



**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 Pettie 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 Pettie recessed the regular meeting to Executive Session at 3:02 p.m.

RECONVENE REGULAR MEETING.

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

APPROVED:

\_\_\_\_\_  
Mayor Lee Pettie

ATTESTED:

Approved on the 17th day  
of January, 2023.

\_\_\_\_\_  
Patti Scott Grey, City Secretary



# 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

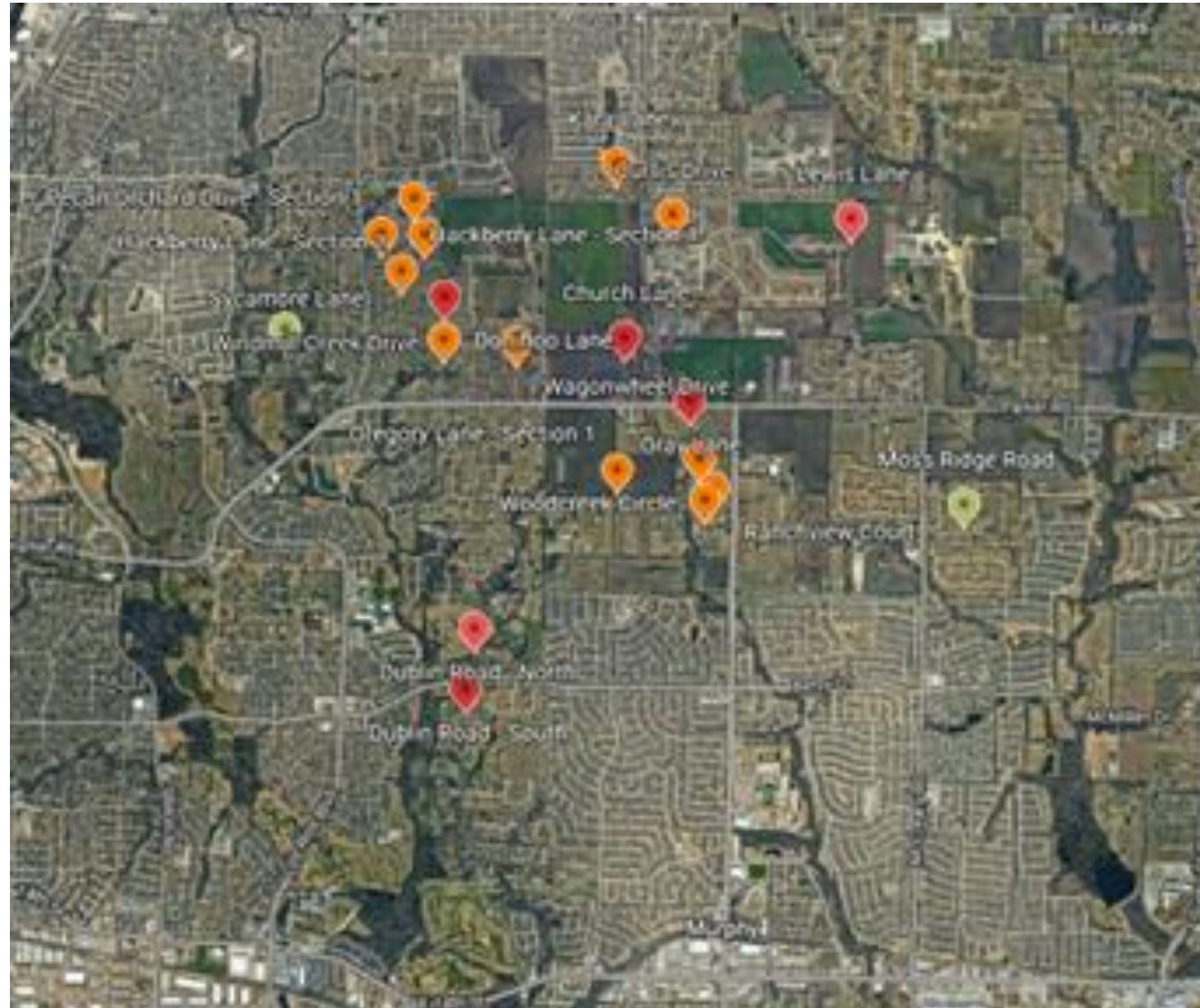
- 2021 Street Condition Survey created by city staff to assess detail of streets condition
- Determined that streets for further consideration were those with a rating of below fair
- Compiled additional information on streets identified above.
- Calculated potential costs using cost factors from engineer.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

PCI Rating	Linear Feet	# of Segments
<b><i>Residential Streets</i></b>		
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
	<b><u>36,633</u></b>	<b><u>15</u></b>
<b><i>Collector (or high traffic) streets</i></b>		
Very Poor (25 – 29)	5,037	3
Poor (40 – 54)	13,896	4
	<b><u>18,933</u></b>	<b><u>7</u></b>
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
<b>Total</b>	<b>16,149,673</b>	<b>11,493,080</b>	<b>27,642,753</b>

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
<b>Total</b>	<b>6,112,310</b>	<b>13,613,782</b>	<b>21,670,919</b>	<b>35,395,834</b>



# 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
<b><i>Residential Streets</i></b>			
Rating of 40 and lower	18,253	36	\$21,630
Ratings between 41 & 50	8,144	15	\$14,257
<b><i>Collector (or high traffic) streets</i></b>			
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

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

<u>Area</u>	<u>STREET NAME</u>	<u>Segment LF</u>	<u>PCI Rating</u>	<u>Avg Daily Traffic Volume</u>	<u>Other Streets dependent on Street</u>	<u>Current Width LF</u>	<u>Current Surface Type</u>	<u>Process Anticipated</u>	<u>Drainage Cond</u>	<u>Surface</u>	<u>Drainage</u>	<u>Total</u>
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
	<b>All Residential Segm</b>	<b>36,633</b>								<b>8,765,803</b>	<b>6,163,567</b>	<b>14,929,370</b>

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
	<u>Collector (or High Traffic)</u>											
	<b>Dublin Road</b>											
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	<b>Curtis Lane</b>	1,783	40	1,185		21	Asphalt	Reconstruct	Average	695,370	289,738	985,108
NE	<b>Lewis Lane</b>	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												
<b>All Collector Segme</b>		<b>18,933</b>								<b>7,383,870</b>	<b>5,329,513</b>	<b>12,713,383</b>

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

<u>STREET NAME</u>	<u>Segment LF</u>	<u>Surface Only Option Costs</u>				<u>Drainage Adjustment Costs</u>		
		<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
<b>All Residential Segm</b>	<b>36,633</b>	<b>4,029,680</b>	<b>8,975,197</b>	<b>14,287,049</b>	<b>23,335,513</b>	<b>-</b>	<b>5,952,937</b>	<b>11,905,874</b>

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

		Surface Only Option Costs				Drainage Adjustment Costs		
		Overlay	Remix	Reconstruct	Concrete	Good	Fair	Poor
STREET NAME	Segment LF	\$ 110.00	\$ 245.00	\$ 390.00	\$ 637.00	\$ -	\$ 162.50	\$ 325.00
<u>Collector (or High Traffic)</u>								
<b>Dublin Road</b>								
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
<b>Curtis Lane</b>	1,783	196,130	436,835	695,370	1,135,771	-	289,738	579,475
<b>Lewis Lane</b>	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								
<b>All Collector Segme</b>	<b>18,933</b>	<b>2,082,630</b>	<b>4,638,585</b>	<b>7,383,870</b>	<b>12,060,321</b>	<b>-</b>	<b>1,783,600</b>	<b>3,567,200</b>

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



**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

**Bldg Area**

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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
<b>Section A Substructure</b>						
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
<b>Section B Shell or Superstructure</b>						
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
<b>Section C Interiors</b>						
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
<b>Section D Services</b>						
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
<b>Section E Equipment &amp; Furnishings</b>						
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
<b>Conceptual Estimate -</b>		<b>\$ 9,748,650</b>	<b>\$ 670.25</b>	<b>100.00%</b>	<b>\$ 3,371,632</b>	<b>\$ 6,377,018</b>
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%		
<b>Conceptual Estimate (including Alternates) -</b>		<b>\$ 10,023,740</b>	<b>\$ 518.16</b>	<b>100.00%</b>		

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## Exclusions

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- 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

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## Clarifications

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- 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

 Duration - 14 Months  
61 Weeks

Enclosed Building Area

First Floor -

14,545 sf

14,545 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	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
						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 &amp; 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 &amp; 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

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 &amp; 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 &amp; 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 &amp; 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 &amp; 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 &amp; 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

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 &amp; 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 &amp; 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	

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 &amp; 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 &amp; Corner Guards</u>					\$ 2,625
	Cornerguards 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>					\$ 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	\$ 193,445
280000	<u>Fire Alarm &amp; 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	

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

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

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 - <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
	<b>Add Alternate No.1 -</b>	<b>158,071</b>

**City of Parker - City Council & Admin Building**

Conceptual Estimate

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

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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. -

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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 -  
New Building - Addition -

**Bldg Area**

4,567 sf  
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
<b>Section A Substructure</b>						
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
<b>Section B Shell or Superstructure</b>						
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
<b>Section C Interiors</b>						
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
<b>Section D Services</b>						
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
<b>Section E Equipment &amp; Furnishings</b>						
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
<b>Conceptual Estimate -</b>		<b>\$ 3,283,490</b>	<b>\$ 443.86</b>	<b>100.00%</b>	<b>\$ 928,297</b>	<b>\$ 2,355,193</b>

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## Exclusions

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- 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

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## Clarifications

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- 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

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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

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 &amp; 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 &amp; 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

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 &amp; 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 &amp; 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 &amp; 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 &amp; 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 &amp; 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

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 &amp; 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 &amp; 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 &amp; 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

Section C Interiors (Continues)

No.	Item of Work	Qty	Unit	Unit Cost	Cost	
101419	<u>Dimensional Letters/Signage</u>					\$ 6,300
	Exterior building signage - allowance	1	ls	6,300.00	6,300	
102113.16	<u>Plastic-Laminate-Clad Toilet Compartments</u>					\$ 15,015
	Handicap toilet partition	2	ea	2,625.00	5,250	
	Standard toilet partition	3	ea	2,345.00	7,035	
	Wall mounted urnial screen	2	ea	1,365.00	2,730	
102601	<u>Wall Protection &amp; Corner Guards</u>					\$ 1,365
	Cornerguards in high traffic locations	13	ea	105.00	1,365	
102800	<u>Toilet Accessories</u>					\$ 4,879
	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 dispeser	8	ea	77.00	616	
	Baby changing station - surface mounted	2	ea	490.00	980	
	Sanintary napkin disposal - surface mounted	4	ea	70.00	280	
	Mop holder	1	ea	420.00	420	
104400	<u>Fire Protection Specialties</u>					\$ 4,235
	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>					\$ 18,200
	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>					\$ 31,691
	New pipe fire protection system to 5ft outside of bldg.	7,398	sf	4.28	31,691	
220000	<u>Plumbing</u>					\$ 72,496
	Plumbing - allowance	7,398	sf	9.80	72,496	
230000	<u>HVAC</u>					\$ 134,635
	HVAC - allowance	7,398	sf	18.20	134,635	
260000	<u>Electrical</u>					\$ 118,267
	Site					\$ 19,880
	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	\$ 98,387
280000	<u>Fire Alarm &amp; Security System</u>					\$ 10,874
	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>					\$ 9,555
	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

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