415.00	0	0.00	0	0.00	\$397,605.70
09280	Exterior Gyp	15100	sf	0.02	302	25082.35	0.65	9815.00	0	0.00	0	0.00	\$34,897.35
09260	Shaft wall	14000.0	sf	0.04	560	46510.32	4	56000.00	0	0.00	0	0.00	\$102,510.32
09260	Tile backer	2224.0	sf	0.025	56	4617.81	1.15	2557.60	0	0.00	0	0.00	\$7,175.41
09300	Tile - ALLOWANCE	1.0	job	20	20	1661.08	0	0.00	0	0.00	200000	200000.00	\$201,661.08
09510	Ceilings ALLOWANCE	50000.0	sf	0.0025	125	10381.77	0	0.00	0	0.00	5	250000.00	\$260,381.77
09610	Floor prep	60000.0	sf	0.01	600	49832.49	0.05	3000.00	0	0.00	0	0.00	\$52,832.49
09680	Flooring - ALLOWANCE	60000.0	sf	0.001	60	4983.25	0	0.00	0	0.00	6.75	405000.00	\$409,983.25
09680	Entry floor system	1.0	job	40	40	3322.17	15000	15000.00	0	0.00	0	0.00	\$18,322.17
09900	Painting & taping	1.0	job	50	50	4152.71	0	0.00	0	0.00	448474	448474.00	\$452,626.71
09900	Painting - garage	1.0	job	20	20	1661.08	0	0.00	0	0.00	65068	65068.00	\$86,729.08
09950	Wallcoverings - restroom ALLOWANCE	10780.0	sf	0	0	0.00	0	0.00	0	0.00	8	86240.00	\$86,240.00
09950	Wallcoverings fancy- ALLOWANCE	770.0	sf	0	0	0.00	0	0.00	0	0.00	75	57750.00	\$57,750.00
DIVISION 09. TOTAL					11427	949057.64		451527.00		0.00		1512532.00	\$2,913,116.64
DIVISION 10000. SPECIALTIES		COMPOSITE RATE: \$83.05 / HR		LABOR		MATERIAL		EQUIPMNT		SUB / OTHER		TOTALS	
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
10200	Louvers & vents	32.0	ea	2	64	5315.47	100	3200.00	0	0.00	0	0.00	\$8,515.47
10300	Projector screens	3.0	ea	10	30	2491.62	9000	27000.00	0	0.00	0	0.00	\$29,491.62
10400	Interior Signage	120.0	ea	2	240	19932.99	140	16800.00	0	0.00	0	0.00	\$36,732.99
10400	Exterior Signage	1.0	ea	10	10	830.54	0	0.00	0	0.00	10000	10000.00	\$10,830.54
10520	Fire extinguishers	28.0	ea	2	56	4651.03	225	6300.00	0	0.00	0	0.00	\$10,951.03
10520	Knox box	1.0	ea	2	2	166.11	520	520.00	0	0.00	0	0.00	\$686.11
10651	Operable folding wall	2.0	ea	20	40	3322.17	35000	70000.00	0	0.00	0	0.00	\$73,322.17
10800	Toilet & bath accessories	261.0	pcs	0.45	117	9754.71	200	52200.00	0	0.00	0	0.00	\$61,954.71
DIVISION 10. TOTAL					559	46464.64		176020.00		0.00		10000.00	\$232,484.64
DIVISION 12000. FURNISHINGS		COMPOSITE RATE: \$8.00 / HR		LABOR		MATERIAL		EQUIPMNT		SUB / OTHER		TOTALS	
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
12400	Appliances - EXCLUDED	0.0	job	0	0	0.00	0	0.00	0	0.00	0	0.00	\$0.00
12400	Mecho shades allowance - Commercial	1.0	job	20	20	1661.08	0	0.00	0	0.00	154945	154945.00	\$156,606.08
12400	Glass wall systems - ALLOWANCE	1.0	job	60	60	4983.25	0	0.00	0	0.00	650000	650000.00	\$654,983.25
12400	Embed floor closer for KI	0.0	ea	2	0	0.00	50	0.00	0	0.00	0	0.00	\$0.00
12400	Stock KI walls	6.0	ea	50	300	24916.24	0	0.00	750	4500.00	0	0.00	\$29,416.24
DIVISION 04. TOTAL					380	31560.58		0.00		4500.00		804945.00	\$841,005.58

DIVISION 14000, CONVEYING SYSTEMS		COMPOSITE RATE:		LABOR		MATERIAL		EQUIPMNT		SUB / OTHER		TOTALS
CODE	DESCRIPTION	QUAN.	/HR UNIT	UNIT	HRS	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
14200	Elevators - passenger w/ glass back	2.0	ea	40	80	15000	30000.00	0	0.00	215000	430000.00	\$466,644.33
14200	Elevators - passenger (basement)	1.0	job	40	40	0	3322.17	0	0.00	75000	75000.00	\$78,322.17
14600	Elevator hoist way beam	3.0	ea	12	36	500	2989.95	0	0.00	0	0.00	\$4,489.95
14600	Elevator work platforms	3.0	ea	24	72	1500	5979.90	0	0.00	0	0.00	\$10,479.90
14600	Elevator temporary guard rails	16.0	ea	3	48	300	3986.60	0	0.00	0	0.00	\$8,786.60
14600	Pit ladder	2.0	ea	2	4	750	332.22	0	0.00	0	0.00	\$1,832.22
		0.0		0	0	0	0.00	0	0.00	0	0.00	\$0.00
	DIVISION 14, TOTAL				280		23255.16		0.00		505000.00	\$570,555.16
DIVISION 15000, MECHANICAL		COMPOSITE RATE:		LABOR		MATERIAL		EQUIPMNT		SUB / OTHER		TOTALS
CODE	DESCRIPTION	QUAN.	/HR UNIT	UNIT	HRS	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
15000	Mechanical Design Build Allowance	1.0	job	60	60	0	4983.25	0	0.00	3497125	3497125.00	\$3,502,108.25
15000	Control wiring	1.0	job	0	0	0	0.00	0	0.00	100000	100000.00	\$100,000.00
15000	Snow melt	1.0	job	10	10	0	830.54	0	0.00	185000	185000.00	\$185,830.54
15300	Fire protection - Chinook	1.0	job	0	0	0	0.00	0	0.00	305500	305500.00	\$305,500.00
15300	FM 200 data room	1.0	job	10	10	0	830.54	0	0.00	25000	25000.00	\$25,830.54
15300	Fire tanks and pumps EXCLUDED	0.0	job	0	0	0	0.00	0	0.00	0	0.00	\$0.00
	DIVISION 15, TOTAL				80		6644.33		0.00		4112625.00	\$4,119,269.33
DIVISION 16000, ELECTRICAL		COMPOSITE RATE:		LABOR		MATERIAL		EQUIPMNT		SUB / OTHER		TOTALS
CODE	DESCRIPTION	QUAN.	/HR UNIT	UNIT	HRS	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
16000	Electrical Engineering & management	1.0	job	100	100	0	8305.41	0	0.00	311024	311024.00	\$319,329.41
16000	MDP/panels/buse duct/feeders	1.0	job	0	0	0	0.00	0	0.00	350000	350000.00	\$350,000.00
16000	Power - (outlets) ALLOWANCE	1.0	job	0	0	0	0.00	0	0.00	367200	367200.00	\$367,200.00
16000	Lighting rough in	1.0	job	0	0	0	0.00	0	0.00	275000	275000.00	\$275,000.00
16000	Light fixtures ALLOWANCE	1.0	job	0	0	0	0.00	0	0.00	750000	750000.00	\$750,000.00
16000	Data - ALLOWANCE	1.0	job	0	0	0	0.00	0	0.00	250000	250000.00	\$250,000.00
16000	Fire alarm / security	1.0	job	0	0	0	0.00	0	0.00	397400	397400.00	\$397,400.00
16000	Video conference -ALLOWANCE	1.0	job	0	0	0	0.00	0	0.00	45000	45000.00	\$45,000.00
16000	Generator	1.0	job	0	0	0	0.00	0	0.00	146000	146000.00	\$146,000.00
16000	Parking garage - ALLOWANCE	1.0	job	0	0	0	0.00	0	0.00	34500	34500.00	\$34,500.00
16000	Lighting control	1.0	job	0	0	0	0.00	0	0.00	120000	120000.00	\$120,000.00
	DIVISION 16, TOTAL				100		8305.41		0.00		3046124.00	\$3,054,429.41
..	END											

Appendix B

Items highlighted in red text require further discussion and analysis

CODE	DESCRIPTION	TOTALS							
	DIRECT COSTS								
01000	GENERAL REQUIREMENTS	\$ 3,766,738.12							
02000	SITework	\$ 3,877,285.41							
03000	CONCRETE	\$ 1,380,209.51							
04000	MASONRY (NOT USED)	\$ -							
05000	METALS	\$ 2,211,553.59							
06000	WOOD AND PLASTIC	\$ 351,180.95							
07000	THERMAL AND MOISTURE	\$ 1,657,400.22							
08000	DOORS AND WINDOWS	\$ 2,468,250.79							
09000	FINISHES	\$ 2,913,116.64							
10000	SPECIALTIES	\$ 232,484.64							
11000	EQUIPMENT (NOT USED)	\$ -							
12000	FURNISHINGS	\$ 29,416.24							
13000	SPECIAL CONSTRUCTION (NOT USED)	\$ -							
14000	CONVEYING SYSTEMS	\$ 570,555.16							
15000	MECHANICAL	\$ 4,119,269.33							
16000	ELECTRICAL	\$ 3,054,429.41							
	SUBTOTAL, DIRECT COST					\$26,631,890			
	MARKUPS								
	PROFIT / MARKUP (4%)	\$ 1,131,855.00							
	GENERAL OVERHEAD MARKUP (4%)	\$ 1,131,855.00							
	SUBTOTAL, MARKUPS					\$ 2,263,710			
						\$28,895,600	\$444.55 PER SF PROJECT (65,000 SF TOTAL)		
	FEES & PREMIUMS								
00610	LIABILITY INSURANCE	\$ 27,426.19							
00610	UMBRELLA PREMIUM	\$ -							
00620	DEPARTMENT OF LABOR FEE	\$ 5,000.00							
00620	BUILDERS ALL-RISK INSURANCE	\$ 63,570.32							
00630	MOA BUILDING PERMIT / PLAN REVIEW / FIRE REVIEW	\$ 349,676.72							
00650	AWWU	\$ 15,000.00							
00650	PARKING RENTAL	\$ 20,000.00							
00650	ROAD CLOSURE & TRAFFIC PERMITS	\$ 100,000.00							
00650	ENSTAR	\$ 5,000.00							
00650	ML&P FEES	\$ 40,000.00							
	SUBTOTAL, FEES & PREMIUMS					\$625,673			
	BOND								
	PERFORMANCE & PAYMENT BOND, IF REQUIRED	\$ 229,834.00							
	SUBTOTAL, BOND PREMIUMS					\$229,834			
	TOTAL, ESTIMATED CONSTRUCTION COST - CRITERION [08-27-2013]					\$29,751,107			

01300	JOB ADMINISTRATION			\$	3,766,738			
01310	PROJECT DESIGN & ENGINEERING	1.0	Job	\$	1,306,644		LS	34.69%
01310	EXPLORATORY & ASBUILT WORK	1.0	Job	\$	22,000		LS	0.58%
01310	PROJECT MANAGER	13.0	Mo	\$	69,982	\$5,383.25	per MO Project Manger	1.86%
01320	PROJECT SUPERVISION	55.3	Wks	\$	229,437	\$4,148.95	per WK Field Supervision	6.09%
01325	SAFETY PROGRAM MANAGER	13.0	Mo	\$	34,551	\$2,657.73	per WK Safety Program	0.92%
01330	PROJECT ENGINEER / SUBMITTALS / O&M's	13.0	Mo	\$	28,094	\$2,161.08	per MO Submittals	0.75%
01340	PROJECT COORDINATOR	13.0	Mo	\$	10,797	\$830.54	per MO Coordinating	0.29%
01350	EXPEDITING / PURCHASING	13.0	Mo	\$	43,188	\$3,322.17	per MO Expediting	1.15%
1400	Q.C. / FIELD ENG'R.							
01420	CONSTRUCTION STAKING & AS-BUILT PLOT PLAN	1.0	Job	\$	8,000		LS	0.21%
01430	TESTING & SPECIAL INSPECTIONS	1.0	Job	\$	80,000		LS	2.12%
1500	TEMPORARY FACILITIES							
01501	FIELD OFFICE	13.0	Mo	\$	34,638	\$2,664.43	per MO Field Office	0.92%
01501	TEMP CREW PARKING - USE GARAGE	0.0	Mo	\$	-		n/a	0.00%
01502	PROJECT SIGNS	1.0	Ea	\$	1,831	\$1,830.54	per EA Project Sign	0.05%
01503	STORAGE CONTAINERS	2.0	Ea	\$	3,000	\$1,500.00	per EA Container	0.08%
01503	STORAGE AREA / SECURITY FENCE	600.0	Lf	\$	7,292	\$12.15	per LF Fencing	0.19%
01504	TEMPORARY TOILETS	13.0	Mo	\$	13,650	\$1,050.00	per MO Toilet	0.36%
01505	TEMP ELECTRIC SERVICE	1.0	Job	\$	28,305		LS	0.75%
01506	ELECTRICITY	13.0	Mo	\$	39,000	\$3,000.00	per MO Electricity	1.04%
01507	TEMPORARY LIGHTS	13.0	Flrs	\$	23,797	\$1,830.54	per MO Teno Lights	0.63%
01508	TEMPORARY HEAT	8.0	Mo	\$	154,577	\$19,322.17	per MO Temp Heat	4.10%
01509	TELEPHONES	13.0	Mo	\$	4,550	\$350.00	per MO Phones	0.12%
01510	TEMP WEATHER PROTECTION	6.0	Flrs	\$	86,291	\$14,381.77	per FLOOR Weather Protection	2.29%
01510	TEMP PEDESTRIAL WALKWAYS	1.0	Job	\$	12,305		LS	0.33%
01511	SNOW REMOVAL	5.0	Mo	\$	16,611	\$3,322.17	per MO Snow Removal	0.44%
01512	CLEANUP PERIODIC	13.0	Mo	\$	151,159	\$11,627.58	per MO Periodic Cleanup	4.01%
01513	CLEANUP FINAL, INC. WINDOWS	1.0	Job	\$	24,811		LS	0.66%

Items highlighted in red text require further discussion and analysis

01514	SAFETY SUPPLIES	1.0	Job	\$	8,000		LS	0.21%
01515	MATERIAL HANDLING	13.0	Mo	\$	215,941	\$16,610.83	per MO Material Handling	5.73%
01516	TRASH HAUL, DUMPSTER	13.0	Mo	\$	49,313	\$3,793.30	per MO Trash Handling	1.31%
1600	EQUIPMENT							
01610	CONSUMABLES	1.0	Job	\$	18,000		LS	0.48%
01620	SCAFFOLDING / MAN LIFTS	12.0	Mo	\$	42,000	\$3,500.00	per MO Scaffolding/Lifts	1.12%
01630	JOB TRUCKS (PICKUP, FLATBED)	13.0	Mo	\$	15,600	\$1,200.00	per MO Job Truck	0.41%
01640	BOOM TRUCK	8.0	Mo	\$	24,000	\$3,000.00	per MO Boom Truck	0.64%
01640	FORKLIFT	10.0	Mo	\$	30,000	\$3,000.00	per MO Fork Lift	0.80%
01640	AERIAL BOOM LIFT	12.0	Mo	\$	96,000	\$8,000.00	per MO Aerial Boom Lift	2.55%
01650	MISC RENTAL	13.0	Mo	\$	6,500	\$500.00	per MO Misc Maintenance	0.17%
01660	FUEL & MAINTENANCE	13.0	Mo	\$	42,791	\$3,291.62	per MO Fuel, Oil, Grease	1.14%
01670	CRANE SERVICE	11.0	Mo	\$	547,919	\$49,810.83	per MO Tower Crane Rental	14.55%
01680	MAN / EQUIPMENT HOIST	7.0	Mo	\$	201,521	\$28,788.66	per MO Hoist	5.35%
1800	FREIGHT							
01820	GENERAL OCEAN FREIGHT-SEA TO JOBSITE	4.0	Loads	\$	26,000	\$6,500.00	per LOAD Ocean Freight	0.69%
01860	MOBE / DEMOBE	1.0	Job	\$	8,644		LS	0.23%
	GENERAL REQUIREMENTS, TOTAL			\$	3,766,738			100.00%

		DIVISION 02000, SITEWORK				\$ 26,631,890.03			
02220		ADDITIONAL ASBESTOS ABATEMENT - ALLOWANCE	1.00	Job	\$ 300,000			LS	1.13%
		Existing LIO (6 levels + roof)	42,000.00	SF Levels		\$5.43		per SF Floor	
		Existing Anchor Pub (2 levels + roof)	13,200.00	SF Levels		\$5.43		per SF Floor	
02221		DEMOLITION SUBCONTRACTOR - AK DEMO	1.00	Job	\$ 2,017,727			LS	7.58%
		Existing LIO & Anchor Pub floors and roofs	55,200.00	SF Levels		\$36.55		per SF Levels	
02221		TEMPORARY SHORING - BUILDING	1.00	Job	\$ 53,222			LS	0.20%
02221		TEMPORARY SHORING - GARAGE	1.00	Job	\$ 61,527			LS	0.23%
02221		ADDITIONAL DEMOLITION	6.00	Flrs	\$ 52,832	\$8,805.42		per EA Floor	0.20% ?
02221		HAUL OFF MISC DEMO DEBRIS	20.00	Lds	\$ 26,644	\$1,332.22		per EA Haul Load	0.10%
02221		REMOVE FLOOR ADHESIVES	61,000.00	Sf	\$ 41,047	\$0.67		per SF Floor	0.15%
02300		TRAFFIC CONTROL PLAN	1.00	Job	\$ 36,305			LS	0.14% ?
02300		TRAFFIC CONTROL PLAN - FLAGGER	8.00	Mo	\$ 106,309	\$13,288.66		per EA Month	0.40% ?
02300		SITE & UTILITY SUBCONTRACTOR - BCX	1.00	Job	\$ 362,622			LS	1.36%
02316		TRENCHING FOR M & E INTERIOR BLDG	500.00	Lf	\$ 3,826	\$7.65		per LF Trench	0.01%
02370		SWPPP MANAGEMENT / STREAT SWEEPING	7.00	Mo	\$ 45,383	\$6,483.25		per EA Month	0.17%
02455		H PILING & LAGGING (BASEMENT SHORING)	120.00	Lf	\$ 571,933	\$4,766.11		per LF Shoring	2.15%
02740		ASPHALT PAVEMENT @ ALLEY	4,000.00	Sf	\$ 20,000	\$5.00		per SF Alley Pavement	0.08%
02740		ASPHALT PAVEMENT @ ROADS	4,000.00	Sf	\$ 20,000	\$5.00		per SF Road Pavement	0.08%
02740		ASPHALT SEAL COAT PARKING GARAGE	40,300.00	Sf	\$ 20,150	\$0.50		per SF Seal Coat	0.08%
02760		PAINT MARKINGS - GARAGE	120.00	Ea	\$ 4,200	\$35.00		per EA Car Parking Stall	0.02%
02770		CURB & GUTTER PATCHES	120.00	Lf	\$ 4,800	\$40.00		per LF Curb & Gutter	0.02%
02775		SIDEWALKS & PADS	3,800.00	Sf	\$ 34,490	\$9.08		per SF Concrete	0.13%
02775		RAMP - GARAGE	4,000.00	Sf	\$ 44,305	\$11.08		per SF Garage Ramp Rehab	0.17%
02820		FENCES & GATE - DUMPSTER ENCLOSURE	36.00	Lf	\$ 7,310	\$203.05		per LF Fencing	0.03%
02820		GATES @ GARAGE RAMP	1.00	Job	\$ 28,322			LS	0.11%
02900		LANDSCAPE PLANTING	1.00	Job	\$ 5,000			LS	0.02%
02900		LANDSCAPE FURNISHINGS (BIKE RACK, BENCHES)	8.00	Ea	\$ 9,329	\$1,166.11		per EA Item	0.04%
		DIVISION 02, TOTAL			\$ 3,877,285	\$59.65		Direct Cost per SF Project Area	14.56%
		DIVISION 03000, CONCRETE							
00310		FORMWORK	23,000.00	sfsa	\$ 306,025	\$13.31		per SFA Forms	1.15%
03200		REINFORCING - PURCHASE	190,000.00	lb	\$ 142,500	\$0.75		per LB Reinforcing, Purchase	0.54%
03200		REINFORCING PLACE REBARR	100.00	ton	\$ 90,000	\$900.00		per TON Rebar, Place	0.34%
03200		REINFORCING PLACE WWF	24,572.00	sf	\$ 14,931	\$0.61		per SF Wire Mesh, Place	0.06%
03300		PLACE FOOTING, WALLS, GRADE BEAMS	582.00	cy	\$ 117,733	\$202.29		per CY Concrete, Place	0.44%

Items highlighted in red text require further discussion and analysis

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03300	PLACE CONCRETE BALLAST SOG	580.00	cy	\$	117,329	\$202.29	per CY Concrete, Place	0.44%
03300	PLACE CONCRETE ON GRADE/DECKS/INFILLS	362.00	cy	\$	84,366	\$233.05	per CY Concrete, Place	0.32%
03300	PLACE & FINISH STAIRS & LANDINGS	30.00	cy	\$	23,675	\$789.16	per CY Concrete, Place	0.09%
03300	PLACE HOUSEKEEPING PADS	30.00	cy	\$	11,675	\$389.16	per CY Concrete, Place	0.04%
03300	EDGE OF DECK INFILL	30,000.00	sf	\$	36,916	\$1.23	per SF Deck Edge (?)	0.14%
03300	PLACE MISC. CONC	50.00	cy	\$	18,708	\$374.16	per CY Concrete, Place	0.07%
03300	GARAGE - UPGRADES	1.00	Job	\$	196,108		LS	0.74% ?
03350	FINISH CONCRETE SLABS	24,572.00	sf	\$	36,858	\$1.50	per SF Concrete Finishes	0.14%
03390	CURING / SEALING	24,572.00	sf	\$	3,269	\$0.13	per SF Curing	0.01%
03600	GROUT COLUMN BASES	20.00	ea	\$	2,661	\$133.05	per EA Grout	0.01%
03151	SAWCUT CONTROL JOINTS	1,550.00	lf	\$	5,281	\$3.41	per LF Sawcut	0.02%
03050	EPOXY BOLTS	1.00	Job	\$	139,581		LS	0.52% ?
03050	EMBEDDED ITEMS	1.00	Job	\$	24,611		LS	0.09%
03050	ANCHOR BOLTS & TEMPLATES	120.00	ea	\$	7,983	\$66.53	per EA Set	0.03%
	DIVISION 03, TOTAL			\$	1,380,210	\$21.23	Direct Cost per SF Project Area	5.18%
	DIVISION 05000, METALS							
05090	WELDING ROD, GAS, BOLTS, SUPPLIES	1.00	Job	\$	2,500		LS	0.01%
05100	STRUCTURAL STEEL FABRICATION	44,000.00	lbs	\$	660,000	\$15.00	per LB Steel	2.48%
05100	BUCKLING RESTRAINT BRACES	104.00	ea	\$	329,101	\$3,164.43	per EA Brace	1.24%
05100	STAIRWELLS	1.00	ea	\$	35,000		LS	0.13%
05100	STRUCTURAL STEEL ERECTION	27,572.00	sf	\$	248,148	\$9.00	per SF Deck Area	0.93%
05100	STRUCTURAL STEEL DECKING PURCHASE	27,572.00	sf	\$	82,716	\$3.00	per SF Deck, Purchase	0.31%
05100	STRUCTURAL STEEL UPGRADES	1.00	Job	\$	282,719		LS	1.06%
05100	SHIP STRUCTURAL STEEL	22.00	lds	\$	143,000	\$6,500.00	per EA Haul Load	0.54%
05200	STEEL ROOF JOISTS	5,600.00	sf	\$	33,600	\$6.00	per SF Roof	0.13%
05200	SHIP ROOF JOIST & DECK	5.00	lds	\$	39,000	\$7,800.00	per EA Haul Load	0.15%
05400	COLD-FORMED METAL FRAMING	21,800.00	lf	\$	278,643	\$12.78	per LF Metal Framing	1.05%
05500	WELDED REBAR @ POUR STOP	700.00	ea	\$	18,034	\$25.76	per EA Pour Stop	0.07%
05500	ANGLES OPENING THROUGH DECK	1.00	Job	\$	8,483		LS	0.03%
05500	ANGLES AT ELEVATOR PITS	3.00	ea	\$	1,897	\$632.22	per EA Angles	0.01%
05500	MISC. FABRICATED METALS	1.00	Job	\$	9,153		LS	0.03%
05500	HANDRAILS	600.00	lf	\$	22,983	\$38.31	per LF Railings	0.09%
05500	TEMPORARY GUARD RAILS	2,400.00	lf	\$	16,577	\$6.91	per LF Temp Guard Rails	0.06%
	DIVISION 05, TOTAL			\$	2,211,554	\$34.02	Direct Cost per SF Project Area	8.30%

Items highlighted in red text require further discussion and analysis

		<u>DIVISION 06000, WOOD AND PLASTIC</u>							
06100		CURBS CANTS BLOCKING	4,000.00	bf	\$	25,289	\$6.32	per BF Cant	0.09%
06160		SHEATHING - DATA BOARDS	280.00	sf	\$	861	\$3.08	per SF Sheathing	0.00%
06160		SHEATHING -PARAPETS	1,800.00	bf	\$	5,897	\$3.28	per BF? Sheathing	0.02%
06160		SHEATHING	1,700.00	sf	\$	5,910	\$3.48	per SF Sheathing	0.02%
06200		MODULAR ART WALL	0.00	ea	\$	-		(not included)	0.00%
06200		CUSTOM FLOOR BASE	3,000.00	lf	\$	117,207	\$39.07	per LF Floor Base	0.44% ?
06410		CUSTOM CASEWORK - SECURITY DESK	1.00	Job	\$	21,661		LS	0.08%
06410		CUSTOM CASEWORK - ALLOWANCE	1.00	Job	\$	137,458		LS	0.52% ?
06410		SOLID SURFACE @ RESTROOMS	120.00	lf	\$	30,384	\$253.20	per LF Countertops, etc.	0.11%
06600		FRP PANELS - JANITOR CLOSETS	900.00	sf	\$	6,514	\$7.24	per SF FRP	0.02%
		<u>DIVISION 06, TOTAL</u>				\$ 351,181	\$5.40	Direct Cost per SF Project Area	1.32%
		<u>DIVISION 07000, THERMAL AND MOISTURE</u>							
07110		FOUNDATION MEMBRANE - E/P	0.00	sf	\$	-		n/a	0.00%
07110		DAMP PROOFING - E/P	0.00	sf	\$	-		n/a	0.00%
07210		FOUNDATION INSULATION - E/P	0.00	sf	\$	-		n/a	0.00%
07210		GARAGE RAMP	4,000.00	sf	\$	8,892	\$2.22	per SF Board Insulation	0.03%
07210		SIDEWALK INSULATION	2,000.00	sf	\$	4,446	\$2.22	per SF Board Insulation	0.02%
07210		BUILDING INSULATION - COR ACOUSTICAL	38,500.00	sf	\$	57,750	\$1.50	per SF Corridor Sound Batt	0.22%
07260		BUILDING INSULATION - EXTERIOR WALL	32,000.00	sf	\$	64,000	\$2.00	per SF Exterior Wall	0.24%
07260		AIR BARRIERS	15,100.00	sf	\$	22,241	\$1.47	per SF Wall	0.08%
07400		COVER UTILITY SOFFIT PANELS	1,280.00	sf	\$	46,905	\$36.64	per SF Soffit	0.18%
07400		METAL SIDING PANELS	15,100.00	sf	\$	552,824	\$36.61	per SF Exterior Wall	2.08%
07400		MECHANICAL ROOM PANELS	3,240.00	sf	\$	215,819	\$66.61	per SF Mech Penthouse Wall	0.81%
07500		MEMBRANE ROOFING ALLOWANCE - E/P	1.00	Job	\$	375,000		LS	1.41%
07600		FLASHING & SHEET METAL TRIM	4,000.00	lf	\$	29,967	\$7.49	per LF Flashing/Trim	0.11%
07800		FIRE STOPING-SAFING @ PENETRATIONS	400.00	ea	\$	18,611	\$46.53	per EA Firestop	0.07%
07800		FIRE STOPING-PERIMETER ANGLES	3,690.00	lf	\$	60,449	\$16.38	per LF Perimeter	0.23%
07800		SPRAY FIREPROOFING - BRADSHAW	68,848.00	sf	\$	189,332	\$2.75	per SF Project Area	0.71%
07900		CAULKING & SEALANTS - INTERIORS	1.00	Job	\$	3,722		LS	0.01%
07900		CAULKING & SEALANTS - EXTERIORS	1.00	Job	\$	7,444		LS	0.03%
		<u>DIVISION 07, TOTAL</u>				\$ 351,181	\$5.40	Direct Cost per SF Project Area	1.32%
		<u>DIVISION 08000, DOORS AND WINDOWS</u>							

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08100	HM FRAMES & DOORS	95.00	ea	\$	215,121	\$2,264.43	per EA Door incl Hardware	0.81%
08310	ACCESS DOORS	20.00	ea	\$	2,361	\$118.05	per EA Access Door	0.01%
08400	FORMS AND SURFACE GLASS ALLOWANCE	1,500.00	sf	\$	124,958	\$83.31	per SF Allowance ?	0.47% ?
08800	GLASS & GLAZING	1.00	Job	\$	6,658	\$6,657.73	LS	0.02%
08900	EXTRUDED ALUMINUM SILLS	0.00	lf	\$	-		not used	0.00%
08900	CANOPIES	1.00	Job	\$	15,831	\$15,830.54	LS	0.06%
08900	GLAZED CURTAIN WALL & ALUMINUM ENTRANCES	1.00	Job	\$	2,103,322	\$2,103,322.17	LS	7.90%
	DIVISION 08, TOTAL			\$	2,468,251	\$37.97	Direct Cost per SF Project Area	9.27%
	DIVISION 09000, FINISHES							
09100	METAL STUDS -FURRING INTERIOR	51,486.00	lf	\$	188,279	\$3.66	per SF Furring	0.71%
09100	METAL STUDS - PARTITION INTERIOR	111,119.00	lf	\$	445,242	\$4.01	per LF Partitions	1.67%
09120	GYP CEILING SUSPENSION SYSTEMS	18,298.00	sf	\$	130,880	\$7.15	per SF Ceiling Suspension	0.49% ?
09260	GWB - STOCK & HANG	298,830.00	sf	\$	397,606	\$1.33	per SF GWB	1.49%
09260	EXTERIOR GYP	15,100.00	sf	\$	34,897	\$2.31	per SF Exterior Wall	0.13%
09260	SHAFT WALL	14,000.00	sf	\$	102,510	\$7.32	per SF Elevator Shaft	0.38%
09260	TILE BACKER	2,224.00	sf	\$	7,175	\$3.23	per SF Tile Area	0.03%
09300	TILE - ALLOWANCE	1.00	Job	\$	201,661	\$201,661.08	LS	0.76% ?
09510	CEILING ALLOWANCE	50,000.00	sf	\$	260,382	\$5.21	per SF Allowance	0.98%
09640	FLOOR PREP	60,000.00	sf	\$	52,832	\$0.88	per SF Floor	0.20%
09680	FLOORING - ALLOWANCE	60,000.00	sf	\$	409,983	\$6.83	per SF Floor	1.54%
09680	ENTRY FLOOR SYSTEM	1.00	Job	\$	18,322	\$18,322.17	LS	0.07%
09900	PAINTING & TAPING	1.00	Job	\$	452,627	\$452,626.71	LS	1.70%
09900	PAINTING - GARAGE	1.00	Job	\$	66,729	\$66,729.08	LS	0.25%
09950	WALLCOVERINGS - RESTROOM ALLOWANCE	10,780.00	sf	\$	86,240	\$8.00	per SF Restroom Wall	0.32%
09950	WALLCOVERINGS FANCY - ALLOWANCE	770.00	sf	\$	57,750	\$75.00	per SF Special Coverings	0.22%
	DIVISION 09, TOTAL			\$	2,913,117	\$44.82	Direct Cost per SF Project Area	10.94%
	DIVISION 10000, SPECIALTIES							
10200	LOUVERS & VENTS	32.00	ea	\$	8,515	\$266.11	per EA Opening	0.03%
10300	PROJECTOR SCREENS	3.00	ea	\$	29,492	\$9,830.54	per EA Projector	0.11%
10400	INTERIOR SIGNAGE	120.00	ea	\$	36,733	\$306.11	per EA Interior Sign	0.14%
10400	EXTERIOR SIGNAGE	1.00	ea	\$	10,831	\$10,830.54	LS	0.04%
10520	FIRE EXTINGUISHERS	28.00	ea	\$	10,951	\$391.11	per EA Extinguisher	0.04%
10520	KNOX BOX	1.00	ea	\$	686	\$686.11	per EA Knox Box	0.00%

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10651	OPERABLE FOLDING WALL	2.00	ea	\$	73,322	\$36,661.09	per Operable Wall	0.28%
10800	TOILET & BATH ACCESSORIES	261.00	pcs	\$	61,955	\$237.37	per Restroom Accessory	0.23%
	DIVISION 10, TOTAL			\$	232,485	\$3.58	Direct Cost per SF Project Area	0.87%
	DIVISION 12000, FURNISHINGS							
12400	APPLIANCES - EXCLUDED	0.00	Job	\$	-		(not included)	0.00%
12400	MECHO SHADES ALLOWANCE - COMMERCIAL	1.00	Job	\$	156,606	\$156,606.08	LS	0.59% ?
12400	GLASS WALL SYSTEMS - ALLOWANCE	1.00	Job	\$	654,983	\$654,983.25	LS	2.46% ??
12400	EMBED FLOOR CLOSER FOR KI	0.00	ea	\$	-		(not included)	0.00%
12400	STOCK KI WALLS	6.00	ea	\$	29,416	\$4,902.71	per EA Stock Wall	0.11%
	DIVISION 04, TOTAL			\$	841,006	\$12.94	Direct Cost per SF Project Area	3.16%
	DIVISION 14000, CONVEYING SYSTEMS							
14200	ELEVATORS - PASSENGER W/ GLASS BACK	2.00	ea	\$	466,644	\$233,322.17	per EA Elevator	1.75%
14200	ELEVATORS - PASSENGER (BASEMENT)	1.00	Job	\$	78,322	\$78,322.17	per EA Elevator	0.29%
14600	ELEVATOR HOIST WAY BEAM	3.00	ea	\$	4,490	\$1,496.65	per EA Hoist Beam	0.02%
14600	ELEVATOR WORK PLATFORMS	3.00	ea	\$	10,480	\$3,493.30	per EA Work Platform	0.04%
14600	ELEVATOR TEMPORARY GUARD RAILS	16.00	ea	\$	8,787	\$549.16	per EA Temp Guard Rail	0.03%
14600	PIT LADDER	2.00	ea	\$	1,832	\$916.11	per Ladder	0.01%
	DIVISION 14, TOTAL			\$	570,555	\$8.78	Direct Cost per SF Project Area	2.14%
	DIVISION 15000, MECHANICAL							
15000	MECHANICAL DESIGN BUILD ALLOWANCE	1.00	Job	\$	3,502,108	\$3,502,108.25	LS	13.15%
15000	CONTROL WIRING	1.00	Job	\$	100,000	\$100,000.00	LS	0.38%
15000	SNOW MELT	1.00	Job	\$	185,831	\$185,830.54	LS	0.70% ?
15300	FIRE PROTECTION - CHINOOK	1.00	Job	\$	305,500	\$305,500.00	LS	1.15%
15300	FM 200 DATA ROOM	1.00	Job	\$	25,831	\$25,830.54	LS	0.10%
15300	FIRE TANKS AND PUMPS EXCLUDED	0.00	Job	\$	-		(excluded)	0.00%
	DIVISION 15, TOTAL			\$	4,119,269	\$63.37	Direct Cost per SF Project Area	15.47%
	DIVISION 16000, ELECTRICAL							
16000	ELECTRICAL ENGINEERING & MANAGEMENT	1.00	Job	\$	319,329	\$319,329.41	LS	1.20%
16000	MDP/PANELS/BUSE DUCT/FEEDERS	1.00	Job	\$	350,000	\$350,000.00	LS	1.31%

ESTIMATE DETAIL BY DIVISION

Items highlighted in red text require further discussion and analysis

CONFIDENTIAL

16000		POWER - (OUTLETS) ALLOWANCE		1.00	Job	\$ 367,200	\$367,200.00	LS	1.38%
16000		LIGHTING ROUGH IN		1.00	Job	\$ 275,000	\$275,000.00	LS	1.03%
16000		LIGHT FIXTURES ALLOWANCE		1.00	Job	\$ 750,000	\$750,000.00	LS	2.82%
16000		DATA ALLOWANCE		1.00	Job	\$ 250,000	\$250,000.00	LS	0.94%
16000		FIRE ALARM / SECURITY		1.00	Job	\$ 397,400	\$397,400.00	LS	1.49%
16000		VIDEO CONFERENCE - ALLOWANCE		1.00	Job	\$ 45,000	\$45,000.00	LS	0.17%
16000		GENERATOR		1.00	Job	\$ 146,000	\$146,000.00	LS	0.55%
16000		PARKING GARAGE - ALLOWANCE		1.00	Job	\$ 34,500	\$34,500.00	LS	0.13%
16000		LIGHTING CONTROL		1.00	Job	\$ 120,000	\$120,000.00	LS	0.45%
		DIVISION 16, TOTAL				\$ 3,054,429	\$46.99	Direct Cost per SF Project Area	11.47%

Appendix C

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 1: Ariel View #1



Photo 2: Ariel View #2

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 3: Ariel view #3 Roof and Parking Lot



Photo 4: Ariel View #4 Anchor Pub and LIO Roofs

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Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 5: Ariel View #5 LIO Roof



Photo 6: North Elevation

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK

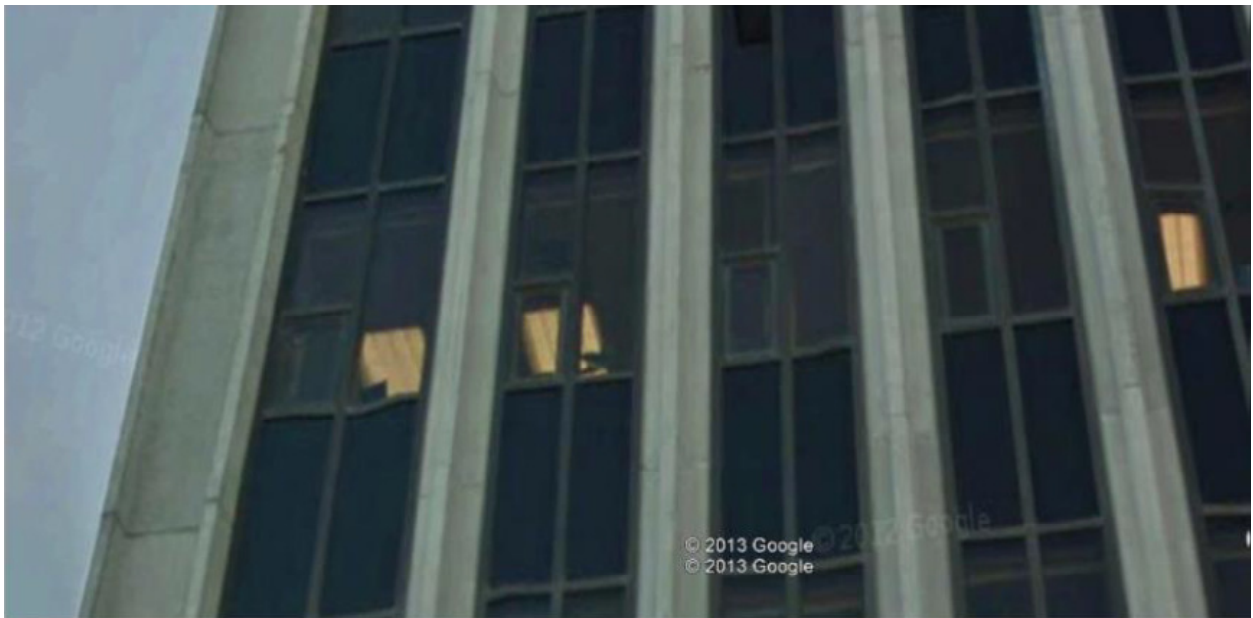


Photo 7: North Elevation Close Up

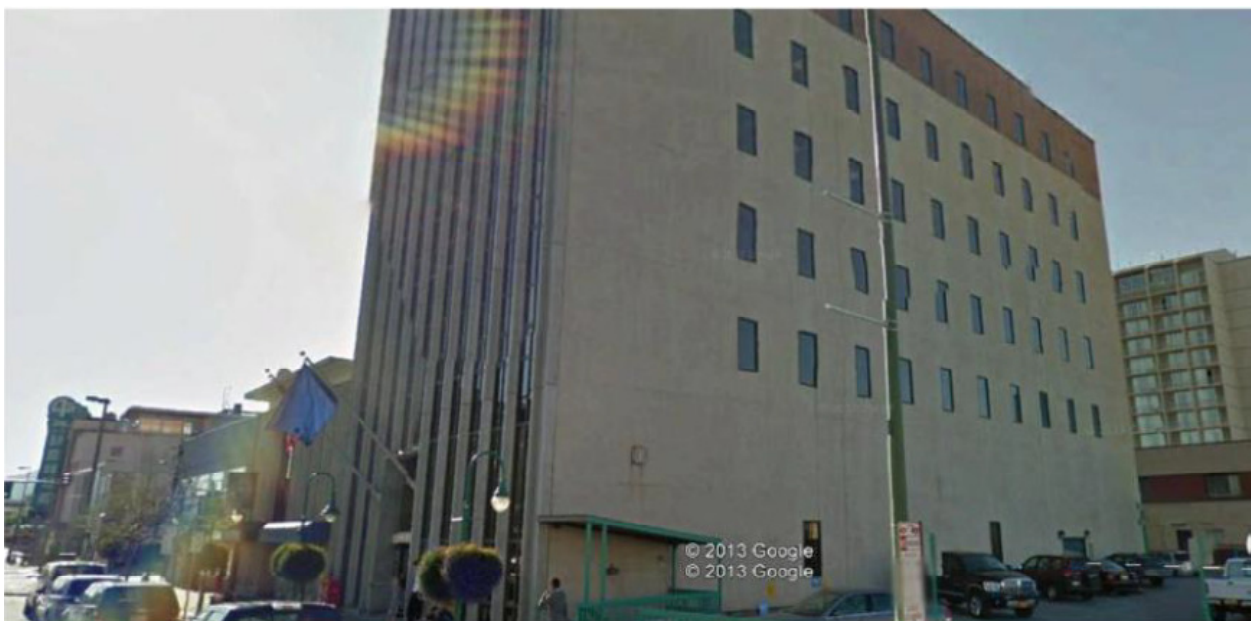


Photo 8: Northwest Elevation

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 9: West Elevation

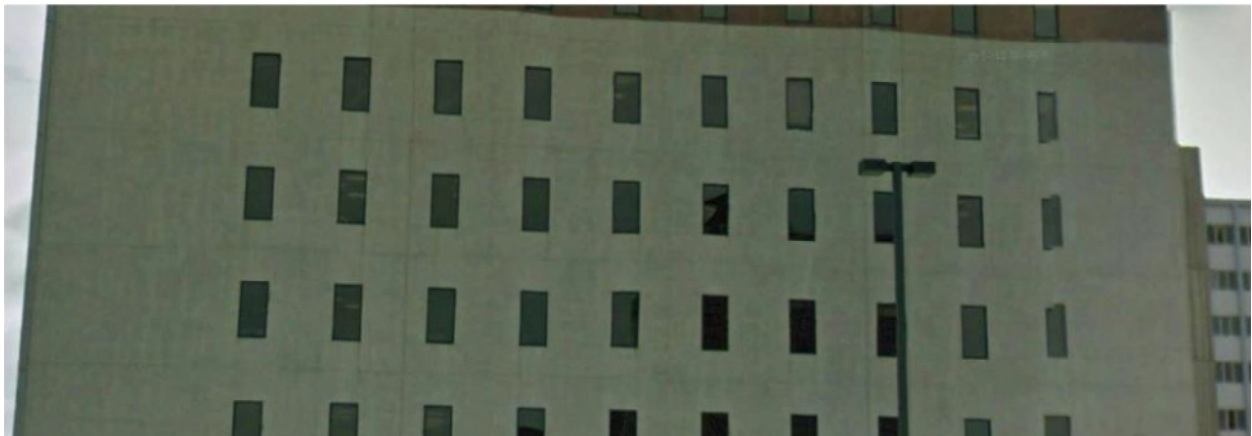


Photo 10: West Elevation Close up

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 11: West Elevation closer up



Photo 12: Southwest Corner looking up

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 13: South elevation looking up



Photo 14: Southwest corner looking up

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 15: Northeast Elevation

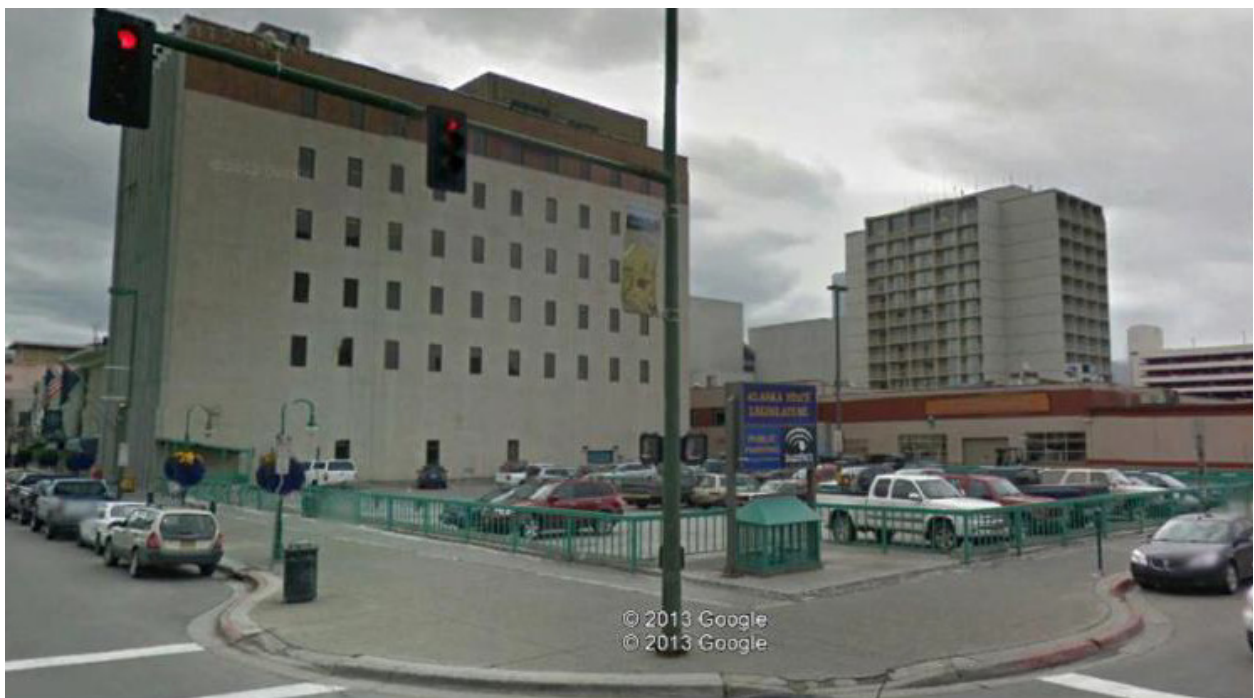


Photo 16: Parking Lot

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 17: Parking Ramp

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 18: Parking Ramp and West Elevation



Photo 19: Parking Garage Entrance

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 20: Parking Ramp and Alley



Photo 21: Parking Garage Close up

Appendix C - Photographs
Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 22: West elevation from G street

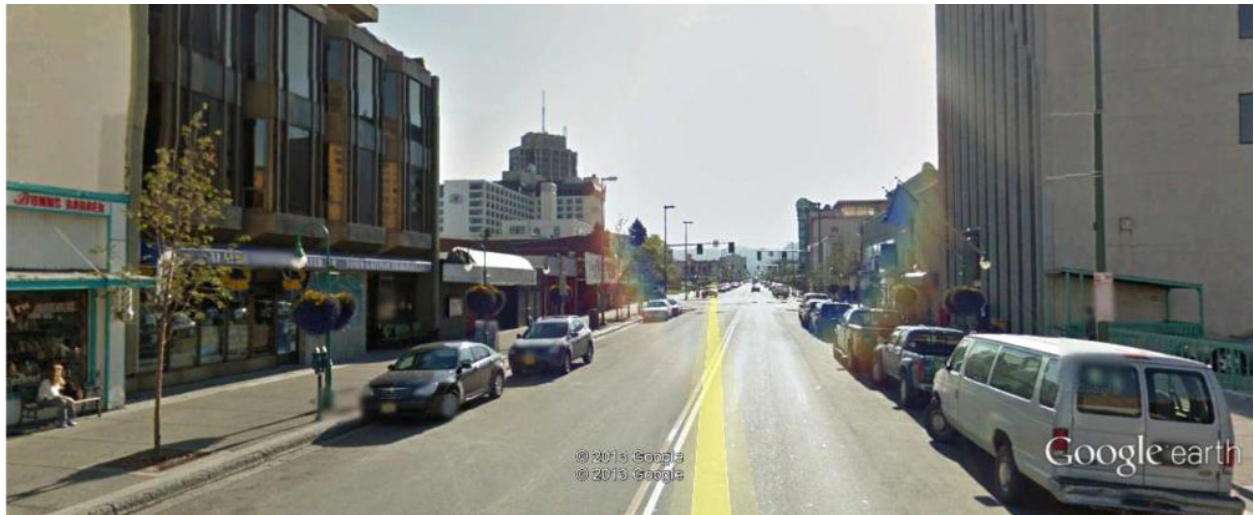


Photo 23: Fourth Ave looking east

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 24: Fourth Ave looking west



Photo 25: Looking North Along G Street

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 26: Looking South Along G Street



Photo 27: Alley view behind LIO

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Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 28: Utilities in Alley behind LIO



Photo 29: South Wall of Anchor Pub

Appendix C - Photographs

Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 30: South End of Anchor Pub Building



Photo 31: Anchor Pub Entrance

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Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK



Photo 32: LIO Entrance