



CITY COUNCIL REGULAR MEETING

DECEMBER 20, 2022 @ 3:00 PM

Notice is hereby given the City Council for the City of Parker will meet on Tuesday, December 20, 2022, at 3:00 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002. The City Council meeting will be open to the public and live streamed.

Pursuant to Texas Government Code § 551.127, notice is given that it is the intent of the City Council that a quorum of the Council will be physically present for the above-referenced meeting at Parker City Hall, 5700 E. Parker Road, Parker, Texas. Some council members or City employees may participate in this meeting remotely by means of video conference call in compliance with state law.

CALL TO ORDER – Roll Call and Determination of a Quorum

EXECUTIVE SESSION START TO FINISH - Pursuant to the provisions of Chapter 551, Texas Government Code the City Council may hold a closed meeting.

RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

RECONVENE REGULAR MEETING.

ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: I pledge allegiance to the flag of the United States of America; and to the republic for which it stands, one nation under God, indivisible with liberty and justice for all.

TEXAS PLEDGE: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

PUBLIC COMMENTS The City Council invites any person with business before the Council to speak to the Council. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

WORK SESSION

1. CAPITAL IMPROVEMENT PLAN (CIP)
2. MUNICIPAL COMPLEX

ADJOURN

In addition to any specifically identified Executive Sessions, Council may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open Meetings Act provides specific exceptions that require that a meeting be open. Should Council elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before December 16, 2022, by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at www.parkertexas.us.

The Parker City Hall is Wheelchair accessible. Sign interpretations or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972 442 6811.

Date Notice Removed

Patti Scott Grey

City Secretary

The Parker City Hall is Wheelchair accessible. Sign interpretations or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972 442 6811.



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	Council
Fund Balance-before expenditure:	Prepared by:	City Secretary Scott Grey for City Administrator Olson
Estimated Cost:	Date Prepared:	December 7, 2022
Exhibits:	Please review information provided.	

AGENDA SUBJECT

WORKSHOP:

CAPITAL IMPROVEMENT PLAN (CIP)

SUMMARY

Please review information provided.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	12/15/2022
City Attorney:	<i>Trey Lansford</i>	Date:	12/15/2022
City Administrator:	<i>Luke B. Olson</i>	Date:	12/16/2022



Parker Capital Improvement Plan Overview

- Background
- Current Situation
- Path Forward

Objective of This Review

Agreement of Boring Samples

Drainage Impact

Overall Cost

What is a Capital Improvement Plan?

Capital Improvement Plan (CIP) contains all the individual capital projects, equipment purchases, and major studies for a local government; in conjunction with construction and completion schedules, and in consort with financing plans. The plan provides a working blueprint for sustaining and improving the community's infrastructures. It coordinates strategic planning, financial capacity, and physical development. A CIP stands at the epicenter of a government's Planning, Public Works, and Finance departments.



Background

- **As Parker matures and grows, a 5 year CIP was needed to address future needs**
- **Parker did not have a CIP in place to address our future**
- **A committee was assigned to understand the needs and provide a cost of these projects**
- **Key topics of this CIP committee were based on previous resident requests of the city's infrastructure needs**
- **Road integrity was a key part of the overall CIP that needed to be reviewed**

Key Goal : Understand the Full View of All the Capital Needs of the City

Future Discussions will be Addressed Using City Council Workshops



IMMEDIATE GOAL

Establish a Capital Improvement Plan for the city
To be used in assigning projects and for budgeting.
As a communication tool to residents on maintenance of streets.

LONG TERM GOAL

City streets are maintained such that they remain in a condition of Fair
or better.

All Capital Improvements Will Be Addressed and Prioritized

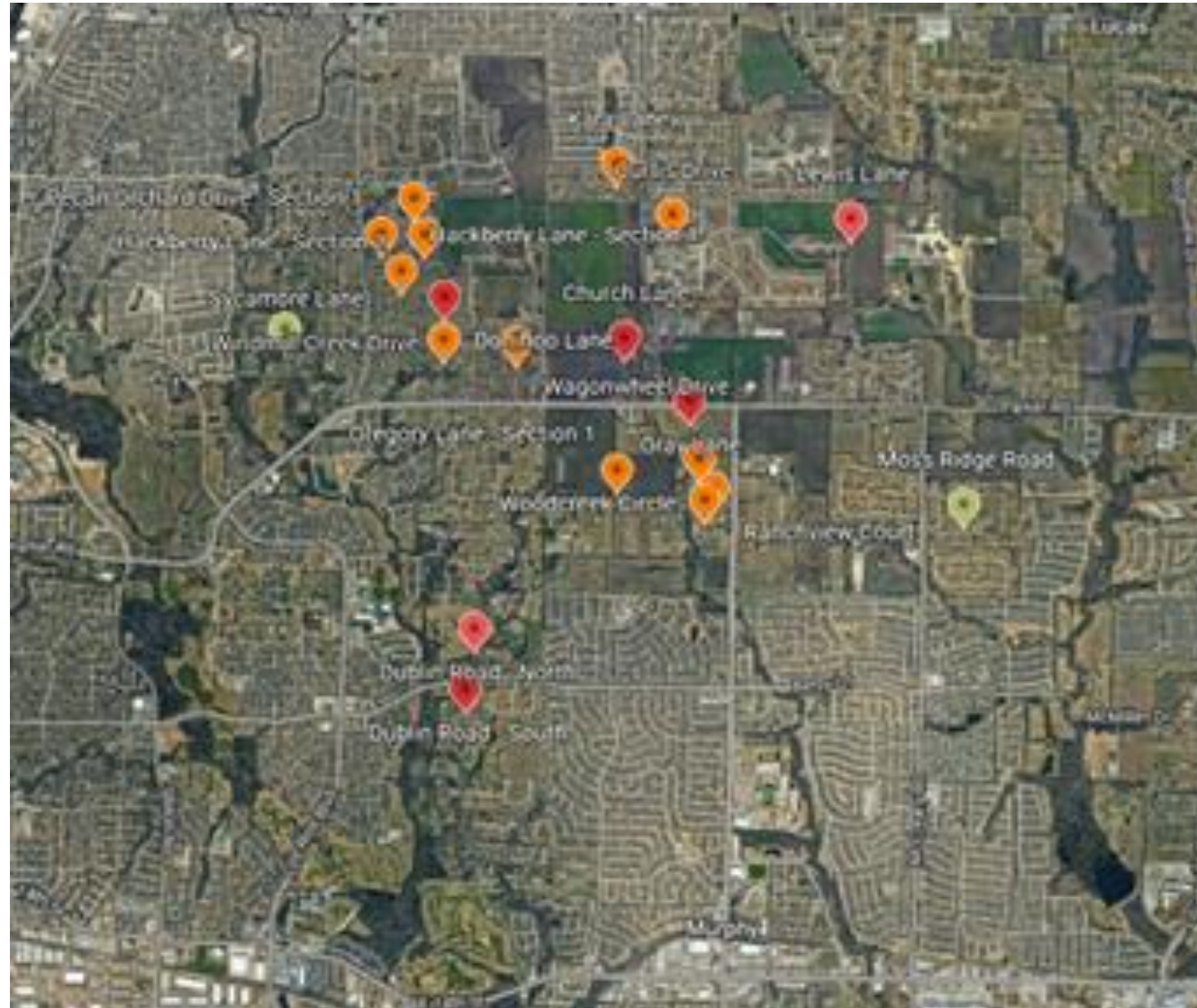


Parker CIP –Street Assessment

- 2021 Street Condition Survey created by city staff to assess detail of streets condition
- Determined that streets for further consideration were those with a rating of below fair
- Compiled additional information on streets identified above.
- Calculated potential costs using cost factors from engineer.
- Obtained proposals for boring samples

PCI Rating	Linear Feet	# of Segments
<i>Residential Streets</i>		
Failed (0 – 9)	0	0
Severe (10 – 24)	2,172	1
Very Poor (25 – 39)	4,248	2
Poor (40 – 54)	18,699	10
Borderline Poor (55)	11,514	2
	<u>36,633</u>	<u>15</u>
<i>Collector (or high traffic) streets</i>		
Very Poor (25 – 29)	5,037	3
Poor (40 – 54)	13,896	4
	<u>18,933</u>	<u>7</u>
Streets under consideration	55,566	22
% of all	20%	
All city streets	273,143	168

Streets Under Consideration





Streets Under Consideration

Review and discuss two schedules “Analysis of Streets Under Consideration” –

The first schedule shows results using engineer’s cost factors with 24’ width for pricing streets and city staff assessment of type of street repair and drainage that might be required.

	<u>Streets</u>	<u>Drainage</u>	<u>Total</u>
Residential Streets	8,765,803	6,163,567	14,929,370
Collector (or High Traffic) Streets	7,383,870	5,329,513	12,713,383
Total	16,149,673	11,493,080	27,642,753

The second schedule shows costing for all streets under consideration using the engineer’s cost factors of the four alternatives of street repairs provided as recapped below. Drainage costs are also reflected. options on drainage.

	<u>Overlay</u>	<u>Remix</u>	<u>Reconstruct</u>	<u>Concrete</u>
Residential Streets	4,029,680	8,975,197	14,287,049	23,335,513
Collector (or High Traffic) Streets	2,082,630	4,638,585	7,383,870	12,060,321
Total	6,112,310	13,613,782	21,670,919	35,395,834



Engineer's Opinion of Costs

Description	Cost per LF
2" Asphalt overlay with glas pave between existing and new	110
Remix existing w/ cement, placing 1" asphalt followed by glas pave followed by 1.5" asphalt	245
Reconstruct street with 12" of flex base material, 1.5" asphalt, glas pave followed by 2" asphalt	390
Reconstruct street with 6" of reinforced concrete with 6" lime treated subgrade	637

The engineer's cost factors shown above were provided to show the potential scope of the CIP street projects. These costs are only the engineer's opinion of what those costs could be based on bid sheets and unit prices which are highly volatile.

The engineer suggested that \$315 per foot should be added for significant drainage improvement for costing purposes. These are identified as poor on the schedule.

Costs of street repairs will not be firm until they are bid out. The costs were calculated in July 2022 and the engineer states he believes they have escalated about 10% since that time.

Proposals of Boring Samples

Review and discuss “Boring Sample Proposal” - Estimates provided for three Phases as summarized below

	Linear Feet	Boring Samples	Cost Proposal
<i>Residential Streets</i>			
Rating of 40 and lower	18,253	36	\$21,630
Ratings between 41 & 50	8,144	15	\$14,257
<i>Collector (or high traffic) streets</i>			
Dublin Road	13,582	27	\$17,953
Totals	39,978	78	\$53,840

The proposal is cost of the boring samples only (No Assessment)
Engineer’s opinion of costs based on boring samples needed (Need Cost Estimate)
Drainage Assessment Must be Considered

Proposals of Boring Samples (cont'd)

- Core Samples Benefits
 - Help to understand the sub- base – dictates best repair method and aid in further fine tune the costs of the repairs needed.
 - Assessment will be valid for several years to allow longer-term plan.
 - Use results of early samples for other streets in the queue where possible.
- Process of obtaining boring samples is not trivial
 - Road closures and diversion of traffic needed during the process.
 - Traffic control can not be delegated. Proposal costs reflect \$3,500 per phase with 3 phased proposal.

The proposal only comprehends cost of the boring samples (No Assessment)
Engineer's opinion of costs using boring samples and drainage details needed (Need Cost Estimate)

Prioritization of Streets

- Establish prioritization of streets (establish Phases) –
 - Methods to consider for prioritization – Poorest rated streets, highest traffic volume streets, interruption to residents, cost limitations, other.
 - Benefits of establishing phases
 - Smaller projects are easier to manage/complete
 - Addresses need of the city – community needs are being acted upon
 - Limits the shorter-term capital requirements
- Move forward on plan using Engineering data – Based on bore samples, drainage, and engineering assessment, set plan and move forward.

Clarifying Scope of Work and Costs

- Identify & execute plan for clarifying the scope of the Work to be done and refining costs on Phase 1 streets –
 - Boring Samples
 - Determine updated pricing with Phase 1 streets,
 - After council approval, contract for boring samples
 - Engineer's estimates based on results of boring samples
 - Drainage
 - Identify best method for assessing drainage needs,
 - Assign responsibilities for executing to identify estimated costs
 - Identify other costs (Right of Way (ROW), Water Lines, Other)



Path Forward to CIP Plan

Identify what is needed to develop a CIP plan & timeline for implementation

- Identify the possible sources of financing and impacts on city and taxpayers –
 - 1% Sales Tax for Roads
 - Transfer from General Fund - Use a portion of existing M&O funds assigned to Street Construction and Drainage Funds for these projects
 - County, State, and Federal Grants
 - Debt - How much debt can the city afford? Breaking the project into phases would allow us to take monies out at different times, possible lessening the tax burden until such time as the monies are needed.
- Estimate time and timing of projects
 - Preliminary work – Bid Preparation, ROW research, ???
 - Bid Process
 - Construction

Good Progress : However- A great deal of work needed to complete the CIP



Path Forward

- **Compile results and present options for City Council evaluation to provide the path forward for the next 5 years**
- **The process will need to be repeated to project the overall capital requirement for the city over 5 years**
- **Assemble the full scope of the CIP and present the capital need requirements as well as the financial options to fund the projects**
- **City Council will assess the best method to raise the finances to complete/rank these projects**

Good Progress : However- A great deal of work needed to complete the CIP

City of Parker - Capital Improvement Plan
Analysis of Streets Under Consideration

Meeting Date: 12/20/2022 Item 1.

Area	STREET NAME	Segment LF	PCI Rating	Avg Daily Traffic Volume	Other Streets dependent on Street	Current Width LF	Current Surface Type	Process Anticipated	Drainage Cond	Surface	Drainage	Total
	<u>Residential</u>											
NW	Church Lane	2,172	20			22	Asphalt	Reconstruct	Poor	847,080	705,900	1,552,980
		2,172								847,080	705,900	1,552,980
SW	Grey/Gray Ln.	2,211	25		City Park parking on this street	19	Asphalt	Remix	Average	541,799	359,357	901,156
NW	Donihoo Lane	2,037	35			21	Chip Seal	Reconstruct	Average	794,430	331,013	1,125,443
		4,248								1,336,229	690,369	2,026,598
SW	Gregory Lane	4,171	40			22	Asphalt	Remix	Average	1,021,895	677,788	1,699,683
SW	Gregory Lane	1,277	40	289		22	Asphalt	Remix	Average	312,865	207,513	520,378
NW	Hackberry Lane	1,763	40	458		21	Chip Seal	Reconstruct	Average	687,570	286,488	974,058
NW	Hackberry Lane	1,674				21	Chip Seal	Reconstruct	Average	652,860	272,025	924,885
SW	Ranchview	1,002	40	109	Woodcreek Circle	19	Asphalt	Remix	Average	245,501	162,832	408,333
SW	Woodcreek	668	40			19	Asphalt	Remix	Average	163,703	108,578	272,281
NW	Kara Lane	2,606	45	287		20	Asphalt	Overlay	Average	286,660	423,475	710,135
NE	Pecan Orchard Drive	1,146	50	433		20	Asphalt	Remix	Average	280,770	186,225	466,995
NE	Pecan Orchard Drive	1,088	50			20	Asphalt	Remix	Average	266,560	176,800	443,360
NW	Wagon Wheel	1,676	50	183	Cimarron Circle	24	Asphalt	Remix	Average	410,620	272,350	682,970
NW	Windmill Creek Drive	1,628	50			22	Concrete	Overlay	Average	179,080	264,550	443,630
		18,699								4,508,084	3,038,623	7,546,707

Based on Engineer's Opinion of Costs - Actual amount is not known until competitive bidding completed.

City of Parker - Capital Improvement Plan
Analysis of Streets Under Consideration

Meeting Date: 12/20/2022 Item 1.

Area	STREET NAME	Segment LF	PCI Rating	Avg Daily Traffic Volume	Other Streets dependent on Street	Current Width LF	Current Surface Type	Process Anticipated	Drainage Cond	Surface	Drainage	Total
SE	Moss Ridge Rd	6,195	55	26		24	Concrete			-	-	-
NW	Sycamore Lane	5,319	55	375	Windream Lane & Ann's Lane	18	Asphalt	Reconstruct	Poor	2,074,410	1,728,675	3,803,085
		11,514								2,074,410	1,728,675	3,803,085
	All Residential Segm	36,633								8,765,803	6,163,567	14,929,370

Based on Engineer's Opinion of Costs - Actual amount is not known until competitive bidding completed.

City of Parker - Capital Improvement Plan
Analysis of Streets Under Consideration

Meeting Date: 12/20/2022 Item 1.

Area	STREET NAME	Segment LF	PCI Rating	Avg Daily Traffic Volume	Other Streets dependent on Street	Current Width LF	Current Surface Type	Process Anticipated	Drainage Cond	Surface	Drainage	Total
	<u>Collector (or High Traffic)</u>											
	Dublin Road											
SW	Dublin Road - South	5,907		1,456	St. Lawrence, Mahaney, Smith, Estate, Creekside, Edgewater	20	Asphalt			-	-	-
		1,583	30					Reconstruct	Poor	617,370	514,475	1,131,845
		1,177	30					Reconstruct	Poor	459,030	382,525	841,555
		3,147	33					Reconstruct	Poor	1,227,330	1,022,775	2,250,105
SW	Dublin Road - North	7,957		1,640	Dublin Creek, Reserve Court	20	Asphalt					
		3,495	45					Reconstruct	Poor	1,363,050	1,135,875	2,498,925
		4,462	50					Reconstruct	Poor	1,740,180	1,450,150	3,190,330
NE	Curtis Lane	1,783	40	1,185		21	Asphalt	Reconstruct	Average	695,370	289,738	985,108
NE	Lewis Lane	3,286	40	781	King's Crossing 2, 3, & 4 Poco Estados		Asphalt	Reconstruct	Average	1,281,540	533,975	1,815,515
	Lucas	3,471										
	Parker	426										
	Developer	1,992				24						
	County	884										
	Parker/Lucas	2,020										
	County	856										
	Parker	1,850										
		11,499										
Above is a breakdown of estimated responsibilities of this street using Google Earth measurements												
	All Collector Segme	18,933								7,383,870	5,329,513	12,713,383

Based on Engineer's Opinion of Costs - Actual amount is not known until competitive bidding completed.

City of Parker - Capital Improvement Plan
Analysis of Streets Under Consideration

Meeting Date: 12/20/2022 Item 1.

STREET NAME	Segment LF	Surface Only Option Costs				Drainage Adjustment Costs		
		Overlay \$ 110.00	Remix \$ 245.00	Reconstruct \$ 390.00	Concrete \$ 637.00	Good \$ -	Fair \$ 162.50	Poor \$ 325.00
<u>Residential</u>								
Church Lane	2,172	238,920	532,140	847,080	1,383,564	-	352,950	705,900
	2,172	238,920	532,140	847,080	1,383,564	-	352,950	705,900
Grey/Gray Ln.	2,211	243,257	541,799	862,456	1,408,678	-	359,357	718,713
Donihoo Lane	2,037	224,070	499,065	794,430	1,297,569	-	331,013	662,025
	4,248	467,327	1,040,864	1,656,886	2,706,247	-	690,369	1,380,738
Gregory Lane	4,171	458,810	1,021,895	1,626,690	2,656,927	-	677,788	1,355,575
Gregory Lane	1,277	140,470	312,865	498,030	813,449	-	207,513	415,025
Hackberry Lane	1,763	193,930	431,935	687,570	1,123,031	-	286,488	572,975
Hackberry Lane	1,674	184,140	410,130	652,860	1,066,338	-	272,025	544,050
Ranchview	1,002	110,225	245,501	390,797	638,302	-	162,832	325,665
Woodcreek	668	73,499	163,703	260,588	425,627	-	108,578	217,157
Kara Lane	2,606	286,660	638,470	1,016,340	1,660,022	-	423,475	846,950
Pecan Orchard Drive	1,146	126,060	280,770	446,940	730,002	-	186,225	372,450
Pecan Orchard Drive	1,088	119,680	266,560	424,320	693,056	-	176,800	353,600
Wagon Wheel	1,676	184,360	410,620	653,640	1,067,612	-	272,350	544,700
Windmill Creek Drive	1,628	179,080	398,860	634,920	1,037,036	-	264,550	529,100
	18,699	2,056,914	4,581,309	7,292,695	11,911,402	-	3,038,623	6,077,246

Based on Engineer's Opinion of Costs - Actual amount is not known until competitive bidding completed.

City of Parker - Capital Improvement Plan
Analysis of Streets Under Consideration

Meeting Date: 12/20/2022 Item 1.

STREET NAME	Segment LF	Surface Only Option Costs				Drainage Adjustment Costs		
		<u>Overlay</u>	<u>Remix</u>	<u>Reconstruct</u>	<u>Concrete</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>
		\$ 110.00	\$ 245.00	\$ 390.00	\$ 637.00	\$ -	\$ 162.50	\$ 325.00
Moss Ridge Rd	6,195	681,430	1,517,729	2,415,978	3,946,097	-	1,006,657	2,013,315
Sycamore Lane	5,319	585,090	1,303,155	2,074,410	3,388,203	-	864,338	1,728,675
	11,514	1,266,520	2,820,884	4,490,388	7,334,300	-	1,870,995	3,741,990
All Residential Segm	36,633	4,029,680	8,975,197	14,287,049	23,335,513	-	5,952,937	11,905,874

Based on Engineer's Opinion of Costs - Actual amount is not known until competitive bidding completed.

City of Parker - Capital Improvement Plan
Analysis of Streets Under Consideration

Meeting Date: 12/20/2022 Item 1.

STREET NAME		Segment LF	Surface Only Option Costs				Drainage Adjustment Costs		
			Overlay	Remix	Reconstruct	Concrete	Good	Fair	Poor
			\$ 110.00	\$ 245.00	\$ 390.00	\$ 637.00	\$ -	\$ 162.50	\$ 325.00
Collector (or High Traffic)									
Dublin Road									
Dublin Road - South	5,907	649,770	1,447,215	2,303,730	3,762,759	-	959,888	1,919,775	
	1,583	174,130	387,835	617,370	1,008,371	-	257,238	514,475	
	1,177	129,470	288,365	459,030	749,749	-	191,263	382,525	
	3,147	346,170	771,015	1,227,330	2,004,639	-	511,388	1,022,775	
Dublin Road - North	7,957	875,270	1,949,465	3,103,230	5,068,609				
	3,495	384,450	856,275	1,363,050	2,226,315	-	567,938	1,135,875	
	4,462	490,820	1,093,190	1,740,180	2,842,294	-	725,075	1,450,150	
Curtis Lane	1,783	196,130	436,835	695,370	1,135,771	-	289,738	579,475	
Lewis Lane	3,286	361,460	805,070	1,281,540	2,093,182	-	533,975	1,067,950	
Lucas	3,471								
Parker	426								
Developer	1,992								
County	884								
Parker/Lucas	2,020								
County	856								
Parker	1,850								
	11,499								
Above is a breakdown of estim									
All Collector Segme	18,933	2,082,630	4,638,585	7,383,870	12,060,321	-	1,783,600	3,567,200	

Based on Engineer's Opinion of Costs - Actual amount is not known until competitive bidding completed.



geotechnical and construction materials consultants

June 29, 2022
Proposal 10625 - Revised

City of Parker

In care of
Birkhoff, Hendricks & Carter, LLP
11910 Greenville Avenue, Suite 600
Dallas, Texas 75243
ATTN: Mr. John Birkhoff, P.E.
Phone: 214-361-7900
Email: jbirkhoff@bhcllp.com

Proposal for Geotechnical Engineering Services
City of Parker Pavement Recommendations
Parker, Texas

Gentlemen:

This proposal covers costs associated with performing a subsurface investigation for proposed pavement improvements for a range of existing roadways located in Parker, Texas. This proposal is based on your emails dated November 19, 2021, and June 24, 2022. It is understood that this project will be split into three phases. The first two phases will consist primarily of residential pavements, and the third and final phase will consist of collector streets. The purpose of these investigations will be to evaluate subsurface conditions within the pavement corridors and provide recommendations for repair and/or replacement paving sections and earthwork criteria.

Field Investigation

This project consists of fourteen roadway segments throughout the City of Parker, Texas, to be split into three phases of work. Based on a review of the project limits, as well as City of Parker requirements, we recommend subsurface conditions along the project roadway corridors be evaluated with a total of 78 soil borings. A summary of the project roadway segments for each phase, the approximate segment limits, pavement length, and proposed number of borings is presented in Table No. 1. These borings will be spaced out approximately every 500 linear feet and be drilled with a truck-mounted rig equipped with continuous flight augers. The borings would be sampled continuously to a depth of 5 feet below existing grades.

Table No. 1 - Pavement Length and Proposed Boring Quantities City of Parker Pavement Recommendations Various Locations – Parker, Texas					
Project Phase	Roadway Segment	Limits		Segment Length, ft.	Proposed Borings
		Start	End		
1	Church Lane	Parker Rd.	End	2,172	4
	Gray Lane	Parker Rd.	Gregory Ln.	2,211	4
	Donihoo Lane	Hackberry Ln.	Donna Ln.	2,037	4
	Gregory Lane I	Gray Ln.	End	5,448	10
	Gregory Lane II	Gray Ln.	Hogge Dr.	1,277	3
	Hackberry Lane	Donihoo Ln.	cul de sac	3,437	7
	Ranchview Court	Hogge Dr.	cul de sac	1,002	2
	Woodcreek Circle	Ranchview Ct.	cul de sac	668	2
Phase I Subtotals				18,252	36
2	Kara Lane	Dillehay Dr.	Bozeman Dr.	2,606	5
	Pecan Orchard Drive	Springhill Estates Dr.	cul de sac	2,234	4
	Wagonwheel Drive	Old Gate Ln.	Parker Rd.	1,676	3
	Windmill Creek Drive	Donna Ln.	Countryside Dr.	1,628	3
Phase II Subtotals				8,144	15
3	Dublin Road - South	Betsy Ln.	South City Limit	5,765	12
	Dublin Road - North	Betsy Ln.	Parker Rd.	7,817	15
Phase III Subtotals				13,582	27
Project Totals				39,978	78

Cohesive soils will be sampled using three-inch diameter “Shelby” tubes. Sands and gravels, if encountered, will be evaluated in-situ and sampled in conjunction with the Standard Penetration Test (SPT). Unweathered rock will be evaluated in-situ using the TxDOT Cone Penetration Test. Disturbed samples of the rock will be gathered from the flight augers. At the completion of the field investigation all samples will be transported to the Henley-Johnston & Associates, Inc. (HJA), laboratory for visual classification and testing.

The existing pavement at the boring locations will be drilled through utilizing the truck-mounted rig. Once these borings are completed, pavement will be patched using commercially available cold patch asphalt, or an equivalent. The finish of any patch will not match the existing asphalt pavement finish.

HJA will not be liable for damage to underground structures and/or below grade utilities not identified on plans provided by the Client, Owner, or other parties, and will not be liable for utility lines not marked by the 811/DigTESS system. If no relevant subsurface utility plans are available, a third-party utility locating company will be engaged at an additional cost in order to

clear the boring locations of active subsurface utilities. The Client agrees to accept all responsibility for providing HJA with any subsurface utility plans.

In the event of limited access, some damage to existing landscaping or paving may occur. Precautions will be taken to limit any impacts to the existing landscaping or paving; however, HJA will not be liable for any damage to these items or responsible for any repair.

At the completion of drilling, all borings would be plugged using on-site materials. Some settlement of these holes should be anticipated over an extended period of time. HJA will not be liable for any damage or injury that results from settlement of the holes after the initial filling or matching the finish of any existing asphalt pavement.

HJA will also not be responsible for securing and paying for any permits for street cuts or lane closures required by the City of Parker.

Laboratory Investigation

All samples will be logged and visually classified according to the Unified Soils Classification System by a Senior Level Engineering Geologist. Selected samples will be submitted for analysis to confirm visual classification and evaluate engineering properties. Atterberg Limits and moisture content tests will be performed. The potential for soil heave will be evaluated using free-swell tests. Bearing capacity of the subsurface materials would be evaluated using unconfined compression tests. Standard Proctor tests will be conducted on cement-treated materials and evaluated using unconfined compression tests, where appropriate. The required amount of lime stabilization will be evaluated using the Eades and Grimm method for soil pH. Samples will be disposed of 60 days after the project is completed.

Engineering Analysis and Report

Results of the field and laboratory investigations will be used to analyze the prevailing conditions at the site and provide information and recommendations for the following items:

1. Description of surface conditions to include any notable drainage features and surface topography.
2. Subsurface soil and ground water conditions, and impact on construction.
3. Elevations of ground water if encountered while drilling.
4. Estimates of potential vertical movements related to soil and recommendations to mitigate future heave (if necessary).
5. Recommendations for repair and/or replacement of the existing pavement sections per City of Parker requirements.
6. Earthwork material and compaction criteria.

These recommendations will be presented in a formal report. An electronic copy of the report will be provided. Hardcopies can be provided upon request.

Closure

The total estimated cost for this investigation is anticipated to be on the order of \$53,840.00. A general cost breakdown for the three phases of work is presented in Table No. 2; summaries of estimated costs for each phase of work are attached. This budget will not be exceeded without prior approval. Terms stated within this proposal are valid for 90 calendar days from the date issued.

Table No. 2 - General Phase Cost Estimate City of Parker Pavement Recommendations Various Locations – Parker, Texas	
Project Phase	Estimated Cost, \$
1	\$21,630.00
2	\$14,257.50
3	\$17,952.50
Project Total	\$53,840.00

Authorization to proceed may be given by signing and returning a copy of this proposal. Given the location of the project and the current backlog, it is anticipated that field operations can commence within three weeks of authorization, weather and site conditions permitting. The final report should be completed within two to three weeks of field operations.

The client, whether owner of the property or not, shall provide right of access to the subject property as required for Henley-Johnston & Associates, Inc. to perform the services defined in this proposal.

Payment for services will be due within 5 business days after the client receives monies from the owner.

The client is responsible for clearing of the site and access for a truck-mounted rig. An additional mobilization charge of \$400.00 will be incurred if a street is not accessible to the drilling rig at the time of authorization.

Additional services not included in the scope of work outlined in this proposal or required after completion of the report will be billed at the following rates:

Principal Engineer	\$195.00/hour
Senior Geotechnical Engineer	\$185.00/hour
Staff Engineer	\$155.00/hour
Staff Geologist	\$105.00/hour
Administrative Support	\$ 65.00/hour.

We appreciate the opportunity to provide this proposal. If you desire any additional information, please do not hesitate to call.

Signed,
HENLEY-JOHNSTON & ASSOCIATES, INC.



Douglas Greenwood, P.E.
Senior Geotechnical Engineer
Firm Registration No.: F-1238

Authorized by: _____
Print Name

Signature Date

HENLEY | JOHNSTON
& ASSOCIATES

Cost Estimate for Geotechnical Engineering Services
City of Parker Pavement Recommendations
Parker, Texas

PHASE I

Item	Quantity	Rate	Total
------	----------	------	-------

Field Investigation – Thirty-Six Borings to 5 Feet

Mobilization – Truck Mounted Drill Rig	2	\$350.00	\$700.00
Soil Sampling (truck rig), lf	180	12.50	\$2,250.00
Concrete coring and patching, ea	36	75.00	\$2,700.00
Project Manager – Site Coordination, hr	6	95.00	\$ 570.00
Third Party Line Locating, ls	1	3000.00	\$3,000.00
Traffic Control, ls.	1	3500.00	\$3,500.00
Subtotal			\$12,720.00

Laboratory Investigation

Moisture Content, ea.	110	5.00	\$ 550.00
Atterberg Limits, raw, ea.	18	55.00	\$ 990.00
Free-Swell test, ea.	8	65.00	\$ 520.00
Partial Gradation tests, ea.	4	50.00	\$ 200.00
Unconfined Compression tests - soil, ea.	8	60.00	\$ 480.00
Unconfined Compression tests – cement-treated materials, ea.	3	75.00	\$ 225.00
pH Lime Series test, ea.	3	265.00	\$ 795.00
Soluble Sulfates, ea.	12	135.00	\$1,620.00
Standard Proctor test, ea.	3	225.00	\$ 675.00
Subtotal			\$6,055.00

Engineering Analysis

Principal Engineer, hr	4	195.00	\$ 780.00
Staff Engineer/Geologist (Analysis/Report Preparation), hr	8	155.00	\$1,240.00
Staff Geologist (Visual Classification), hr	3	105.00	\$ 315.00
Administrative Support, hr	8	65.00	\$ 520.00
Subtotal			\$2,855.00

Estimated Total		\$21,630.00
-----------------	--	-------------

The total cost for this phase of the project is estimated at \$21,630.00. The amount of testing and services will be changed, as the project requires. This estimated total budget will not be exceeded without prior approval.

**Cost Estimate for Geotechnical Engineering Services
City of Parker Pavement Recommendations
Parker, Texas**

PHASE II

Item	Quantity	Rate	Total
------	----------	------	-------

Field Investigation – Fifteen Borings to 5 Feet

Mobilization – Truck Mounted Drill Rig	1	\$350.00	\$ 350.00
Soil Sampling (truck rig), lf	75	12.50	\$ 937.50
Concrete coring and patching, ea	15	75.00	\$1,125.00
Project Manager – Site Coordination, hr	6	95.00	\$ 570.00
Third Party Line Locating, ls	1	3000.00	\$3,000.00
Traffic Control, ls.	1	3500.00	\$3,500.00
	Subtotal		\$9,482.50

Laboratory Investigation

Moisture Content, ea.	50	5.00	\$ 250.00
Atterberg Limits, raw, ea.	8	55.00	\$ 440.00
Free-Swell test, ea.	4	65.00	\$ 260.00
Partial Gradation tests, ea.	3	50.00	\$ 150.00
Unconfined Compression tests - soil, ea.	4	60.00	\$ 240.00
pH Lime Series test, ea.	2	265.00	\$ 530.00
Soluble Sulfates, ea.	5	135.00	\$ 675.00
	Subtotal		\$2,545.00

Engineering Analysis

Principal Engineer, hr	2	195.00	\$ 390.00
Staff Engineer/Geologist (Analysis/Report Preparation), hr	8	155.00	\$1,240.00
Staff Geologist (Visual Classification), hr	2	105.00	\$ 210.00
Administrative Support, hr	6	65.00	\$ 390.00
	Subtotal		\$2,230.00

	Estimated Total	\$14,257.50
--	-----------------	-------------

The total cost for this phase of the project is estimated at \$14,257.50. The amount of testing and services will be changed, as the project requires. This estimated total budget will not be exceeded without prior approval.

**Cost Estimate for Geotechnical Engineering Services
City of Parker Pavement Recommendations
Parker, Texas**

PHASE III

Item	Quantity	Rate	Total
------	----------	------	-------

Field Investigation – Twenty-Seven Borings to 5 Feet

Mobilization – Truck Mounted Drill Rig	2	\$350.00	\$ 700.00
Soil Sampling (truck rig), lf	135	12.50	\$1,687.50
Concrete coring and patching, ea	27	75.00	\$2,025.00
Project Manager – Site Coordination, hr	6	95.00	\$ 570.00
Third Party Line Locating, ls	1	3000.00	\$3,000.00
Traffic Control, ls.	1	3500.00	\$3,500.00
Subtotal			\$11,482.50

Laboratory Investigation

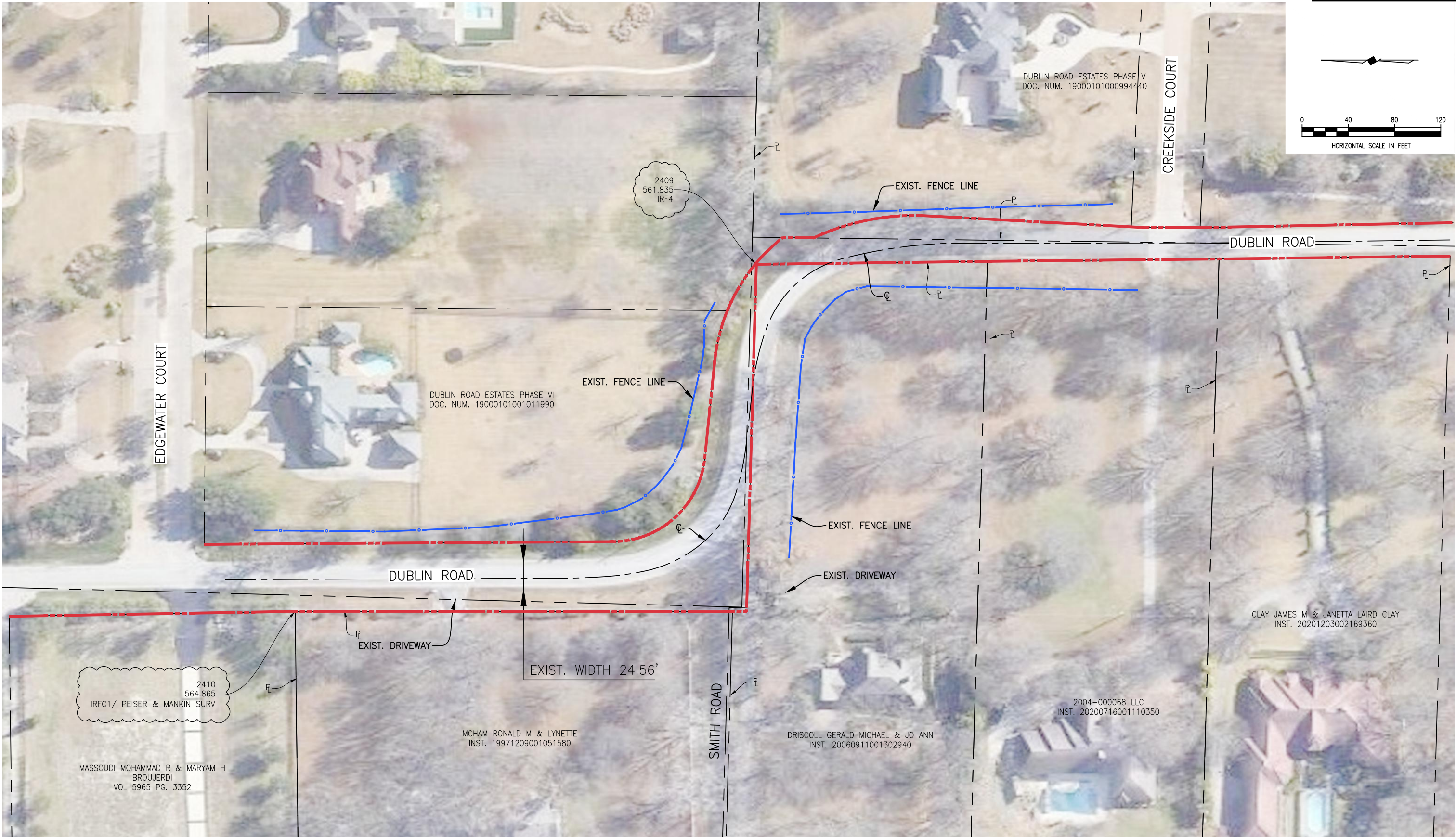
Moisture Content, ea.	75	5.00	\$ 375.00
Atterberg Limits, raw, ea.	14	55.00	\$ 770.00
Free-Swell test, ea.	6	65.00	\$ 390.00
Partial Gradation tests, ea.	4	50.00	\$ 200.00
Unconfined Compression tests - soil, ea.	4	60.00	\$ 240.00
pH Lime Series test, ea.	2	265.00	\$ 530.00
Soluble Sulfates, ea.	9	135.00	\$1,215.00
Subtotal			\$3,720.00

Engineering Analysis

Principal Engineer, hr	4	195.00	\$ 780.00
Staff Engineer/Geologist (Analysis/Report Preparation), hr	8	155.00	\$1,240.00
Staff Geologist (Visual Classification), hr	2	105.00	\$ 210.00
Administrative Support, hr	8	65.00	\$ 520.00
Subtotal			\$2,750.00

		Estimated Total	\$17,952.50
--	--	-----------------	-------------

The total cost for this phase of the project is estimated at \$17,952.50. The amount of testing and services will be changed, as the project requires. This estimated total budget will not be exceeded without prior approval.



These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks & Carter, L.L.P. original document, the original document will govern in all cases.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

CITY OF PARKER, TEXAS
DUBLIN ROAD S-CURVE ANALYSIS

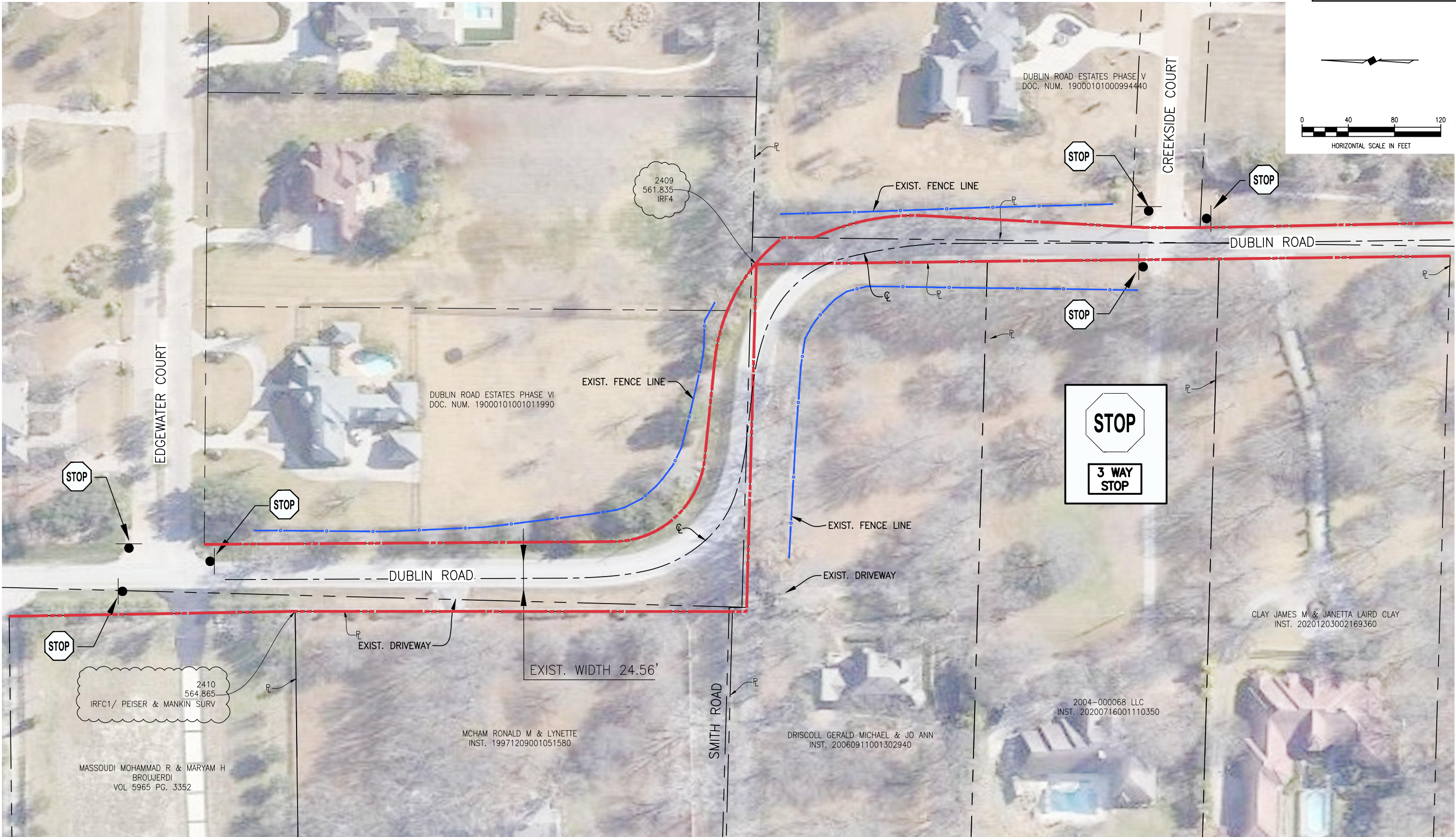
EXISTING DUBLIN ROAD RIGHT OF WAY

BHC
PROJECT NO.
4096-304

December 2022

SHEET NO.

####



These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks & Carter, L.L.P. original document, the original document will govern in all cases.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

CITY OF PARKER, TEXAS
DUBLIN ROAD S-CURVE ANALYSIS

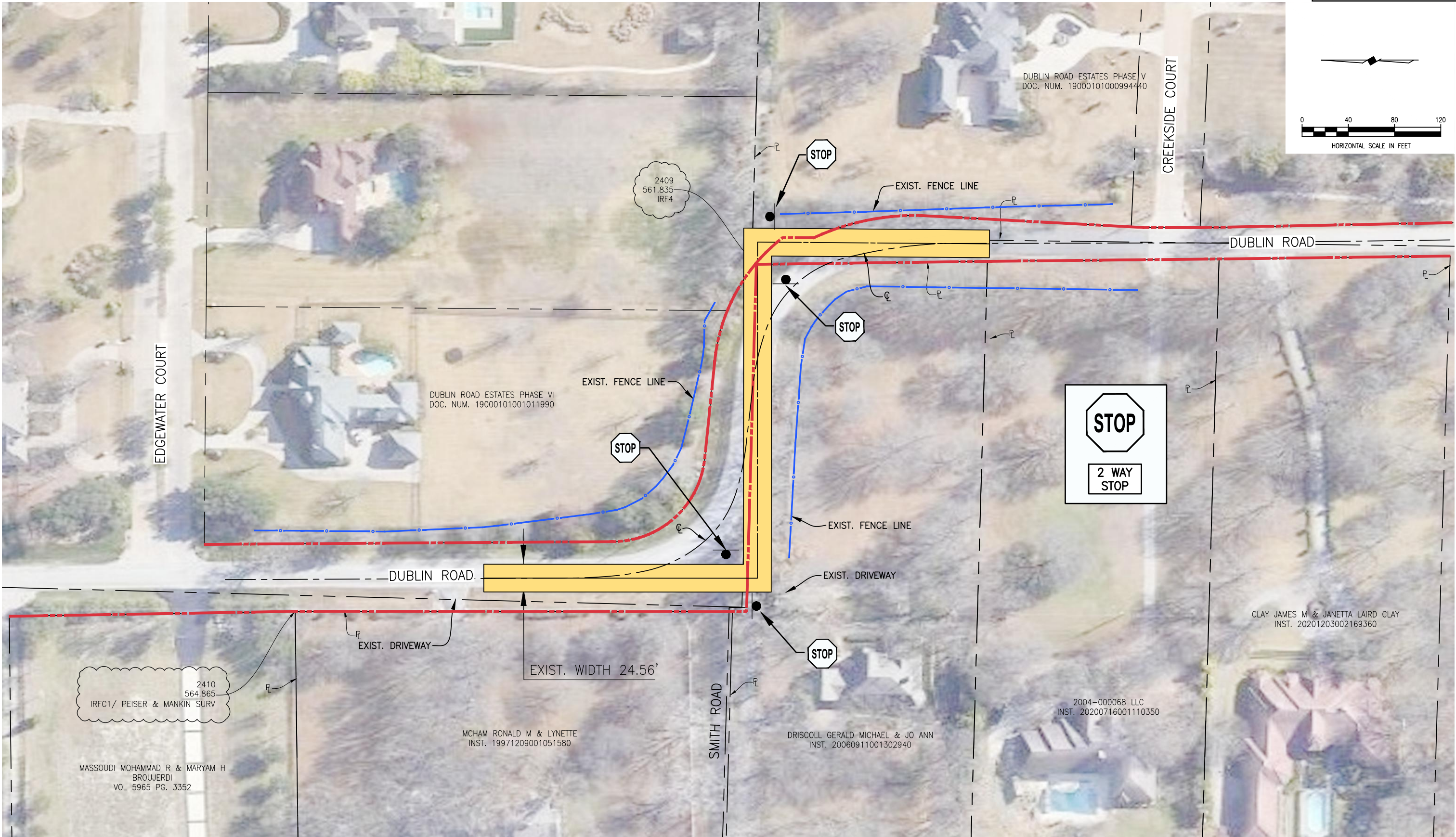
DUBLIN - PROPOSED 3 WAY STOP SIGN LAYOUT

BHC
PROJECT NO.
4096-304

December 2022

SHEET NO.

####



These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks & Carter, L.L.P. original document, the original document will govern in all cases.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

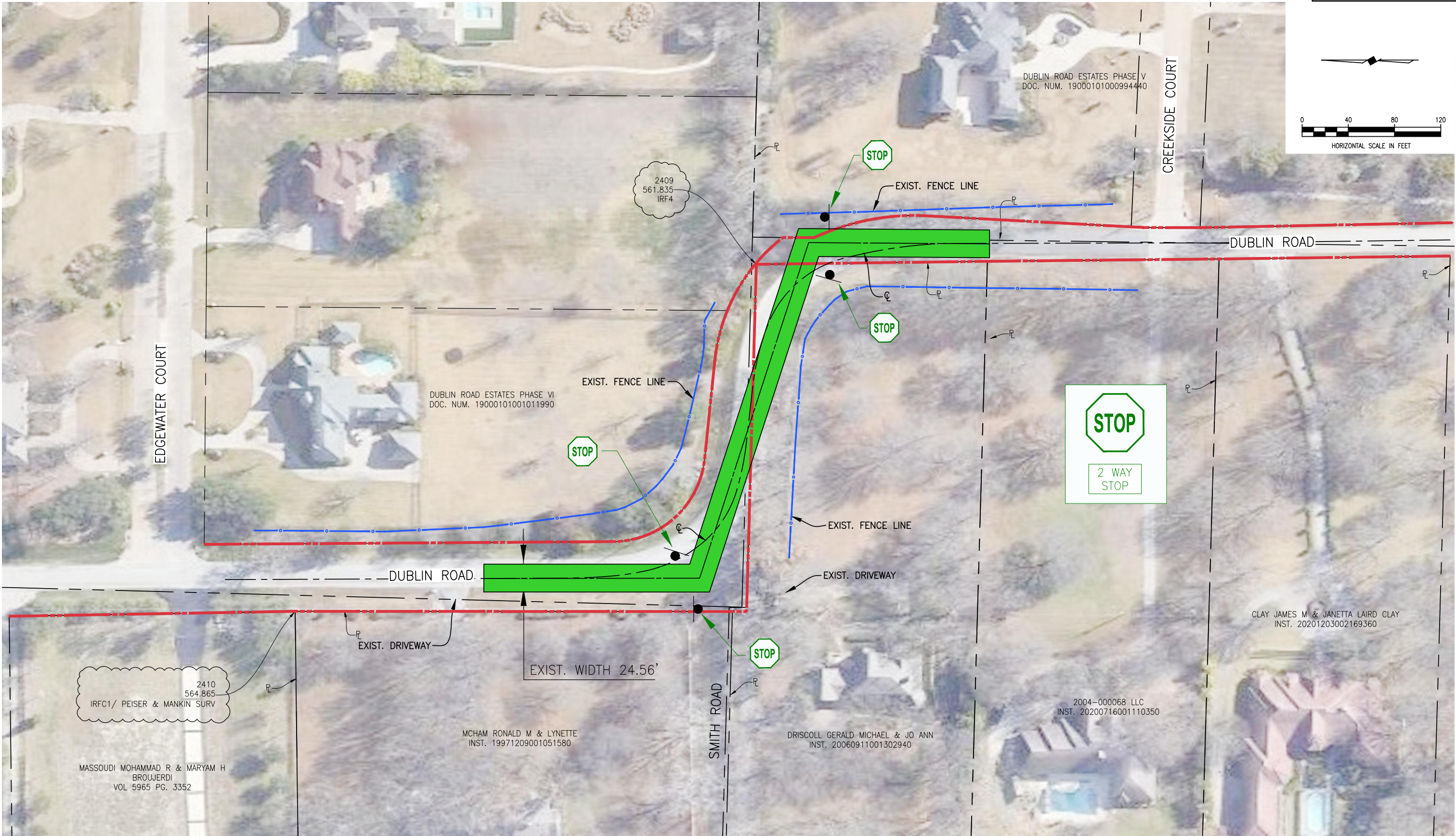
--

--

CITY OF PARKER, TEXAS DUBLIN ROAD S-CURVE ANALYSIS
DUBLIN ROAD - PROPOSED 90°

BHC PROJECT NO. 4096-304
December 2022

SHEET NO. ####



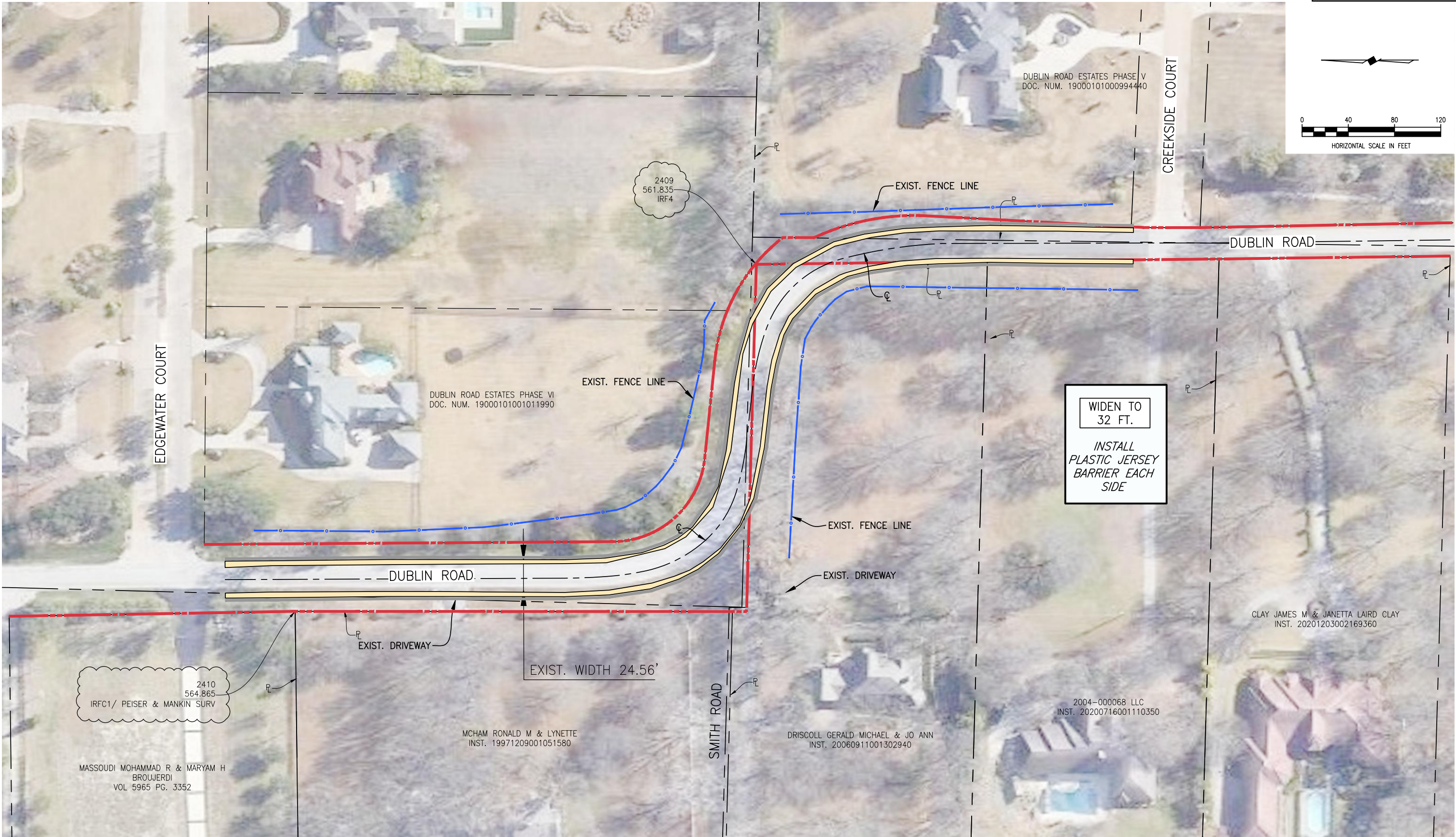
These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks & Carter, L.L.P. original document, the original document will govern in all cases.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

CITY OF PARKER, TEXAS DUBLIN ROAD S-CURVE ANALYSIS
EXISTING DUBLIN ROAD - PROPOSED SKEWED

BHC PROJECT NO. 4096-304
December 2022

SHEET NO. ####



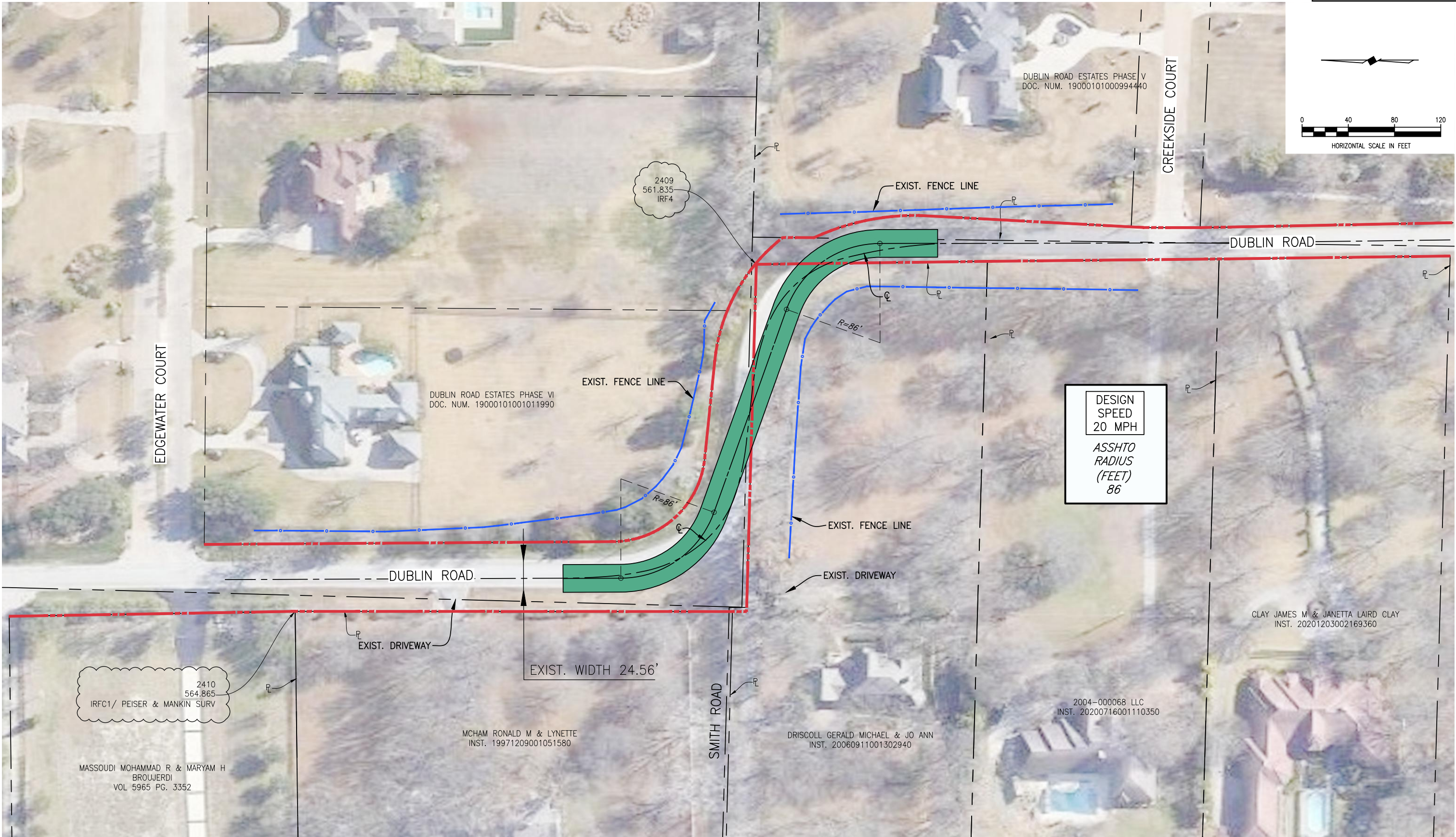
These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks & Carter, L.L.P. original document, the original document will govern in all cases.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

CITY OF PARKER, TEXAS DUBLIN ROAD S-CURVE ANALYSIS
EXISTING DUBLIN ROAD - PROPOSED 32' WIDTH

BHC PROJECT NO. 4096-304
December 2022

SHEET NO. ####



These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks & Carter, L.L.P. original document, the original document will govern in all cases.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

CITY OF PARKER, TEXAS
DUBLIN ROAD S-CURVE ANALYSIS

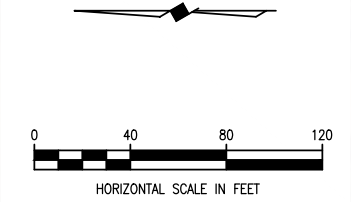
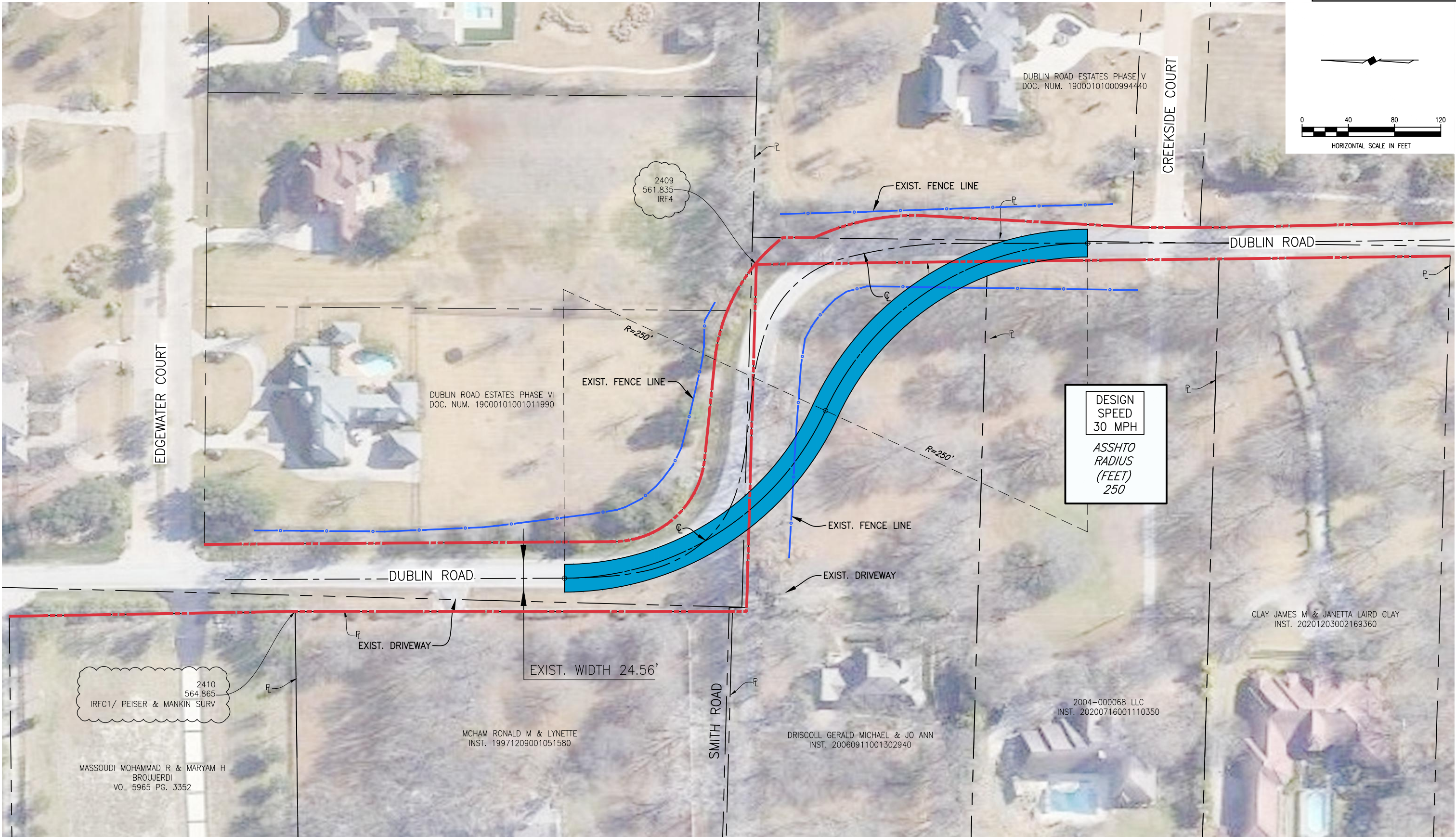
EXISTING DUBLIN ROAD - PROPOSED ASSHTO 20 M.P.H. DESIGN

BHC
PROJECT NO.
4096-304

December 2022

SHEET NO.

####



These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks & Carter, L.L.P. original document, the original document will govern in all cases.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

--	--

CITY OF PARKER, TEXAS
DUBLIN ROAD S-CURVE ANALYSIS

EXISTING DUBLIN ROAD - PROPOSED ASSHTO 30 M.P.H. DESIGN

BHC
PROJECT NO.
4096-304

December 2022

SHEET NO.

####



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	Council
Fund Balance-before expenditure:	Prepared by:	City Secretary Scott Grey for City Administrator Olson
Estimated Cost:	Date Prepared:	December 7, 2022
Exhibits:	Please review information provided.	

AGENDA SUBJECT

WORKSHOP:

MUNICIPAL COMPLEX

SUMMARY

Please review information provided.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	12/15/2022
City Attorney:	<i>Trey Lansford</i>	Date:	12/15/2022
City Administrator:	<i>Luke B. Olson</i>	Date:	12/16/2022

City of Parker - City Council & Admin Building
 5700 East Parker Rd
 Parker
 Texas
 75002

Enclosed Area
 New Building - 14,545 sf
 Old Fire Station - 3,600 sf
 Old Public Works Building - 1,200 sf
 19,345 sf

Page 1
 September 20, 2022

City of Parker
 5700 East Parker Rd
 Parker, TX 75002
 972-442-6811
 Luke Olson

CES - Computerized Estimating Services
 2823 VZ County Road 1222
 Grand Saline, TX 75140
 309-981-9285
 Daniel Blanchard

No.	Conceptual Estimate	Total Cost	\$/sf	% of Total	Site	Building
Section A Substructure						
024113	Selective Site Demolition	16,800	\$1.16	0.15%	16,800	0
031100	Site Concrete	1,061,201	\$72.96	10.89%	1,061,201	0
071000	Wp, Dp & Joint Sealants	38,859	\$2.67	0.40%	38,859	0
310000	Mass Excavation	241,786	\$16.62	2.48%	241,786	0
313116	Soil Treatment for Termite Control	13,236	\$0.91	0.14%	13,236	0
321700	Pavement Markings	2,737	\$0.19	0.03%	2,737	0
329300	Landscaping & Irrigation	62,000	\$4.26	0.64%	62,000	0
330000	Site Utilities	183,400	\$12.61	1.88%	183,400	0
Section B Shell or Superstructure						
033100	Building Concrete	347,834	\$23.91	3.57%	0	347,834
033511	Concrete Floor Finishes	9,640	\$0.66	0.10%	0	9,640
042000	Unit Masonry	158,222	\$10.88	1.62%	0	158,222
051000	Structural Steel & Metal Decking	231,625	\$15.93	2.38%	0	231,625
054000	Cold-Formed Metal Framing	66,308	\$4.56	0.68%	0	66,308
061000	Rough Carpentry	106,315	\$7.31	1.09%	0	106,315
071000	Wp, Dp & Joint Sealants	5,091	\$0.35	0.05%	0	5,091
072000	Building Insulation	9,338	\$0.64	0.10%	0	9,338
072100	Thermal Insulation	9,856	\$0.68	0.10%	0	9,856
075000	Roofing	87,553	\$6.02	0.90%	0	87,553
076200	Sheet Metal Flashing & Trim	63,000	\$4.33	0.65%	0	63,000
077200	Roof Accessories	33,999	\$2.34	0.35%	0	33,999
080800	Labor to Install Drs, Frms & Hardware	1,113	\$0.08	0.01%	0	1,113
081113	Hollow Metal Doors & Frames - Mat's FOB Jobsite	3,780	\$0.26	0.04%	0	3,780
084213	Aluminum Entrance Doors	12,320	\$0.85	0.13%	0	12,320
084313	Aluminum-Framed Storefront	108,293	\$7.45	1.11%	0	108,293
087100	Finish Hardware - Mat's FOB Jobsite	1,890	\$0.13	0.02%	0	1,890
099113	Exterior Painting	3,962	\$0.27	0.04%	0	3,962
107113	Exterior Sun Control Devices	144,900	\$9.96	1.49%	0	144,900
Section C Interiors						
033511	Concrete Floor Finishes	8,887	\$0.61	0.09%	0	8,887
061000	Rough Carpentry	8,400	\$0.58	0.09%	0	8,400
062000	Finish Carpentry	4,900	\$0.34	0.05%	0	4,900
080800	Labor to Install Drs, Frms & Hardware	14,672	\$1.01	0.15%	0	14,672
081113	Hollow Metal Doors & Frames - Mat's FOB Jobsite	27,603	\$1.90	0.28%	0	27,603
081416	Flush Wood Doors - Mat's FOB Jobsite	21,168	\$1.46	0.22%	0	21,168
084213	Aluminum Entrance Doors	6,160	\$0.42	0.06%	0	6,160
084313	Aluminum-Framed Storefront	37,372	\$2.57	0.38%	0	37,372
087100	Finish Hardware - Mat's FOB Jobsite	27,174	\$1.87	0.28%	0	27,174
088300	Mirrors	1,813	\$0.12	0.02%	0	1,813
092116	Gypsum Board Assemblies	156,190	\$10.74	1.60%	0	156,190
092216	Interior Metal Wall Framing	137,748	\$9.47	1.41%	0	137,748
093000	Ceramic Tile	64,824	\$4.46	0.66%	0	64,824
096510	Luxury Vinyl Tile (LVT)	99,658	\$6.85	1.02%	0	99,658
096813	Tile Carpeting	44,137	\$3.03	0.45%	0	44,137
096500	Resilient Base & Flooring	7,515	\$0.52	0.08%	0	7,515
099123	Interior Painting	89,284	\$6.14	0.92%	0	89,284
101400	Identification Devices	3,983	\$0.27	0.04%	0	3,983
101419	Dimensional Letter/Signage	9,520	\$0.65	0.10%	0	9,520
102113.16	Plastic-Laminate-Clad Toilet Compartments	18,900	\$1.30	0.19%	0	18,900
102601	Wall Protection & Corner Guards	2,625	\$0.18	0.03%	0	2,625
102800	Toilet Accessories	6,356	\$0.44	0.07%	0	6,356
104400	Fire Protection Specialties	6,440	\$0.44	0.07%	0	6,440
105113	Metal Lockers	8,470	\$0.58	0.09%	0	8,470
Section D Services						
210000	Fire Protection	62,310	\$4.28	0.64%	0	62,310
220000	Plumbing	142,539	\$9.80	1.46%	0	142,539
230000	HVAC	264,715	\$18.20	2.72%	0	264,715
260000	Electrical	274,925	\$18.90	2.82%	81,480	193,445
280000	Fire Alarm & Security System	21,381	\$1.47	0.22%	0	21,381
Section E Equipment & Furnishings						
064100	Architectural Wood Casework	213,866	\$14.70	2.19%	0	213,866
122400	Window Shades - not shown on dwgs	0	\$0.00	0.00%	0	0
125100	Office Furniture - by Owner	0	\$0.00	0.00%	0	0
125219	Upholstered Seating - Allowance	101,080	\$6.95	1.04%	0	101,080
	Subtotal -	4,919,673	\$254.32	50.47%	1,701,500	3,218,173
	General Conditions -	540,892	\$37.19	5.55%	187,071	353,821
	Testing & Inspection -	48,743	\$3.35	0.50%	16,858	31,885
	Building Permit Fee -	by owner	\$0.00	0.00%	by owner	by owner
	Escalation to Mid-point Construction -	610,095	\$41.95	6.26%	211,005	399,090
	20% Contingency -	2,207,815	\$151.79	22.65%	763,587	1,444,228
	Subtotal -	8,327,219	\$572.52	85.42%	2,880,021	5,447,198
	General Liability Insurance -	43,252	\$2.97	0.44%	14,959	28,293
	Builder's Risk Insurance -	18,415	\$1.27	0.19%	6,369	12,046
	8% Overhead -	671,111	\$46.14	6.88%	232,108	439,003
	6% Fee -	543,600	\$37.37	5.58%	188,007	355,592
	Subtotal -	9,603,596	\$660.28	98.51%	3,321,464	6,282,132
	General Contractor's Bond -	145,054	\$9.97	1.49%	50,168	94,886
	Conceptual Estimate -	\$ 9,748,650	\$ 670.25	100.00%	\$ 3,371,632	\$ 6,377,018

Alternate - No. 1 - Demolition of Old Fire Station - 158,071 \$8.17 1.58%
 Alternate - No. 2 - Demolition of Old Public Works Bldg. - 117,019 \$6.05 1.17%
Conceptual Estimate (including Alternates) - \$ 10,023,740 \$ 518.16 100.00%

Exclusions

- 1 Accent pavement or pavers
- 2 Artwork is not included in estimate
- 3 Athletics equipment
- 4 Banners
- 5 Booster pump for fire protection system
- 6 Building directory
- 7 Building permit cost is excluded from this estimate
- 8 Building plaque
- 9 Drilled piers were not included in this estimate
- 10 Fire lane striping or fire lane stencil
- 11 Fixed furniture and equipment
- 12 Food service equipment
- 13 Graphics
- 14 Hazardous material removal and disposal
- 15 Hazardous material survey
- 16 Maintenance equipment
- 17 Marker & tackboards
- 18 Metal storage shelving
- 19 Postal specialties
- 20 Pro-rata fees
- 21 Removal of existing trees or existing materials onsite not shown on drawings
- 22 Removal of unforeseen objects
- 23 Rock excavation
- 24 Rugs and mats
- 25 Sales Taxes or Remodeling Sales Taxes
- 26 Security system including CCTV system
- 27 Site embellishment such as benches, and bicycle racks.
- 28 Smoke vents
- 29 Sprayed fireproofing
- 30 Subcontractors' bonds
- 31 Telephone equipment and system other than outlets with pullstrings
- 32 Temporary drill pier casing
- 33 Traffic signals
- 34 Trash receptacles not included in estimate
- 35 Turning lanes and deceleration lanes
- 36 Utilities beyond the property lines
- 37 Utility company surcharges and Pro-Rata
- 38 Window treatment

Clarifications

- 1 Allowance provided for electrical
- 2 Allowance provided for fire alarm & security
- 3 Allowance provided for fire protection (sprinkler system)
- 4 Allowance provided for HVAC
- 5 Allowance provided for plumbing
- 6 Area of 4in sidewalk assumed
- 7 Building foundation assumed to be structural slab on carton forms
- 8 Casework & countertops only in location called out on estimate.
- 9 Ceilings assumed to be 10ft tall
- 10 Exterior wall construction assembly assumed (8in cold formed metal framing)
- 11 Exterior wall construction assembly assumed (batt& thermal insulation)
- 12 Exterior wall construction assembly assumed (facebrick to match existing building)
- 13 Fire protection specialties assumed
- 14 Handicap parking count assumed
- 15 Handicap ramp count assumed
- 16 Lightpole based count assumed
- 17 Lockers allowance provided
- 18 Mass excavation based on information found onsite during site visit.
- 19 Site works based on site master plan which does not include all required data
- 20 Structural steel was assumed, and not based on engineering data
- 21 Toilet accessories count & type assumed
- 22 Window count and sizes assumed

City of Parker - City Council & Admin Building

Conceptual Estimate

Base Bid - General Conditions

Page 3

September 20, 2022

Enclosed Building Area

First Floor -

14,545 sf

14,545 sf

Duration -

14 Months

61 Weeks

Description	Qty	Unit	Labor Unit	Mat'l Unit	Sub Unit	Labor Price	Mat'l Price	Sub Price	Total Price
Field Administration									
Senior Project Manager	14	mo	13,000	0	0	182,000	0	0	182,000
Project Superintendent	14	mo	10,000	0	0	140,000	0	0	140,000
Contract Admin. - 10% time	1.4	mo	6,000	0	0	8,400	0	0	8,400
Field Engineering									
Initial Survey	1	ls	0	0	500	0	0	500	500
Closing Survey	1	ls	0	0	500	0	0	500	500
Subsistence									
Job Staff Travel	61	trips	0	16.00	0	0	971	0	971
Main Office Travel	30	trips	0	16.00	0	0	485	0	485
Temporary Structures									
Construction Fence	200	lf	0	1.85	0	0	370	0	370
Project Sign	1	ea	200	300	0	200	300	0	500
Barricades	1	ea	100	100	0	100	100	0	200
Safety									
First Aid Equipment	1	ls	0	300	0	0	300	0	300
Fire Safety Equipment	1	ls	0	475	0	0	475	0	475
Temporary Electrical									
Construction Power	14	mo	0	300	0	0	4,200	0	4,200
Temporary Water									
Construction Water	14	mo	0	150	0	0	2,100	0	2,100
Temporary Services									
Progress Photos	14	mo	0	80	0	0	1,120	0	1,120
Communications									
Cellular phones (2ea)	14	mo	0	325	0	0	4,550	0	4,550
Office Furniture & Supplies									
Office Supplies	14	mo	0	100	0	0	1,400	0	1,400
Delivery service/postage	14	mo	0	250	0	0	3,500	0	3,500
General Clean-Up									
Daily Cleaning	61	wks	250	0	0	15,167	0	0	15,167
Dumpster	14	mo	0	150	0	0	2,100	0	2,100
Dump Permits	30	load	0	25	0	0	758	0	758
Trash Haul Service	30	load	0	300	0	0	9,100	0	9,100
Final Clean-Up									
Building Area	14,545	sf	0.15	0	0	2,182	0	0	2,182
Toilet Rooms	6	ea	100	0	0	600	0	0	600
Exterior Glass	3,868	sf	0.20	0	0	774	0	0	774
Interior Glass	1,373	sf	0.20	0	0	275	0	0	275
Mirrors	84	sf	0.25	0	0	21	0	0	21
Site Area	61	wks	300	0	0	18,200	0	0	18,200
Testing & Inspection									
Concrete Design Mix	1	ls	0	500	0	0	500	0	500
General Equipment									
Pick-up Truck	14	mo	0	900	0	0	12,600	0	12,600
Auto	14	mo	0	900	0	0	12,600	0	12,600
Level - rent to the Job	14	mo	0	80	0	0	1,120	0	1,120
Misc. Small Tools	14	mo	0	75	0	0	1,050	0	1,050
Minor Repairs	1	ls	0	500	0	0	500	0	500
Gas & Oil	14	mo	0	100	0	0	1,400	0	1,400
30% Fringe Benefits -						367,918	61,599	1,000	430,517
9.695% Sales Tax -						110,375	exempted		110,375
						478,293	61,599	1,000	540,892

City of Parker - City Council & Admin Building
Conceptual Estimate

Page 4
September 20, 2022

Section A Substructure

No.	Item of Work	Qty	Unit	Unit Cost	Cost
024113	<u>Selective Site Demolition</u> Remove existing tree & existing brush	1	ea	16,800.00	16,800
031100	<u>Site Concrete</u> 5in concrete pavement (parking) 6in concrete pavement (fire lane) 4in concrete sidewalk - allowance, not shown 4in concrete sidewalk (walking trail) 6in integral concrete curb - allowance, not shown Handicap ramps - allowance, not shown Lightpole bases - allowance, not shown	24,188 51,457 4,151 12,726 4,347 6 26	sf sf sf sf lf ea ea	8.75 12.25 7.84 7.84 14.00 700.00 840.00	211,644 630,344 32,545 99,774 60,855 4,200 21,840
071000	<u>Wp, Dp & Joint Sealants</u> 4in concrete sidewalks 5in concrete pavement 6in concrete pavement	16,877 24,188 51,457	sf sf sf	0.42 0.42 0.42	7,089 10,159 21,612
310000	<u>Mass Excavation</u> Install, maintain & remove temporary silt fence Strip & stockpile on site topsoil +30% swell (<i>excludes excavation under pavement</i>) Cut & fill +30% swell to properly drain (<i>excludes excavation under pavement</i>) Excavate under pavement +30% swell Backfill & compact behind curbs or edge of pavement Scarify & re-compact subsoil 6in deep	2,500 4,681 4,681 1,821 4,347 194,445	lf cy cy cy lf sf	1.89 6.65 7.35 9.42 4.20 0.70	4,725 31,129 34,406 17,158 18,256 136,112
313116	<u>Soil Treatment for Termite Control</u> Subgrade termite control	14,545	sf	0.91	13,236
321700	<u>Pavement Markings</u> Handicap parking stalls Handicap logos Handicap crosshatching Standard parking stalls	16 16 850 109	ea ea sf ea	7.00 42.00 1.40 7.00	112 672 1,190 763
329300	<u>Landscaping & Irrigation</u> Irrigation - allowance Landscaping allowance	1 1	ls ls	25,000.00 37,000.00	25,000 37,000
330000	<u>Site Utilities</u> Site utilities - allowance 4in sanitary sewer line Private aerobic system - allowance Aerobic septic system - allowance	1 200 1 1	ls lf ls ls	85,000.00 42.00 75,000.00 15,000.00	85,000 8,400 75,000 15,000
					1,620,020

Section B Shell or Superstructure

No.	Item of Work	Qty	Unit	Unit Cost	Cost
033100	<u>Building Concrete</u> 5in concrete slab on carton forms w/ vapor retarder Perimeter grade beams (assumed 2ft wide x 2ft 4in tall) Interior grade beams (assumed 1ft 4in wide x 2ft 4in tall)	16,013 2,742 4,968	sf cf cf	9.59 25.20 25.20	153,563 69,089 125,182
033511	<u>Concrete Floor Finishes</u> Sealed concrete flooring	1,377	sf	7.00	9,640

City of Parker - City Council & Admin Building
Conceptual Estimate

Page 5
September 20, 2022

Section B Shell or Superstructure (Continues)

No.	Item of Work	Qty	Unit	Unit Cost	Cost
042000	<u>Unit Masonry</u> Field brick	7,411	sf	21.35	158,222
051000	<u>Structural Steel & Metal Decking</u> Structural steel roof framing at 3.5# per square foot	25.45	tns	9,100.00	231,625
054000	<u>Cold-Formed Metal Framing</u> 8in metal studs @ 16in o.c. at exterior walls (assumed 16ft walls)	5,572	lf	11.90	66,308
061000	<u>Rough Carpentry</u> Wood decking at asphalt roofing	17,868	sf	5.95	106,315
071000	<u>Wp, Dp & Joint Sealants</u> Building joint sealants	14,545	sf	0.35	5,091
072000	<u>Building Insulation</u> Batt insulation at exterior wall	7,411	sf	1.26	9,338
072100	<u>Thermal Insulation</u> Thermal insulation at exterior wall	7,411	sf	1.33	9,856
075000	<u>Roofing</u> Asphalt shingle roofing (assumed 4/12 pitch)	179	sq	490.00	87,553
076200	<u>Sheet Metal Flashing & Trim</u> Finished roof edge flashing	600	lf	105.00	63,000
077200	<u>Roof Accessories</u> Prefinished metal gutters Prefinished metal downspouts Splashblocks	240 600 15	lf lf ea	33.60 42.00 49.00	8,064 25,200 735
080800	<u>Labor to Install Drs, Frms & Hardware</u> 3ft x 7ft single door frame (exterior) Insulated flush panel 3ft x 7ft HM single door (exterior) Single hardware set	3 3 3	ea ea ea	91.00 91.00 189.00	273 273 567
081113	<u>Hollow Metal Doors & Frames - Mat'ls FOB Jobsite</u> Exterior 3ft x 7ft single door frame Insulated flush panel 3ft x 7ft HM single door	3 3	ea ea	490.00 770.00	1,470 2,310
084213	<u>Aluminum Entrance Doors</u> Double exterior aluminum doors & hardware	4	ea	3,080.00	12,320
084313	<u>Aluminum-Framed Storefront</u> Aluminum-framed storefront system - allowance (assumed 10ft tall) Aluminum-framed window system - allowance (assumed 4ft tall)	1,522 412	sf sf	56.00 56.00	85,221 23,072
087100	<u>Finish Hardware - Mat'ls FOB Jobsite</u> Single exterior hardware set	3	ea	630.00	1,890

City of Parker - City Council & Admin Building
Conceptual Estimate

Page 6
September 20, 2022

Section B Shell or Superstructure (Continues)

No.	Item of Work	Qty	Unit	Unit Cost	Cost	
099113	<u>Exterior Painting</u>					\$ 3,962
	Exterior paint - allowance	1	ls	3,500.00	3,500	
	Paint Exterior HM Doors & Frames					
	3ft x 7ft HM single door frame	3	ea	77.00	231	
	Insulated flush panel 3ft x 7ft HM single door	3	ea	77.00	231	
107113	<u>Exterior Sun Control Devices</u>					\$ 144,900
	Exterior canopies - allowance	690	sf	210.00	144,900	
						1,405,040

Section C Interiors

No.	Item of Work	Qty	Unit	Unit Cost	Cost	
061000	<u>Rough Carpentry</u>					\$ 8,400
	Interior fire treated wood blocking	1	ls	8,400.00	8,400	
062000	<u>Finish Carpentry</u>					\$ 4,900
	Misc finish carpentry (window sills, etc)	1	ls	4,900.00	4,900	
033511	<u>Concrete Floor Finishes</u>					\$ 8,887
	Sealed concrete flooring	1,270	sf	7.00	8,887	
080800	<u>Labor to Install Drs, Frms & Hardware</u>					\$ 14,672
	3ft x 7ft HM single door frame	24	ea	84.00	2,016	
	4ft 3in x 7ft HM single door frame w/ sidelite	20	ea	84.00	1,680	
	6ft x 7ft double door frame	2	ea	91.00	182	
	3ft x 7ft SC wood doors	48	ea	70.00	3,360	
	Single hardware set	44	ea	161.00	7,084	
	Double interior hardware set	2	ea	175.00	350	
081113	<u>Hollow Metal Doors & Frames - Mat'ls FOB Jobsite</u>					\$ 27,603
	3ft x 7ft HM single door frame	24	ea	490.00	11,760	
	4ft 3in x 7ft HM single door frame w/ sidelite	20	ea	694.17	13,883	
	6ft x 7ft double door frame	2	ea	980.00	1,960	
081416	<u>Flush Wood Doors - Mat'ls FOB Jobsite</u>					\$ 21,168
	3ft x 7ft SC wood doors	48	ea	441.00	21,168	
084213	<u>Aluminum Entrance Doors</u>					\$ 6,160
	Double interior aluminum doors & hardware	2	ea	3,080.00	6,160	
084313	<u>Aluminum-Framed Storefront</u>					\$ 37,372
	Aluminum-framed storefront system - allowance (assumed 10ft tall)	387	sf	53.20	20,572	
	Aluminum-framed window system - allowance (assumed 10ft tall)	300	sf	56.00	16,800	
087100	<u>Finish Hardware - Mat'ls FOB Jobsite</u>					\$ 27,174
	Single hardware set	44	ea	581.00	25,564	
	Double interior hardware set	2	ea	805.00	1,610	
088300	<u>Mirrors</u>					\$ 1,813
	Frameless mirrors in restrooms	7	ea	259.00	1,813	

City of Parker - City Council & Admin Building
Conceptual Estimate

Page 7
September 20, 2022

Section C Interiors (Continues)

No.	Item of Work	Qty	Unit	Unit Cost	Cost
092116	<u>Gypsum Board Assemblies</u>				\$ 156,190
	5/8in suspended gypsum board ceiling	14,545	sf	7.35	106,904
	Interior walls - 5/8in gypsum board (assumed 10ft tall)	26,183	sf	1.12	29,324
	Interior walls - 5/8in gypsum board moisture resistant (assumed 15ft tall)	7,013	sf	1.33	9,328
	Exterior walls - 5/8in gypsum board (assumed 15ft tall)	9,495	sf	1.12	10,634
092216	<u>Interior Metal Wall Framing</u>				\$ 137,748
	3-5/8in metal studs at 16in o.c. to wall height (assumed 10ft)	1,384	lf	70.00	96,898
	3-5/8in metal studs at 16in o.c. to wall height (assumed 15ft average)	389	lf	105.00	40,850
093000	<u>Ceramic Tile</u>				\$ 64,824
	Ceramic floor tile	867	sf	14.00	12,137
	Ceramic wall base	376	lf	14.00	5,269
	Ceramic wall tile - 9ft tall	3,387	sf	14.00	47,418
096510	<u>Luxury Vinyl Tile (LVT)</u>				\$ 99,658
	LVT flooring	4,449	sf	22.40	99,658
096813	<u>Tile Carpeting</u>				\$ 44,137
	Carpet tile flooring	788	sy	56.00	44,137
096500	<u>Resilient Base & Flooring</u>				\$ 7,515
	6in rubber base	3,067	lf	2.45	7,515
099123	<u>Interior Painting</u>				\$ 89,284
	Paint Interior HM Frames				
	3ft x 7ft HM single door frame	24	ea	63.00	1,512
	4ft 3in x 7ft HM single door frame w/ sidelite	20	ea	63.00	1,260
	6ft x 7ft double door frame	2	ea	63.00	126
	Stain Interior Wood Doors				
	3ft x 7ft SC wood doors	48	ea	105.00	5,040
	Paint Ceilings				
	TBFT & paint 2ea coats paint gyp bd clgs	14,545	sf	2.10	30,544
	Paint Interior Partitions				
	Tape, bed & float drywall partitions	42,691	sf	0.35	14,942
	Texture & paint drywall partitions	42,691	sf	0.84	35,860
101400	<u>Identification Devices</u>				\$ 3,983
	ADA restroom signage	5	ea	105.00	525
	Room identification	38	ea	91.00	3,458
101419	<u>Dimensional Letter/Signage</u>				\$ 9,520
	Exterior building signage - allowance	1	ls	9,520.00	9,520
102113.16	<u>Plastic-Laminate-Clad Toilet Compartments</u>				\$ 18,900
	Handicap toilet partition	4	ea	2,625.00	10,500
	Standard toilet partition	3	ea	2,345.00	7,035
	Wall mounted urinal screen	1	ea	1,365.00	1,365
102601	<u>Wall Protection & Corner Guards</u>				\$ 2,625
	Cornerguards in high traffic locations	25	ea	105.00	2,625

City of Parker - City Council & Admin Building
Conceptual Estimate

Page 8
September 20, 2022

Section C Interiors (Continues)

No.	Item of Work	Qty	Unit	Unit Cost	Cost
102800	<u>Toilet Accessories</u>				\$ 6,356
	36in grab bar	4	ea	77.00	308
	42in grab bar	4	ea	91.00	364
	Twin toilet tissue dispenser	8	ea	105.00	840
	Paper towel dispenser	5	ea	105.00	525
	Wall mounted soap dispenser	7	ea	77.00	539
	Baby changing station - surface mounted	6	ea	490.00	2,940
	Sanitary napkin disposal - surface mounted	6	ea	70.00	420
	Mop holder	1	ea	420.00	420
104400	<u>Fire Protection Specialties</u>				\$ 6,440
	Knox box	1	ea	980.00	980
	Recessed fire extinguisher cabinets	15	ea	231.00	3,465
	Fire extinguishers	15	ea	84.00	1,260
	Wall mounted fire extinguisher in MEP areas	7	ea	105.00	735
105113	<u>Metal Lockers</u>				\$ 8,470
	Lockers, steel, baked enamel, double tier box	11	ea	770.00	8,470
903,446					

Section D Services

No.	Item of Work	Qty	Unit	Unit Cost	Cost
210000	<u>Fire Protection</u>				\$ 62,310
	New pipe fire protection system to 5ft outside of bldg.	14,545	sf	4.28	62,310
220000	<u>Plumbing</u>				\$ 142,539
	Plumbing - allowance	14,545	sf	9.80	142,539
230000	<u>HVAC</u>				\$ 264,715
	HVAC - allowance	14,545	sf	18.20	264,715
260000	<u>Electrical</u>				\$ 274,925
	Site				\$ 81,480
	Area light poles (materials & installation)	26	ea	2,730.00	70,980
	Other site electrical requirements	1	ls	10,500.00	10,500
	Building electrical - allowance	14,545	sf	13.30	193,445
280000	<u>Fire Alarm & Security System</u>				\$ 21,381
	Fire alarm & security - allowance	14,545	sf	1.47	21,381
765,869					

Section E Equipment & Furnishings

No.	Item of Work	Qty	Unit	Unit Cost	Cost
064100	<u>Architectural Wood Casework</u>				\$ 213,866
	Family Restroom				
	Plastic laminated knee-panel	5	lf	189.00	898
	24in plastic laminated countertop w/ 4in backsplash	5	lf	77.00	366
	Men's Restroom				
	Plastic laminated knee-panel	6	lf	189.00	1,040
	24in plastic laminated countertop w/ 4in backsplash	6	lf	77.00	424
	Women's Restroom				
	Plastic laminated knee-panel	6	lf	189.00	1,040
	24in plastic laminated countertop w/ 4in backsplash	6	lf	77.00	424

City of Parker - City Council & Admin Building
Conceptual Estimate

Page 9
September 20, 2022

Section E Equipmnet & Furnishings (Continues)

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	Men's Restroom				
	Plastic laminated knee-panel	5	If	189.00	945
	24in plastic laminated countertop w/ 4in backsplash	5	If	77.00	385
	Women's Restroom				
	Plastic laminated knee-panel	5	If	189.00	945
	24in plastic laminated countertop w/ 4in backsplash	5	If	77.00	385
	Lactation				
	24in x 34in plastic laminated base cabinet	6	If	350.00	1,925
	15in x 30in plastic laminated upper cabinet	6	If	210.00	1,155
	24in plastic laminated countertop w/ 4in backsplash	11	If	77.00	847
	Plastic laminated knee-panel	6	If	189.00	1,040
	Staff Breakroom				
	24in x 34in plastic laminated base cabinet	13	If	350.00	4,375
	15in x 30in plastic laminated upper cabinet	16	If	210.00	3,360
	24in plastic laminated countertop w/ 4in backsplash	13	If	77.00	963
	Plotting/Printing				
	24in x 34in plastic laminated base cabinet	24	If	350.00	8,400
	15in x 30in plastic laminated upper cabinet	24	If	210.00	5,040
	24in plastic laminated countertop w/ 4in backsplash	24	If	77.00	1,848
	Work/Copy				
	24in x 34in plastic laminated base cabinet	32	If	350.00	11,025
	15in x 30in plastic laminated upper cabinet	24	If	210.00	4,935
	24in plastic laminated countertop w/ 4in backsplash	32	If	77.00	2,426
	Court Admin				
	10in transaction counter	5	If	32.08	150
	UB S'Visor				
	10in transaction counter	5	If	32.08	150
	Building Permits				
	10in transaction counter	5	If	32.08	150
	Executive Conference Sury Sequester				
	24in x 34in plastic laminated base cabinet	14	If	350.00	4,725
	15in x 30in plastic laminated upper cabinet	17	If	210.00	3,465
	24in plastic laminated countertop w/ 4in backsplash	14	If	77.00	1,040
	Courtroom Furniture - allowance	1	Is	150,000.00	150,000
122400	<u>Window Shades - not shown on dwgs</u>				\$ -
125100	<u>Office Furniture - by Owner</u>				\$ -
125219	<u>Upholstered Seating - Allowance</u>				\$ 101,080
	Courtroom seating - allowance	76	ea	1,330.00	101,080
					314,946

City of Parker - City Council & Admin Building
Conceptual Estimate

Page 10
September 20, 2022

007200 General Conditions

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	General Conditions (Refer to breakdown)	1	ls	540,892	540,892
					540,892

012119 Testing & Inspection

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	Testing & inspection	1	ls	48,743	48,743
					48,743

014126 Building Permit Fee

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	Building permit		ls	-	0
	Demolition permit		ls	-	0
	Plan review		ls	-	0
					by owner

City of Parker - City Council & Admin Building

Alternate - No.1 - Demolition of Old Fire Station -

Page 11

September 20, 2022

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	Demolish & hauloff single story Old Fire Station (assumed - 16ft tall)	57,600	cf	0.56	32,256
	Demolish & hauloff concrete slab on grade including foundation to 4ft below the surface	3,600	sf	2.10	7,560
	Removal of existing misc items onsite - allowance	1	ls	9,800.00	9,800

Subtotal - 49,616

General Conditions (see next page for breakdown) - 61,468

Testing & Inspection - 790

Building Permit Fee - *by owner*

Escalation to Mid-point Construction (Construction Cost Only) - 645

20% Contingency - 22,504

Subtotal - 135,023

General Liability Insurance - 701

Builder's Risk Insurance - 299

8% Overhead - 10,882

6% Fee - 8,814

Subtotal - 155,719

General Contractor's Bond - 2,351

Add Alternate No.1 - 158,071

City of Parker - City Council & Admin Building

Conceptual Estimate

Alternate - No.1 - Demolition of Old Fire Station -

Page 12

September 20, 2022

Duration - 2 Months
9 Weeks

Enclosed Building Area

Old Fire Station -

3,600 sf

3,600 sf

Description	Qty	Unit	Labor Unit	Mat'l Unit	Sub Unit	Labor Price	Mat'l Price	Sub Price	Total Price
Field Administration									
Senior Project Manager - 50% time	1	mo	13,000	0	0	13,000	0	0	13,000
Project Superintendent	2	mo	10,000	0	0	20,000	0	0	20,000
Field Engineering									
Initial Survey	1	ls	0	0	500	0	0	500	500
Closing Survey	1	ls	0	0	500	0	0	500	500
Subsistence									
Job Staff Travel	9	trips	0	16.00	0	0	139	0	139
Main Office Travel	4	trips	0	16.00	0	0	69	0	69
Temporary Structures									
Construction Fence	200	lf	0	1.85	0	0	370	0	370
Project Sign	1	ea	200	300	0	200	300	0	500
Barricades	1	ea	100	100	0	100	100	0	200
Safety									
First Aid Equipment	1	ls	0	300	0	0	300	0	300
Fire Safety Equipment	1	ls	0	475	0	0	475	0	475
Temporary Electrical									
Construction Power	2	mo	0	300	0	0	600	0	600
Temporary Water									
Construction Water	2	mo	0	150	0	0	300	0	300
Temporary Services									
Progress Photos	2	mo	0	80	0	0	160	0	160
Communications									
Cellular phones (2ea)	2	mo	0	325	0	0	650	0	650
Office Furniture & Supplies									
Office Supplies	2	mo	0	100	0	0	200	0	200
Delivery service/postage	2	mo	0	250	0	0	500	0	500
General Clean-Up									
Daily Cleaning	9	wks	250	0	0	2,167	0	0	2,167
Dumpster	2	mo	0	150	0	0	300	0	300
Dump Permits	4	load	0	25	0	0	108	0	108
Trash Haul Service	4	load	0	300	0	0	1,300	0	1,300
Final Clean-Up									
Site Area	9	wks	300	0	0	2,600	0	0	2,600
Testing & Inspection									
Concrete Design Mix	1	ls	0	500	0	0	500	0	500
General Equipment									
Pick-up Truck	2	mo	0	900	0	0	1,800	0	1,800
Auto	2	mo	0	900	0	0	1,800	0	1,800
Level - rent to the Job	2	mo	0	80	0	0	160	0	160
Misc. Small Tools	2	mo	0	75	0	0	150	0	150
Minor Repairs	1	ls	0	500	0	0	500	0	500
Gas & Oil	2	mo	0	100	0	0	200	0	200
30% Fringe Benefits -						38,067	10,981	1,000	50,048
9.695% Sales Tax -						11,420	exempted		11,420
						49,487	10,981	1,000	61,468

City of Parker - City Council & Admin Building

Alternate - No.2 - Demolition of Old Public Works Bldg. -

Page 13

September 29, 2069

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	Demolish & hauloff single story Old Fire Station (assumed - 16ft tall)	19,200	cf	0.56	10,752
	Demolish & hauloff concrete slab on grade including foundation to 4ft below the surface	1,200	sf	2.10	2,520
	Removal of existing misc items onsite - allowance	1	ls	7,700.00	7,700

Subtotal - 20,972

General Conditions (see next page for breakdown) - 61,468

Testing & Inspection - 585

Building Permit Fee - *by owner*

Escalation to Mid-point Construction (Construction Cost Only) - 273

20% Contingency - 16,660

Subtotal - 99,957

General Liability Insurance - 519

Builder's Risk Insurance - 221

8% Overhead - 8,056

6% Fee - 6,525

Subtotal - 115,279

General Contractor's Bond - 1,741

Add Alternate No.2 - 117,019

City of Parker - City Council & Admin Building

Conceptual Estimate

Alternate - No.2 - Demolition of Old Public Works Bldg. -

Page 14

September 20, 2022

Enclosed Building Area

Old Public Works Bldg - 1,200 sf

Duration - 2 Months
9 Weeks

1,200 sf

Description	Qty	Unit	Labor Unit	Mat'l Unit	Sub Unit	Labor Price	Mat'l Price	Sub Price	Total Price
Field Administration									
Senior Project Manager - 50% time	1	mo	13,000	0	0	13,000	0	0	13,000
Project Superintendent	2	mo	10,000	0	0	20,000	0	0	20,000
Field Engineering									
Initial Survey	1	ls	0	0	500	0	0	500	500
Closing Survey	1	ls	0	0	500	0	0	500	500
Subsistence									
Job Staff Travel	9	trips	0	16.00	0	0	139	0	139
Main Office Travel	4	trips	0	16.00	0	0	69	0	69
Temporary Structures									
Construction Fence	200	lf	0	1.85	0	0	370	0	370
Project Sign	1	ea	200	300	0	200	300	0	500
Barricades	1	ea	100	100	0	100	100	0	200
Safety									
First Aid Equipment	1	ls	0	300	0	0	300	0	300
Fire Safety Equipment	1	ls	0	475	0	0	475	0	475
Temporary Electrical									
Construction Power	2	mo	0	300	0	0	600	0	600
Temporary Water									
Construction Water	2	mo	0	150	0	0	300	0	300
Temporary Services									
Progress Photos	2	mo	0	80	0	0	160	0	160
Communications									
Cellular phones (2ea)	2	mo	0	325	0	0	650	0	650
Office Furniture & Supplies									
Office Supplies	2	mo	0	100	0	0	200	0	200
Delivery service/postage	2	mo	0	250	0	0	500	0	500
General Clean-Up									
Daily Cleaning	9	wks	250	0	0	2,167	0	0	2,167
Dumpster	2	mo	0	150	0	0	300	0	300
Dump Permits	4	load	0	25	0	0	108	0	108
Trash Haul Service	4	load	0	300	0	0	1,300	0	1,300
Final Clean-Up									
Site Area	9	wks	300	0	0	2,600	0	0	2,600
Testing & Inspection									
Concrete Design Mix	1	ls	0	500	0	0	500	0	500
General Equipment									
Pick-up Truck	2	mo	0	900	0	0	1,800	0	1,800
Auto	2	mo	0	900	0	0	1,800	0	1,800
Level - rent to the Job	2	mo	0	80	0	0	160	0	160
Misc. Small Tools	2	mo	0	75	0	0	150	0	150
Minor Repairs	1	ls	0	500	0	0	500	0	500
Gas & Oil	2	mo	0	100	0	0	200	0	200
30% Fringe Benefits -						38,067	10,981	1,000	50,048
9.695% Sales Tax -						11,420	exempted		11,420
						49,487	10,981	1,000	61,468

City of Parker - Police Station (Addition & Remodel)

5700 East Parker Rd
Parker
Texas
75002

Enclosed Area
Existing Building - Renovation - 4,567 sf
New Building - Addition - 2,831 sf
7,398 sf

Bldg Area
Existing Building - Renovation - 4,567 sf
New Building - Addition - 2,831 sf
7,398 sf

Page 1
September 13, 2022

City of Parker
5700 East Parker Rd
Parker, TX 75002
972-442-6811
Luke Olson

CES - Computerized Estimating Services
2823 VZ County Road 1222
Grand Saline, TX 75140
309-981-9285
Daniel Blanchard

No.	Conceptual Estimate	Total Cost	\$/sf	% of Total	Site	Building
Section A Substructure						
024113	Selective Site Demolition	27,435	\$3.71	0.84%	27,435	0
024300	Selective Building Demolition	52,747	\$7.13	1.61%	0	52,747
031100	Site Concrete	296,937	\$40.14	9.04%	296,937	0
071000	Wp, Dp & Joint Sealants	10,893	\$1.47	0.33%	10,893	0
310000	Mass Excavation	50,156	\$6.78	1.53%	50,156	0
313116	Soil Treatment for Termite Control	2,639	\$0.36	0.08%	0	2,639
321700	Pavement Markings	178	\$0.02	0.01%	178	0
329300	Landscaping & Irrigation	33,000	\$4.46	1.01%	33,000	0
330000	Site Utilities	103,400	\$13.98	3.15%	103,400	0
Section B Shell or Superstructure						
033100	Building Concrete	63,553	\$8.59	1.94%	0	63,553
033511	Concrete Floor Finishes	3,153	\$0.43	0.10%	0	3,153
042000	Unit Masonry	52,201	\$7.06	1.59%	0	52,201
051000	Structural Steel & Metal Decking	84,147	\$11.38	2.56%	0	84,147
054000	Cold-Formed Metal Framing	68,358	\$9.24	2.08%	0	68,358
061000	Rough Carpentry	46,481	\$6.28	1.42%	0	46,481
071000	Wp, Dp & Joint Sealants	2,589	\$0.35	0.08%	0	2,589
072000	Building Insulation	3,081	\$0.42	0.09%	0	3,081
072100	Thermal Insulation	3,252	\$0.44	0.10%	0	3,252
075000	Roofing	38,279	\$5.17	1.17%	0	38,279
076200	Sheet Metal Flashing & Trim	37,208	\$5.03	1.13%	0	37,208
077200	Roof Accessories	14,622	\$1.98	0.45%	0	14,622
080800	Labor to Install Drs, Frms & Hardware	1,113	\$0.15	0.03%	0	1,113
081113	Hollow Metal Doors & Frames - Mat's FOB Jobsite	3,780	\$0.51	0.12%	0	3,780
084213	Aluminum Entrance Doors	6,160	\$0.83	0.19%	0	6,160
084313	Aluminum-Framed Storefront	35,280	\$4.77	1.07%	0	35,280
087100	Finish Hardware - Mat's FOB Jobsite	1,890	\$0.26	0.06%	0	1,890
099113	Exterior Painting	3,962	\$0.54	0.12%	0	3,962
Section C Interiors						
061000	Rough Carpentry	2,940	\$0.40	0.09%	0	2,940
062000	Finish Carpentry	2,100	\$0.28	0.06%	0	2,100
080800	Labor to Install Drs, Frms & Hardware	12,054	\$1.63	0.37%	0	12,054
081113	Hollow Metal Doors & Frames - Mat's FOB Jobsite	21,854	\$2.95	0.67%	0	21,854
081416	Flush Wood Doors - Mat's FOB Jobsite	14,112	\$1.91	0.43%	0	14,112
087100	Finish Hardware - Mat's FOB Jobsite	22,078	\$2.98	0.67%	0	22,078
088300	Mirrors	1,295	\$0.18	0.04%	0	1,295
092116	Gypsum Board Assemblies	87,446	\$11.82	2.66%	0	87,446
092216	Interior Metal Wall Framing	83,769	\$11.32	2.55%	0	83,769
093000	Ceramic Tile	69,167	\$9.35	2.11%	0	69,167
096510	Luxury Vinyl Tile	72,697	\$9.83	2.21%	0	72,697
096813	Tile Carpeting	14,214	\$1.92	0.43%	0	14,214
096500	Resilient Base & Flooring	3,914	\$0.53	0.12%	0	3,914
099123	Interior Painting	56,288	\$7.61	1.71%	0	56,288
101400	Identification Devices	2,996	\$0.41	0.09%	0	2,996
101419	Dimensional Letters/Signage	6,300	\$0.85	0.19%	0	6,300
102113.16	Plastic-Laminate-Clad Toilet Compartments	15,015	\$2.03	0.46%	0	15,015
102601	Wall Protection & Corner Guards	1,365	\$0.18	0.04%	0	1,365
102800	Toilet Accessories	4,879	\$0.66	0.15%	0	4,879
104400	Fire Protection Specialties	4,235	\$0.57	0.13%	0	4,235
105100	Lockers	18,200	\$2.46	0.55%	0	18,200
Section D Services						
210000	Fire Protection	31,691	\$4.28	0.97%	0	31,691
220000	Plumbing	72,496	\$9.80	2.21%	0	72,496
230000	HVAC	134,635	\$18.20	4.10%	0	134,635
260000	Electrical	118,267	\$15.99	3.60%	19,880	98,387
280000	Fire Alarm & Security System	10,874	\$1.47	0.33%	0	10,874
Section E Equipment & Furnishings						
064100	Architectural Wood Casework	9,555	\$1.29	0.29%	0	9,555
125100	Office Furniture - by Owner	0	\$0.00	0.00%	0	0
122400	Window Shades - not shown on dwgs	0	\$0.00	0.00%	0	0
Subtotal -		1,950,483	\$263.67	59.40%	551,434	1,399,049
General Conditions -		336,146	\$45.44	10.24%	95,034	241,112
Testing & Inspection -		16,417	\$2.22	0.50%	4,641	11,776
Building Permit Fee -		by owner	\$0.00	0.00%	by owner	by owner
Escalation to Mid-point Construction -		103,637	\$14.01	3.16%	29,300	74,337
20% Contingency -		410,824	\$55.54	12.51%	116,147	294,677
Subtotal -		2,817,508	\$380.87	85.81%	796,556	2,020,952
General Liability Insurance -		14,634	\$1.98	0.45%	4,137	10,497
Builder's Risk Insurance -		6,231	\$0.84	0.19%	1,762	4,469
8% Overhead -		227,070	\$30.70	6.92%	64,196	162,873
6% Fee -		183,927	\$24.86	5.60%	51,999	131,927
Subtotal -		3,249,369	\$439.25	98.96%	918,651	2,330,719
General Contractor's Bond -		34,120	\$4.61	1.04%	9,646	24,474
Conceptual Estimate -		\$ 3,283,490	\$ 443.86	100.00%	\$ 928,297	\$ 2,355,193

City of Parker - Police Station (Addition & Remodel)
Conceptual Estimate

Page 2
September 13, 2022

Exclusions

- 1 Accent pavement or pavers
- 2 Artwork is not included in estimate
- 3 Athletics equipment
- 4 Banners
- 5 Booster pump for fire protection system
- 6 Building directory
- 7 Building permit cost is excluded from this estimate
- 8 Building plaque
- 9 Drilled piers were not included in this estimate
- 10 Fire lane striping or fire lane stencil
- 11 Fixed furniture and equipment
- 12 Food service equipment
- 13 Graphics
- 14 Hazardous material removal and disposal
- 15 Hazardous material survey
- 16 Maintenance equipment
- 17 Marker & tackboards
- 18 Metal storage shelving
- 19 Postal specialties
- 20 Pro-rata fees
- 21 Removal of existing trees or existing materials onsite not shown on drawings
- 22 Removal of unforeseen objects
- 23 Rock excavation
- 24 Rugs and mats
- 25 Sales Taxes or Remodeling Sales Taxes
- 26 Security system including CCTV system
- 27 Site embellishment such as benches, and bicycle racks.
- 28 Smoke vents
- 29 Sprayed fireproofing
- 30 Subcontractors' bonds
- 31 Telephone equipment and system other than outlets with pullstrings
- 32 Temporary drill pier casing
- 33 Traffic signals
- 34 Trash receptacles not included in estimate
- 35 Turning lanes and deceleration lanes
- 36 Utilities beyond the property lines
- 40 Utility company surcharges and Pro-Rata
- 41 Window treatment

Clarifications

- 1 Allowance provided for electrical
- 2 Allowance provided for fire alarm & security
- 3 Allowance provided for fire protection (sprinkler system)
- 4 Allowance provided for HVAC
- 5 Allowance provided for plumbing
- 6 Area of 4in sidewalk assumed
- 7 Building foundation assumed to be structural slab on carton forms
- 8 Casework & countertops only in the breakroom
- 9 Ceilings assumed to be 9ft tall
- 10 Existing roof structures (sloped & domed) are assumed. No information found on any data provided.
- 11 Exterior wall construction assembly assumed (8in cold formed metal framing)
- 12 Exterior wall construction assembly assumed (batt& thermal insulation)
- 13 Exterior wall construction assembly assumed (facebrick to match existing building)
- 14 Fire protection specialties assumed
- 15 Handicap parking count assumed
- 16 Handicap ramp count assumed
- 17 Lightpole based count assumed
- 18 Lockers allowance provided
- 19 Mass excavation based on information found onsite during site visit.
- 20 Site works based on site master plan which does not include all required data
- 21 Structural steel was assumed, and not based on engineering data
- 22 Toilet accessories count & type assumed
- 23 Utilization of existing building not recommended
- 24 Window count and sizes assumed
- 25 Window sills are assumed to be wood trim

City of Parker - Police Station (Addition & Remodel)
Conceptual Estimate

Page 3
September 13, 2022

Enclosed Building Area
Existing Building - Renovation - 4,567 sf
New Building - Addition - 2,831 sf
7,398 sf

Duration - 12 Months
52 Weeks

Description	Qty	Unit	Labor Unit	Mat'l Unit	Sub Unit	Labor Price	Mat'l Price	Sub Price	Total Price
Field Administration									
Senior Project Manager - 25% time	3	mo	13,000	0	0	39,000	0	0	39,000
Project Superintendent	12	mo	10,500	0	0	126,000	0	0	126,000
Contract Admin. - 10% time	1.2	mo	6,000	0	0	7,200	0	0	7,200
Field Engineering									
Initial Survey	1	ls	0	0	1,000	0	0	1,000	1,000
Closing Survey	1	ls	0	0	1,000	0	0	1,000	1,000
Subsistence									
Job Staff Travel	52	trips	0	16.00	0	0	832	0	832
Main Office Travel	26	trips	0	16.00	0	0	416	0	416
Temporary Structures									
Field Trailer	12	mo	0	750	0	0	9,000	0	9,000
Move in & out expense	1	ls	300	200	0	300	200	0	500
Temporary Toilets (2ea)	12	mo	0	160	0	0	1,920	0	1,920
Construction Fence	200	lf	0	1.85	0	0	370	0	370
Project Sign	1	ea	200	300	0	200	300	0	500
Temporary Walks/ Steps	1	ls	125	125	0	125	125	0	250
Barricades	1	ea	100	100	0	100	100	0	200
Safety									
First Aid Equipment	1	ls	0	300	0	0	300	0	300
Fire Safety Equipment	1	ls	0	475	0	0	475	0	475
Temporary Electrical									
Construction Power	12	mo	0	300	0	0	3,600	0	3,600
Temporary Water									
Construction Water	12	mo	0	150	0	0	1,800	0	1,800
Temporary Gas									
Heating Building	1	mo	0	200	0	0	200	0	200
Space Heaters	2	ea	0	475	0	0	950	0	950
Temporary Services									
Progress Photos	12	mo	0	80	0	0	960	0	960
Communications									
Cellular phones (2ea)	12	mo	0	325	0	0	3,900	0	3,900
Office Furniture & Supplies									
Office Furniture per Trailer	12	mo	0	100	0	0	1,200	0	1,200
MIS Assessment /computer	12	mo	0	250	0	0	3,000	0	3,000
Office Supplies	12	mo	0	100	0	0	1,200	0	1,200
Delivery service/postage	12	mo	0	250	0	0	3,000	0	3,000
General Clean-Up									
Daily Cleaning	52	wks	250	0	0	13,000	0	0	13,000
Dumpster	12	mo	0	150	0	0	1,800	0	1,800
Dump Permits	26	load	0	25	0	0	650	0	650
Trash Haul Service	26	load	0	300	0	0	7,800	0	7,800
Final Clean-Up									
Building Area	7,398	sf	0.15	0	0	1,110	0	0	1,110
Toilet Rooms	6	ea	100	0	0	600	0	0	600
Exterior Glass	630	sf	0.20	0	0	126	0	0	126
Mirrors	60	sf	0.25	0	0	15	0	0	15
Site Area	52	wks	300	0	0	15,600	0	0	15,600
Testing & Inspection									
Concrete Design Mix	1	ls	0	500	0	0	500	0	500
General Equipment									
Pick-up Truck	12	mo	0	900	0	0	10,800	0	10,800
Auto	12	mo	0	900	0	0	10,800	0	10,800
Level - rent to the Job	12	mo	0	80	0	0	960	0	960
Misc. Small Tools	12	mo	0	75	0	0	900	0	900
Minor Repairs	1	ls	0	500	0	0	500	0	500
Gas & Oil	12	mo	0	100	0	0	1,200	0	1,200
						203,376	69,758	2,000	275,134
30% Fringe Benefits -						61,013			61,013
8.25% Sales Tax -							exempted		exempted
						264,388	69,758	2,000	336,146

City of Parker - Police Station (Addition & Remodel)
Conceptual Estimate

Page 4
September 13, 2022

Section A Substructure

No.	Item of Work	Qty	Unit	Unit Cost	Cost
024113	<u>Selective Site Demolition</u>				\$ 27,435
	Saw cut concrete pavement	120	lf	16.80	2,016
	Remove existing concrete pavement	20,341	sf	0.70	14,239
	Remove concrete sidewalk	3,402	sf	0.70	2,381
	Saw cut concrete curb	2	ea	56.00	112
	Remove existing concrete curb	275	lf	7.00	1,925
	Remove existing concrete equipment pads on rear of existing building	60	sf	0.70	42
	Remove existing tree	4	ea	1,680.00	6,720
024300	<u>Selective Building Demolition</u>				\$ 52,747
	Exterior demolition of existing building				
	Electrical make safe	1	ls	1,400.00	1,400
	Roof demolition (shingle roofing) - assume 6/12 pitch at existing roof	5,129	sf	2.10	10,771
	Roof demolition (domed roofing - secondard structure) - <i>assumed not confirmed</i>	4,567	sf	2.45	11,189
	Exterior wall demolition				
	Saw cut & remove exterior façade	1,650	sf	3.50	5,775
	Saw cut & remove backup exterior façade	1,650	sf	2.10	3,465
	Remove existing single exterior door frames	5	ea	119.00	595
	Interior wall demolition				
	Remove existing interior walls	500	lf	5.25	2,625
	Remove existing floor coverings	4,567	sf	1.33	6,074
	Remove existing ceilings	4,567	sf	1.61	7,353
	Remove existing interior finishes - allowance	1	ls	3,500.00	3,500
031100	<u>Site Concrete</u>				\$ 296,937
	5in concrete pavement (parking)	5,277	sf	8.75	46,175
	6in concrete pavement (fire lane)	15,659	sf	12.25	191,823
	4in concrete sidewalk - allowance, not shown	5,000	sf	7.84	39,200
	6in integral concrete curb - allowance, not shown	1,000	lf	14.00	14,000
	Handicap ramps - allowance, not shown	1	ea	700.00	700
	Lightpole bases - allowance, not shown	6	ea	840.00	5,040
071000	<u>Wp, Dp & Joint Sealants</u>				\$ 10,893
	4in concrete sidewalks	5,000	sf	0.42	2,100
	5in concrete pavement	5,277	sf	0.42	2,216
	6in concrete pavement	15,659	sf	0.42	6,577
310000	<u>Mass Excavation</u>				\$ 50,156
	Install, maintain & remove temporary silt fence	1,050	lf	1.89	1,985
	Strip & stockpile on site topsoil +30% swell (<i>excludes excavation under pavement</i>)	927	cy	6.65	6,163
	Cut & fill +30% swell to properly drain (<i>excludes excavation under pavement</i>)	927	cy	7.35	6,812
	Excavate under pavement +30% swell	504	cy	9.42	4,749
	Backfill & compact behind curbs or edge of pavement	1,000	lf	4.20	4,200
	Scarify & re-compact subsoil 6in deep	37,497	sf	0.70	26,248
313116	<u>Soil Treatment for Termite Control</u>				\$ 2,639
	Subgrade termite control	2,900	sf	0.91	2,639
321700	<u>Pavement Markings</u>				\$ 178
	Handicap parking stalls	2	ea	7.00	14
	Handicap logos	2	ea	42.00	84
	Handicap crosshatching	2	sf	1.40	3
	Standard parking stalls	11	ea	7.00	77
329300	<u>Landscaping & Irrigation</u>				\$ 33,000
	Irrigation - allowance	1	ls	15,000.00	15,000
	Landscaping allowance	1	ls	18,000.00	18,000
330000	<u>Site Utilities</u>				\$ 103,400
	Site utilities - allowance	1	ls	35,000.00	35,000
	in sanitary sewer line	200	lf	42.00	8,400
	Private aerobic system - allowance	1	ls	50,000.00	50,000
	Aerobic septic system - allowance	1	ls	10,000.00	10,000
					577,385

City of Parker - Police Station (Addition & Remodel)
Conceptual Estimate

Page 5
September 13, 2022

Section B Shell or Superstructure

No.	Item of Work	Qty	Unit	Unit Cost	Cost
033100	<u>Building Concrete</u>				\$ 63,553
	5in concrete slab on carton forms w/ vapor retarder	2,900	sf	9.59	27,811
	Perimeter grade beams (assumed 2ft wide x 2ft 4in tall)	755	cf	25.20	19,033
	Interior grade beams (assumed 1ft 4in wide x 2ft 4in tall)	407	cf	25.20	10,250
	Interior connection grade beams (assumed 1ft wide x 2ft 4in tall)	256	cf	25.20	6,459
033511	<u>Concrete Floor Finishes</u>				\$ 3,153
	Sealed concrete flooring	450	sf	7.00	3,153
042000	<u>Unit Masonry</u>				\$ 52,201
	Field brick	2,445	sf	21.35	52,201
051000	<u>Structural Steel & Metal Decking</u>				\$ 84,147
	Structural steel roof framing at 2.5# per square foot	9.25	tns	9,100.00	84,147
054000	<u>Cold-Formed Metal Framing</u>				\$ 68,358
	8in metal studs @ 16in o.c. at exterior walls	1,838	lf	11.90	21,876
061000	<u>Rough Carpentry</u>				\$ 46,481
	Wood decking at asphalt roofing	7,812	sf	5.95	46,481
071000	<u>Wp. Dp & Joint Sealants</u>				\$ 2,589
	Building joint sealants	7,398	sf	0.35	2,589
072000	<u>Building Insulation</u>				\$ 3,081
	Batt insulation at exterior wall	2,445	sf	1.26	3,081
072100	<u>Thermal Insulation</u>				\$ 3,252
	Thermal insulation at exterior wall	2,445	sf	1.33	3,252
075000	<u>Roofing</u>				\$ 38,279
	Asphalt shingle roofing	78	sq	490.00	38,279
076200	<u>Sheet Metal Flashing & Trim</u>				\$ 37,208
	Finished roof edge flashing	354	lf	105.00	37,208
077200	<u>Roof Accessories</u>				\$ 14,622
	Prefinished metal gutters	354	lf	33.60	11,906
	Prefinished metal downspouts	60	lf	42.00	2,520
	Splashblocks	4	ea	49.00	196
080800	<u>Labor to Install Drs. Frms & Hardware</u>				\$ 1,113
	3ft x 7ft single door frame	3	ea	91.00	273
	Insulated flush panel 3ft x 7ft HM single door	3	ea	91.00	273
	Single hardware set	3	ea	189.00	567
081113	<u>Hollow Metal Doors & Frames - Mat'ls FOB Jobsite</u>				\$ 3,780
	3ft x 7ft single door frame	3	ea	490.00	1,470
	Insulated flush panel 3ft x 7ft HM single door	3	ea	770.00	2,310
084213	<u>Aluminum Entrance Doors</u>				\$ 6,160
	Double exterior aluminum doors & hardware	2	ea	3,080.00	6,160
084313	<u>Aluminum-Framed Storefront</u>				\$ 35,280
	Aluminum-framed storefront system - allowance	150	sf	56.00	8,400
	Aluminum-framed window system - allowance	480	sf	56.00	26,880
087100	<u>Finish Hardware - Mat'ls FOB Jobsite</u>				\$ 1,890
	Single exterior hardware set	3	ea	630.00	1,890
099113	<u>Exterior Painting</u>				\$ 3,962
	Paint Exterior HM Doors & Frames				
	3ft x 7ft HM single door frame	3	ea	77.00	231
	Insulated flush panel 3ft x 7ft HM single door	3	ea	77.00	231
	Exterior paint - allowance	1	ls	3,500.00	3,500
					422,627

City of Parker - Police Station (Addition & Remodel)
Conceptual Estimate

Page 6
September 13, 2022

Section C Interiors

No.	Item of Work	Qty	Unit	Unit Cost	Cost
061000	<u>Rough Carpentry</u>				
	Interior fire treated wood blocking	1	ls	2,940.00	2,940
062000	<u>Finish Carpentry</u>				
	Misc finish carpentry (window sills, etc)	1	ls	2,100.00	2,100
080800	<u>Labor to Install Drs, Frms & Hardware</u>				
	3ft x 7ft HM single door frame	38	ea	84.00	3,192
	3ft x 7ft HM single door	6	ea	84.00	504
	3ft x 7ft SC wood doors	32	ea	70.00	2,240
	Single hardware set	38	ea	161.00	6,118
081113	<u>Hollow Metal Doors & Frames - Mat'ls FOB Jobsite</u>				
	3ft x 7ft HM single door frame	38	ea	490.00	18,620
	3ft x 7ft HM single door	6	ea	539.00	3,234
081416	<u>Flush Wood Doors - Mat'ls FOB Jobsite</u>				
	3ft x 7ft SC wood doors	32	ea	441.00	14,112
087100	<u>Finish Hardware - Mat'ls FOB Jobsite</u>				
	Single hardware set	38	ea	581.00	22,078
088300	<u>Mirrors</u>				
	Frameless mirrors in restrooms	5	ea	259.00	1,295
092116	<u>Gypsum Board Assemblies</u>				
	5/8in suspended gypsum board ceiling	7,398	sf	7.35	54,372
	Interior walls - 5/8in gypsum board	21,412	sf	1.12	23,981
	Interior walls - 5/8in gypsum board moisture resistant	2,334	sf	1.33	3,104
	Exterior walls - 5/8in gypsum board	5,348	sf	1.12	5,989
092216	<u>Interior Metal Wall Framing</u>				
	3-5/8in metal studs at 16in o.c. to wall height (assumed 9ft)	403	lf	63.00	25,389
	3-5/8in metal studs at 16in o.c. to wall height (assumed 18ft average)	463	lf	126.00	58,380
093000	<u>Ceramic Tile</u>				
	Ceramic floor tile	1,315	sf	14.00	18,403
	Ceramic wall base	363	lf	14.00	5,077
	Ceramic wall tile - 9ft tall	3,263	sf	14.00	45,687
096510	<u>Luxury Vinyl Tile</u>				
	LVT flooring	3,245	sf	22.40	72,697
096813	<u>Tile Carpeting</u>				
	Carpet tile flooring	254	sy	56.00	14,214
096500	<u>Resilient Base & Flooring</u>				
	6in rubber base	1,597	lf	2.45	3,914
099123	<u>Interior Painting</u>				
	Paint Interior HM Frames				
	3ft x 7ft HM single door frame	38	ea	63.00	2,394
	3ft x 7ft HM single door	6	ea	63.00	378
	Stain Interior Wood Doors				
	3ft x 7ft SC wood doors	32	ea	105.00	3,360
	Paint Ceilings				
	TBFT & paint 2ea coats paint gyp bd clgs	7,398	sf	2.10	15,535
	Paint Interior Partitions				
	Tape, bed & float drywall partitions	29,093	sf	0.35	10,183
	Texture & paint drywall partitions	29,093	sf	0.84	24,438
101400	<u>Identification Devices</u>				
	ADA restroom signage	6	ea	105.00	630
	Room identification	26	ea	91.00	2,366

City of Parker - Police Station (Addition & Remodel)
Conceptual Estimate

Page 7
September 13, 2022

Section C Interiors (Continues)

No.	Item of Work	Qty	Unit	Unit Cost	Cost
101419	<u>Dimensional Letters/Signage</u>				
	Exterior building signage - allowance	1	ls	6,300.00	6,300
102113.16	<u>Plastic-Laminate-Clad Toilet Compartments</u>				
	Handicap toilet partition	2	ea	2,625.00	5,250
	Standard toilet partition	3	ea	2,345.00	7,035
	Wall mounted urinal screen	2	ea	1,365.00	2,730
102601	<u>Wall Protection & Corner Guards</u>				
	Cornerguards in high traffic locations	13	ea	105.00	1,365
102800	<u>Toilet Accessories</u>				
	36in grab bar	6	ea	77.00	462
	42in grab bar	6	ea	91.00	546
	Twin toilet tissue dispenser	9	ea	105.00	945
	Paper towel dispenser	6	ea	105.00	630
	Wall mounted soap dispenser	8	ea	77.00	616
	Baby changing station - surface mounted	2	ea	490.00	980
	Sanitary napkin disposal - surface mounted	4	ea	70.00	280
	Mop holder	1	ea	420.00	420
104400	<u>Fire Protection Specialties</u>				
	Knox box	1	ea	980.00	980
	Recessed fire extinguisher cabinets	9	ea	231.00	2,079
	Fire extinguishers	9	ea	84.00	756
	Wall mounted fire extinguisher in MEP areas	4	ea	105.00	420
105100	<u>Lockers</u>				
	Dual tier lockers - allowance	52	ea	350.00	18,200
					516,918

Section D Services

No.	Item of Work	Qty	Unit	Unit Cost	Cost
210000	<u>Fire Protection</u>				
	New pipe fire protection system to 5ft outside of bldg.	7,398	sf	4.28	31,691
220000	<u>Plumbing</u>				
	Plumbing - allowance	7,398	sf	9.80	72,496
230000	<u>HVAC</u>				
	HVAC - allowance	7,398	sf	18.20	134,635
260000	<u>Electrical</u>				
	Site				
	Area light poles (materials & installation)	6	ea	2,730.00	16,380
	Other site electrical requirements	1	ls	3,500.00	3,500
	Building electrical - allowance	7,398	sf	13.30	98,387
280000	<u>Fire Alarm & Security System</u>				
	Fire alarm & security - allowance	7,398	sf	1.47	10,874
					367,962

Section E Equipment & Furnishings

No.	Item of Work	Qty	Unit	Unit Cost	Cost
064100	<u>Architectural Wood Casework</u>				
	Breakroom				
	24in x 34in plastic laminated base cabinet	15	lf	350.00	5,250
	15in x 30in plastic laminated upper cabinet	15	lf	210.00	3,150
	24in plastic laminated countertop w/ 4in backsplash	15	lf	77.00	1,155
125100	<u>Office Furniture - by Owner</u>				
122400	<u>Window Shades - not shown on dwgs</u>				
					9,555

City of Parker - Police Station (Addition & Remodel)
 Conceptual Estimate

Page 8
 September 13, 2022

007200 General Conditions

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	General Conditions (Refer to breakdown)	1	ls	336,146	336,146
					336,146

012119 Testing & Inspection

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	Testing & inspection	1	ls	16,417	16,417
					16,417

014126 Building Permit Fee

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	Building permit		ls	-	0
	Demolition permit		ls	-	0
	Plan review		ls	-	0
					by owner