

NATIONAL ACCELERATOR LABORATORY

BUILDING 003 REMODEL

Stanford
California

60% CDR

COST ESTIMATE - RECONCILED

April 29th, 2009



111 Pine Street
Suite 1315
San Francisco
CA, 94111

SLAC NAL
Palo Alto
California

BASIS OF ESTIMATE

REFERENCE DOCUMENTATION

This Cost Model Estimate was produced from the following documentation and adjusted following reconciliation with Davis Langdon on 4/22/09

<u>Document</u>	<u>Date</u>
60% Conceptual Design Report - RMW architecture & interiors	30-Mar-09

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

General Contractor's overhead and fees are based on a percentage of the total direct costs and include general conditions, contractor's bond, insurance, site office overheads and profit.

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency 10%

The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency 0% *Carried else where in owners budget*

The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduced, but should not be eliminated.

An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, claims and delays.

BASIS OF ESTIMATE

ESCALATION

Escalation has been added to the estimate to reflect the anticipated increases in labor and materials up until the mid point of construction. Escalation is calculated as being compound and has been calculated using the following assumed rates of

Escalation Per Year

<u>Year</u>	<u>Escalation</u>
2009	0.00%
2010	3.00%
2011	4.00%
2012	5.00%
2013	6.00%

MARKET BID FACTOR

We have excluded any Market Bid Factor from the estimate due to the anticipated time of bidding being more than 12 months from todays date. A market bid factor is currently used to reflect the competitiveness of bid results due to the current construction industry market conditions. Recent bid returns have necessitated including this adjusting factor, with very competitive bids expected for the coming few months and possibly beyond.

EXCLUSIONS

- Land acquisition, feasibility studies, financing costs and all other owner costs
- All professional fees and insurance
- Items identified in the design as Not In Contract [NIC]
- Hazardous materials investigations
- Utility company back charges, including work required off-site and utilities rates
- Work to site, outwith limit of work line
- Owners soft costs
- Owners contingency
- Security CCTV system
- Audio Visual Equipment
- UPS systems

OVERALL SUMMARY

OVERALL SUMMARY

	Area	Cost	Cost/SF	Comment
Building 003 Remodel	6,822 SF	\$3,198,855	\$469	
TOTAL	6,822 GSF	\$3,198,855	\$469	

KEY CRITERIA

AREA TABULATION

Floor	Area	Perimeter	Height	Comment
Level 1	0	0	0.00	
Level 2	0	0	0.00	
Level 3	6,822	421	14.00	
Roof Mechanical	0	0	0.00	
TOTAL	6,822 GSF	0 LF	14.00 LF	

BUILDING CRITERIA

Building Footprint	6,822	SF	Roof Area	0	SF
Total Site Area	N/A	SF	Façade Area	6,822	SF
Net Site Area	N/A	SF	Site Perimeter	N/A	LF
Planned Occupancy	N/A	HC			

BUILDING METRICS [un-escalated]

Skin to Floor Ratio	N/A	%	Area / Occupant	N/A	GSF / HC
Glazed Skin %	N/A	%	Partition Length / GSF	N/A	LF / GSF
Building Cost / GSF	469	\$/GSF	Building Cost / Occupant	N/A	\$/HC
Sitework Cost / Site Area	N/A	\$/SF			

CONSTRUCTION SCHEDULE

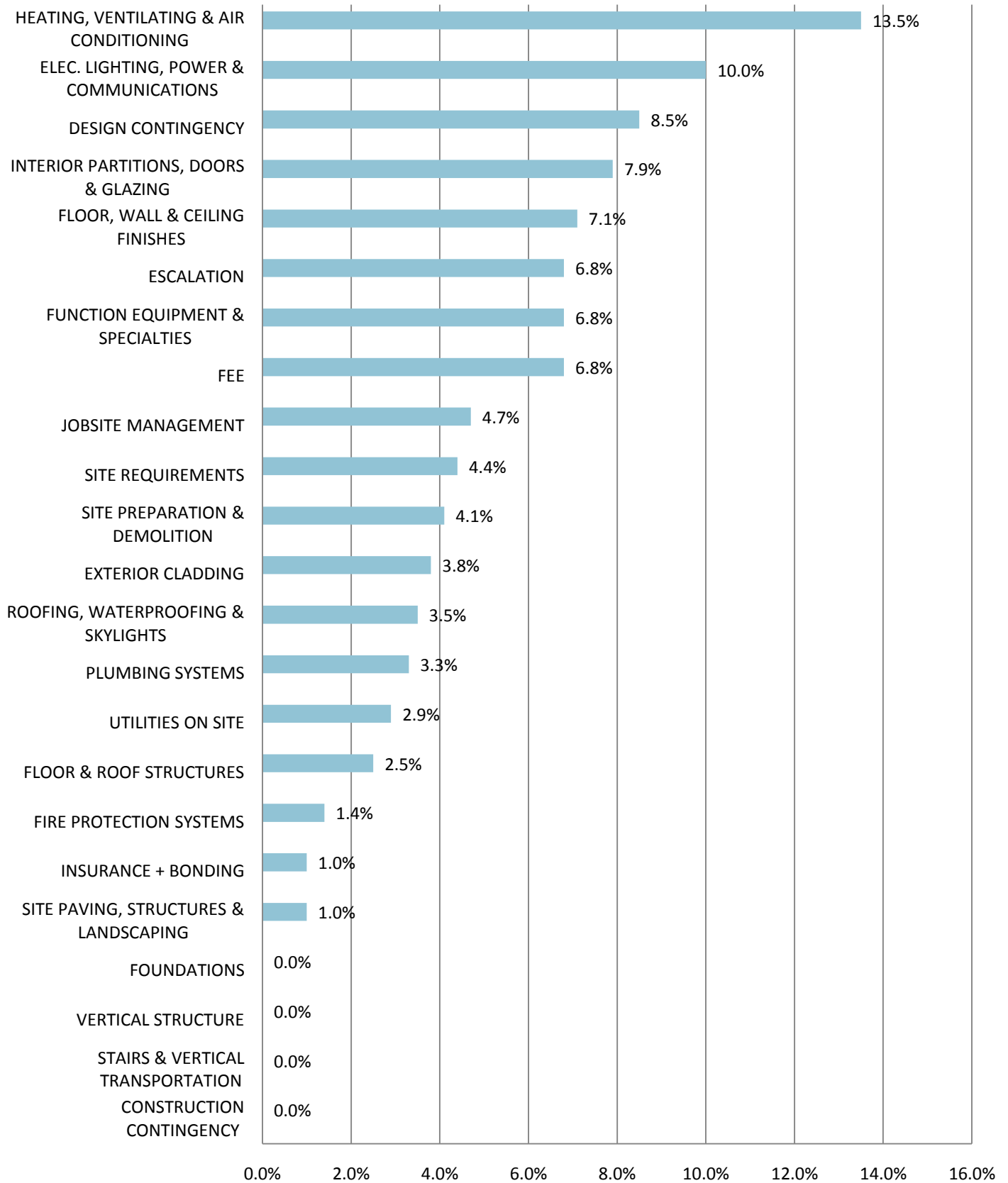
Construction Start Date	Apr-11	Construction End Date	Sep-11
Mid-date of Construction	Jun-11	Construction Duration	5 months
Escalation Period	34 months		

BUILDING COMPONENT SUMMARY

GSF : 6,822

SECTION	%	TOTAL	\$ / SF	COMMENTS
1 FOUNDATIONS				
2 VERTICAL STRUCTURE				
3 FLOOR & ROOF STRUCTURES	3.7%	79,600	11.67	
4 EXTERIOR CLADDING	5.6%	120,810	17.71	
5 ROOFING, WATERPROOFING & SKYLIGHTS	5.2%	111,937	16.41	
SHELL (1-5)	14.4%	312,347	45.79	
6 INTERIOR PARTITIONS, DOORS & GLAZING	11.6%	251,679	36.89	
7 FLOOR, WALL & CEILING FINISHES	10.4%	226,016	33.13	
INTERIORS (6-7)	22.0%	477,695	70.02	
8 FUNCTION EQUIPMENT & SPECIALTIES	10.0%	216,718	31.77	
9 STAIRS & VERTICAL TRANSPORTATION				
EQUIPMENT & VERTICAL TRANSPORTATION (8-9)	10.0%	216,718	31.77	
10 PLUMBING SYSTEMS	4.9%	106,774	15.65	
11 HEATING, VENTILATING & AIR CONDITIONING	20.0%	433,419	63.53	
12 ELEC. LIGHTING, POWER & COMMUNICATIONS	14.8%	320,123	46.93	
13 FIRE PROTECTION SYSTEMS	2.0%	44,343	6.50	
MECHANICAL & ELECTRICAL (10-13)	41.7%	904,659	132.61	
TOTAL BUILDING CONSTRUCTION (1-13)		1,911,419	280.18	
14 SITE PREPARATION & DEMOLITION	6.0%	130,796	19.17	
15 SITE PAVING, STRUCTURES & LANDSCAPING	1.5%	33,500	4.91	
16 UTILITIES ON SITE	4.3%	93,000	13.63	
TOTAL SITE CONSTRUCTION	11.9%	257,296	37.72	
TOTAL BUILDING & SITE		2,168,715	317.90	
SITE REQUIREMENTS	6.5%	140,966	20.66	\$28,193 per month
JOBSITE MANAGEMENT	7.0%	151,810	22.25	\$30,362 per month
INSURANCE + BONDING	1.5%	32,531	4.77	
FEE	10.0%	216,872	31.79	
PLANNED CONSTRUCTION COST		2,710,894	397.38	
DESIGN CONTINGENCY	10.0%	271,089	39.74	
CONSTRUCTION CONTINGENCY				Excluded
ESCALATION	8.0%	216,872	31.79	Start date April 2011
RECOMMENDED BUDGET		3,198,855	468.90	total add-ons 47.5%

Cost Distribution



ESTIMATE DETAIL

GSF : 6,822

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	N/A					
3						
4						
5	FOUNDATIONS					\$0 / SF
6						
7	N/A					
8						
9						
10	VERTICAL STRUCTURE					\$0 / SF
11						
12	<u>Floor</u>					
13	Allow for patching (E) holes in floor where servers removed	1	LS	50,000.00	50,000	
14						
15	<u>Roof</u>					
16	Forming small openings in deck	12	EA	300.00	3,600	allowance
17	Forming medium openings in deck	12	EA	500.00	6,000	allowance
18	Allow for new equipment pads	1	LS	20,000.00	20,000	allowance
19						
20						
21	FLOOR & ROOF STRUCTURES				79,600	\$11.67 / SF
22						
23	<u>Exterior Walls</u>					subtotal \$28,250, \$4 / sf
24	Allow for forming holes for new window openings	618	SF	25.00	15,450	
25	Allow for forming new entrance	288	SF	25.00	7,200	
26	Allow for filling (E) doorways to match (E)	24	SF	150.00	3,600	
27	Allow for caulking and sealants	1	LS	2,000.00	2,000	
28						
29	<u>Exterior Windows</u>					subtotal \$75,360, \$11 / sf
30	Allow for new punched windows	618	SF	80.00	49,440	
31	New storefront at new entrance	288	SF	90.00	25,920	
32						
33	<u>Exterior Doors</u>					subtotal \$17,200, \$3 / sf
34	Glazed entrance door, double	1	PR	8,000.00	8,000	
35	Glazed door single with sidelight	1	EA	3,200.00	3,200	
36	HM single door	1	EA	2,000.00	2,000	
37	HM double door	1	EA	4,000.00	4,000	
38						
39						
40	EXTERIOR CLADDING				120,810	\$17.71 / SF
41						
42	<u>Roof Coverings</u>					subtotal \$109,937, \$16 / sf
43	Allow for new roof system	6,822	SF	13.50	92,097	allowance
44	Allow for replacement of roof flashings	842	LF	20.00	16,840	allowance
45	Allow for new roof walk pads	200	SF	5.00	1,000	allowance
46						
47	<u>Roof Openings</u>					
48	Allow for forming + flashing roof penetrations	1	LS	2,000.00	2,000	allowance
49						
50						
51	ROOFING, WATERPROOFING & SKYLIGHTS				111,937	\$16.41 / SF
52						
53	<u>Partitions</u>					subtotal \$198,529, \$1 / sf
54	Interior partitions, 4" metal stud, gyproc	2,490	SF	11.50	28,635	
55	Interior partitions, 6" metal stud, gyp, insulation	4,992	SF	14.00	69,888	
56	Interior partitions, 6" metal stud, 2 layers gyp, insulation	1,872	SF	17.00	31,824	
57	Plumbing wall	576	SF	18.00	10,368	
58	Seal head of partition with insulation	465	LF	6.00	2,790	allowance
59	Furring to interior face of exterior walls	5,878	SF	8.00	47,024	allowance
60	Caulking and sealants	1	LS	5,000.00	5,000	allowance
61	Allow for blocking and bracing within walls	1	LS	3,000.00	3,000	allowance

ESTIMATE DETAIL

GSF : 6,822

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
62						
63	<u>Interior Doors</u>					subtotal \$49,550, \$7 / sf
64	Interior wood doors, single	22	EA	1,800.00	39,600	
65	Interior HM doors, single	3	EA	1,650.00	4,950	
66	Allow for security hardware	1	LS	5,000.00	5,000	
67						
68	<u>Interior Glazing</u>					
69	Allow for interior glazed screens	72	SF	50.00	3,600	allowance
70						
71						
72	INTERIOR PARTITIONS, DOORS & GLAZING				251,679	\$36.89 / SF
73						
74	<u>Wall Finishes</u>					subtotal \$91,984, \$13 / sf
75	Paint to walls	17,594	SF	1.00	17,594	allowance
76	Allow for touch up	1	LS	3,000.00	3,000	allowance
77	Ceramic tile to restrooms	1,040	SF	16.00	16,640	allowance
78	Allow for acoustical wall panels	1,790	SF	25.00	44,750	allowance
79	Allow for specialty wall finishes	1	LS	10,000.00	10,000	allowance
80						
81	<u>Floor Finishes</u>					subtotal \$73,465, \$11 / sf
82	Sealed concrete	121	SF	2.00	242	electrical rooms
83	Allow for carpet tile/VCT to general areas	6,110	SF	5.00	30,550	
84	Stone floor to lobby	233	SF	70.00	16,310	lobby only
85	Ceramic toilet to restrooms	358	SF	16.00	5,728	
86	Allow for preparing (E) slab to receive new finish	6,822	SF	2.00	13,644	
87	Stone base	27	LF	70.00	1,890	lobby
88	Resilient base	1,759	LF	2.90	5,101	
89						
90	<u>Ceiling Finishes</u>					subtotal \$55,656, \$8 / sf
91	Gypsum board ceilings	591	SF	11.00	6,501	allowance
92	Gypsum board soffits	200	LF	40.00	8,000	allowance
93	ACT suspended ceiling system	6,231	SF	5.00	31,155	allowance
94	Allow for specialty ceiling finishes	1	LS	10,000.00	10,000	allowance
95						
96	<u>Miscellaneous Finishes</u>					
97	Allow for miscellaneous painting	6,822	SF	0.50	3,411	allowance
98	Allow for transitions and thresholds	1	LS	1,500.00	1,500	allowance
99						
100						
101	FLOOR, WALL & CEILING FINISHES				226,016	\$33.13 / SF
102						
103	<u>Fittings</u>					subtotal \$42,991, \$6 / sf
104	Allow for recessed fire extinguisher cabinets	3	EA	500.00	1,500	
105	Toilet cubicles, regular	3	EA	1,200.00	3,600	
106	Toilet cubicles, disabled	2	EA	1,200.00	2,400	
107	Grab bars, 36"	2	EA	165.00	330	
108	Grab bars, 42"	2	EA	185.00	370	
109	Toilet tissue dispenser	5	EA	55.00	275	
110	Toilet seat cover dispenser	5	EA	185.00	925	
111	Coat hooks	5	EA	28.00	140	
112	Soap dispenser	3	EA	75.00	225	
113	Mirrors	60	SF	35.00	2,100	
114	Paper towel dispenser	3	EA	120.00	360	
115	Allow for whiteboards and marker boards	1	LS	4,000.00	4,000	
116	Allow for horizontal blinds at windows	978	SF	4.00	3,912	
117	Allow for interior code signage	6,822	SF	0.35	2,388	
118	Miscellaneous metals	6,822	SF	2.00	13,644	
119	Rough carpentry	6,822	SF	1.00	6,822	
120	Operable partition	46	LF	1,350.00	62,100	
121						
122	<u>Fixed Furnishings</u>					subtotal \$21,471, \$3 / sf
123	Vanity units	11	LF	200.00	2,200	
124	Base unit and counter	22	LF	350.00	7,700	
125	Wall unit	22	LF	280.00	6,160	
126	Allow for miscellaneous shelving	1	LS	2,000.00	2,000	
127	Allow for miscellaneous casework	6,822	SF	0.50	3,411	allowance

ESTIMATE DETAIL

GSF : 6,822

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
128						
129	<u>Moveable Furnishings</u>					subtotal \$81,881, \$12 / sf
130	Media room table	1	EA	400.00	400	
131	Lobby tables	3	EA	200.00	600	
132	Conference room table, 6'	1	EA	1,250.00	1,250	
133	Office desk systems	18	EA	1,000.00	18,000	
134	Training tables, 12' 6" long	12	EA	2,600.00	31,200	
135	Conference room chairs	6	EA	400.00	2,400	
136	Office chairs	29	EA	280.00	8,120	
137	Lobby chairs	6	EA	250.00	1,500	
138	Training chairs	60	EA	250.00	15,000	
139	Allow for miscellaneous furnishings	6,822	SF	0.50	3,411	allowance
140						
141	<u>Equipment</u>					subtotal \$8,275, \$1 / sf
142	Refrigerator	1	EA	2,000.00	2,000	
143	Allow for projector screens	1	EA	1,500.00	1,500	allowance
144	Allow for installing OSCI equipment	6,822	SF	0.20	1,364	allowance
145	Allow for miscellaneous CSCI equipment	6,822	SF	0.50	3,411	allowance
146						
147	FUNCTION EQUIPMENT & SPECIALTIES				216,718	\$31.77 / SF
148						
149	<u>Stair Construction</u>					
150	N/A					
151						
152	<u>Elevators + Lifts</u>					
153	N/A					
154						
155	<u>Escalators + Moving Walkways</u>					
156						
157	<u>Other Conveying Systems</u>					
158						
159						
160	STAIRS & VERTICAL TRANSPORTATION					\$0 / SF
161						
162	<u>Sanitary fixtures</u>					subtotal \$26,050, \$4 / sf
163	Fixtures, including local connection pipework	12	FX			
164	Waterclosets, dual flush	5	EA	2,200.00	11,000	
165	Urinals, waterless	1	EA	1,200.00	1,200	
166	Lavatories	4	EA	1,800.00	7,200	
167	Service sinks	1	EA	2,300.00	2,300	
168	Pantry sink	1	EA	1,200.00	1,200	
169	Sensors	9	EA	350.00	3,150	
170						
171	<u>Sanitary and domestic water</u>					
172	Rough-in for fixtures, including sanitary waste, vent, domestic hot/cold water, insulation	12	EA	5,000.00	60,000	
173	Water metering				Existing	
174	Reduce pressure backflow preventers - 2"				Existing	
175						
176	<u>Water treatment and circulation</u>					subtotal \$3,900, \$1 / sf
177	Gas-fired water heater	1	EA	3,000.00	3,000	
178	Expansion tank	1	EA	300.00	300	
179	Circulation pump	1	EA	600.00	600	
180						
181	<u>Gas distribution</u>	1	LS	5,000.00	5,000	
182						
183	<u>Roof water drainage</u>				Existing	
184						
185	<u>Other Plumbing Systems</u>					
186	LEED Commissioning assistance	1	LS	1,378.00	1,378	2%
187	Miscellaneous plumbing	1	LS	2,848.50	2,849	Testing, Sterilization, flushing
188	Firestopping/core drilling	1	LS	949.50	950	
189	Project requirements (coordination, shop dwg, detailing, project management, material handling, security badging)	1	LS	6,646.50	6,647	
190						
191						
192	PLUMBING SYSTEMS				106,774	\$15.65 / SF

ESTIMATE DETAIL

GSF : 6,822

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
193						
194	<u>Heating/Cooling Generating Systems</u>					subtotal \$48,750, \$7 / sf
195	Gas fired boilers					Reuse
196	Cooling tower, 90 tons	1	EA	15,750.00	15,750	
197	Water cooled chillers, 30tons	2	EA	12,000.00	24,000	
198	Non-chemical water treatment and seperator	1	LS	9,000.00	9,000	
199						
200	<u>Circulation pumps</u>					subtotal \$15,300, \$2 / sf
201	Air seperators	1	EA	2,000.00	2,000	
202	Expansion tanks	1	EA	600.00	600	
203	Heated hot water pumps, 2hp					Reuse
204	Chilled water pumps, 3hp	2	EA	3,000.00	6,000	
205	Variable frequency drives	6	HP	450.00	2,700	
206	Vibration isolation	1	LS	4,000.00	4,000	
207						
208	<u>Distribution Systems</u>					subtotal \$43,400, \$6 / sf
209	Heated hot water piping	100	LF	50.00	5,000	
210	Valves and specialties					
211	AHU	1	EA	2,000.00	2,000	
212	Insulation	100	LF	12.00	1,200	
213						
214	Chilled water piping	300	LF	60.00	18,000	
215	Valves and specialties					
216	Pumps	2	EA	800.00	1,600	
217	AHU	1	EA	2,000.00	2,000	
218	Chillers	1	EA	5,000.00	5,000	
219	Cooling tower	1	EA	5,000.00	5,000	
220	Insulation	300	LF	12.00	3,600	
221						
222	<u>Terminal + Packaged Units</u>					subtotal \$78,000, \$11 / sf
223	Air handling unit, 12,000 cfm including sf,rf,cc, hc and filters	1	EA	78,000.00	78,000	
224						
225	<u>Air distribution and return</u>					subtotal \$99,702, \$15 / sf
226	Galvanized sheet metal ductwork,	4,434	LBS	13.50	59,859	
227	Flexible ductwork	340	LF	13.00	4,420	
228	Volume dampers	68	EA	60.00	4,080	
229	Combination fire/smoke dampers - reinstall	8	EA	2,500.00	20,000	
230	Duct insulation	3,411	SF	2.80	9,551	
231	Acoustical lining	512	SF	3.50	1,792	
232						
233	<u>Diffusers, registers and grilles</u>					subtotal \$13,644, \$2 / sf
234	Standard diffusers/grilles	6,822	SF	2.00	13,644	
235						
236	<u>Control + Instrumentation</u>					subtotal \$70,500, \$10 / sf
237	Direct digital controls systems					
238	Cooling tower	6	PTS	1,500.00	9,000	
239	Chillers	8	PTS	1,500.00	12,000	
240	Pumps	8	PTS	1,500.00	12,000	
241	Air handling unit	25	PTS	1,500.00	37,500	
242						
243	<u>Systems Testing + Balancing</u>					subtotal \$17,685, \$3 / sf
244	Cooling tower	20	HR	135.00	2,700	
245	Chillers	24	HR	135.00	3,240	
246	Pumps	8	HR	135.00	1,080	
247	Air handling unit	24	HR	135.00	3,240	
248	Diffusers, registers and grilles	34	HR	135.00	4,590	
249	Dryside	15	HR	135.00	2,025	
250	Wetside	6	HR	135.00	810	
251						
252	<u>Exhaust system</u>					
253	Galvanized sheet metal ductwork,					Reuse
254	Toilet exhaust fans					Reuse

ESTIMATE DETAIL

GSF : 6,822

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
255						
256	<u>Other HVAC Systems</u>					subtotal \$46,438, \$888 / sf
257	LEED Commissioning assistance (Fundamental/Enhanced)	1	LS	11,609.43	11,609	3%
258	Seismic, vibration, acoustical	1	LS	3,869.81	3,870	1%
259	Firestopping/core drilling	1	LS	3,869.81	3,870	1%
260	Project requirements (coordination, shop dwg, detailing, project management, material handling, security badging)	1	LS	27,088.67	27,089	7%
261						
262						
263	HEATING, VENTILATING & AIR CONDITIONING				433,419	\$63.53 / SF
264						
265	<u>Electrical Service + Distribution</u>					subtotal \$86,250, \$13 / sf
266	Remove existing main switchboard, replace with new	1	EA	18,550.00	18,550	
267	Reconnect existing loads to new switchboard	1	LS	5,000.00	5,000	
268	New 480/277V panels, feeders	1	EA	6,500.00	6,500	
269	New transformers	1	EA	5,000.00	5,000	
270	New 208/120V panels, feeders	1	EA	6,500.00	6,500	
271	Replace feeder wiring to existing panelboards	1	LS	15,000.00	15,000	
272	Connect new chillers	2	EA	12,000.00	24,000	
273	Connect new chilled water pumps	2	EA	1,750.00	3,500	
274	Connect new packaged unit	1	EA	2,200.00	2,200	
275						
276	<u>Lighting + Branch Wiring</u>					subtotal \$88,128, \$13 / sf
277	Supply, install light fixtures	100	EA	475.00	47,500	
278	Exit lights	7	EA	250.00	1,750	
279	Battery packs, integral to fixtures	25	EA	130.00	3,250	
280	Lighting back boxes	80	EA	26.00	2,080	
281	Lighting conduit, wire	1,100	LF	7.92	8,712	
282	Occupancy sensors	30	EA	321.00	9,630	
283	Low voltage relay panels	1	EA	3,500.00	3,500	
284	Misc. lighting controls	6,822	SF	0.25	1,706	
285	Misc. electrical at revised lobby	1	LS	10,000.00	10,000	
286						
287	<u>User Convenience Power</u>					subtotal \$30,827, \$5 / sf
288	Convenience outlets, conduit, wire	85	EA	205.00	17,425	
289	Gfi receptacles	4	EA	220.00	880	
290	Floor outlets	12	EA	475.00	5,700	
291	Misc. equipment connections	6,822	SF	1.00	6,822	
292						
293	<u>Communications + Security</u>					subtotal \$49,931, \$7 / sf
294	<u>Telephone/data</u>					
295	Outlet boxes, conduit to accessible ceiling space, allow	30	EA	100.00	3,000	
296	Floor boxes	12	EA	400.00	4,800	
297	Jacks, allow 3/drop avg.	126	EA	17.00	2,142	
298	Horizontal cable	18,900	LF	1.25	23,625	
299	Cable tagging, testing	1	LS	2,000.00	2,000	
300	Racks, patch panels, terminations etc.	1	LS	6,000.00	6,000	
301	Cable tray	200	LF	35.00	7,000	
302	Misc. infrastructure, J-hooks etc.	6,822	SF	0.20	1,364	
303						
304	<u>Fire Alarm</u>					
305	Modify as required	6,822	SF	2.50	17,055	
306						
307	<u>CATV</u>					
308	Outlets with cable	2	EA	380.00	760	
309						
310	<u>Security</u>					
311	Conduit, boxes	6,822	SF	0.50	3,411	
312	Devices, control panels, cabling	6,822	SF	1.50	10,233	
313						
314	<u>Audio/Visual</u>					
315	Conduit, boxes, cabling	6,822	SF	1.25	8,528	

ESTIMATE DETAIL

GSF : 6,822

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
316						
317	<u>Misc.</u>					subtotal \$25,000, \$4 / sf
318	Seismic bracing	1	LS	6,500.00	6,500	
319	Testing, commissioning	1	LS	6,500.00	6,500	
320	Coordination, documentation	1	LS	7,000.00	7,000	
321	Start-up	1	LS	2,500.00	2,500	
322	Trade demolition	1	LS	2,500.00	2,500	
323						
324	<u>CCTV</u>					
325						
326	<u>Clocks</u>					excluded - N/A
327						
328	<u>Paging</u>					excluded - N/A
329						
330	<u>Central UPS</u>					excluded - N/A
331						
332						
333	ELEC. LIGHTING, POWER & COMMUNICATIONS				320,123	\$46.93 / SF
334						
335	<u>Sprinklers</u>					
336	Automatic wet sprinkler system	6,822	SF	6.50	44,343	
337						
338						
339	FIRE PROTECTION SYSTEMS				44,343	\$6.5 / SF
340						
341	<u>Building Elements Demolition</u>					
342	Allow for demolishing and clearing (E) 3rd floor	6,822	SF	7.00	47,754	
343	Allow for demolishing and removing (E) roofing	6,822	SF	3.00	20,466	
344						
345	<u>Hazardous Components Abatement</u>					
346	Allow for hazardous abatement of (E) 3rd floor	6,822	SF	8.00	54,576	
347						
348	<u>Site Clearing</u>					
349	Allow for clearing (E) site	1	LS	1,000.00	1,000	
350	Allow for site survey	1	LS	4,000.00	4,000	
351						
352	<u>Site Demolition + Relocations</u>					
353	Allow for site demolitions	1	LS	3,000.00	3,000	allowance
354						
355	<u>Site Earthwork</u>					
356	N/A					
357						
358	<u>Hazardous Waste Remediation</u>					
359	Excluded					excluded
360						
361						
362	SITE PREPARATION & DEMOLITION				130,796	\$19.17 / SF
363						
364	<u>Parking Lots</u>					
365	Allow for restriping and resigning (E) parking stalls	1	LS	1,500.00	1,500	allowance
366						
367	<u>Pedestrian Paving</u>					
368	Allow for upgrades as necessary for ADA	1	LS	15,000.00	15,000	allowance
369						
370	<u>Site Development</u>					
371	Allow for upgrades as necessary for ADA	1	LS	15,000.00	15,000	allowance
372						
373	<u>Landscaping</u>					
374	Allow for landscaping, irrigation	1	LS	2,000.00	2,000	allowance
375						
376						
377	SITE PAVING, STRUCTURES & LANDSCAPING				33,500	\$4.91 / SF

ESTIMATE DETAIL

GSF : 6,822

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
378						
379	<u>Water Supply</u>					
380	Connection to existing	1	LS	5,000.00	5,000	allowance
381						
382	<u>Sanitary Sewer</u>					
383	Connection to existing	1	LS	10,000.00	10,000	allowance
384						
385	<u>Storm Sewer</u>					
386	Connection to existing	1	LS	5,000.00	5,000	allowance
387						
388	<u>Heating Distribution</u>					
389	Connection to existing	1	LS	5,000.00	5,000	allowance
390						
391	<u>Cooling Distribution</u>					
392	Connection to existing	1	LS	5,000.00	5,000	allowance
393						
394	<u>Electrical Distribution</u>					
395	Replace existing incoming feeder conductors from substations 6 and K14, allow 300ft to each substation	600	LF	54.39	32,634	allowance
396	Premium to upgrade service to 400A. Assume new duct bank, feeder breakers etc.	1	LS	30,366.00	30,366	
397						
398	<u>Site Lighting</u>					
399	No work					
400						
401	<u>Site Communications + Security</u>					
402	No work					
403						
404	<u>Other Site Systems + Equipment</u>					
405	N/A					
406						
407	UTILITIES ON SITE				93,000	\$13.63 / SF