



MINUTES
CITY COUNCIL MEETING
DECEMBER 20, 2022

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a regular meeting on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

Mayor Lee Pettle called the meeting to order at 3:01 p.m. Councilmembers Terry Lynch, Cindy Meyer and Jim Reed were present. Mayor Pro Tem Michael Slaughter and Councilmember Diana M. Abraham were absent.

Staff Present: City Administrator Luke Olson (arrived at 3:35 p.m., due to a conflicting virtual meeting), Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, City Attorney Trey Lansford, Public Works Director Gary Machado, City Engineer John Birkhoff, P.E. (left at 4:44 p.m.), and Assistant Police Chief Kenneth Price

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).

Mayor Lee Pettle recessed the regular meeting to Executive Session at 3:02 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettle reconvened the meeting at 3:35 p.m.

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

No action was taken.

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

No comments

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Councilmember Jim Reed led the pledge.

TEXAS PLEDGE: Councilmember Terry Lynch led the pledge.

WORKSHOP

1. CAPITAL IMPROVEMENT PLAN (CIP)

Councilmembers Lynch and Reed reviewed the ***Parker Capital Improvement Plan Overview*** PowerPoint provided in tonight's City Council packet. City Engineer Birkhoff reviewed cost estimates. There was discussion and they responded to questions. [See ***Exhibit 1 – “Parker Capital Improvement Plan Overview PowerPoint”, dated December, 2022.***]

Mayor and Council asked that Sales Tax be added to the 2023 Future Agenda Items for the May 6, 2023 ballot.

Mayor Pettle closed the CIP Workshop and opened the Municipal Complex Workshop at 4:43 p.m.

2. MUNICIPAL COMPLEX

City Administrator Olson reviewed the Municipal Complex information provided in tonight's packet. Discussion ensued. [See ***Exhibit 2 – “City of Parker - City Hall & Admin Building (Conceptual Estimate) and City of Parker - Police Station (Conceptual Estimate)”, dated December, 2022.***]

COUNCIL AVAILABILITY

Mayor and Council availability was discussed for January 2023.

ADJOURN

Mayor Lee Pettle adjourned the meeting at 5:43 p.m.

APPROVED:

Mayor Lee Pettle

ATTESTED:

Approved on the 17th day
of January, 2023.

Patti Scott Grey, City Secretary



Parker Capital Improvement Plan Overview

Exhibit 1

- 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



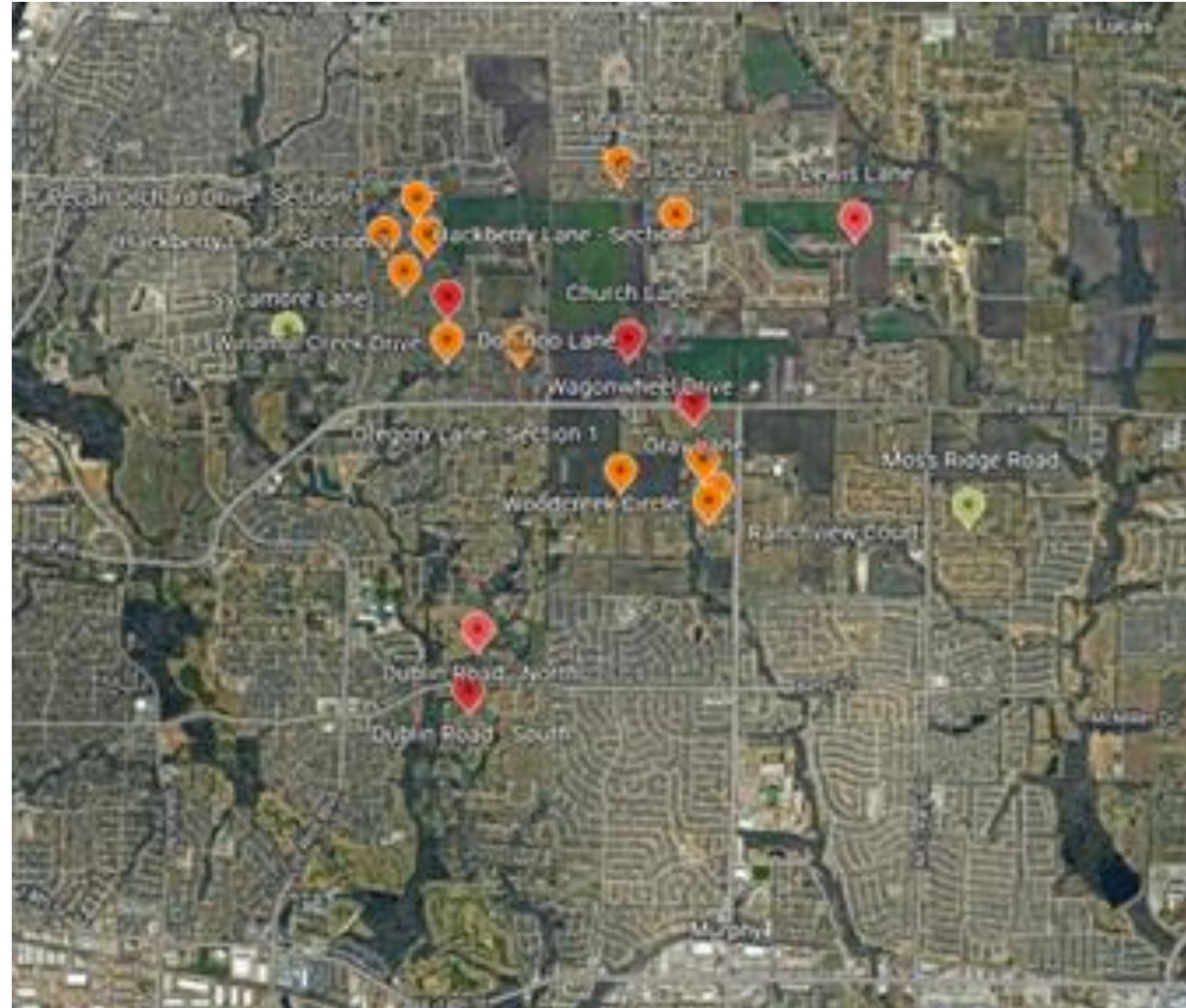
Parker CIP –Street Assessment

- 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, possibly 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

Area	Street Name	Segment LF	PCI Rating	Avg Daily Traffic Volume	Other Streets dependent on Street	Current Width LF	Current Surface Type	Process		Drainage		Surface	Drainage	Total
								Anticipated	Cond	Cond	Surface			
<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

Area	STREET NAME	Segment LF	PCI Rating	Avg Daily Traffic Volume	Other Streets dependent on Street	Current Width LF	Current Surface Type	Process		Drainage		Surface	Drainage	Total
								Anticipated	Cond	Cond	Surface			
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

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
	Collector (or High Traffic)											
	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							
	Lucas	3,471					Asphalt	Reconstruct	Average	1,281,540	533,975	1,815,515
	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

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

STREET NAME	Segment LF	Surface Only Option Costs					Drainage Adjustment Costs			
		<u>Overlay</u> \$ 110.00	<u>Remix</u> \$ 245.00	<u>Reconstruct</u> \$ 390.00	<u>Concrete</u> \$ 637.00	<u>Good</u> \$ -	<u>Fair</u> \$ 162.50	<u>Poor</u> \$ 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

STREET NAME	Segment LF	Surface Only Option Costs					Drainage Adjustment Costs		
		<u>Overlay</u> \$ 110.00	<u>Remix</u> \$ 245.00	<u>Reconstruct</u> \$ 390.00	<u>Concrete</u> \$ 637.00	<u>Good</u> \$ -	<u>Fair</u> \$ 162.50	<u>Poor</u> \$ 325.00	
<u>Collector (or High Traffic)</u>									
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 estimated costs.									
All Collector Segments	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.

Exhibit 2a

City of Parker - City Council & Admin Building

5700 East Parker Rd
Parker
Texas
75002

Page 1

September 20, 2022

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

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 - General Conditions - Testing & Inspection - Building Permit Fee - Escalation to Mid-point Construction - 20% Contingency - General Liability Insurance - Builder's Risk Insurance - 8% Overhead - 6% Fee - Subtotal - General Contractor's Bond -						
		4,919,673	\$254.32	50.47%	1,701,500	3,218,173
		540,892	\$37.19	5.55%	187,071	353,821
		48,743	\$3.35	0.50%	16,858	31,885
		by owner	\$0.00	0.00%	by owner	by owner
		610,095	\$41.95	6.26%	211,005	399,090
		2,207,815	\$151.79	22.65%	763,587	1,444,228
		8,327,219	\$572.52	85.42%	2,880,021	5,447,198
		43,252	\$2.97	0.44%	14,959	28,293
		18,415	\$1.27	0.19%	6,369	12,046
		671,111	\$46.14	6.88%	232,108	439,003
		543,600	\$37.37	5.58%	188,007	355,592
		9,603,596	\$660.28	98.51%	3,321,464	6,282,132
		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 - Alternate - No.2 - Demolition of Old Public Works Bldg. -						
		158,071	\$8.17	1.58%		
		117,019	\$6.05	1.17%		
Conceptual Estimate (including Alternates) -						
		\$ 10,023,740	\$ 518.16	100.00%		

Alternate - No.1 - Demolition of Old Fire Station -
Alternate - No.2 - Demolition of Old Public Works Bldg. -

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

Description	Qty	Unit	Labor Unit	Mat'l Unit	Sub Unit	Labor Price	Mat'l Price	Sub Price	Enclosed Building Area	
									First Floor -	14,545 sf
Duration -		14 Months							14,545 sf	
		61 Weeks							14,545 sf	
<u>Field Administration</u>										
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	
<u>Field Engineering</u>										
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	
<u>Temporary Structures</u>										
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	
<u>Safety</u>										
First Aid Equipment	1	ls	0	300	0	0	300	0	300	
Fire Safety Equipment	1	ls	0	475	0	0	475	0	475	
<u>Temporary Electrical</u>										
Construction Power	14	mo	0	300	0	0	4,200	0	4,200	
<u>Temporary Water</u>										
Construction Water	14	mo	0	150	0	0	2,100	0	2,100	
<u>Temporary Services</u>										
Progress Photos	14	mo	0	80	0	0	1,120	0	1,120	
<u>Communications</u>										
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	
<u>General Clean-Up</u>										
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	
<u>Final Clean-Up</u>										
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	
<u>Testing & Inspection</u>										
Concrete Design Mix	1	ls	0	500	0	0	500	0	500	
<u>General Equipment</u>										
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	
						367,918	61,599	1,000	430,517	
						30% Fringe Benefits -	110,375		110,375	
						9.695% Sales Tax -		exempted		exempted
							478,293	61,599	1,000	540,892

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 Scarf & 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	\$ 62,000 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	\$ 183,400 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

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	\$ 33,999 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	\$ 1,113 273 273 567
081113	<u>Hollow Metal Doors & Frames - Mat'l's 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	\$ 3,780 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	\$ 108,293 23,072
087100	<u>Finish Hardware - Mat'l's FOB Jobsite</u> Single exterior hardware set	3	ea	630.00	\$ 1,890

Section B Shell or Superstructure (Continues)

No.	Item of Work	Qty	Unit	Unit Cost	Cost
099113	<u>Exterior Painting</u> Exterior paint - allowance Paint Exterior HM Doors & Frames 3ft x 7ft HM single door frame Insulated flush panel 3ft x 7ft HM single door	1	ls	3,500.00	3,500
		3	ea	77.00	231
		3	ea	77.00	231
107113	<u>Exterior Sun Control Devices</u> 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> Interior fire treated wood blocking	1	ls	8,400.00	8,400
062000	<u>Finish Carpentry</u> Misc finish carpentry (window sills, etc)	1	ls	4,900.00	4,900
033511	<u>Concrete Floor Finishes</u> Sealed concrete flooring	1,270	sf	7.00	8,887
080800	<u>Labor to Install Drs, Frms & Hardware</u> 3ft x 7ft HM single door frame 4ft 3in x 7ft HM single door frame w/ sidelite 6ft x 7ft double door frame 3ft x 7ft SC wood doors Single hardware set Double interior hardware set	24	ea	84.00	2,016
		20	ea	84.00	1,680
		2	ea	91.00	182
		48	ea	70.00	3,360
		44	ea	161.00	7,084
		2	ea	175.00	350
081113	<u>Hollow Metal Doors & Frames - Mat'l's FOB Jobsite</u> 3ft x 7ft HM single door frame 4ft 3in x 7ft HM single door frame w/ sidelite 6ft x 7ft double door frame	24	ea	490.00	11,760
		20	ea	694.17	13,883
		2	ea	980.00	1,960
081416	<u>Flush Wood Doors - Mat'l's FOB Jobsite</u> 3ft x 7ft SC wood doors	48	ea	441.00	21,168
084213	<u>Aluminum Entrance Doors</u> Double interior aluminum doors & hardware	2	ea	3,080.00	6,160
084313	<u>Aluminum-Framed Storefront</u> Aluminum-framed storefront system - allowance (assumed 10ft tall) Aluminum-framed window system - allowance (assumed 10ft tall)	387	sf	53.20	20,572
		300	sf	56.00	16,800
087100	<u>Finish Hardware - Mat'l's FOB Jobsite</u> Single hardware set Double interior hardware set	44	ea	581.00	25,564
		2	ea	805.00	1,610
088300	<u>Mirrors</u> Frameless mirrors in restrooms	7	ea	259.00	1,813

Section C **Interiors (Continues)**

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

Section C Interiors (Continues)

No.	Item of Work	Qty	Unit	Unit Cost	Cost
102800	<u>Toilet Accessories</u> 36in grab bar 42in grab bar Twin toilet tissue dispenser Paper towel dispenser Wall mounted soap dispeser Baby changing station - surface mounted Sanitary napkin disposal - surface mounted Mop holder	4 4 8 5 7 6 6 1	ea ea ea ea ea ea ea ea	77.00 91.00 105.00 105.00 77.00 490.00 70.00 420.00	308 364 840 525 539 2,940 420 420
104400	<u>Fire Protection Specialties</u> Knox box Recessed fire extinguisher cabinets Fire extinguishers Wall mounted fire extinguisher in MEP areas	1 15 15 7	ea ea ea ea	980.00 231.00 84.00 105.00	980 3,465 1,260 735
105113	<u>Metal Lockers</u> 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> New pipe fire protection system to 5ft outside of bldg.	14,545	sf	4.28	62,310
220000	<u>Plumbing</u> Plumbing - allowance	14,545	sf	9.80	142,539
230000	<u>HVAC</u> HVAC - allowance	14,545	sf	18.20	264,715
260000	<u>Electrical</u> Site Area light poles (materials & installation) Other site electrical requirements Building electrical - allowance	26 1 14,545	ea ls sf	2,730.00 10,500.00 13.30	70,980 10,500 193,445
280000	<u>Fire Alarm & Security System</u> 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> Family Restroom Plastic laminated knee-panel 24in plastic laminated countertop w/ 4in backsplash Men's Restroom Plastic laminated knee-panel 24in plastic laminated countertop w/ 4in backsplash Women's Restroom Plastic laminated knee-panel 24in plastic laminated countertop w/ 4in backsplash	5 5 6 6 6 6	lf lf lf lf lf lf	189.00 77.00 189.00 77.00 189.00 77.00	898 366 1,040 424 1,040 424

Section E Equipment & Furnishings (Continues)

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	Men's Restroom				
	Plastic laminated knee-panel	5	lf	189.00	945
	24in plastic laminated countertop w/ 4in backsplash	5	lf	77.00	385
	Women's Restroom				
	Plastic laminated knee-panel	5	lf	189.00	945
	24in plastic laminated countertop w/ 4in backsplash	5	lf	77.00	385
	Lactation				
	24in x 34in plastic laminated base cabinet	6	lf	350.00	1,925
	15in x 30in plastic laminated upper cabinet	6	lf	210.00	1,155
	24in plastic laminated countertop w/ 4in backsplash	11	lf	77.00	847
	Plastic laminated knee-panel	6	lf	189.00	1,040
	Staff Breakroom				
	24in x 34in plastic laminated base cabinet	13	lf	350.00	4,375
	15in x 30in plastic laminated upper cabinet	16	lf	210.00	3,360
	24in plastic laminated countertop w/ 4in backsplash	13	lf	77.00	963
	Plotting/Printing				
	24in x 34in plastic laminated base cabinet	24	lf	350.00	8,400
	15in x 30in plastic laminated upper cabinet	24	lf	210.00	5,040
	24in plastic laminated countertop w/ 4in backsplash	24	lf	77.00	1,848
	Work/Copy				
	24in x 34in plastic laminated base cabinet	32	lf	350.00	11,025
	15in x 30in plastic laminated upper cabinet	24	lf	210.00	4,935
	24in plastic laminated countertop w/ 4in backsplash	32	lf	77.00	2,426
	Court Admin				
	10in transaction counter	5	lf	32.08	150
	UB S'Visor				
	10in transaction counter	5	lf	32.08	150
	Building Permits				
	10in transaction counter	5	lf	32.08	150
	Executive Conference Sury Sequester				
	24in x 34in plastic laminated base cabinet	14	lf	350.00	4,725
	15in x 30in plastic laminated upper cabinet	17	lf	210.00	3,465
	24in plastic laminated countertop w/ 4in backsplash	14	lf	77.00	1,040
	Courtroom Furniture - allowance	1	ls	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> Courtroom seating - allowance	76	ea	1,330.00	101,080
					314,946

007200 General Conditions

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

012119 Testing & Inspection

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	Testing & inspection	1	ls	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 & haul off single story Old Fire Station (assumed - 16ft tall)	57,600	cf	0.56	32,256
	Demolish & haul off 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 - <i>by owner</i>				
	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

Description	Qty	Unit	Labor Unit	Mat'l Unit	Sub Unit	Labor Price	Mat'l Price	Sub Price	Total Price				
									3,600 sf				
Duration -	2 Months				3,600 sf				3,600 sf				
	9 Weeks												
<u>Field Administration</u>													
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				
<u>Field Engineering</u>													
Initial Survey	1	ls	0	0	500	0	0	500	500				
Closing Survey	1	ls	0	0	500	0	0	500	500				
<u>Subsistence</u>													
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				
<u>Temporary Structures</u>													
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				
<u>Safety</u>													
First Aid Equipment	1	ls	0	300	0	0	300	0	300				
Fire Safety Equipment	1	ls	0	475	0	0	475	0	475				
<u>Temporary Electrical</u>													
Construction Power	2	mo	0	300	0	0	600	0	600				
<u>Temporary Water</u>													
Construction Water	2	mo	0	150	0	0	300	0	300				
<u>Temporary Services</u>													
Progress Photos	2	mo	0	80	0	0	160	0	160				
<u>Communications</u>													
Cellular phones (2ea)	2	mo	0	325	0	0	650	0	650				
Office Furniture & Supplies	2	mo	0	100	0	0	200	0	200				
Office Supplies	2	mo	0	250	0	0	500	0	500				
<u>General Clean-Up</u>													
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				
<u>Final Clean-Up</u>													
Site Area	9	wks	300	0	0	2,600	0	0	2,600				
<u>Testing & Inspection</u>													
Concrete Design Mix	1	ls	0	500	0	0	500	0	500				
<u>General Equipment</u>													
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	1,000	11,420				
						49,487	10,981	1,000	61,468				

No.	Item of Work	Qty	Unit	Unit Cost	Cost
	Demolish & haul off single story Old Fire Station (assumed - 16ft tall)	19,200	cf	0.56	10,752
	Demolish & haul off 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 - <i>by owner</i>				
	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

Description	Qty	Unit	Labor Unit	Mat'l Unit	Sub Unit	Labor Price	Mat'l Price	Sub Price	Total Price
									1,200 sf
<u>Field Administration</u>									
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
<u>Field Engineering</u>									
Initial Survey	1	ls	0	0	500	0	0	500	500
Closing Survey	1	ls	0	0	500	0	0	500	500
<u>Subsistence</u>									
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
<u>Temporary Structures</u>									
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
<u>Safety</u>									
First Aid Equipment	1	ls	0	300	0	0	300	0	300
Fire Safety Equipment	1	ls	0	475	0	0	475	0	475
<u>Temporary Electrical</u>									
Construction Power	2	mo	0	300	0	0	600	0	600
<u>Temporary Water</u>									
Construction Water	2	mo	0	150	0	0	300	0	300
<u>Temporary Services</u>									
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	2	mo	0	100	0	0	200	0	200
Office Supplies	2	mo	0	250	0	0	500	0	500
<u>General Clean-Up</u>									
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
<u>Final Clean-Up</u>									
Site Area	9	wks	300	0	0	2,600	0	0	2,600
<u>Testing & Inspection</u>									
Concrete Design Mix	1	ls	0	500	0	0	500	0	500
<u>General Equipment</u>									
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	1,000	11,420
49,487						49,487	10,981	1,000	61,468
exempted									

Exhibit 2b

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

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'l'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'l'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'l's FOB Jobsite	21,854	\$2.95	0.67%	0	21,854
081416	Flush Wood Doors - Mat'l's FOB Jobsite	14,112	\$1.91	0.43%	0	14,112
087100	Finish Hardware - Mat'l'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 - General Conditions - Testing & Inspection - Building Permit Fee - Escalation to Mid-point Construction - 20% Contingency - Subtotal - General Liability Insurance - Builder's Risk Insurance - 8% Overhead - 6% Fee - Subtotal - General Contractor's Bond -						
		1,950,483	\$263.67	59.40%	551,434	1,399,049
		336,146	\$45.44	10.24%	95,034	241,112
		16,417	\$2.22	0.50%	4,641	11,776
		by owner	\$0.00	0.00%	by owner	by owner
		103,637	\$14.01	3.16%	29,300	74,337
		410,824	\$55.54	12.51%	116,147	294,677
		2,817,508	\$380.87	85.81%	796,556	2,020,952
		14,634	\$1.98	0.45%	4,137	10,497
		6,231	\$0.84	0.19%	1,762	4,469
		227,070	\$30.70	6.92%	64,196	162,873
		183,927	\$24.86	5.60%	51,999	131,927
		3,249,369	\$439.25	98.96%	918,651	2,330,719
		34,120	\$4.61	1.04%	9,646	24,474
Conceptual Estimate -						
		\$ 3,283,490	\$ 443.86	100.00%	\$ 928,297	\$ 2,355,193

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

Description	Qty	Unit	Labor Unit	Mat'l Unit	Sub Unit	Labor Price	Mat'l Price	Sub Price	Enclosed Building Area	
									Existing Building - Renovation -	4,567 sf
									New Building - Addition -	2,831 sf
Duration -	12 Months									7,398 sf
		52 Weeks								
<u>Field Administration</u>										
Senior Project Manager - 25% time	3	mo	13,000	0	0	39,000	0	0	0	39,000
Project Superintendent	12	mo	10,500	0	0	126,000	0	0	0	126,000
Contract Admin. - 10% time	1.2	mo	6,000	0	0	7,200	0	0	0	7,200
<u>Field Engineering</u>										
Initial Survey	1	ls	0	0	1,000	0	0	1,000	1,000	1,000
Closing Survey	1	ls	0	0	1,000	0	0	1,000	1,000	1,000
<u>Subsistence</u>										
Job Staff Travel	52	trips	0	16.00	0	0	832	0	0	832
Main Office Travel	26	trips	0	16.00	0	0	416	0	0	416
<u>Temporary Structures</u>										
Field Trailer	12	mo	0	750	0	0	9,000	0	0	9,000
Move in & out expense	1	ls	300	200	0	300	200	0	0	500
Temporary Toilets (2ea)	12	mo	0	160	0	0	1,920	0	0	1,920
Construction Fence	200	lf	0	1.85	0	0	370	0	0	370
Project Sign	1	ea	200	300	0	200	300	0	0	500
Temporary Walks/ Steps	1	ls	125	125	0	125	125	0	0	250
Barricades	1	ea	100	100	0	100	100	0	0	200
<u>Safety</u>										
First Aid Equipment	1	ls	0	300	0	0	300	0	0	300
Fire Safety Equipment	1	ls	0	475	0	0	475	0	0	475
<u>Temporary Electrical</u>										
Construction Power	12	mo	0	300	0	0	3,600	0	0	3,600
<u>Temporary Water</u>										
Construction Water	12	mo	0	150	0	0	1,800	0	0	1,800
<u>Temporary Gas</u>										
Heating Building	1	mo	0	200	0	0	200	0	0	200
Space Heaters	2	ea	0	475	0	0	950	0	0	950
<u>Temporary Services</u>										
Progress Photos	12	mo	0	80	0	0	960	0	0	960
<u>Communications</u>										
Cellular phones (2ea)	12	mo	0	325	0	0	3,900	0	0	3,900
<u>Office Furniture & Supplies</u>										
Office Furniture per Trailer	12	mo	0	100	0	0	1,200	0	0	1,200
MIS Assessment /computer	12	mo	0	250	0	0	3,000	0	0	3,000
Office Supplies	12	mo	0	100	0	0	1,200	0	0	1,200
Delivery service/postage	12	mo	0	250	0	0	3,000	0	0	3,000
<u>General Clean-Up</u>										
Daily Cleaning	52	wks	250	0	0	13,000	0	0	0	13,000
Dumpster	12	mo	0	150	0	0	1,800	0	0	1,800
Dump Permits	26	load	0	25	0	0	650	0	0	650
Trash Haul Service	26	load	0	300	0	0	7,800	0	0	7,800
<u>Final Clean-Up</u>										
Building Area	7,398	sf	0.15	0	0	1,110	0	0	0	1,110
Toilet Rooms	6	ea	100	0	0	600	0	0	0	600
Exterior Glass	630	sf	0.20	0	0	126	0	0	0	126
Mirrors	60	sf	0.25	0	0	15	0	0	0	15
Site Area	52	wks	300	0	0	15,600	0	0	0	15,600
<u>Testing & Inspection</u>										
Concrete Design Mix	1	ls	0	500	0	0	500	0	0	500
<u>General Equipment</u>										
Pick-up Truck	12	mo	0	900	0	0	10,800	0	0	10,800
Auto	12	mo	0	900	0	0	10,800	0	0	10,800
Level - rent to the Job	12	mo	0	80	0	0	960	0	0	960
Misc. Small Tools	12	mo	0	75	0	0	900	0	0	900
Minor Repairs	1	ls	0	500	0	0	500	0	0	500
Gas & Oil	12	mo	0	100	0	0	1,200	0	0	1,200
30% Fringe Benefits -						203,376	69,758	2,000	275,134	
8.25% Sales Tax -						61,013	exempted		61,013	exempted
						264,388	69,758	2,000	336,146	

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 - secondary 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
	Scarf & 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

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 Permeter grade beams (assumed 2ft wide x 2ft 4in tall) Interior grade beams (assumed 1ft 4in wide x 2ft 4in tall) Interior connection grade beams (assumed 1ft wide x 2ft 4in tall)	2,900 755 407 256	sf cf cf cf	9.59 25.20 25.20 25.20	27,811 19,033 10,250 6,459
033511	<u>Concrete Floor Finishes</u> Sealed concrete flooring	450	sf	7.00	3,153
042000	<u>Unit Masonry</u> Field brick	2,445	sf	21.35	52,201
051000	<u>Structural Steel & Metal Decking</u> 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> 8in metal studs @ 16in o.c. at exterior walls	1,838	lf	11.90	21,876
061000	<u>Rough Carpentry</u> Wood decking at asphalt roofing	7,812	sf	5.95	46,481
071000	<u>Wp_Dp & Joint Sealants</u> Building joint sealants	7,398	sf	0.35	2,589
072000	<u>Building Insulation</u> Batt insulation at exterior wall	2,445	sf	1.26	3,081
072100	<u>Thermal Insulation</u> Thermal insulation at exterior wall	2,445	sf	1.33	3,252
075000	<u>Roofing</u> Asphalt shingle roofing	78	sq	490.00	38,279
076200	<u>Sheet Metal Flashing & Trim</u> Finished roof edge flashing	354	lf	105.00	37,208
077200	<u>Roof Accessories</u> Prefinished metal gutters Prefinished metal downspouts Splashblocks	354 60 4	lf lf ea	33.60 42.00 49.00	11,906 2,520 196
080800	<u>Labor to Install Drs, Frms & Hardware</u> 3ft x 7ft single door frame Insulated flush panel 3ft x 7ft HM single door 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'l's FOB Jobsite</u> 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	2	ea	3,080.00	6,160
084313	<u>Aluminum-Framed Storefront</u> Aluminum-framed storefront system - allowance Aluminum-framed window system - allowance	150 480	sf sf	56.00 56.00	8,400 26,880
087100	<u>Finish Hardware - Mat'l's FOB Jobsite</u> Single exterior hardware set	3	ea	630.00	1,890
099113	<u>Exterior Painting</u> Paint Exterior HM Doors & Frames 3ft x 7ft HM single door frame Insulated flush panel 3ft x 7ft HM single door Exterior paint - allowance	3 3 1	ea ea ls	77.00 77.00 3,500.00	231 231 3,500

422,627

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 3ft x 7ft HM single door 3ft x 7ft SC wood doors Single hardware set	38 6 32 38	ea ea ea ea	84.00 84.00 70.00 161.00	3,192 504 2,240 6,118
081113	<u>Hollow Metal Doors & Frames - Mat'l's FOB Jobsite</u> 3ft x 7ft HM single door frame 3ft x 7ft HM single door	38 6	ea ea	490.00 539.00	18,620 3,234
081416	<u>Flush Wood Doors - Mat'l's FOB Jobsite</u> 3ft x 7ft SC wood doors	32	ea	441.00	\$ 14,112
087100	<u>Finish Hardware - Mat'l's 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 Interior walls - 5/8in gypsum board Interior walls - 5/8in gypsum board moisture resistant Exterior walls - 5/8in gypsum board	7,398 21,412 2,334 5,348	sf sf sf sf	7.35 1.12 1.33 1.12	54,372 23,981 3,104 5,989
092216	<u>Interior Metal Wall Framing</u> 3-5/8in metal studs at 16in o.c. to wall height (assumed 9ft) 3-5/8in metal studs at 16in o.c. to wall height (assumed 18ft average)	403 463	lf lf	63.00 126.00	\$ 83,769 58,380
093000	<u>Ceramic Tile</u> Ceramic floor tile Ceramic wall base Ceramic wall tile - 9ft tall	1,315 363 3,263	sf lf sf	14.00 14.00 14.00	18,403 5,077 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 3ft x 7ft HM single door Stain Interior Wood Doors 3ft x 7ft SC wood doors Paint Ceilings TBFT & paint 2ea coats paint gyp bd clgs Paint Interior Partitions Tape, bed & float drywall partitions Texture & paint drywall partitions	38 6 32 7,398 29,093 29,093	ea ea ea sf sf sf	63.00 63.00 105.00 2.10 0.35 0.84	2,394 378 3,360 15,535 10,183 24,438
101400	<u>Identification Devices</u> ADA restroom signage Room identification	6 26	ea ea	105.00 91.00	\$ 2,996 630 2,366

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 Standard toilet partition Wall mounted urinal screen	2 3 2	ea ea ea	2,625.00 2,345.00 1,365.00	5,250 7,035 2,730
102601	<u>Wall Protection & Corner Guards</u> Cornergards in high traffic locations	13	ea	105.00	\$ 1,365
102800	<u>Toilet Accessories</u> 36in grab bar 42in grab bar Twin toilet tissue dispenser Paper towel dispenser Wall mounted soap dispeser Baby changing station - surface mounted Sanitary napkin disposal - surface mounted Mop holder	6 6 9 6 8 2 4 1	ea ea ea ea ea ea ea ea	77.00 91.00 105.00 105.00 77.00 490.00 70.00 420.00	462 546 945 630 616 980 280 420
104400	<u>Fire Protection Specialties</u> Knox box Recessed fire extinguisher cabinets Fire extinguishers Wall mounted fire extinguisher in MEP areas	1 9 9 4	ea ea ea ea	980.00 231.00 84.00 105.00	\$ 980 2,079 756 420
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) Other site electrical requirements Building electrical - allowance	6 1 7,398	ea ls sf	2,730.00 3,500.00 13.30	\$ 118,267 \$ 19,880 \$ 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 15in x 30in plastic laminated upper cabinet 24in plastic laminated countertop w/ 4in backsplash	15 15 15	lf lf lf	350.00 210.00 77.00	\$ 9,555 5,250 3,150 1,155
125100	<u>Office Furniture - by Owner</u>				\$ -
122400	<u>Window Shades - not shown on dwgs</u>				\$ -
					9,555

007200 General Conditions

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

012119 Testing & Inspection

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