

# H5B3, LLC

## TEMPLE CHILDREN'S MUSEUM

SCHEMATIC DESIGN - REVISION 1 PRECONSTRUCTION REPORT  
January 10, 2020



7901 EAST RIVERSIDE, BUILDING 2, SUITE 100 • (512) 326-4223  
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H5B3,LLC , TEMPLE CHILDREN'S MUSEUM  
SD – REV 1 PRECONSTRUCTION REPORT, JANUARY 10, 2020

# **H5B3, LLC**

## **TEMPLE CHILDREN'S MUSEUM**

### **SCHEMATIC DESIGN – REVISION 1 PRECONSTRUCTION REPORT**

**JANUARY 10, 2020**

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## EXECUTIVE SUMMARY

**TEMPLE CHILDREN'S MUSEUM** Is an 8,620 square foot warehouse that is being updated and renovated into a new children's museum for the city of Temple. The scope of work will include the renovation of the existing structure, construction of the exhibits, and the associated site work.

The following is an estimate and schedule summary which are further detailed and clarified within the Report.

### SCHEMATIC DESIGN ESTIMATE – R1 AND SCHEDULE SUMMARY

<b>COST OF WORK</b>	<b>\$ 1,477,582</b>
<b>INSURANCE</b>	<b>11,078</b>
<b>PAYMENT AND PERFORMANCE BOND</b>	<b>12,783</b>
<b>PRECONSTRUCTION SERVICES</b>	<b>10,000</b>
<b>OWNER/CM CONTINGENCY (5.00%)</b>	<b>85,222</b>
<b>ESCALATION (2.50%)</b>	<b>42,611</b>
<b>GENERAL CONDITIONS</b>	<b>INCLUDED IN COST OF WORK</b>
<b><u>CONSTRUCTION PHASE FEE (4.00%)</u></b>	<b><u>65,171</u></b>
<b>SD – REV 1 TOTAL ESTIMATE</b>	<b>\$ 1,704,447</b>

<b>SD ESTIMATE</b>	<b>2,375,366</b>
<b>VARIANCE FROM SD ESTIMATE</b>	<b>(897,784)</b>

**CONSTRUCTION SCHEDULE SUMMARY**

**6 MONTHS**



## STAKEHOLDERS

### Owner

#### **H5B3, LLC**

5304 Winrock Circle Temple, Tx 76502

#### **Bruce B. Bates**

Managing Member

bb@batesmail.org

254-760-6808

### Exhibit Consultant

#### **DOSEUM**

2800 Broadway St.

San Antonio, TX, 78209

(210) 212-4453

### Civil Engineer

#### **KPA**

One South Main

Temple, TX 76501

(254) 773-3731

### Architect

#### **NEIL ARCHITECTS**

1023 Canyon Creek Drive

Suite 125, Temple Tx 76502

254-778-1466

#### **Kelly Garcia, AIA**

[kelly@neilarchitects.com](mailto:kelly@neilarchitects.com)

### Structural Engineer

#### **POPELKA STRUCTURAL ENGINEERING**

1005 Marlandwood Rd Ste 119

Temple Tx 76502

### MEP Engineer

#### **CENTEX ENGINEERING**

106 North Main Street

Belton, TX 76513



**H5B3, LLC , TEMPLE CHILDREN'S MUSEUM**  
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**Construction Manager at Risk**

**BARTLETT COCKE GENERAL CONTRACTORS**

7901 East Riverside Dr, Building 2, Suite 100  
Austin, TX 78744  
(512) 326-4223

**Kevin Byrd**

Project Executive, VP – Central Texas  
[kbyrd@bartlettcocke.com](mailto:kbyrd@bartlettcocke.com)  
(512) 845-2310

**Sean Stevens, LEED Green Associate**

Regional Manager  
[sstevens@bartlettcocke.com](mailto:sstevens@bartlettcocke.com)  
(512) 845-1216

**Fritz Price**

Field Operations Manager  
[fprice@bartlettcocke.com](mailto:fprice@bartlettcocke.com)  
(512) 748-5653

**Marc Hibner, LEED AP**

Senior Project Manager  
[mhibner@bartlettcocke.com](mailto:mhibner@bartlettcocke.com)  
(254) 534-3035

**Frank Barnes**

Project Manager  
[fbarnes@bartlettcocke.com](mailto:fbarnes@bartlettcocke.com)  
(512) 786-0869

**Zach Baird**

Superintendent  
[zbaird@bartlettcocke.com](mailto:zbaird@bartlettcocke.com)  
(903) 257-6450

**David Haffelder**

Regional Safety Manager  
[dhaffelder@bartlettcocke.com](mailto:dhaffelder@bartlettcocke.com)  
(512) 744-7934

**Stefan Doerr**

Estimator  
[sdoerr@bartlettcocke.com](mailto:sdoerr@bartlettcocke.com)  
(713) 459-5767

**Laura Malek**

Preconstruction Manager  
[lmalek@bartlettcocke.com](mailto:lmalek@bartlettcocke.com)  
(936) 870-6166

**Brannon Satterfield**

Preconstruction Coordinator  
[bsatterfield@bartlettcocke.com](mailto:bsatterfield@bartlettcocke.com)  
(512) 914-3314

**Rob Havins**

Regional Scheduling Manager  
[rhavins@bartlettcocke.com](mailto:rhavins@bartlettcocke.com)  
(512) 694-0973

**Roger Hoffmann, P.E.**

Structural Systems Manager  
[rhoffmann@bartlettcocke.com](mailto:rhoffmann@bartlettcocke.com)  
(210) 882-9843

**Omar David Land**

MEP Systems Manager  
[oland@bartlettcocke.com](mailto:oland@bartlettcocke.com)  
(210) 516-2693



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## LIST OF DOCUMENTS

**THE LIST OF DOCUMENTS** is used to track each document (Drawing, Specification, etc.) issued to ensure that the entire team is working from the same information.



Document Number   Description		Dated Received		
			07/19/19	11/18/19
			08/06/19	11/18/19
			SD	SD UPDATE
Model				
General				
07/11/19	SD BOOKLET		x	
07/19/19	FINAL SD BOOKLET		x	
07/31/19	STRUCTURAL FACILITY REPORT		x	
	TCM INSPECTION REPORT		x	
	SURVEY		x	
09/16/19	MEP NARRATIVE		x	
09/16/19	LEAD AND LETTER REPORT		x	
09/16/19	ASBESTOS SURVEY RESULTS		x	
09/16/19	FIELD DIMENSIONS		x	
09/16/19	SLAB ELEVATIONS		x	
11/18/19	DESIGN NARRATIVE			x
STRUCTURAL				
S1.0	NOTES		x	x
S2.0	PLAN VIEW		x	x
S2.1	SECTIONS		x	x
S3.0	SECTIONS		x	x
S3.1	SECTION DETAILS		x	x
S3.2	DETAILS		x	x
ARCHITECTURAL				
A0.0	PROGRAM SCHEMATIC DESIGN			x
A0.1	PROGRAM SCHEMATIC DESIGN			x
A0.2	PROGRAM SCHEMATIC DESIGN			x
A2.01	FLOOR PLAN		x	x



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## ESTIMATE SUMMARY

**OUR ESTIMATE SUMMARY** form shows our current Estimate by CSI Divisional Breakdown and Major Trades. The Estimate is based upon the List of Documents and Estimate Clarifications / Assumptions for the project.

ESTIMATE VARIANCE REPORT		
PREVIOUS ESTIMATE VALUES	\$ DELTA	
378,454	(125,486)	
122,714	(53,214)	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
11,144	(5,572)	
*****	-	
*****	-	
*****	-	
*****	-	
8,621	(1,797)	
*****	-	
*****	-	
*****	-	
3,800	-	
*****	-	
*****	-	
48,493	857	
*****	-	
*****	-	
*****	-	
102,939	(24,677)	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
29,635	(29,635)	
*****	-	
8,120	(8,118)	
*****	-	
*****	-	
106,051	73,201	
Erec \$	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
71,553	(61,750)	
30,435	(25,407)	
*****	-	
*****	-	
31,604	(27,450)	
*****	-	
*****	-	
*****	-	
*****	-	
129,499	600	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
23,898	(16,953)	

DESCRIPTION		BASE VALUE (analyzed as SUB)	\$/SF	DIVISION TOTAL
08 14 16	Wood Doors	w/08 10 00.00	\$0.00	
08 71 00	Finish Hardware	w/08 10 00.00	\$0.00	
08 80 00.00	Glazing Systems	29,671	\$0.00	
08 41 13	Aluminum Framed Entrance & Storefront	w/08 80 00.00	\$0.00	
08 44 23	Structural Sealant Glazed Curtain Walls	w/08 80 00.00	\$0.00	
08 51 13	Aluminum Windows	w/08 80 00.00	\$0.00	
DIVISION 09 - FINISHES				139,669
09 24 00	Portland Cement Plastering	0	\$0.00	
09 29 00.00	Gypsum & Acoustical Assemblies	62,205	\$7.22	
05 40 00	Cold-Formed Metal Framing	w/09 29 00.00	\$0.00	
06 16 00	Sheathing	w/09 29 00.00	\$0.00	
07 21 00	Thermal Insulation	w/09 29 00.00	\$0.00	
09 51 13	Acoustical Panel Ceilings	w/09 29 00.00	\$0.00	
09 77 00	Fiberglass Reinforced Panels	w/09 29 00.00	\$0.00	
09 30 00.00	Tile	17,516	\$2.03	
09 31 00	Ceramic Tile	w/09 30 00.00	\$0.00	
09 65 00.00	Resilient & Carpet	500	\$0.06	
09 65 13	Resilient Base & Accessories	w/09 65 00.00	\$0.00	
09 65 19	Resilient Tile Flooring	w/09 65 00.00	\$0.00	
09 68 13	Tile Carpeting	w/09 65 00.00	\$0.00	
09 90 00.00	Painting	59,448	\$6.90	
09 91 13	Exterior Painting	w/ 09 90 00.00	\$0.00	
09 91 23	Interior Painting	w/ 09 90 00.00	\$0.00	
DIVISION 10 - SPECIALTIES				6,824
10 14 00	Signage	455	\$0.05	
10 21 13	Toilet Compartments	4,288	\$0.50	
10 28 00	Toilet, Bath & Laundry Accessories	w/ 10 21 13	\$0.00	
10 44 16	Fire Extinguishers	2,080	\$0.24	
10 73 16	Canopies	1	\$0.00	
DIVISION 11 - EQUIPMENT				2
11 23 36	Residential Appliances	2	\$0.00	
DIVISION 12 - FURNISHINGS				0
12 21 13	Horizontal Louver Blinds	0	\$0.00	
DIVISION 21 - FIRE SUPPRESSION				34,015
21 00 00.00	Fire Sprinkler System	34,015	\$3.95	
DIVISION 22 - PLUMBING				90,000
22 00 00.00	Plumbing	90,000	\$10.44	
DIVISION 23 - HVAC				138,782
23 00 00.00	HVAC	138,782	\$16.10	
23 05 48	Controls for HVAC Piping and Equipment	w/23 00 00.00	\$0.00	
23 05 93	Testing, Adjusting, and Balancing for HVAC	w/23 00 00.00	\$0.00	
DIVISION 26 - ELECTRICAL				115,776
26 00 00.00	Electrical	105,001	\$12.18	
28 31 11	Fire Alarm System	10,775	\$1.25	
Division 27 - COMMUNICATIONS				12,930
27 00 00.00	Communications Systems	12,930	\$1.50	
27 40 00	Audio Visual Systems	0	\$0.00	
Division 28 - ELECTRONIC SAFETY & SECURITY				0
28 00 50	Safety & Security System	0	\$0.00	
28 13 00	Access Control System	w/28 00 00.00	\$0.00	
28 23 00	Video Surveillance	w/28 00 00.00	\$0.00	
28 31 11	Digital Addressable Fire Alarm System	w/28 00 00.00	\$0.00	
Division 31 - EARTHWORK				19,410
31 00 00.00	Earthwork+ Asphalt	14,968	\$1.74	
SWPPP	Erosion Control / SWPPP	4,442	\$0.52	
Division 32 - EXTERIOR IMPROVEMENTS				3,342
32 11 51	Pavement Markers	971	\$0.11	
32 31 13	Chain Link Fences & Gates	2,370	\$0.27	
32 92 00.00	Landscape & Irrigation	1	\$0.00	
Division 33 - UTILITIES				85,602
33 00 00.00	Site Utilities	85,602	\$9.93	
SUB-TOTALS				1,477,582
YES Sales Tax (Non-Public Job)				8.25% INPUT VALUE

ESTIMATE VARIANCE REPORT	
PREVIOUS ESTIMATE VALUES	\$ DELTA
76,420	(46,749)
78,080	(78,080)
86,470	(24,265)
18,759	(1,243)
7,925	(7,425)
79,931	(20,483)
1,235	(780)
5,025	(737)
2,080	-
154,500	(154,499)
0	2
0	-
34,015	-
103,440	(13,440)
250,842	(112,060)
148,085	(43,084)
10,775	-
12,930	-
0	-
8,620	(8,620)
22,243	(7,275)
4,442	-
971	-
20,550	(18,180)
29,000	(28,999)
112,068	(26,466)
2,375,366	(897,784)

	DESCRIPTION	BASE VALUE (analyzed as SUB)	\$/SF	DIVISION TOTAL
NO	Remodel Tax	8.25%	Exempt	Exempt
8.04	Builders Risk Insurance (Months / Rate per M)	0.75%	1,704	1,704
NO	Additional Insurance(Y=yes;N=no / Rate per M) - Owners Controlled Protective	0.85	-	-
YES	General Liability	0.40%	9,374	9,374
YES	Bond Premium STANDARD RATES (Enter # Mo)	8.04	12,783	12,783
NO	Bond Premium DESIGN BUILD RATES (Enter # Mo)	8.04	N/A	N/A
NO	Building Permit	0.00%	by owner	by owner
NO	Plan Checking Fee	0.00%	by owner	by owner
	A.G.C./ABC Fee	-	-	-
0.00%	Design Contingency	-	-	-
5.00%	Owner / CM Contingency	85,222	85,222	85,222
2.50%	Escalation (0.5% / MO till time of Anticipated GMP)	42,611	42,611	42,611
	SUB BONDS (Not included on Analysis Sheets)	-	-	-
	TOTAL COST OF WORK	1,629,276	\$189.01	1,629,276
0.00%	General Conditions (% backed into from Lump Sum Amount)	see above	see above	see above
4.00%	Overhead & Profit	65,171	65,171	65,171
	Preconstruction Services	10,000	10,000	10,000
	TOTAL	1,704,447	\$197.73	1,704,447

ESTIMATE VARIANCE REPORT	
PREVIOUS ESTIMATE VALUES	\$ DELTA
-----	-
2,992	(1,288)
-----	-
14,959	(5,585)
22,438	(9,655)
-----	-
-----	-
2,543	(2,543)
149,587	(149,587)
149,587	(64,365)
149,587	(106,976)
-----	-
2,867,059	(1,237,783)
-----	-
114,682	(49,511)
10,000	-
-----	-
2,991,741	(1,287,294)



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## ESTIMATE DETAIL

**OUR ESTIMATE DETAIL** form shows our current Estimate in more detail to include assumed quantities and unit prices.

Project name	Temple Children's Museum SD 20200110 214 South 2nd Street Temple TX 76502
Labor rate table	Standard
Job size	8620 gsf
Duration	6 Mo
Notes	<i>All abatement, lead remediation to be by owner</i> <i>Estimate excludes any subsurface tanks, boilers, chimney or hazardous material</i>  <i>NTP = 6/19/20</i> <i>FC = 12/10/20</i> <i>26 WEEKS = 6 MONTHS</i>  <i>GSF LVL1 = 4,826 GSF (interior finished area)</i> <i>7,106 GSF (vaulted roof building)</i> <i>8,620 GSF (entire enclosed building)</i>
Report format	Sorted by 'Bid Item/Group phase' 'Detail' summary Allocate addons

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
000000 General Cond					
	01-00-00	General Requirements			
		Senior Project Manager	3.00 wk	3,217.77 /wk	9,653
		Project Manager	21.00 wk	2,658.35 /wk	55,825
		Assistant Project Manager	9.00 wk	2,016.93 /wk	18,152
		Project Superintendent	26.00 wk	2,658.35 /wk	69,117
		Assistant Project Superintendent	13.00 wk	1,821.16 /wk	23,675
		Project Administrator	4.00 wk	1,176.90 /wk	4,708
		Photographic Documentation	26.00 wk	25.00 /wk	650
		Textura Invoicing	1.00 ls	1,300.00 /ls	1,300
		Computer Equipment and Software	4.00 mo	1,000.00 /mo	4,000
		BCGC BIM Coordination	0.10 sf	0.20 /sf	0
		Temporary Trailer 240V, 1P, 100A Power Setup & Remove, Overhead	1.00 ls	4,500.00 /ls	4,500
		Temporary Fire Extinguishers	16.00 ea	120.17 /ea	1,923
		Temporary Telecommunications Bills	26.00 wk	100.00 /wk	2,600
		Phone Bill, Per Person - Typical	26.00 wk	54.29 /wk	1,411
		Temporary Water Bills	26.00 wk	70.00 /wk	1,820
		Temporary Drinking Water, Ice, Cups	26.00 wk	75.00 /wk	1,950
		Field Office Transport, Setup & Remove - Single Wide	1.00 ls	4,000.00 /ls	4,000
		10X46 (Two 10X12 Private Office)	26.00 wk	150.00 /wk	3,900
		Storage Container, 40'	26.00 wk	50.00 /wk	1,300
		Copier	26.00 wk	100.00 /wk	2,600
		Office Supplies	26.00 wk	25.00 /wk	650
		Courier and Postage	26.00 wk	25.00 /wk	650
		First Aid Box	26.00 eawk	110.00 /eawk	2,860
		Service Trailer Tank	26.00 eawk	100.00 /eawk	2,600
		Pickup Allowance	26.00 wk	450.00 /wk	11,700
		Equipment Fuel	26.00 wk	100.00 /wk	2,600
		Small Tools	1.00 ls	2,500.00 /ls	2,500
		Job Sign	1.00 ea	1,322.74 /ea	1,323
		Material Delivery, Storage, Handling Requirements	1.00 ls	15,000.00 /ls	15,000
		General Requirements		/GSF	252,968
000000 General Cond					252,968
013100 Misc Costs					
	01-00-00	General Requirements			
		Temporary Water Setup & Remove	8,620.00 sf	0.10 /sf	862
		Temporary Water Bills - BY OWNER	26.00 wk	0.01 /wk	0
		Sani-Can (3 ea)	78.00 eawk	30.00 /eawk	2,340
		Forklift, 4WD, Operated	6.00 wk	2,240.00 /wk	13,440
		Backhoe/Loader, Operated	4.00 wk	1,940.00 /wk	7,760
		Street Sweeper, Operated	4.00 wk	1,490.00 /wk	5,960
		Temporary Fencing - Panels (450 lf x 26 wk)	11,700.00 lfwk	0.06 /lfwk	702
		Add for Logo Windscreen, Per 50'LX6'H Panel	2.00 ea	400.00 /ea	800
		Maintain Temporary Fencing	26.00 wk	151.66 /wk	3,943
		Safety Signage	8,620.00 sf	0.06 /sf	517
		Construction Layout Crew and Instrument	2.00 wk	2,786.00 /wk	5,572
		Progress Cleanup Crew (One Man)	17.00 wk	1,416.64 /wk	24,083
		Dumpster, Non-Recycled, 40 CY, 13 Ton	30.00 ea	430.00 /ea	12,900
		Final Clean Building	8,620.00 sf	0.35 /sf	3,017

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
024113 Site Demo	01-00-00	<b>General Requirements</b>			
		Re-Clean at Final Turnover	0.10 sf	0.20 /sf	0
		Punch List	1.00 ls	1,300.01 /ls	1,300
		O&M and As-Builts	1.00 ls	2,500.00 /ls	2,500
		<b>General Requirements</b>	<b>8,620.00 GSF</b>	<b>9.94 /GSF</b>	<b>85,697</b>
		<b>013100 Misc Costs</b>	<b>8,620.00 GSF</b>	<b>9.94 /GSF</b>	<b>85,697</b>
024119 Selective Dem	02-00-00	<b>Existing Conditions</b>			
		Sawcut Concrete (for Plumbing, 200 LF)	400.00 lf	6.50 /lf	2,600
		Remove Concrete (for Plumbing, 200 LF)	400.00 lf	10.00 /lf	4,000
		Remove Asphalt Paving, 4" (Yard)	4,350.00 sf	0.75 /sf	3,263
		Remove Asphalt Paving, 4" (Public Sidewalk)	1,000.00 sf	0.75 /sf	750
		Remove Concrete Paving, <6", Reinforced, By Machine at Yard	1,000.00 sf	2.75 /sf	2,750
		Remove Concrete Paving, <6", Reinforced, By Machine at Street	200.00 sf	2.75 /sf	550
		Remove Chain Link Fence	85.00 lf	3.05 /lf	259
		Remove Wood Fence	30.00 lf	3.05 /lf	92
		<b>Existing Conditions</b>	<b>8,620.00 GSF</b>	<b>1.66 /GSF</b>	<b>14,263</b>
028200 Abatement	02-00-00	<b>Existing Conditions</b>			
		Remove Masonry Walls, 8" Interior	0.01 sf	6.00 /sf	0
		Remove Masonry Walls, 8" Exterior	0.01 sf	6.00 /sf	0
		Remove Wood Stud Interior Walls	160.00 sf	7.00 /sf	1,120
		Remove Wood Siding at Existing Infills	225.00 sf	7.00 /sf	1,575
		Remove Exterior Window Frames	5.00 ea	450.00 /ea	2,250
		Remove Interior Window Frames	5.00 ea	50.00 /ea	250
		Remove Exterior Doors/Frames	3.00 ea	90.00 /ea	270
		Remove Interior Doors/Frames	5.00 ea	70.00 /ea	350
		Remove Gypsum Board Ceilings	2,000.00 sf	0.75 /sf	1,500
024119 Selective Dem	02-00-00	Remove Gypsum Board Partitions	1,300.00 sf	2.25 /sf	2,925
		Bead Blasting	8,620.00 sf	1.20 /sf	10,344
		Remove Canopies and Awnings (window canopies and steel canopies)	1,800.00 sf	5.00 /sf	9,000
		Remove Conduit	1,000.00 lf	3.60 /lf	3,600
		Remove Strip Fixtures	11.00 ea	20.25 /ea	223
		Haul Off Demolition Debris	120.00 cy	14.00 /cy	1,680
		<b>Existing Conditions</b>	<b>8,620.00 GSF</b>	<b>4.07 /GSF</b>	<b>35,087</b>
		<b>024119 Selective Dem</b>	<b>8,620.00 GSF</b>	<b>4.07 /GSF</b>	<b>35,087</b>
028200 Abatement	02-00-00	<b>Existing Conditions</b>			
		Asbestos Abatement - BY OWNER	0.01 sf	2.00 /sf	0
		Lead Abatement - BY OWNER	0.01 sf	10.00 /sf	0

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
030000 Concrete	03-00-00	Existing Conditions		/GSF	0
		028200 Abatement			0
		Concrete			
		Fab, Form, Strip, Clean, Move Slab on Grade Trench Form	200.00 sfca	10.90 /sfca	2,180
		Rebar to Handicap Ramp - 100 PCY	1,000.00 lb	1.00 /lb	1,000
		Rebar to Stairs on Grade - 100 PCY	750.00 lb	1.00 /lb	750
		Threaded Dowels (for trench)	400.00 ea	15.00 /ea	6,000
		Repair Concrete at Square Columns	1.00 ls	2,000.00 /ls	2,000
		Prep, Form, Place, Finish, Strip, Cure Handicap Ramp	10.00 cy	250.00 /cy	2,500
		Prep, Form, Place, Finish, Strip, Cure Stairs on Grade	7.50 cy	300.00 /cy	2,250
033500 Polish	03-00-00	3000 PSI Ready-Mix (for exterior paving, ref Allowance for Interior)	100.00 cy	97.00 /cy	9,700
		3000 PSI Ready-Mix (for trenches)	4.00 cy	95.00 /cy	380
		Sack and Patch (south side of building lower slab)	0.01 sf	1.00 /sf	0
		Concrete Pump	100.00 cy	15.00 /cy	1,500
		Concrete Topping ALLOWANCE	8,620.00 sf	5.80 /sf	50,000
		Concrete		/GSF	78,260
		32-00-00 Exterior Improvements			
		Concrete Paving, Broom Finish, Mesh Reinforced 4" (exterior yard and sidewalk)	0.01 sf	4.00 /sf	0
		Transformer Pad 8X8 (changed to pole mount - confirm)	0.00 ea	1,500.00 /ea	2
		Exterior Improvements		/GSF	2
042113 Masonry	03-00-00	030000 Concrete	8,620.00 GSF	9.08 /GSF	78,262
		Concrete			
		Polished Concrete Floor Finish (exhibits area/lobby/back of house/break room)	0.01 sf	4.00 /sf	0
		Add for Polished Concrete Floor Finish Edge Work	0.01 lf	1.00 /lf	0
		480V/3 Phase 70 KVA Generator Power to Grinders	0.00 day	350.00 /day	0
		Concrete		/GSF	0
		033500 Polish	8,620.00 GSF	/GSF	0
		Masonry			
		Grout Block Cores, 8"	0.01 sf	4.00 /sf	0
		Concrete Unit Masonry, 8" Infill at Ext Wall (windows/doors)	0.01 sf	18.00 /sf	0
051200 Struct Steel	04-00-00	Add for Reinforced	0.01 sf	2.00 /sf	0
		Receive and Distribute Masonry Reinforcing	0.00 wk	1,400.00 /wk	1
		Drill and Epoxy Masonry Dowels in Slab for Exterior CMU Walls	0.01 lf	4.00 /lf	0
		Masonry		/GSF	2
		042113 Masonry	8,620.00 GSF	/GSF	2
		042113 Masonry	8,620.00 GSF	/GSF	2
		051200 Struct Steel			

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	05-00-00	Metals			
		Roof Framing, Joists and Bracing, to support ceiling hung items	1.00 ls	4,500.00 /ls	4,500
		Acoustical Roof Decking, Galvanized, Wide Rib, 6", 14 Gauge	8,150.00 sf	2.50 /sf	20,375
		Acoustical Roof Decking, W600A-16 with exposed fasteners, semi-acoustical	1.00 ls	88,900.00 /ls	88,900
		Metals		/GSF	113,775
		051200 Struct Steel			113,775
054500 Misc Metals	05-00-00	Metals			
		Steel Erection Safety Supervisor	2.00 wk	2,000.00 /wk	4,000
		Storefront Header Supports	0.01 sf	30.00 /sf	0
		Steel Truss/Joist Repairs ALLOWANCE	1.00 ls	50,000.00 /ls	50,000
		Brace Clerestory - 1.2/S3.1	6.00 ea	0.01 /ea	0
		Brace Clerestory - Joist Hangers	6.00 ea	0.01 /ea	0
		Brace Roof Hatch - 1/1/S3.1	2.00 ea	0.01 /ea	0
		Repair Joist	5.00 ea	0.01 /ea	0
		Repair Joist Top Chord	34.00 lf	0.01 /lf	0
		Bridge System for Rail Car Access ALLOWANCE	0.00 ls	25,000.00 /ls	25
		Bollard 6" (around transformer) pole mounted	0.01 ea	150.00 /ea	2
		Vertical Ladders, Steel (roof access) confirm location	15.00 vlf	115.00 /vlf	1,725
		Handrails, Galvanized Steel at Street	65.00 lf	75.00 /lf	4,875
		Handrails, Galvanized Steel at Street Ramp	25.00 lf	75.00 /lf	1,875
		Guardrails, Galvanized Steel Exterior Stairs	35.00 lf	85.00 /lf	2,975
		Metals		/GSF	65,477
		054500 Misc Metals	8,620.00 GSF	7.60 /GSF	65,477
061000 Rough Carp	06-00-00	Wood, Plastics and Composites			
		Rough Carpentry	4,900.00 gsf	2.00 /gsf	9,800
		Wood Truss/Joist/Deck Repairs - All wood decking to be demo'd	1.00 ls	0.01 /ls	0
		Repair Joist (every wood joist) w/Allowance	161.00 ea	0.01 /ea	2
		Repair Wood Deck w/Allowance	1,600.00 sf	0.00 /sf	2
		Wood, Plastics and Composites		/GSF	9,803
		061000 Rough Carp	8,620.00 GSF	1.14 /GSF	9,803
071100 Waterproofing	07-00-00	Thermal and Moisture Protection			
		Cold Fluid-Applied Waterproofing (Behind EIFS)	0.01 sf	5.00 /sf	0
		Site Sealants, by psf (Sidewalks, ramps, site)	5,500.00 psf	0.05 /psf	275
		Building Sealants, by gsf	8,620.00 gsf	0.45 /gsf	3,879
		Thermal and Moisture Protection		/GSF	4,154
		071100 Waterproofing	8,620.00 GSF	0.48 /GSF	4,154

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
072216 Roofing	02-00-00	Existing Conditions			
		Remove Roofing, Built-Up (Entire Building)	9,300.00 sf	2.00 /sf	18,600
		Remove Flashing and Sheet Metal	200.00 sf	3.00 /sf	600
		Existing Conditions		/GSF	19,200
	07-00-00	Thermal and Moisture Protection			
		1/2" Glass Faced Gypsum Cover Board	9,300.00 sf	1.40 /sf	13,020
		Polyisocyanurate Roof Insulation, R-20, 4"	9,300.00 sf	2.25 /sf	20,925
		Metal Roof Panels, Galvalume, 1-3/4" Standing Seam, 22 Ga	1,100.00 sf	8.58 /sf	9,438
		Metal Roof Panels, Galvalume, Standing Seam, Add For Factory Pntd	1,100.00 sf	0.72 /sf	792
		Thermoplastic Polyolefin (TPO) Roofing, Mechanically Fastened, 60 Mil	8,200.00 sf	3.50 /sf	28,700
		Flashing, Metal Roof	200.00 lf	55.02 /lf	11,004
		Copings, Galvanized at TPO	550.00 lf	44.01 /lf	24,206
		Gutters	185.00 lf	8.97 /lf	1,659
		Downspouts	110.00 lf	10.50 /lf	1,155
		Thermal and Moisture Protection		/GSF	110,899
		072216 Roofing	8,620.00 GSF	15.09 /GSF	130,099
081200 DFH	08-00-00	Openings			
		Welded Hollow Metal Frame in Stud Wall	5.00 ea	270.00 /ea	1,350
		Welded Hollow Metal Frame in Masonry Wall	0.01 ea	260.00 /ea	3
		Welded Hollow Metal Lite in Stud Wall	1.00 sf	30.00 /sf	30
		Add for Galvanized (Exterior)	0.01 ea	35.00 /ea	0
		Hollow Metal Door, 3070	0.01 ea	540.00 /ea	5
		Solid Core Wood Flush Door, 3070	5.00 ea	330.34 /ea	1,652
		Hardware Set	5.00 opng	580.68 /opng	2,903
		Receive, Inventory and Secure Doors & Hardware on Site	7.00 opng	25.00 /opng	175
		Door Hang and Hardware Install on SC Wood Door	5.00 opng	165.00 /opng	825
		Door Hang and Hardware Install on Hollow Metal Door	0.01 opng	185.00 /opng	2
		Openings		/GSF	6,945
		081200 DFH	8,620.00 GSF	0.81 /GSF	6,945
088100 Glass	08-00-00	Openings			
		Aluminum Entrance Door, Clear Anodized, Glazed, Standard Hardware, 3070	1.00 ea	2,000.00 /ea	2,000
		Aluminum Entrance Door, Clear Anodized, Glazed, Standard Hardware, 6070	1.00 ea	3,750.00 /ea	3,750
		Aluminum Storefront Framing, Full Height, Clear Anodized (at yard)	0.01 sf	60.00 /sf	1
		Aluminum Storefront Framing, Clear Anodized (at clerestory)	400.00 sf	30.00 /sf	12,000
		Aluminum Storefront Framing, Clear Anodized (punched windows)	60.00 sf	30.00 /sf	1,800
		Glass, 1", Double 1/4", Low-E, Tempered	460.00 sf	22.00 /sf	10,120
		Openings		/GSF	29,671
		088100 Glass	8,620.00 GSF	3.44 /GSF	29,671

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
092300 Plaster					
	07-00-00	Thermal and Moisture Protection			
		EIFS on 2" Expanded Polystyrene Foam R-8	0.01 sf	12.00 /sf	0
		Elastomeric Finish Only, Per Coat (1st Coat)	0.01 sf	1.00 /sf	0
		Elastomeric Finish Only, Per Coat (2nd Coat)	0.01 sf	1.00 /sf	0
		Thermal and Moisture Protection		/GSF	0
		092300 Plaster	8,620.00 GSF	/GSF	0
092900 Gypsum Brd					
	07-00-00	Thermal and Moisture Protection			
		Unfaced Fiberglass, R-13, 3-1/2" (all interior walls)	2,400.00 sf	0.85 /sf	2,040
		Polyurethane Sprayed Insulation, R-4, Per Inch (3") (all perimeter walls)	5,000.00 sf	3.45 /sf	17,250
		Thermal and Moisture Protection		/GSF	19,290
	09-00-00	Finishes			
		Interior Wall Framing, 20 Ga., 3-5/8", 16" OC	4,600.00 sf	2.80 /sf	12,880
		Interior Wall Framing, 20 Ga., 3-5/8", 16" OC (single sided/perimeter)	5,000.00 sf	2.80 /sf	14,000
		Ceiling Framing (restrooms only)	250.00 sf	4.00 /sf	1,000
		Cementitious Backing Board, 5/8" (at restrooms)	1,400.00 sf	2.90 /sf	4,060
		Walls, 5/8"	6,600.00 sf	1.50 /sf	9,900
		Ceilings, 5/8"	250.00 sf	1.60 /sf	400
		Acoustical Ceiling Tile (in classrooms/offices)	150.00 sf	4.50 /sf	675
		Finishes		/GSF	42,915
		092900 Gypsum Brd	8,620.00 GSF	7.22 /GSF	62,205
093000 Tile					
	09-00-00	Finishes			
		Ceramic Floor Tile, 6X6 (all restrooms)	250.00 sf	9.70 /sf	2,425
		Ceramic Base Tile, 6" (all restrooms)	125.00 lf	13.25 /lf	1,656
		Ceramic Wall Tile, 6X6 (full height all restrooms)	1,350.00 sf	9.50 /sf	12,825
		Marble Threshold (all restrooms)	12.00 lf	30.00 /lf	360
		Floor Prep	250.00 sf	1.00 /sf	250
		Finishes		/GSF	17,516
		093000 Tile	8,620.00 GSF	2.03 /GSF	17,516
096500 Flooring					
	09-00-00	Finishes			
		Resilient Base, 6" (all areas except restrooms)	200.00 lf	2.50 /lf	500
		Carpet Tile, 2X2	0.01 sy	43.00 /sy	0
		Finishes		/GSF	500
		096500 Flooring	8,620.00 GSF	0.06 /GSF	500

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
099000 Painting					
	09-00-00	Finishes			
		Painting, Per GSF	0.01 gsf	3.00 /gsf	0
		Exterior Painting, CMU Walls, Clean, Prep, Paint	6,100.00 sf	3.40 /sf	20,740
		Paint Exposed Ceilings using Dryfall (all vaulted areas)	7,100.00 sf	1.65 /sf	11,715
		Powerwash CMU Exterior Wall at Neighbor	0.01 sf	3.00 /sf	0
		Paint Exterior CMU	6,100.00 sf	1.65 /sf	10,065
		Paint, Tape & Float Ceilings	250.00 sf	1.65 /sf	413
		Sealed Concrete	4,500.00 sf	1.25 /sf	5,625
		Paint, Tape & Float Gyp Walls (Level 4)	6,600.00 sf	1.65 /sf	10,890
		Finishes		/GSF	59,448
		099000 Painting	8,620.00 GSF	6.90 /GSF	59,448
101400 Signage					
	10-00-00	Specialties			
		Plaques, 30"X36", 900 Letters, Cast Bronze BY OWNER	0.00 ea	4,500.00 /ea	5
		Dimensional Letter Signage, 24", Cast Aluminum BY OWNER	0.00 ea	210.00 /ea	0
		Panel Signage, 6X6	5.00 ea	60.00 /ea	300
		Panel Signage, 6X6 Exterior Grade	2.00 ea	75.00 /ea	150
		Specialties		/GSF	455
		101400 Signage	8,620.00 GSF	0.05 /GSF	455
102113 TPA					
	10-00-00	Specialties			
		Grab Bar	8.00 ea	75.00 /ea	600
		Toilet Tissue Dispenser	4.00 ea	47.00 /ea	188
		Towel Dispenser	4.00 ea	225.00 /ea	900
		Soap Dispenser	4.00 ea	65.00 /ea	260
		Framed Mirror	4.00 ea	250.00 /ea	1,000
		Baby Changer	4.00 ea	335.00 /ea	1,340
		Specialties		/GSF	4,288
		102113 TPA	8,620.00 GSF	0.50 /GSF	4,288
104116 FEC					
	10-00-00	Specialties			
		Knox Box	1.00 ea	710.00 /ea	710
		Fire Extinguisher Cabinets w/Extinguisher (10Lb ABC)	3.00 ea	290.00 /ea	870
		Fire Extinguisher on Bracket (10 Lb ABC)	4.00 ea	125.00 /ea	500
		Specialties		/GSF	2,080
		104116 FEC	8,620.00 GSF	0.24 /GSF	2,080
107316 Canopies					

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
113100 Appliances	10-00-00	Specialties			
		Walkway Covers - Aluminum Canopy	0.01 sf	50.00 /sf	1
		Walkway Covers - Fabric Canopy	0.01 sf	35.00 /sf	0
		Specialties		/GSF	1
		107316 Canopies	8,620.00 GSF	/GSF	1
	11-00-00	Equipment			
		Refrigerator / Freezer BY OWNER	0.00 ea	1,580.00 /ea	2
		Equipment		/GSF	2
		113100 Appliances	8,620.00 GSF	/GSF	2
122100 Window Treat	12-00-00	Furnishings			
		Horizontal Louver Blinds, 1"	0.01 sf	8.00 /sf	0
		Furnishings		/GSF	0
		122100 Window Treat	8,620.00 GSF	/GSF	0
123530 Casework	12-00-00	Furnishings			
		Plastic-Laminate-Faced, Lowers	8.00 lf	350.00 /lf	2,800
		Plastic-Laminate-Faced, Bench	0.01 lf	150.00 /lf	2
		Plastic-Laminate-Faced, Uppers	0.01 lf	250.00 /lf	3
		Plastic-Laminate-Faced, Full Height	0.01 lf	350.00 /lf	4
		Plastic Laminate Restroom Vanity Counter Complete (4 ea)	12.00 lf	185.00 /lf	2,220
		Furnishings		/GSF	5,028
		123530 Casework	8,620.00 GSF	0.58 /GSF	5,028
129313 Site Furn	12-00-00	Furnishings			
		Railroad Car - BY OWNER	1.00 ea	0.01 /ea	0
		Furnishings		/GSF	0
		129313 Site Furn	8,620.00 GSF	/GSF	0
211200 Fire Protect	21-00-00	Fire Suppression			
		Fire Department Connection (FDC)	1.00 ea	1,500.00 /ea	1,500
		Wet-Pipe System, Ordinary Hazard	8,620.00 gsf	3.25 /gsf	28,015
		Turn-Up Piping Into Building	1.00 ea	4,500.00 /ea	4,500

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
220500 Plumbing	22-00-00	Fire Suppression		/GSF	34,015
		211200 Fire Protect	8,620.00 GSF	3.95 /GSF	34,015
		Plumbing	8,620.00 gsf	10.44 /gsf	90,000
		Domestic Water Pump, 1HP	1.00 ea	0.01 /ea	0
		Area Drain	3.00 ea	0.01 /ea	0
		Trench Drain	16.00 lf	0.01 /lf	0
		Commercial Domestic Water Softener, 125 GPM	1.00 ea	0.01 /ea	0
		Instantaneous Electric Domestic Water Heater, 10 Gallon	1.00 ea	0.01 /ea	0
		Electric Domestic Water Heater, 40 Gallon	1.00 ea	0.01 /ea	0
		Water Closet, Flush Valve, Floor Mount	5.00 ea	0.01 /ea	0
230500 HVAC	23-00-00	Sink, Enameled Cast Iron	5.00 ea	0.01 /ea	0
		Floor Drain	5.00 ea	0.01 /ea	0
		Drinking Fountain	1.00 ea	0.01 /ea	0
		Floor Sink	1.00 ea	0.01 /ea	0
		Plumbing		/GSF	90,000
		220500 Plumbing	8,620.00 GSF	10.44 /GSF	90,000
		Heating, Ventilating and Air Conditioning (HVAC)			
		HVAC	8,620.00 gsf	15.00 /gsf	129,300
		Testing & Balancing	8,620.00 sf	0.60 /sf	5,172
		Controls (T-Stats) for HVAC	8,620.00 sf	0.50 /sf	4,310
260500 Electrical	26-00-00	Heating, Ventilating and Air Conditioning (HVAC)		/GSF	138,782
		230500 HVAC	8,620.00 GSF	16.10 /GSF	138,782
		Electrical	8,620.00 gsf	12.18 /gsf	105,000
		Lightning Protection System, Lo	0.10 sf	0.30 /sf	0
		Electrical		/GSF	105,000
	33-00-00	Utilities			
		Electrical Handhole - confirm pole mount	0.01 cf	65.00 /cf	1
		Ductbank - confirm pole mount	0.01 lf	80.00 /lf	1
		Utilities		/GSF	1
	27-00-00	260500 Electrical	8,620.00 GSF	12.18 /GSF	105,001
		Communications			
270500 Datacom	27-00-00	Datacom	8,620.00 gsf	1.50 /gsf	12,930

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		Communications		/GSF	12,930
		270500 Datacom			12,930
281300 Access Cntrl	28-00-00	Electronic Safety and Security Access Control System	0.10 sf	0.30 /sf	0
		Electronic Safety and Security		/GSF	0
		281300 Access Cntrl			0
281600 Intrusion	28-00-00	Electronic Safety and Security Intrusion Detection System	0.10 sf	0.30 /sf	0
		Electronic Safety and Security		/GSF	0
		281600 Intrusion			0
282300 Surveillance	28-00-00	Electronic Safety and Security Video Surveillance System	0.01 gsf	1.00 /gsf	0
		Electronic Safety and Security		/GSF	0
		282300 Surveillance			0
283100 Fire Alarm	28-00-00	Electronic Safety and Security Fire Detection and Alarm System	8,620.00 gsf	1.25 /gsf	10,775
		Electronic Safety and Security		/GSF	10,775
		283100 Fire Alarm	8,620.00 GSF	1.25 /GSF	10,775
311100 Sitework	31-00-00	Earthwork			
		Clear and Grub, Light	0.10 sf	0.10 /sf	0
		Mobilize	1.00 ls	7,000.00 /ls	7,000
		Strip and Stockpile Topsoil	0.01 cy	5.00 /cy	0
		Haul Off Spoils (5,335 sf at yard x 6")	0.01 cy	14.00 /cy	0
		Rough Grade Site	5,335.00 sf	0.35 /sf	1,867
		Rough Grade - Cut (Small Site)	0.01 cy	4.00 /cy	0
		Fine Grade - Paving Areas	0.01 sf	1.00 /sf	0
		Bluetop Building Pad	0.10 sf	0.10 /sf	0
		Prep Subgrade - Paving Areas - Concrete	0.01 sf	1.00 /sf	0
		Machine Backfill	0.01 cy	7.00 /cy	0
		Earthwork		/GSF	8,868

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
312500 Erosion Cntrl	32-00-00	Exterior Improvements			
		Base Course - Class II Flex Base 6"	100.00 cy	45.00 /cy	4,500
		Hot-Mix Asphalt (145 lb/CF) - 2" at street walk	1,000.00 sf	1.60 /sf	1,600
		Exterior Improvements		/GSF	6,100
		311100 Sitework	8,620.00 GSF	1.74 /GSF	14,968
	31-00-00	Earthwork			
		SWPP Plan - BY OWNER	0.00 ls	1,500.00 /ls	2
		SWPP Permits and Fees - BY OWNER	0.00 ls	350.00 /ls	0
		Curb Inlet Protection	2.00 ea	85.00 /ea	170
		Grate Inlet Protection	2.00 ea	75.00 /ea	150
321200 Striping		Construction Entrance	1.00 ea	1,500.00 /ea	1,500
		8X12 Concrete Wash Out Bin	2.00 ea	750.00 /ea	1,500
		Filter Dike	140.00 lf	8.00 /lf	1,120
		Earthwork		/GSF	4,442
		312500 Erosion Cntrl	8,620.00 GSF	0.52 /GSF	4,442
	32-00-00	Exterior Improvements			
		Painted Acrylic Pavement Markings 6"	80.00 lf	0.55 /lf	44
		Painted Acrylic Pavement Markings Handicap Symbol	2.00 ea	39.50 /ea	79
		Painted Acrylic Pavement Markings Typical Parking Stall	6.00 ea	16.25 /ea	98
		Handicap Sign, Basic	2.00 ea	375.00 /ea	750
323100 Fencing		Exterior Improvements		/GSF	971
		321200 Striping	8,620.00 GSF	0.11 /GSF	971
	32-00-00	Exterior Improvements			
		Chain Link Fence, Galvanized, 6'	100.00 lf	20.00 /lf	2,000
		Chain Link Single Swing Gate, Galvanized, 6'	1.00 ea	360.00 /ea	360
		Ornamental Metal Fence, Tubular Picket, 6'	0.01 lf	150.00 /lf	2
		Ornamental Metal Gate, Tubular Picket, 6'	0.01 ea	850.00 /ea	9
		Exterior Improvements		/GSF	2,370
		323100 Fencing	8,620.00 GSF	0.28 /GSF	2,370
	328000 Landscaping	05-00-00	Metals		
	Tree Grates, Cast Iron	0.01 sf	52.00 /sf	1	
	Metals		/GSF	1	

Bid Item	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
330000 Utilities	32-00-00	Exterior Improvements			
		Irrigation Sleeves	0.01 lf	8.00 /lf	0
		Drip/Spray Irrigation Area - Mulch Beds	0.01 sf	3.00 /sf	0
		Permanent Irrigation Area (Small Area)	0.01 sf	2.00 /sf	0
		Hardwood Mulch and/or Bedding Mix (6")	0.01 cy	48.00 /cy	0
		Ground Cover 1 Gallon	0.01 ea	12.00 /ea	0
		Shrubs 5 Gallon	0.01 ea	30.00 /ea	0
		Trees	0.00 ea	750.00 /ea	1
			0.10 sfmo	0.10 /sfmo	0
		Exterior Improvements		/GSF	2
		328000 Landscaping	8,620.00 GSF	/GSF	2
330000 Utilities	32-00-00	Exterior Improvements			
		Cold Patch Asphalt - 4" at repairs	400.00 sf	3.00 /sf	1,200
		Exterior Improvements		/GSF	1,200
	33-00-00	Utilities			
		Fire - Precast Vaults 5x7	140.00 cf	35.00 /cf	4,900
		Domestic Piping, PVC, 3" Class 150	200.00 lf	28.00 /lf	5,600
		Fire - Piping, PVC, 6" Class 150	200.00 lf	35.00 /lf	7,000
		Domestic Pipe Fittings	1.00 ls	3,500.00 /ls	3,500
		Domestic Haul Spoils	100.00 cy	14.00 /cy	1,400
		Domestic Service Connection Tap and Valve, 4X4	1.00 ea	1,450.00 /ea	1,450
		Fire - Service Connection Tap and Valve, 6x6	1.00 ea	2,150.00 /ea	2,150
		Fire - Double Check Backflow Preventer Assembly, 6" Watts 709	1.00 ea	9,713.00 /ea	9,713
		Fire - Gate Valve and Box, 6"	1.00 ea	1,905.00 /ea	1,905
		Fire Hydrants, 5 1/4"	1.00 ea	3,750.00 /ea	3,750
		Domestic Meter, 2"	1.00 ea	3,000.00 /ea	3,000
		Fire Disinfection and Testing	200.00 lf	1.75 /lf	350
		Domestic Disinfection and Testing	200.00 lf	1.75 /lf	350
		Sanitary Piping, PVC, 6"	200.00 lf	40.00 /lf	8,000
		Sanitary Pipe Fittings	1.00 ls	1,000.00 /ls	1,000
		Sanitary Haul Spoils	50.00 cy	14.00 /cy	700
		Sanitary Pressure Testing	200.00 lf	2.00 /lf	400
		Sanitary Tie-In to Existing Line	1.00 ea	5,000.00 /ea	5,000
		Sanitary Cleanout Assembly 6"	3.00 ea	900.00 /ea	2,700
		Storm Piping, PVC, 12"	150.00 lf	47.50 /lf	7,125
		Storm Pipe Fittings	1.00 ls	1,500.00 /ls	1,500
		Storm Haul Spoils	100.00 cy	14.00 /cy	1,400
		Storm Curb Inlet, 20'	0.00 ea	8,500.00 /ea	9
		Storm Grate Inlet, 2.5'X2.5'	2.00 ea	3,250.00 /ea	6,500
		Storm Tap Into Inlet Box or Manhole	1.00 ea	5,000.00 /ea	5,000
		Utilities		/GSF	84,402
		330000 Utilities	8,620.00 GSF	9.93 /GSF	85,602

### Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	228,695		6,583.601 hrs			26.531 /gsf	13.42%
Material	252,639					29.308 /gsf	14.82%
Subcontract	993,660					115.274 /gsf	58.30%
	<u>1,477,582</u>	<u>1,477,582</u>				<u>171.413 /gsf</u>	<u>86.69% #####</u>
ding Permit/Plan Check BY OWNER							
AGC/ABC Fee		<u>1,477,582</u>				<u>171.413 /gsf</u>	<u>#####</u>
Builder's Risk Insurance	1,704			0.100 %		0.198 /gsf	0.10%
General Liability Insurance	9,374			0.550 %		1.088 /gsf	0.55%
Bond Premium, %	12,783			0.750 %		1.483 /gsf	0.75%
Escalation Contingency	42,611			2.500 %		4.943 /gsf	2.50%
Design Contingency							
Owner/CM Contingency	<u>85,222</u>			5.000 %		<u>9.887 /gsf</u>	<u>5.00%</u>
	<u>151,694</u>	<u>1,629,276</u>				<u>189.011 /gsf</u>	<u>8.90% #####</u>
Overhead & Profit	65,171			4.000 %		7.560 /gsf	3.82%
Precon Fee	<u>10,000</u>					<u>1.160 /gsf</u>	<u>0.59%</u>
	<u>75,171</u>	<u>1,704,447</u>				<u>197.732 /gsf</u>	<u>4.41% #####</u>
<b>Total</b>		<b>1,704,447</b>				<b>197.732 /gsf</b>	

## EXCLUDES:

Preconstruction Fee Billed Separately  
 Permit Fees and Plan Check Fees  
 Development Costs and Fees  
 Utility and Tap Costs and Fees  
 Impact Fees  
 Utility Fees to Bring Power Onto the Site Up to the Connections  
 Utility Meters  
 Utility Transformer  
 Utility Pole Line Work  
 Overhead Electrical Removals and Relocations  
 Surveys  
 Geotechnical  
 Testing and Inspections  
 Design: Architect, Civil Engineer, Structural Engineer, MEP Engineer, Acoustical and Waterproof  
 Consultants  
 Wage Rates: Davis-Bacon, HUD, Etc.  
 ID, Testing, Removal and Disposal of Hazmats  
 Move-In Expenses  
 Water and Electrical Bills, Except for Job Trailer and Temporary for Construction  
 Drilled Pier Casings and Bells  
 Forming Grade Beams and Footings, We Earth-Form Them  
 Crawlspace  
 Underslab and Grade Beam Insulation  
 Underslab Insect Treatment  
 We Spray Cure ILO Wet Cure  
 AISC Ratings  
 AESS Finish to Steel  
 AWI Ratings  
 FSC Ratings  
 Spray Water Repellants to Exterior  
 Spray Fireproofing and Intumescent Paint to Steel  
 Blow-In Insulation  
 ABAA QAP  
 Envelope Leakage Testing  
 Fire Rated Glass, None Found

**Estimate Totals**

Two Way Mirrors, None Found  
Acoustical Flooring Underlayments  
Texturing and Painting Concrete Soffits  
Tile Finishes Not Meeting Allowances  
Signage and Directories Other Than Appearing in Estimate Line items  
Artwork and Logos  
Illustrated Glass Films  
Illustrated Vinyl Wallcoverings  
Level 5 Finishes  
MEP Piping Color Coding and Messaging  
Loading Dock Equipment  
FFE=Furnishings, Fixtures and Equipment  
Corner Guards  
Waste Compactors  
Window Treatments, Others to Provide  
Third Party Duct Cleaning, Duct Sealing, Duct Testing  
Commissioning Agent  
DDC Control Systems  
Datacom Equipment, Electronics, Racks and IDF Builds  
Telephone and Computer Equipment  
Projectors and Flat Screen TV's  
AV, Access Control, Intrusion, Surveillance Systems  
We Have Included Fire Alarm  
We Will Process Earthwork Material On Site Whenever Possible  
Off-Site Work Not Shown  
Work in Public ROW  
Lime Stabilization, We Will Use Geogrid Type II If Needed  
Traffic Signalization  
Site Well Work  
Rainwater Collection Tanking and Pumping  
Groundwater Remediation  
Site Dewatering Beyond Casual Dewatering  
Synthetic Play and Pet Surfaces  
Synthetic Planter Liners  
Camera, Pressure and Line Testing of Existing Utilities  
Locating and Removing Buried Utilities Not Shown  
Water Tanking and Pumping Due to Local Utility Deficiencies  
Un-Known, Sub-Surface and Hidden Conditions  
Monument Signs  
Concrete Macro Fibers  
Paving Stamping  
Sub-Slab Under Permeable Pavers  
Triple Insulated Glass  
Toilet Accessories Indicated OFOI  
Audio Visual, Projection Screens, Projection Mounts  
Site Furnishings

**ASSUMPTIONS:**

See above exclusions for some assumptions.  
Concrete assumed backfilled using on-site stockpiled material.  
Steel not fireproofed.  
We are assuming decks under roofs are sloped. We are not sloping with using insulation.  
Sprinkler per NFPA13.

**Estimate Totals**



# ESTIMATE CLARIFICATIONS / ASSUMPTIONS

## General Assumptions

1. Our estimate is based upon the plans and narratives, issued by Neal Architectural Group and Cen-Tex Engineering and enumerated in the List of Documents.
2. Abbreviations used within this document include the following:
  - TCM – Temple Children's Museum
  - NAG – Neal Architectural Group and/or its design consultants
  - BCGC – Bartlett Cocke General Contractors and/or its subcontractors
3. We have included an Owner's Contingency.
4. Our estimate is based upon Construction Type IIB.
5. We have assumed that every specification either referenced by manufacturer or performance is designed so that more than one manufacturer for each specification will be able to meet the design intent of the project, and that details shown in the contract documents will not preclude any manufacturer specified from participating in the proposal process. We have not included any provisions in our estimate for sole source/proprietary specifications.
6. It is our understanding that Testing, as well as any Special Inspections, are by the Owner and as such have not included any costs for same in our estimate. In the event of failed tests, BCGC will be responsible for the cost of retesting.
7. It is our understanding that if required, third party Commissioning is to be by the Owner. Accordingly we have not included any costs for same in our estimate, but will participate and assist in the process.
8. We have assumed that the phasing and site utilization indicated in our *Site Utilization and Phasing Plan* is acceptable to the Owner and to the authorities having jurisdiction over the project.
9. Our estimate is based upon conducting construction operations during normal working hours. However, to maintain the schedule, we may perform work outside of normal working hours. We will advise the Owner when we plan to work outside of normal working hours.
10. We anticipate obtaining power, water, telephone and data utilities from the existing systems. Additionally, we have assumed that all utility consumption costs during construction, including, but not limited to, water, waste water and electricity, will be paid for directly by the Owner and accordingly, have not included any costs for same in our estimate. We will pay for all utilities to our construction trailer in accordance with the General Conditions.
11. Permanent MEP equipment and systems will be utilized for temporary construction and acclimation of the building environment for the installation of finishes. The appropriate temporary filters and protective measures will be provided.
12. Sales tax for materials to be put into place, as well as use and remodel taxes is included.
13. Any building permit costs, plan expeditor fees, plan check fees, impact fees and their associated permits, site development permits/fees, gas and electrical purveyor service charges, utility pro-rata/capital recovery fees, water purveyor service and/or sanitary sewer charges, including water meter fees, will all be by the Owner. Costs for these items have not been included in our estimate.



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14. Architect to incorporate all Addenda and all accepted Alternates and Cost/Value Options into the Contract Documents.
15. We exclude any and all fees associated with electronic drawing file requests. CAD files, CAD backgrounds, electronic copies of the specifications, and BIM/Revit models, for estimating purposes and for the production of project record documents and/or subcontractor shop drawings shall be provided by the A/E at no cost to Bartlett Cocke. We will provide the appropriate release(s) and/or electronic document transfer agreement(s) for the use of these files.
16. Unless specifically noted otherwise, all color and/or texture/finish selections shall be from manufacturer's standard color/texture/finish choices.
17. We will install building components and exterior improvements as shown in the Documents, which include, but are not limited to, components and improvements with accessibility requirements. We and/or our agents do not accept liability for interpreting the design guidelines established by the Americans with Disabilities Act (ADA) and/or the Texas Accessibility Standards (TAS). Furthermore, we and/or our agents do not accept liability for complying with the opinions of the State Accessibility Inspector. We will make our best effort to point out any ADA and/or TAS issues that we become aware of.
18. This estimate does not include the repair and/or replacement of any damage to existing utilities and/or communication systems which are not specifically shown on the drawings. We will perform due diligence in locating and will exercise due care when excavating for such systems.
19. The schedule, as well as the updates thereto, shall be provided in SureTrak, by Primavera Systems, Inc. Cost and/or resource loaded schedules are not included.
20. The moving out or in of furniture, shelving, exhibits, shelving, books, chairs, and all other moveable items in work areas is not included. The removing and/or moving of these items is understood to be by the Owner and is to be in accordance with the schedule of construction so as not to hinder or delay the work. Additionally, temporary storage of the items referenced herein is also not included.
21. Temporary covered walks, sidewalks, parking areas, or any other temporary facilities for students, parents, faculty, staff, or any other Owner related entities are not included.
22. The establishment of easements for new and/or re-routed utilities is excluded.
23. Platting and/or re-platting, as well as any costs related thereto, is not included.
24. We have not included any work outside the limits of construction.
25. We have not included any off-site utilities. Additionally, unless specifically indicated on the drawings, we have not included extending any utility services to the site, beyond what is reasonably within limits of construction.
26. We have not included any traffic signal work.
27. We have not included any automated crosswalks across City streets.
28. We have not included any requirements and/or costs for LEED and/or green building certification.
29. We have not included any construction waste recycling requirements.
30. Testing and certification of indoor air quality is specifically excluded from our estimate.
31. We have not included Davis Bacon wage rates.



### **Division 2 – Existing Conditions**

1. We have assumed that any and all investigations, surveys, tests and/or environmental assessments necessary and/or required to uncover and identify hazardous materials, including, but not limited to, asbestos, lead, petrochemicals, or arsenic will be provided by the Owner.
2. All work associated with hazardous material abatement, handling, remediation and/or disposal, including any containment measures required by the authorities having jurisdiction, is excluded.
3. We have assumed that all necessary surveys, investigations and studies required to locate, identify and record the horizontal and vertical location of all existing on-site utilities will be provided by the Owner.
4. We have not included any sample wells or water monitoring.
5. The handling and/or disposal of hazardous or contaminated soils is not included.
6. Handling, disposal, removal, or any other work associated with underground tanks, cisterns, or the like is not included.
7. Unforeseen (concealed) conditions are specifically excluded.
8. We have not included the remediation of any existing moisture and/or mold.
9. Concrete slab removal, other than trenching for sanitary lines, is not included. We are including concrete topping slabs on top of the existing concrete slab.
10. We have not included any requirements and/or costs for karst feature remediation and/or any endangered karst invertebrate species that may exist on the site. Schedule impacts associated with karst feature testing and remediation are not included. If found, these will be considered an “unknown condition” and as such, loss of production days will be reviewed at the time of occurrence.
11. We have not included any requirements and/or costs for any archaeological and/or historical investigations of the site. Schedule impacts associated with archaeological and/or historical investigations, if incurred, shall be considered to be the result of an “unknown condition” and as such, loss of production days will be reviewed at the time of occurrence.

### **Division 3 – Concrete**

1. The Structural documents are still in development and do not show the full extent of the foundation. Accordingly, many assumptions have been made.
2. We exclude special concrete mixes, which may include special aggregates, special admixtures, white cement and/or integral coloring.
3. The concrete mix for the topping slab is to be a standard mix.
4. We exclude Architectural Cast-in-Place Concrete.

### **Division 4 – Masonry**

1. Unforeseen (concealed) conditions associated with the existing masonry are excluded.
2. We have not included any masonry work.

### **Division 5 – Metals**

1. AISC Certification for the fabricator and/or erector has not been included.



2. We have not included any ornamental railings (aluminum, stainless steel or glass). Galvanized handrails have been included at the street access
3. Architectural Exposed Structural Steel finishes to steel are excluded.
4. We are providing an initial estimate with costs to provide new metal roof deck with support joists. We have also provided an allowance for repair of the existing barrel trusses. Lead paint removal is excluded.

#### **Division 6 – Woods and Plastics**

1. We exclude AWI membership and/or certification programs on/for any millwork or casework.
2. Plastic laminate color(s) shall be selected from manufacturer's standard colors, finishes and textures.

#### **Division 7 – Thermal and Moisture Protection**

1. We have excluded any spray fireproofing, intumescent paint or blown-in insulation.
2. We exclude any and all third party air infiltration and/or water penetration testing. Such testing, if performed, shall be by the Owner.

#### **Division 8 – Openings**

1. We have included doors, frames and hardware as indicated, and aluminum entrance doors.

#### **Division 9 – Finishes**

1. We are including unit prices and assumptions on flooring finishes.
2. The waxing of any floors is excluded.
3. We exclude level 5 finish on drywall.
4. We exclude epoxy grout and sealing of tile grout.
5. We exclude moisture barrier underlayments for new flooring.
6. We have assumed up to three (3) paint colors; one (1) field color and two (2) accent colors.

#### **Division 10 – Specialties**

1. Railroad cars and displays are excluded.

#### **Division 11 – Equipment**

1. Residential appliances are not included.

#### **Division 12 – Furnishings**

1. Plastic laminate color(s) shall be selected from manufacturer's standard colors, finishes and textures.



**Division 21 – Fire Suppression**

1. We have assumed that flow tests will indicate that adequate water volume and pressure are available for the project's additions and renovations.
2. We have not included a fire pump or water storage tank(s).
3. We have not included exterior fire sprinkler heads.

**Division 22 – Plumbing**

1. We have included typical plumbing fixtures with manual flush valves and manual faucets.

**Division 23 – Heating, Ventilating, and Air Conditioning**

1. We have included placing the split system units on the existing concrete paving on the exterior of the building. Additionally, we have included hanging the interior units from the existing structure.
2. Ductwork will be protected during construction. The cleaning of new ductwork systems, as well as the cleaning of existing ductwork is excluded from this estimate.
3. We have not included a condensate collection/recycling system.
4. We have assumed Testing, Adjusting & Balancing to be provided by Owner.

**Division 25 – Integrated Automation**

**Division 26 – Electrical**

1. Complete "hard piped" conduit for all specialty and life safety systems is excluded.
2. We exclude emergency power generators.

**Division 27 – Communications**

1. We have included structured cabling for tele/data systems.
2. We have not included servers, racks, switches, modems and/or other hardware.
3. We have not included tele/data software of any kind.
4. We have not included A/V systems.
5. Owner to provide the required network IP addresses as required.
6. Network switches and POE switches shall be provided by the Owner.

**Division 28 – Electronic Safety and Security**

1. IP surveillance camera system is excluded. This system shall be furnished and installed by the Owner.
2. Access control security system and intrusion detection system is excluded.
3. Complete "hard piped" conduit for all specialty and life safety systems is excluded.



**Division 31 – Earthwork**

1. We have not included termite control.
2. Subsurface concrete work is excluded.
3. We are including reworking the existing grade to allow sufficient flow of water away from the building.

**Division 32 – Exterior Improvements**

1. See Division 3 for concrete paving.
2. Patching, repairing and/or re-paving public and/or private streets is excluded.
3. An irrigation system is excluded.

**Division 33 – Utilities**

1. We are including tying in to existing water and sanitary utilities within proximity of the jobsite.
2. Storm sewer is to incorporate the roof downspouts and area drains in the yard area.

**END**



## SCHEDULE

**PROJECT MILESTONES** are per the summary below. Reference the attached schedule for additional details.

<b>ISSUE GMP DOCUMENTS:</b>	05/20/2020
<b>BC BID DAY:</b>	06/08/2020
<b>SUBMIT GMP:</b>	06/12/2020
<b>APPROVAL OF GMP:</b>	06/19/2020
<b>NOTICE TO PROCEED WITH CONSTRUCTION:</b>	06/19/2020
<b>CONSTRUCTION SUBSTANTIAL COMPLETION:</b>	12/10/2020

[illegible]