

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Kodiak Island Housing Authority****Federal Tax ID: 92-0060929****Project Title:****Project Type: New Construction and Land Acquisition**

Kodiak Island Housing Authority - Near Island Senior Housing Project

State Funding Requested: \$5,056,695**House District: 36 / R**

One-Time Need

Brief Project Description:

A new Senior Housing Project that will house 25 one bedroom apartments and 7 two bedroom apartments.

Funding Plan:

Total Project Cost: \$9,056,695

Funding Already Secured: (\$4,000,000)

FY2013 State Funding Request: (\$5,056,695)

Project Deficit: \$0

*Funding Details:**\$4,000,000.00 has been committed by the Kodiak Island Housing Authority from their reserves.***Detailed Project Description and Justification:**

A new Senior Housing Project that will house 25 one bedroom apartments and 7 two bedroom apartments. The rent is not based on the tenant's income. All members of the household living in the project will be required to be over the age of 55.

Project Timeline:

Construction would begin in July 2012 and would be completed within 14 months.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Kodiak Island Housing Authority

Grant Recipient Contact Information:

Name: Marty Shuravloff

Title: Executive Director

Address: 3137 Mill Bay Road

Kodiak, Alaska 99615

Phone Number: 486-8111

Email: martys@kiha.org

Has this project been through a public review process at the local level and is it a community priority? Yes No

95% DESIGN SUBMITTAL
CONSTRUCTION COST ESTIMATE

NEAR ISLAND SENIOR HOUSING
KODIAK ISLAND HOUSING AUTHORITY
182 ALIMAK DRIVE - KODIAK, ALASKA

PREPARED FOR:

Rohde & Associates Architects
11925 Old Glenn Highway, Suite 201
Eagle River, Alaska 99577

April 22, 2011



HMS Project No.: 10126

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

DRAWINGS AND DOCUMENTS

Level of Documents: (92) 95% design drawings and specifications
Date: March 11, 2011
Provided By: Rohde & Associates Architects and their subconsultants of Eagle River and Anchorage, Alaska

RATES

Pricing is based on current material, equipment and freight costs.

Labor Rates: A.S. Title 36 working 50-hour week (10% premium time)

BIDDING ASSUMPTIONS

Contract: Standard construction contract without restrictive bidding clauses
Bidding Situation: Competitive bids assumed
Bid Date: June 2011
Start of Construction: July 2011
Months to Complete: Within (14) months completion time

EXCLUDED COSTS

1. A/E design fees
2. Administrative and management costs
3. Furniture, furnishings and equipment (except those specifically included)
4. Remediation of contaminated soils or abatement of any hazardous materials, if found during construction

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NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)

GENERAL

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes normal escalation based on the current economic climate in Alaska. It is not possible to gauge the effect of the global economic down turn on construction costs in Alaska. HMS Inc. will continue to monitor these events and the resulting construction climate, and will adjust costs and contingencies as deemed prudent.

GROSS FLOOR AREA (PER ARCHITECT CALCULATIONS)

		UNITS		TOTAL
		(1) Bedroom	(2) Bedrooms	
First Floor	12,175 SF	7 Each	2 Each	9 Each
Second Floor	12,175 SF	9 Each	3 Each	12 Each
Third Floor	<u>11,899 SF</u>	9 Each	2 Each	11 Each
TOTAL GROSS FLOOR AREA:	<u>36,249 SF</u>			
ROOF AREAS		25 Each	7 Each	32 Each
Flat - Main Building	4,912 SF			
Flat - Canopy	855 SF			
Sloped - Main Building	<u>9,588 SF</u>			
TOTAL ROOF AREA:	<u>15,355 SF</u>			

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95% DESIGN COST SUMMARY

	<i>Material</i>	<i>Labor</i>	<i>Total</i>
01 - SITE WORK	\$ 280,492	\$ 282,180	\$ 562,672
02 - SUBSTRUCTURE	145,480	110,287	255,767
03 - SUPERSTRUCTURE	278,259	230,110	508,369
04 - EXTERIOR CLOSURE	413,517	311,577	725,094
05 - ROOF SYSTEMS	112,935	92,565	205,500
06 - INTERIOR CONSTRUCTION	970,274	952,004	1,922,278
07 - CONVEYING SYSTEMS	161,280	72,600	233,880
08 - MECHANICAL	827,931	757,560	1,585,491
09 - ELECTRICAL	340,412	377,064	717,476
10 - EQUIPMENT	178,897	28,094	206,991
11 - SPECIAL CONSTRUCTION	3,520	3,685	7,205
<i>SUBTOTAL:</i>	<i>\$ 3,712,997</i>	<i>\$ 3,217,726</i>	<i>\$ 6,930,723</i>
12 - GENERAL REQUIREMENTS			1,947,645
<i>SUBTOTAL:</i>			<i>\$ 8,878,368</i>
13 - CONTINGENCIES			178,327
TOTAL ESTIMATED CONSTRUCTION COST (BID JUNE 2011):			\$ 9,056,695
<i>COST PER SQUARE FOOT:</i>			<i>\$ 249.85 /SF</i>
<i>GROSS FLOOR AREA:</i>			<i>36,249 SF</i>

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ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>	<i>Rate \$/SF Floor Area</i>
01 - SITE WORK				\$ 562,672	\$ 15.52
011 - Site Preparation/Earthwork	\$ 62,831	\$ 117,444	\$ 180,275		4.97
012 - Site Improvements	128,779	98,965	227,744		6.28
013 - Site Structures	0	0	0		0.00
014 - Site Mechanical	42,317	30,955	73,272		2.02
015 - Site Electrical	46,565	34,816	81,381		2.25
02 - SUBSTRUCTURE				\$ 255,767	\$ 7.06
021 - Standard Foundations	\$ 136,663	\$ 101,785	\$ 238,448		6.58
022 - Slab on Grade	8,817	8,502	17,319		0.48
023 - Basement	0	0	0		0.00
024 - Special Foundations	0	0	0		0.00
03 - SUPERSTRUCTURE				\$ 508,369	\$ 14.02
031 - Floor Construction	\$ 143,159	\$ 134,631	\$ 277,790		7.66
032 - Roof Construction	129,665	90,655	220,320		6.08
033 - Stair Construction	5,435	4,824	10,259		0.28
04 - EXTERIOR CLOSURE				\$ 725,094	\$ 20.00
041 - Exterior Walls	\$ 251,783	\$ 253,944	\$ 505,727		13.95
042 - Exterior Doors and Windows	161,734	57,633	219,367		6.05
05 - ROOF SYSTEMS				\$ 205,500	\$ 5.67
051 - Roofing	\$ 100,388	\$ 87,805	\$ 188,193		5.19
052 - Skylights	12,547	4,760	17,307		0.48
06 - INTERIOR CONSTRUCTION				\$ 1,922,278	\$ 53.03
061 - Partitions and Doors	\$ 380,820	\$ 517,853	\$ 898,673		24.79
062 - Interior Finishes	203,410	314,624	518,034		14.29
063 - Specialties	386,044	119,527	505,571		13.95

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ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>	<i>Rate \$/SF Floor Area</i>
07 - CONVEYING SYSTEMS	\$ 161,280	\$ 72,600		\$ 233,880	\$ 6.45
08 - MECHANICAL				\$ 1,585,491	\$ 43.74
081 - Plumbing	\$ 246,602	\$ 236,534	\$ 483,136		13.33
082 - HVAC	467,477	426,209	893,686		24.65
083 - Fire Protection	107,864	90,593	198,457		5.47
084 - Special Mechanical Systems	5,988	4,224	10,212		0.28
09 - ELECTRICAL				\$ 717,476	\$ 19.79
091 - Service and Distribution	\$ 123,296	\$ 75,956	\$ 199,252		5.50
092 - Lighting and Power	139,468	203,182	342,650		9.45
093 - Special Electrical Systems	77,648	97,926	175,574		4.84
10 - EQUIPMENT				\$ 206,991	\$ 5.71
101 - Fixed and Movable Equipment	\$ 151,914	\$ 23,969	\$ 175,883		4.85
102 - Furnishings	26,983	4,125	31,108		0.86
11 - SPECIAL CONSTRUCTION	\$ 3,520	\$ 3,685		\$ 7,205	\$ 0.20
SUBTOTAL DIRECT WORK:	\$ 3,712,997	\$ 3,217,726		\$ 6,930,723	
12 - GENERAL REQUIREMENTS				\$ 1,947,645	\$ 53.73
121 - Mobilization			\$ 58,000		1.60
122 - Operation Costs			1,207,808		33.32
123 - Profit			681,837		18.81
13 - CONTINGENCIES				\$ 178,327	\$ 4.92
131 - Estimator's Contingency	1.38%		\$ 122,521		3.38
132 - Escalation Contingency	0.62%		55,806		1.54
TOTAL ESTIMATED CONSTRUCTION COST:				\$ 9,056,695	\$249.85 /SF
				GROSS FLOOR AREA:	36,249 SF

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01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
011 - Site Preparation/Earthwork								

DEMOLITION

Saw cut AC pavement	90	LF	0.55	50	2.00	180	2.55	230
Remove AC pavement and dispose	1,440	SF			0.60	864	0.60	864

PREPARATION

Site survey and staking	1.48	AC	1000.00	1,480	7500.00	11,100	8500.00	12,580
Erosion and pollution control	29,136	SF	0.03	874	0.05	1,457	0.08	2,331
SWPPP requirements and maintenance	3	MOS	400.00	1,200	800.00	2,400	1200.00	3,600
Dewatering allowance (minimal)	1	LOT	750.00	750	2250.00	2,250	3000.00	3,000
Traffic control (minimal)	1	LOT	500.00	500	900.00	900	1400.00	1,400
Construction fencing and gates	600	LF	6.50	3,900	3.85	2,310	10.35	6,210

EARTHWORK

Cut trees, grub-up roots and dispose	1.48	AC						Site Already Cleared
Excavate overburden, average 12" within property lines and dispose	2,175	CY			7.50	16,313	7.50	16,313
Excavate overburden, average 24" deep at alley way and dispose	450	CY			8.00	3,600	8.00	3,600

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01 - SITE WORK 011 - Site Preparation/Earthwork	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

EARTHWORK (Continued)

Excavate under building, roads, and parking, average 24" deep and dispose	2,676	CY			7.75	20,739	7.75	20,739
Excavate and dispose for crawlspace, average 4'0" deep	2,200	CY			7.75	17,050	7.75	17,050
Extra for rock blasting (10%)	533	CY	9.50	5,064	15.50	8,262	25.00	13,326
Proof roll parking and road areas	3,237	SY			1.20	3,884	1.20	3,884
18" deep imported material to form grades under parking, roads and alley way, compacted	1,942	CY	22.25	43,210	7.25	14,080	29.50	57,290
24" deep imported material to form grades under building foundations, compacted	190	CY	22.25	4,228	7.25	1,378	29.50	5,606
Soil compaction tests	7	EA	225.00	1,575			225.00	1,575
SUBTOTAL:				\$ 62,831		\$ 106,767		\$ 169,598
Labor Premium Time (5/10s)	10.00%					10,677		10,677

TOTAL ESTIMATED COST:	\$ 62,831	\$ 117,444	\$ 180,275
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01 - SITE WORK 012 - Site Improvements	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

DUMPSTER SCREEN

8'0" wood slat screen fence and posts	28	LF	34.00	952	13.75	385	47.75	1,337
6'0"x8'0" gates	2	EA	850.00	1,700	330.00	660	1180.00	2,360
6"x48" concrete filled pipe bollards and bases	14	EA	385.00	5,390	330.00	4,620	715.00	10,010
4"x48" concrete filled pipe bollards and bases at fire hydrant	4	EA						Existing

METAL STAIRS AND LANDING

4'0" wide galvanized steel landing and metal grating deck	20	SF	58.00	1,160	35.00	700	93.00	1,860
4'0" wide galvanized steel stringer and metal grating treads with railings	6	Risers	465.00	2,790	85.00	510	550.00	3,300

CONCRETE WALKS AND CURBS

6" subbase, compacted	96	CY	22.25	2,136	6.50	624	28.75	2,760
4" patterned stained concrete at patio	2,160	SF	5.60	12,096	3.50	7,560	9.10	19,656
4" broom finished, mesh reinforced walks with turned edges (28 CY)	2,164	SF	3.85	8,331	3.10	6,708	6.95	15,039
Extra for ADA ramp (2)	120	SF	1.50	180	2.75	330	4.25	510

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01 - SITE WORK 012 - Site Improvements	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

CONCRETE WALKS AND CURBS (Continued)

Concrete curbs and gutters	884	LF	11.15	9,857	13.50	11,934	24.65	21,791
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AC PAVEMENTS, ETC.

4" D1 leveling course, compacted (19,070 SF)	292	CY	28.55	8,337	7.50	2,190	36.05	10,527
4" D1 leveling course at alleyway, compacted (5,120 SF)	78	CY	28.55	2,227	8.00	624	36.55	2,851
Finish grade D1	24,190	SF			0.20	4,838	0.20	4,838
2" AC pavement at parking (251 tons)	19,070	SF	2.55	48,629	1.40	26,698	3.95	75,327
Match existing pavement at road (1)	72	LF	3.50	252	5.20	374	8.70	626
Mark parking stalls	43	EA	13.00	559	20.00	860	33.00	1,419
Mark handicapped accessible symbols	2	EA	18.00	36	35.00	70	53.00	106
Cross hatch markings	240	SF	0.52	125	0.65	156	1.17	281
Handicapped accessible signs, posts and bases	2	EA	128.00	256	112.00	224	240.00	480
Traffic signs, posts and bases	4	EA	135.00	540	125.00	500	260.00	1,040
6'0"x4'0" facility sign, base mounted	1	EA	2500.00	2,500	1000.00	1,000	3500.00	3,500

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01 - SITE WORK 012 - Site Improvements	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

LANDSCAPING

24" deep topsoil in raised planter	3	CY	22.00	66	7.50	23	29.50	89
6"x30" concrete raised planter walls	24	LF	42.00	1,008	21.00	504	63.00	1,512
12"x30" concrete retaining wall	56	LF	72.00	4,032	38.00	2,128	110.00	6,160
1"x4" treated wood dividers at planters (5)	80	LF	2.70	216	1.85	148	4.55	364
12" deep topsoil in planter beds	40	CY	22.00	880	7.00	280	29.00	1,160
4" deep topsoil to disturbed areas	92	CY	22.00	2,024	6.50	598	28.50	2,622

Trees

8'0" tall Paper Birch	3	EA	225.00	675	175.00	525	400.00	1,200
8'0" tall Crabapple	0	EA	245.00		175.00		420.00	
6'0" tall White Spruce	13	EA	180.00	2,340	155.00	2,015	335.00	4,355
8'0" tall Green Spruce	0	EA	165.00		155.00		320.00	
8'0" tall Amur Chokecherry	10	EA	160.00	1,600	145.00	1,450	305.00	3,050

Shrubs

42" tall Alberta Spruce	0	EA	65.00		50.00		115.00	
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01 - SITE WORK 012 - Site Improvements	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

LANDSCAPING (Continued)

Shrubs (Continued)

18" tall Mugo Pine	0	EA	28.00		25.00		53.00	
24" tall Northern Highlights Azalea	6	EA	39.00	234	30.00	180	69.00	414
24" tall Mango Tango Potentilla	3	EA	28.00	84	25.00	75	53.00	159
24" tall Pink Beauty Potentilla	0	EA	29.00		25.00		54.00	
26" Dwarf Korean Lilac	11	EA	26.00	286	40.00	440	66.00	726
Ground cover allowance	250	EA	7.50	1,875	4.80	1,200	12.30	3,075
4" bark mulch over landscape fabric in planter beds	982	SF	0.58	570	0.35	344	0.93	914
Grass seeding to disturbed and snow storage areas	8.20	MSF	85.00	697	325.00	2,665	410.00	3,362
1 year landscape maintenance and warranty	1	LOT	1000.00	1,000	2000.00	2,000	3000.00	3,000

Note: Patio furniture is FFE.

CULVERTS/DRAINAGE SWALES

24" CPEP culverts (2)	74	LF	24.50	1,813	15.20	1,125	39.70	2,938
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01 - SITE WORK 012 - Site Improvements	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

CULVERTS/DRAINAGE SWALES (Continued)

24" flare ends	4	EA	152.00	608	168.00	672	320.00	1,280
Trenching and backfill	88	CY	3.50	308	10.50	924	14.00	1,232
Form drainage ditches (736 LF)	164	CY	2.50	410	6.75	1,107	9.25	1,517
SUBTOTAL:				\$ 128,779		\$ 89,968		\$ 218,747
Labor Premium Time (5/10s)	10.00%					8,997		8,997

TOTAL ESTIMATED COST:				\$ 128,779		\$ 98,965		\$ 227,744
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01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
013 - Site Structures			\$	\$	\$	\$	\$	\$

STORAGE SHED

Deleted

FIRE PIT

Deleted

Note: BBQ gas grille by owner.

1 EA

GAZEBO AND HOT TUB

Deleted

TOTAL ESTIMATED COST:

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01 - SITE WORK 014 - Site Mechanical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

WATER

6" DIP water line, corrosion resistant with cathodic protection	180	LF	29.50	5,310	24.75	4,455	54.25	9,765
6" gate valve and box	1	EA	1150.00	1,150	520.00	520	1670.00	1,670
6" fittings/couplings	8	EA	148.00	1,184	120.00	960	268.00	2,144
6" connection to existing main including fee	1	EA	5000.00	5,000	1000.00	1,000	6000.00	6,000
6" connection to building including sleeve	1	EA	148.00	148	175.00	175	323.00	323
6" fire hydrant assembly	1	EA						Existing
Concrete thrust blocks	3	EA	167.00	501	110.00	330	277.00	831
Disinfect and test piping	1	LOT	100.00	100	900.00	900	1000.00	1,000
Trenching and backfill	475	CY	3.00	1,425	8.50	4,038	11.50	5,463
Extra for blasting rock (10%)	47	CY	9.50	447	15.50	729	25.00	1,176
Bedding material	24	CY	22.50	540	7.00	168	29.50	708
6" PVC marker tape	170	LF	0.52	88	0.33	56	0.85	144

SEWER

6" DIP sewer line	110	LF	24.25	2,668	22.75	2,503	47.00	5,171
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01 - SITE WORK 014 - Site Mechanical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

SEWER (Continued)

6" fittings/couplings	6	EA	148.00	888	120.00	720	268.00	1,608
4" yard cleanout and box	1	EA	295.00	295	180.00	180	475.00	475
6" connection to existing main including fee	1	EA	4000.00	4,000	1000.00	1,000	5000.00	5,000
6" building connection and sleeves	1	EA	148.00	148	165.00	165	313.00	313
Pressure test piping	1	LOT	75.00	75	625.00	625	700.00	700
Trenching and backfill	267	CY	3.00	801	8.50	2,270	11.50	3,071
Extra for rock blasting (10%)	27	CY	9.50	257	15.50	419	25.00	676
Bedding material	15	CY	22.50	338	7.00	105	29.50	443
6" PVC marker tape	100	LF	0.52	52	0.33	33	0.85	85

STORM DRAINAGE

Via Sheet Drainage

FUEL OIL

1,000 gallon double wall fuel oil tank, ladders, vents and accessories	1	EA	8000.00	8,000	600.00	600	8600.00	8,600
Tank labels	1	LOT	100.00	100	150.00	150	250.00	250

NEAR ISLAND SENIOR HOUSING - KODIAK ISLAND HOUSING AUTHORITY
 182 ALIMAK DRIVE - KODIAK, ALASKA
 95% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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01 - SITE WORK 014 - Site Mechanical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FUEL OIL (Continued)

3/4" to 1" supply and return piping in double containment pipe	20	LF	21.50	430	27.75	555	49.25	985
Tank valves and connections	2	EA	87.00	174	100.00	200	187.00	374
Building connection	1	EA	70.00	70	95.00	95	165.00	165
Fuel for testing	150	GALS	6.50	975			6.50	975
Test and certify	1	LOT	100.00	100	500.00	500	600.00	600

Note: Tank filled by owner.

SUBTOTAL:				\$ 35,264		\$ 23,451		\$ 58,715
Labor Premium Time (5/10s)	10.00%					2,345		2,345
SUBTOTAL:				\$ 35,264		\$ 25,796		\$ 61,060
Subcontractor's Overhead and Profit on Material and Labor	20.00%			7,053		5,159		12,212

TOTAL ESTIMATED COST:				\$ 42,317		\$ 30,955		\$ 73,272
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01 - SITE WORK 015 - Site Electrical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

PRIMARY AND SECONDARY SERVICE

___ KVA pad mounted transformer and primary service	1	LOT							By Utility Co.
Utility connection fee	1	LOT	7500.00	7,500			7500.00	7,500	
5/8"x10'0" transformer grounding rods	4	EA	54.00	216	130.00	520	184.00	736	
#1/0 bare copper wire and connections	30	LF	2.50	75	1.90	57	4.40	132	
2" RGS conduits and trenching (2)	60	LF	13.50	810	10.20	612	23.70	1,422	
350 KCMIL secondary conductors (4)	240	LF	11.50	2,760	3.30	792	14.80	3,552	
Transformer connections and bushing	4	EA	120.00	480	170.00	680	290.00	1,160	
Building equipment connections	2	EA	70.00	140	115.00	230	185.00	370	

SITE LIGHTING, ETC.

7" diameter x 20'0" driven piles	5	EA	995.00	4,975	750.00	3,750	1745.00	8,725	
24" diameter x 36" concrete bumpers with base plates and (4) 24" anchor bolts	5	EA	385.00	1,925	270.00	1,350	655.00	3,275	
25'0" parking light poles	5	EA	1025.00	5,125	550.00	2,750	1575.00	7,875	
400 watt metal halide fixtures and arms	6	EA	885.00	5,310	275.00	1,650	1160.00	6,960	

HMS Project No.: 10126

01 - SITE WORK 015 - Site Electrical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

SITE LIGHTING, ETC. (Continued)

3/4" PVC conduit	440	LF	2.40	1,056	3.90	1,716	6.30	2,772
#10 wiring	1,320	LF	0.48	634	0.64	845	1.12	1,479
Power connections	12	EA	15.00	180	50.00	600	65.00	780
Trenching including marker tape	440	LF	2.85	1,254	6.50	2,860	9.35	4,114
4" PVC conduit with pull wire (2)	340	LF	14.40	4,896	13.75	4,675	28.15	9,571
2" PVC conduit with pull wire (1)	170	LF	4.90	833	7.25	1,233	12.15	2,066
Common trenching and marker tape	170	LF	2.85	485	6.50	1,105	9.35	1,590
Pedestals and communications service to building	1	LOT						By Utility Company

MISCELLANEOUS

Test and tag systems	1	LOT	150.00	150	950.00	950	1100.00	1,100
SUBTOTAL:				\$ 38,804		\$ 26,375		\$ 65,179
Labor Premium Time (5/10s)		10.00%				2,638		2,638
SUBTOTAL:				\$ 38,804		\$ 29,013		\$ 67,817

HMS Project No.: 10126

01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
015 - Site Electrical			\$	\$	\$	\$	\$	\$

Subcontractor's Overhead and Profit on Material and Labor	20.00%		7,761		5,803		13,564
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TOTAL ESTIMATED COST:			\$ 46,565		\$ 34,816		\$ 81,381
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HMS Project No.: 10126

02 - SUBSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
021 - Standard Foundations								

3,000 PSI CONCRETE

STANDARD FOUNDATIONS

Excavate and backfill foundations	370	CY			9.50	3,515	9.50	3,515
1'4"x10" strip footings	50	CY	228.00	11,400	80.00	4,000	308.00	15,400
2'0"x10" strip footings	37	CY	228.00	8,436	80.00	2,960	308.00	11,396
Bases at interior posts (3)	1	CY	228.00	228	90.00	90	318.00	318
3'0"x3'0"x1'0" bases at canopy (2)	1	CY	228.00	228	90.00	90	318.00	318
18" diameter pilaster at canopy (2)	1	CY	228.00	228	90.00	90	318.00	318
8" concrete walls, 5'6" high	78	CY	228.00	17,784	80.00	6,240	308.00	24,024
Concrete waste	9	CY	228.00	2,052	80.00	720	308.00	2,772
Pump concrete	177	CY	25.00	4,425			25.00	4,425
Bar reinforcement to footings/bases	5,750	LBS	0.70	4,025	0.65	3,738	1.35	7,763
Bar reinforcement to walls	4,760	LBS	0.75	3,570	0.65	3,094	1.40	6,664
2"x10'0" rock anchors epoxy grouted	72	EA	415.00	29,880	240.00	17,280	655.00	47,160
2"x8'0" rock anchors epoxy grouted at footings, 10'0" o/c	56	EA	335.00	18,760	210.00	11,760	545.00	30,520

HMS Project No.: 10126

02 - SUBSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
021 - Standard Foundations								

3,000 PSI CONCRETE (Continued)

STANDARD FOUNDATIONS (Continued)

Formwork to bases	52	SF	1.65	86	4.15	216	5.80	302
18" diameter sonotube to pilasters (2)	14	LF	8.00	112	14.00	196	22.00	308
Formwork to footings	2,985	SF	1.50	4,478	4.00	11,940	5.50	16,418
Insulated formwork to walls (ICF)	3,120	SF	3.20	9,984	2.45	7,644	5.65	17,628

MISCELLANEOUS

8"x16" foundation vents	10	EA	37.50	375	30.00	300	67.50	675
12" flashing to insulation	567	SF	2.70	1,531	1.80	1,021	4.50	2,552
Polyguard membrane dampproof foundations	3,687	SF	0.80	2,950	0.45	1,659	1.25	4,609
Polyguard protection/dimple drainage board (Budgetary quote provided by Tekterior Systems, Walt Sumans (206) 682-9282)	3,120	SF	2.50	7,800	0.65	2,028	3.15	9,828
Termination bar to drainage board (Budgetary quote provided by Tekterior Systems, Walt Sumans (206) 682-9282)	567	LF	1.50	851	0.75	425	2.25	1,276
3/4"x16" anchor bolts at bases	8	EA	8.50	68	22.75	182	31.25	250
5/8"x6" embedded bolts, 32" o/c at exterior walls	214	EA	3.20	685	12.50	2,675	15.70	3,360

HMS Project No.: 10126

02 - SUBSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
021 - Standard Foundations								

MISCELLANEOUS (Continued)

5/8"x6" embedded bolts, 32" o/c at pony walls	425	EA	3.20	1,360	12.50	5,313	15.70	6,673
5/8" to 1" embedded bolts at holddowns	56	EA	4.50	252	13.50	756	18.00	1,008

FOUNDATION DRAINS

4" perforated HDPE foundation drain pipe	585	LF	2.55	1,492	6.40	3,744	8.95	5,236
Filter fabric	464	SY	2.00	928	1.00	464	3.00	1,392
Washed drain rock surround	49	CY	55.00	2,695	8.00	392	63.00	3,087

SUBTOTAL:				\$ 136,663		\$ 92,532		\$ 229,195
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Labor Premium Time (5/10s)	10.00%					9,253		9,253
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TOTAL ESTIMATED COST:				\$ 136,663		\$ 101,785		\$ 238,448
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HMS Project No.: 10126

02 - SUBSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
022 - Slab on Grade								

MECHANICAL ROOM SLAB

6" concrete slab (480 SF)	9	CY	228.00	2,052	80.00	720	308.00	2,772
Bar reinforcement	440	LBS	0.70	308	0.65	286	1.35	594
Cure and finish slabs	480	SF	0.35	168	1.10	528	1.45	696
4" housekeeping pads	150	SF	4.50	675	3.85	578	8.35	1,253

MISCELLANEOUS

10 mil vapor barrier to crawlspace, 13" up walls	12,230	SF	0.10	1,223	0.18	2,201	0.28	3,424
10 mil vapor barrier to mechanical room slab	480	SF	0.10	48	0.16	77	0.26	125

ELEVATOR PITS (2)

Note: Excavation with crawlspace.

6" concrete slab	3	CY	228.00	684	80.00	240	308.00	924
6" concrete wall	7	CY	228.00	1,596	80.00	560	308.00	2,156
Bar reinforcement	700	LBS	0.70	490	0.65	455	1.35	945
Formwork to walls	330	SF	1.70	561	4.40	1,452	6.10	2,013
24"x5'0" ladders	2	EA	485.00	970	250.00	500	735.00	1,470

HMS Project No.: 10126

02 - SUBSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
022 - Slab on Grade								

ELEVATOR PITS (2) (Continued)

Cure and finish slabs	120	SF	0.35	42	1.10	132	1.45	174
SUBTOTAL:				\$ 8,817		\$ 7,729		\$ 16,546
Labor Premium Time (5/10s)	10.00%					773		773

TOTAL ESTIMATED COST:				\$ 8,817		\$ 8,502		\$ 17,319
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HMS Project No.: 10126

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
031 - Floor Construction								

CRAWLSPACE PONY WALLS

2"x6" pressure treated sill plates to pony walls, bolted	1,083	LF	1.15	1,245	1.80	1,949	2.95	3,194
2"x6" top plates to pony walls	2,166	LF	0.85	1,841	1.20	2,599	2.05	4,440
2"x6" studs, 16" o/c	5,956	LF	0.85	5,063	1.30	7,743	2.15	12,806
(3) 2"x10" headers (6)	24	LF	3.30	79	6.80	163	10.10	242

FIRST FLOOR

11 7/8" BCI 60 joist, 16" o/c	8,896	LF	2.10	18,682	1.40	12,454	3.50	31,136
11 7/8" BCI 60 joist blocking at all pony walls	1,083	LF	2.10	2,274	1.60	1,733	3.70	4,007
3/4" T&G sheathing, screwed	11,695	SF	1.05	12,280	0.95	11,110	2.00	23,390
Floor access hatches	2	EA	220.00	440	180.00	360	400.00	800
Miscellaneous 2"x blocking	250	LF	0.75	188	1.20	300	1.95	488
Joist hangers/connections	119	EA	2.20	262	3.50	417	5.70	679
Joist embedded ledger hangers/connections	240	EA	2.60	624	3.70	888	6.30	1,512
Miscellaneous Simpson holddowns	56	EA	27.50	1,540	60.00	3,360	87.50	4,900
Miscellaneous connections/strapping	1	LOT	750.00	750	1750.00	1,750	2500.00	2,500

HMS Project No.: 10126

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
031 - Floor Construction								

SECOND AND THIRD FLOORS

3 1/2"x11 7/8" versalam	90	LF	7.25	653	3.60	324	10.85	977
5 1/4"x11 7/8" versalam	65	LF	10.50	683	5.60	364	16.10	1,047
7"x11 7/8" versalam	68	LF	13.60	925	6.90	469	20.50	1,394
3 1/2"x16" versalam	104	LF	11.70	1,217	5.80	603	17.50	1,820
5 1/4"x16" versalam	12	LF	13.80	166	7.40	89	21.20	255
7"x16" versalam	212	LF	16.75	3,551	8.20	1,738	24.95	5,289
7"x18" versalam	28	LF	18.70	524	8.80	246	27.50	770
4"x4" posts (76)	760	LF	1.45	1,102	2.30	1,748	3.75	2,850
6"x6" posts (36)	360	LF	2.30	828	2.85	1,026	5.15	1,854
16" BCI 90, 12" o/c	3,864	LF	2.95	11,399	1.60	6,182	4.55	17,581
16" BCI 90, 16" o/c	726	LF	2.95	2,142	1.55	1,125	4.50	3,267
11 7/8" BCI 60, 16" o/c	14,116	LF	2.10	29,644	1.40	19,762	3.50	49,406
11 7/8" BCI 60 joist blocking	2,000	LF	2.10	4,200	1.60	3,200	3.70	7,400
1 3/4"x16" timber strand rim joists	484	LF	4.05	1,960	2.25	1,089	6.30	3,049
1 3/4"x12" timber strand rim joists	906	LF	3.40	3,080	2.05	1,857	5.45	4,937

HMS Project No.: 10126

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
032 - Roof Construction								

MAIN ROOF

W8x12 elevator hoist beam (1)	228	LBS	1.30	296	1.60	365	2.90	661
5 1/4"x11 7/8" versalam	24	LF	10.50	252	5.60	134	16.10	386
5 1/8"x12" glulam beam	218	LF	9.80	2,136	5.80	1,264	15.60	3,400
5 1/8"x15" glulam beam	54	LF	12.60	680	6.40	346	19.00	1,026
5 1/8"x18" glulam beam	92	LF	14.85	1,366	8.70	800	23.55	2,166
5 1/8"x24" glulam beam	174	LF	22.20	3,863	10.80	1,879	33.00	5,742
4"x4" posts (4)	42	LF	1.45	61	2.30	97	3.75	158
6"x6" posts (40)	420	LF	2.30	966	2.85	1,197	5.15	2,163
Post connections	80	EA	17.50	1,400	21.00	1,680	38.50	3,080
Beam connections and bolts	78	EA	28.00	2,184	32.00	2,496	60.00	4,680
11 7/8" BCI 60 joists, 24" o/c at flat roof	2,366	LF	2.10	4,969	1.40	3,312	3.50	8,281
Average 5'0" to 7'0" deep pitched trusses, 24" o/c (62)	1,920	LF	7.20	13,824	3.30	6,336	10.50	20,160
Girder trusses (2)	56	LF	9.00	504	3.60	202	12.60	706
Various span hip/mono trusses	2,582	LF	6.60	17,041	3.80	9,812	10.40	26,853

HMS Project No.: 10126

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
032 - Roof Construction								

MAIN ROOF (Continued)

2"x6" overframing, 16" o/c	800	LF	1.20	960	1.50	1,200	2.70	2,160
Truss connections	416	EA	6.50	2,704	12.50	5,200	19.00	7,904
Holddowns and straps	1	LOT	1200.00	1,200	1800.00	1,800	3000.00	3,000
5/8" plywood roof sheathing to sloped roof	9,097	SF	0.75	6,823	0.70	6,368	1.45	13,191
3/4" plywood roof sheathing to flat roof	4,912	SF	0.98	4,814	0.80	3,930	1.78	8,744
2"x blockings/bracings	2,750	LF	0.75	2,063	1.20	3,300	1.95	5,363
1/2" plywood at draft stops	1,272	SF	0.65	827	0.70	890	1.35	1,717

FLAT CANOPY ROOF

4"x4"x1/4" HSS columns (2)	260	LBS	1.30	338	1.40	364	2.70	702
5 1/8"x30" glulam beam	60	LF	31.50	1,890	14.00	840	45.50	2,730
16" double cord trusses, 24" o/c	448	LF	4.80	2,150	1.65	739	6.45	2,889
Truss connections	32	EA	8.00	256	17.50	560	25.50	816
3/4" plywood sheathing	855	SF	0.98	838	0.80	684	1.78	1,522
2"x blocking	320	LF	0.75	240	1.20	384	1.95	624
Beam/column connections	6	EA	45.00	270	60.00	360	105.00	630

HMS Project No.: 10126

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
032 - Roof Construction								

MISCELLANEOUS

30 ton crane and operator for structures erection (floors and roofs)	2.50	MOS	15000.00	37,500	6000.00	15,000	21000.00	52,500
Special inspections	1	LOT	10000.00	10,000			10000.00	10,000
Temporary shoring of structures	36,249	GFA	0.20	7,250	0.30	10,875	0.50	18,125
SUBTOTAL:				\$ 129,665		\$ 82,414		\$ 212,079
Labor Premium Time (5/10s)	10.00%					8,241		8,241

TOTAL ESTIMATED COST:	\$ 129,665	\$ 90,655	\$ 220,320
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HMS Project No.: 10126

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
033 - Stair Construction								
2"x12" wood stringers (4)	368	LF	4.25	1,564	3.70	1,362	7.95	2,926
2"x12" landing beams, joists and rims	224	LF	3.30	739	3.00	672	6.30	1,411
3/4" plywood treads	432	SF	1.15	497	1.70	734	2.85	1,231
1/2" plywood risers	216	SF	1.00	216	1.50	324	2.50	540
3/4" plywood landings (4)	128	SF	1.05	134	1.00	128	2.05	262
1 1/2" diameter oak handrails fixed to walls	224	LF	10.20	2,285	5.20	1,165	15.40	3,450
SUBTOTAL:				\$ 5,435		\$ 4,385		\$ 9,820
Labor Premium Time (5/10s)	10.00%					439		439
TOTAL ESTIMATED COST:				\$ 5,435		\$ 4,824		\$ 10,259

HMS Project No.: 10126

04 - EXTERIOR CLOSURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
041 - Exterior Walls								
3"x6" pressure treated sill plates, bolted at first floor	567	LF	1.78	1,009	1.70	964	3.48	1,973
2"x6" wood sills at second and third floors	1,134	LF	1.00	1,134	1.20	1,361	2.20	2,495
2"x6" top plates (6)	3,402	LF	0.90	3,062	1.15	3,912	2.05	6,974
2"x6" studs at 16" o/c	17,010	LF	0.90	15,309	1.30	22,113	2.20	37,422
2"x4" studs at mechanical chase	460	LF	0.75	345	1.10	506	1.85	851
2"x4" studs at gable ends	228	LF	0.75	171	1.10	251	1.85	422
6"x6" posts (20)	200	LF	2.30	460	2.85	570	5.15	1,030
4"x12" headers	416	LF	4.10	1,706	4.50	1,872	8.60	3,578
3 1/8"x12" glulam beam headers	204	LF	6.70	1,367	4.50	918	11.20	2,285
5 1/8"x12" glulam beam headers	32	LF	11.75	376	6.00	192	17.75	568
5 1/8"x24" glulam beam headers	22	LF	22.20	488	10.80	238	33.00	726
Simpson straps/connections to headers	1	LOT	500.00	500	1500.00	1,500	2000.00	2,000
Simpson holddown allowance	1	LOT	2500.00	2,500	5000.00	5,000	7500.00	7,500
Post connections	40	EA	17.50	700	21.00	840	38.50	1,540
1/2" plywood sheathing including gables	19,530	SF	0.72	14,062	0.70	13,671	1.42	27,733

HMS Project No.: 10126

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
041 - Exterior Walls								
1/2" plywood sheathing to mechanical chase	252	SF	0.72	181	0.80	202	1.52	383
5/8" gypboard, inside	16,740	SF	0.52	8,705	1.45	24,273	1.97	32,978
1/2" OSB plywood sheathing, inside	9,628	SF	0.62	5,969	0.70	6,740	1.32	12,709
6" batt insulation	19,530	SF	0.78	15,233	0.40	7,812	1.18	23,045
4" batt insulation to mechanical chase	252	SF	0.55	139	0.35	88	0.90	227
6 mil vapor retarder	19,530	SF	0.10	1,953	0.15	2,930	0.25	4,883
6 mil vapor retarder to mechanical chase	252	SF	0.10	25	0.18	45	0.28	70
Air barrier, vapor shield	16,668	SF	0.38	6,334	0.25	4,167	0.63	10,501
Insulated horizontal vinyl siding including trims, prefinished	14,778	SF	7.25	107,141	3.50	51,723	10.75	158,864
<u>STONE VENEER</u>								
Stone veneer base at canopy columns (2)	76	SF	9.00	684	14.25	1,083	23.25	1,767
Stone veneer base at first floor walls and foundation walls	1,993	SF	8.50	16,941	13.70	27,304	22.20	44,245
2"x4" concrete cap	367	LF	9.50	3,487	12.75	4,679	22.25	8,166
Sealer to veneer	2,069	SF	0.22	455	0.65	1,345	0.87	1,800

HMS Project No.: 10126

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
041 - Exterior Walls								

STONE VENEER (Continued)

1"x cement board vertical trims	1,496	LF	10.20	15,259	12.50	18,700	22.70	33,959
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FASCIA/SOFFITS

1"x cement board fascia over 2"x8" subfascia	580	LF	3.60	2,088	4.80	2,784	8.40	4,872
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Perforated vinyl soffit	1,981	SF	3.40	6,735	2.40	4,754	5.80	11,489
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Vinyl soffit at canopy roof	855	SF	3.20	2,736	2.40	2,052	5.60	4,788
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MISCELLANEOUS

42"x2"x6" framed guardrail with vinyl siding on both sides and 2"x6" top rails at deck	48	LF	29.50	1,416	22.00	1,056	51.50	2,472
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Paint fascia and trims	1,390	SF	0.22	306	1.50	2,085	1.72	2,391
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3" diameter screened attic vents, 24" o/c	280	EA	2.70	756	3.85	1,078	6.55	1,834
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PARAPETS AT FLAT ROOF

2"x4" studs and plates	3,790	LF	0.75	2,843	1.10	4,169	1.85	7,012
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1/2" plywood, both sides	5,352	SF	0.72	3,853	0.70	3,746	1.42	7,599
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Horizontal vinyl siding and trims	369	SF	4.20	1,550	2.80	1,033	7.00	2,583
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4" batt insulation up parapets, 18" high	552	SF	0.55	304	0.35	193	0.90	497
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HMS Project No.: 10126

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
041 - Exterior Walls								

PARAPETS AT FLAT ROOF (Continued)

8 mil vapor barrier	552	SF	0.10	55	0.15	83	0.25	138
PVC roofing	2,952	SF						With Element 05

PARAPETS AT CANOPY ROOF

2"x4" studs and plates	490	LF	0.75	368	1.10	539	1.85	907
1/2" plywood, both sides including structure	566	SF	0.72	408	0.70	396	1.42	804
Horizontal vinyl siding and trims	566	SF	4.20	2,377	2.60	1,472	6.80	3,849
PVC roofing	325	SF						With Element 05

PARAPET/CURB AT SKYLIGHT

2"x6" studs and plates	162	LF	0.95	154	1.40	227	2.35	381
6" batt insulation	65	SF	0.78	51	0.45	29	1.23	80
1/2" plywood	65	SF	0.72	47	0.80	52	1.52	99
6 mil vapor barrier	65	SF	0.10	7	0.20	13	0.30	20
5/8" gypboard	65	SF	0.52	34	1.50	98	2.02	132

SUBTOTAL:

\$ 251,783

\$ 230,858

\$ 482,641

HMS Project No.: 10126

04 - EXTERIOR CLOSURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
041 - Exterior Walls								
Labor Premium Time (5/10s)	10.00%					23,086		23,086

TOTAL ESTIMATED COST:	\$ 251,783	\$ 253,944	\$ 505,727
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HMS Project No.: 10126

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
042 - Exterior Doors and Windows								

DOORS

3'0"x7'0" insulated hollow metal frames	3	EA	148.00	444	85.00	255	233.00	699
6'0"x7'0" insulated hollow metal frames	4	EA	172.00	688	115.00	460	287.00	1,148
6'0"x7'0" insulated aluminum frame	1	EA	240.00	240	130.00	130	370.00	370
3'0"x7'0" fiberglass insulated glazed double door with 2'0"x6'0" transom	1	PR	1880.00	1,880	350.00	350	2230.00	2,230
3'0"x7'0" fiberglass single doors with 24"x36" tempered vision panel	3	EA	610.00	1,830	80.00	240	690.00	2,070
3'0"x7'0" fiberglass double doors with 24"x36" tempered vision panel	3	PRS	1220.00	3,660	80.00	240	1300.00	3,900
3'0"x7'0" fiberglass flush double doors	1	PR	900.00	900	70.00	70	970.00	970
Hardware set to double entry doors with panic bar	1	EA	1650.00	1,650	650.00	650	2300.00	2,300
Hardware set to flush double doors	3	EA	685.00	2,055	350.00	1,050	1035.00	3,105
Hardware set to single doors with panic bars	3	EA	825.00	2,475	325.00	975	1150.00	3,450
Handicapped accessible actuator at double door (power with electrical)	1	EA	2375.00	2,375	570.00	570	2945.00	2,945

HMS Project No.: 10126

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
042 - Exterior Doors and Windows								

STOREFRONT WINDOWS

W1: 4'0"x4'0" insulated glazed vinyl framed windows with operable panel	105	EA	672.00	70,560	145.00	15,225	817.00	85,785
W2: 2'6"x3'4" insulated glazed vinyl framed windows with operable panel	9	EA	350.00	3,150	80.00	720	430.00	3,870
W3: 8'0"x4'0" insulated glazed vinyl framed windows with operable panel	19	EA	1344.00	25,536	280.00	5,320	1624.00	30,856
W4: 8'0"x4'0" insulated glazed vinyl framed windows with operable panel and 8'0"x4'0" trapezoid fixed window above	6	EA	2650.00	15,900	520.00	3,120	3170.00	19,020
W5: 5'1"x11'0" trapezoid insulated glazed vinyl fixed windows	2	EA	1815.00	3,630	380.00	760	2195.00	4,390
W6: 7'2"x5'8" insulated glazed vinyl framed fixed windows	2	EA	1460.00	2,920	320.00	640	1780.00	3,560
W7: 9'10"x5'8" insulated glazed vinyl framed fixed windows	2	EA	2015.00	4,030	420.00	840	2435.00	4,870

MISCELLANEOUS

Window/door head drip edge flashings	742	LF	1.40	1,039	1.10	816	2.50	1,855
1"x cement board window trims	2,590	LF	1.20	3,108	1.50	3,885	2.70	6,993

HMS Project No.: 10126

04 - EXTERIOR CLOSURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
042 - Exterior Doors and Windows								

MISCELLANEOUS (Continued)

Caulking and sealants to doors and windows	5,482	LF	0.65	3,563	1.35	7,401	2.00	10,964
1"x window jambs	2,590	LF	2.60	6,734	1.85	4,792	4.45	11,526
Window casing/trim	2,590	LF	1.30	3,367	1.50	3,885	2.80	7,252
SUBTOTAL:				\$ 161,734		\$ 52,394		\$ 214,128
Labor Premium Time (5/10s)	10.00%					5,239		5,239

TOTAL ESTIMATED COST:	\$ 161,734	\$ 57,633	\$ 219,367
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HMS Project No.: 10126

05 - ROOF SYSTEMS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
051 - Roofing								

FLAT CANOPY ROOF

3" tapered insulation	855	SF	1.60	1,368	0.70	599	2.30	1,967
1/2" cover board	855	SF	0.63	539	0.55	470	1.18	1,009
60 mil fully adhered PVC roofing	855	SF	1.95	1,667	1.70	1,454	3.65	3,121
60 mil fully adhered PVC roofing up walls/ parapets	325	SF	1.90	618	2.00	650	3.90	1,268
Parapet cap flashings	89	LF	4.40	392	3.70	329	8.10	721
Roof/wall flashings	29	LF	3.10	90	3.40	99	6.50	189
Roof drain flashings	2	EA	70.00	140	110.00	220	180.00	360

MAIN BUILDING SLOPED ROOF

12" batt insulation in attic space	7,263	SF	1.32	9,587	0.55	3,995	1.87	13,582
10 mil vapor barrier	7,263	SF	0.12	872	0.17	1,235	0.29	2,107
Ice/water shield	9,588	SF	0.76	7,287	0.70	6,712	1.46	13,999
Architectural Malarkey asphalt shingles	9,588	SF	2.25	21,573	1.90	18,217	4.15	39,790
Metal ridge cap/vent	432	LF	5.50	2,376	4.15	1,793	9.65	4,169
Shingle ridge roll	56	LF	3.00	168	4.50	252	7.50	420

HMS Project No.: 10126

05 - ROOF SYSTEMS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
051 - Roofing								

MAIN BUILDING SLOPED ROOF (Continued)

Hip/valley flashings	196	LF	3.90	764	3.50	686	7.40	1,450
Eave/gable flashings	580	LF	2.75	1,595	3.00	1,740	5.75	3,335
10" diameter boiler flue flashings	2	EA	65.00	130	85.00	170	150.00	300
8"x16" vents, 4'0" o/c	36	EA	38.00	1,368	55.00	1,980	93.00	3,348
Miscellaneous mechanical equipment flashings	1	LOT	450.00	450	850.00	850	1300.00	1,300
5" preformed metal gutters and clamps	364	LF	5.80	2,111	6.70	2,439	12.50	4,550
5" downspouts	456	LF	5.40	2,462	6.25	2,850	11.65	5,312
24"x2"x2" concrete splash blocks	12	EA	48.00	576	35.00	420	83.00	996
Temporary fall protection railing	580	LF	3.90	2,262	2.80	1,624	6.70	3,886

FLAT ROOF

8 mil vapor barrier	4,912	SF	0.10	491	0.15	737	0.25	1,228
(2) layers 3" rigid insulation	4,912	SF	2.55	12,526	1.40	6,877	3.95	19,403
1 1/2" tapered insulation	4,912	SF	1.10	5,403	0.55	2,702	1.65	8,105
1/2" cover board	4,912	SF	0.63	3,095	0.55	2,702	1.18	5,797

HMS Project No.: 10126

05 - ROOF SYSTEMS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
051 - Roofing								

FLAT ROOF (Continued)

60 mil fully adhered PVC roofing	4,912	SF	1.95	9,578	1.70	8,350	3.65	17,928
60 mil fully adhered PVC roofing up walls/ parapets	2,952	SF	1.95	5,756	1.75	5,166	3.70	10,922
Parapet cap flashing	369	LF	4.40	1,624	3.70	1,365	8.10	2,989
Roof drain flashings and insulation	4	EA	85.00	340	120.00	480	205.00	820
Roof vent flashings	4	EA	38.00	152	55.00	220	93.00	372
Roof/wall flashings at skylight	48	LF	3.50	168	3.00	144	6.50	312
Roof/wall flashings at parapets	369	LF	2.70	996	2.50	923	5.20	1,919
Uplift strapping at perimeter	369	LF	1.80	664	2.50	923	4.30	1,587
30"x36" roof hatch	1	EA	1200.00	1,200	450.00	450	1650.00	1,650
SUBTOTAL:				\$ 100,388		\$ 79,823		\$ 180,211
Labor Premium Time (5/10s)	10.00%					7,982		7,982

TOTAL ESTIMATED COST:				\$ 100,388		\$ 87,805		\$ 188,193
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HMS Project No.: 10126

05 - ROOF SYSTEMS	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
052 - Skylights								
13'6"x13'6" prefabricated insulated glazed pyramid skylight	182	SF	68.75	12,513	23.30	4,241	92.05	16,754
Caulking and sealants	48	LF	0.70	34	1.80	86	2.50	120
SUBTOTAL:				\$ 12,547		\$ 4,327		\$ 16,874
Labor Premium Time (5/10s)	10.00%					433		433
TOTAL ESTIMATED COST:				\$ 12,547		\$ 4,760		\$ 17,307

HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
061 - Partitions and Doors								

PARTITIONS

6" metal studs and tracks at kitchen wall framing	672	SF	1.40	941	1.60	1,075	3.00	2,016
4" metal studs and tracks at kitchen wall framing	70	SF	1.10	77	1.30	91	2.40	168
2"x6" plates at demising walls	5,136	LF	0.90	4,622	1.15	5,906	2.05	10,528
2"x4" plates at interior partitions	7,900	LF	0.75	5,925	1.05	8,295	1.80	14,220
2"x6" plates at interior partitions	1,203	LF	0.90	1,083	1.15	1,383	2.05	2,466
2"x6" studs, 16" o/c	4,211	LF	0.90	3,790	1.30	5,474	2.20	9,264
2"x4" studs, 16" o/c at interior walls	27,002	LF	0.75	20,252	1.00	27,002	1.75	47,254
2"x4" studs, staggered, 16" o/c	27,028	LF	0.75	20,271	1.10	29,731	1.85	50,002
1/2" OSB plywood to shear walls, one side	4,410	SF	0.62	2,734	0.70	3,087	1.32	5,821
1/2" OSB plywood to shear walls, two sides	20,370	SF	0.62	12,629	0.70	14,259	1.32	26,888
Simpson holddown allowance	1	LOT	2500.00	2,500	6000.00	6,000	8500.00	8,500
2"x6" blocking/backing for casework, etc.	2,500	LF	0.90	2,250	1.20	3,000	2.10	5,250
5/8" Type X gypboard at elevator, stairways and perimeter unit walls	45,423	SF	0.52	23,620	1.45	65,863	1.97	89,483

HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
061 - Partitions and Doors								

PARTITIONS (Continued)

1/2" Type X gypboard to partitions	46,908	SF	0.42	19,701	1.40	65,671	1.82	85,372
1/2" water resistant gypboard to bathrooms	6,120	SF	0.54	3,305	1.45	8,874	1.99	12,179
7/8" resilient channels to under side joists/trusses on first and second level ceilings	24,069	SF	0.48	11,553	1.05	25,272	1.53	36,825
(2) layers 5/8" Type X gypboard to ceiling channels at first and second levels	24,069	SF	0.96	23,106	2.70	64,986	3.66	88,092
5/8" gypboard to third level ceiling	11,899	SF	0.52	6,187	1.55	18,443	2.07	24,630
12" sound batts, first and second level ceilings	24,069	SF	1.45	34,900	0.75	18,052	2.20	52,952
12" sound batts with straps at first floor	12,230	SF	1.60	19,568	0.90	11,007	2.50	30,575
2"x4" framing and 5/8" gypboard to soffits	1,010	SF	1.65	1,667	2.85	2,879	4.50	4,546
4" sound batts	23,100	SF	0.54	12,474	0.35	8,085	0.89	20,559
6" sound batts	22,754	SF	0.78	17,748	0.40	9,102	1.18	26,850
Acoustical sealant	9,542	LF	0.40	3,817	0.70	6,679	1.10	10,496
Fire safing and sealants	4,771	LF	2.50	11,928	3.50	16,699	6.00	28,627

HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
061 - Partitions and Doors								

DOORS

3'0"x7'0" hollow metal frames	12	EA	132.00	1,584	85.00	1,020	217.00	2,604
3'0"x7'0" hollow metal frames at apartment entries, fire rated	32	EA	160.00	5,120	90.00	2,880	250.00	8,000
6'0"x7'0" hollow metal frame	1	EA	156.00	156	105.00	105	261.00	261
6'0"x7'0" aluminum frame	1	EA	240.00	240	130.00	130	370.00	370
5'0"x7'0" prefinished closet bifold wood doors and frames	32	EA	180.00	5,760	90.00	2,880	270.00	8,640
4'0"x7'0" prefinished closet bifold wood doors and frames	24	EA	150.00	3,600	75.00	1,800	225.00	5,400
3'0"x7'0" fiberglass insulated glazed double doors with 2'0"x6'0" transom	1	PR	1880.00	1,880	350.00	350	2230.00	2,230
3'0"x7'0" solid core wood double doors at kitchen, fire rated	1	PR	850.00	850	130.00	130	980.00	980
3'0"x7'0" hollow metal single doors at stairways, janitor, etc.	12	EA	420.00	5,040	65.00	780	485.00	5,820
3'0"x6'8" pre-hung, prefinished solid core wood doors and wood frames at apartments	69	EA	345.00	23,805	150.00	10,350	495.00	34,155

HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
061 - Partitions and Doors								

DOORS (Continued)

3'0"x7'0" prefinished solid core wood doors at apartment entries, fire rated	32	EA	445.00	14,240	65.00	2,080	510.00	16,320
3'0"x7'0" pre-hung, prefinished solid core wood doors and wood frames at bathrooms, laundry, etc.	10	EA	485.00	4,850	150.00	1,500	635.00	6,350
Hollow metal door hardware sets	12	EA	310.00	3,720	155.00	1,860	465.00	5,580
Apartment/hallway entry doors hardware sets, fire rated	32	EA	415.00	13,280	170.00	5,440	585.00	18,720
Double door hardware set	1	EA	685.00	685	250.00	250	935.00	935
Double door hardware set with panic bar	1	EA	1650.00	1,650	560.00	560	2210.00	2,210
Apartment interior doors hardware sets	69	EA	225.00	15,525	105.00	7,245	330.00	22,770
Bathroom and laundry room doors hardware sets	10	EA	345.00	3,450	150.00	1,500	495.00	4,950
Handicapped accessible actuator at double door (power with electrical)	1	EA	2375.00	2,375	570.00	570	2945.00	2,945

RELIGHTS

W1: Interior window in hollow metal frame (2)	32	SF	42.00	1,344	10.00	320	52.00	1,664
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ACCESS DOORS/PANELS

18"x18" ceiling access panels	20	EA	169.00	3,380	70.00	1,400	239.00	4,780
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HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
061 - Partitions and Doors								

ACCESS DOORS/PANELS (Continued)

12"x12" wall access panels	12	EA	109.00	1,308	50.00	600	159.00	1,908
36"x36" access door to crawlspace at mechanical room	1	EA	330.00	330	110.00	110	440.00	440
SUBTOTAL:				\$ 380,820		\$ 470,775		\$ 851,595
Labor Premium Time (5/10s)	10.00%					47,078		47,078

TOTAL ESTIMATED COST:				\$ 380,820		\$ 517,853		\$ 898,673
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HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
062 - Interior Finishes								

FLOORS

3/8" AC plywood underlayment at all sheet vinyl and tile flooring	7,410	SF	0.65	4,817	0.70	5,187	1.35	10,004
12"x12" tile at main lobby and lounge	1,268	SF	13.50	17,118	8.50	10,778	22.00	27,896
Patterned carpeting at main lobby, lounge and hallways	826	SY	36.00	29,736	9.20	7,599	45.20	37,335
Carpet and pad at living areas and bedrooms	2,157	SY	22.50	48,533	8.50	18,335	31.00	66,868
Sheet vinyl flooring at bathrooms, kitchen, mechanical, etc.	6,142	SF	2.85	17,505	1.60	9,827	4.45	27,332
Rubber treads and flooring at stairs/landings	1,060	SF	4.70	4,982	2.90	3,074	7.60	8,056
Outdoor carpet at deck	280	SF	3.90	1,092	1.00	280	4.90	1,372
Transition strips	614	LF	1.25	768	1.10	675	2.35	1,443
4" wood base at lobby and hallways	1,654	LF	2.70	4,466	1.80	2,977	4.50	7,443
4" rubber base	8,543	LF	1.20	10,252	1.35	11,533	2.55	21,785

WALLS

4'0" FRP finish at all toilets	2,340	SF	2.95	6,903	2.10	4,914	5.05	11,817
8'0" FRP finish at kitchen	496	SF	2.95	1,463	2.10	1,042	5.05	2,505

HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
062 - Interior Finishes								

WALLS (Continued)

Vinyl wall covering at activity room	1,050	SF	1.85	1,943	1.35	1,418	3.20	3,361
Paint walls multi-colors including warm side of exterior walls	99,358	SF	0.28	27,820	1.50	149,037	1.78	176,857

CEILINGS

24"x24" suspended acoustic ceiling tile system at public areas and hallways, etc. with seismic restraint	6,480	SF	2.80	18,144	1.95	12,636	4.75	30,780
Paint gypboard ceilings/soffits	28,831	SF	0.25	7,208	1.50	43,247	1.75	50,455

MISCELLANEOUS

Paint hollow metal doors and frames	1,050	SF	0.30	315	1.60	1,680	1.90	1,995
Paint miscellaneous exposed metals, etc.	1,150	SF	0.30	345	1.55	1,783	1.85	2,128

SUBTOTAL:				\$ 203,410		\$ 286,022		\$ 489,432
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Labor Premium Time (5/10s)	10.00%					28,602		28,602
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TOTAL ESTIMATED COST:				\$ 203,410		\$ 314,624		\$ 518,034
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HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
063 - Specialties								

MISCELLANEOUS

2.5# apartment kitchen fire extinguishers	30	EA	18.00	540	7.50	225	25.50	765
10# mechanical, main kitchen and laundry room fire extinguishers	4	EA	67.00	268	20.00	80	87.00	348
Cabinet mounted fire extinguishers	12	EA	155.00	1,860	70.00	840	225.00	2,700
Apartment door numbers	32	EA	28.00	896	10.00	320	38.00	1,216
Miscellaneous door numbers	40	EA	32.00	1,280	10.00	400	42.00	1,680
ADA door numbers	12	EA	38.00	456	10.00	120	48.00	576
Miscellaneous directional/warning graphics	3	Floors	250.00	750	120.00	360	370.00	1,110
1 1/2"x1 1/2"x48" corner guards	35	EA	48.00	1,680	30.00	1,050	78.00	2,730
Building directory	1	EA	650.00	650	120.00	120	770.00	770
4'0"x4'0" bulletin boards	4	EA	144.00	576	50.00	200	194.00	776
6'0"x4'0" kitchen rolling door and gear	1	EA	1150.00	1,150	480.00	480	1630.00	1,630
(36) slot mail box unit	1	EA	780.00	780	125.00	125	905.00	905
1/2" tempered glass full height partition at third floor below skylight	396	SF	49.50	19,602	11.00	4,356	60.50	23,958

HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
063 - Specialties								

MISCELLANEOUS (Continued)

3'6"x1 1/2" tempered glass railing at second floor	48	LF	267.00	12,816	45.00	2,160	312.00	14,976
Specialties not identified yet	1	LOT	2500.00	2,500	1000.00	1,000	3500.00	3,500

TOILET ACCESSORIES/PARTITIONS, ETC.

Toilet partitions, ADA	2	EA	1150.00	2,300	240.00	480	1390.00	2,780
Toilet partitions, standard	2	EA	895.00	1,790	180.00	360	1075.00	2,150
Urinal screens	2	EA	240.00	480	65.00	130	305.00	610
Toilet paper roll holders	38	EA	28.00	1,064	15.00	570	43.00	1,634
24" towel bars	32	EA	23.00	736	15.00	480	38.00	1,216
42" grab bars at toilets	38	EA	48.50	1,843	20.00	760	68.50	2,603
30" grab bars at toilets	38	EA	32.00	1,216	20.00	760	52.00	1,976
Twin robe/coat hooks	38	EA	10.50	399	8.50	323	19.00	722
24"x36" mirrors with medicine cabinet	32	EA	185.00	5,920	70.00	2,240	255.00	8,160
24"x36" mirrors	6	EA	155.00	930	60.00	360	215.00	1,290
60" shower curtains and rods	32	EA	79.00	2,528	28.00	896	107.00	3,424

HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
063 - Specialties								

TOILET ACCESSORIES/PARTITIONS, ETC. (Continued)

3'0"x5'0"x3'0"x6'0" molded fiberglass bathtub enclosures with soap dish and grab bars	17	EA	1350.00	22,950	330.00	5,610	1680.00	28,560
3'0"x5'0"x3'0"x7'0" molded fiberglass shower enclosures with soap dish, accessible with grab bars	4	EA	2430.00	9,720	550.00	2,200	2980.00	11,920
3'0"x5'0"x3'0"x7'0" molded fiberglass shower enclosures with soap dish, standard with grab bars	11	EA	1425.00	15,675	330.00	3,630	1755.00	19,305
Paper towel dispenser/disposals	4	EA	248.00	992	70.00	280	318.00	1,272
Janitor mop strips	3	EA	73.00	219	35.00	105	108.00	324
Knee insulation kits at all sinks	42	EA	28.00	1,176	30.00	1,260	58.00	2,436

CASEWORK

12" deep (4) tier shelf units	145	LF	34.00	4,930	13.00	1,885	47.00	6,815
18" deep (4) tier shelf units	72	LF	39.50	2,844	15.00	1,080	54.50	3,924
20" deep closet shelf and rod	334	LF	12.50	4,175	4.35	1,453	16.85	5,628
18" deep laundry shelves with closet rod	30	LF	11.50	345	4.35	131	15.85	476
24" deep beverage bar base cabinet with top	6	LF	190.00	1,140	45.00	270	235.00	1,410

HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
063 - Specialties								

CASEWORK (Continued)

24" deep vanity cabinets	118	LF	135.00	15,930	35.00	4,130	170.00	20,060
24" deep solid surface vanity top with integral back splash	108	LF	90.00	9,720	25.00	2,700	115.00	12,420
24" deep ADA accessible solid surface vanity top with integral back splash	18	LF	110.00	1,980	32.00	576	142.00	2,556
Extra for integral sinks to vanity tops	37	EA	160.00	5,920	30.00	1,110	190.00	7,030
(6) peg x 36" long coat bars with 12" shelf	32	EA	74.00	2,368	38.00	1,216	112.00	3,584
24" deep apartment kitchen base cabinets	496	LF	140.00	69,440	35.00	17,360	175.00	86,800
24" deep accessible kitchen base cabinets (4)	63	LF	150.00	9,450	35.00	2,205	185.00	11,655
24" deep solid surface countertop with integral back splash	559	LF	90.00	50,310	25.00	13,975	115.00	64,285
24" deep dinette counters with integral back splash	76	LF	110.00	8,360	32.00	2,432	142.00	10,792
12" deep wall cabinets	496	LF	129.00	63,984	30.00	14,880	159.00	78,864
24" deep main kitchen serving counter	6	LF	72.00	432	27.00	162	99.00	594
30" deep main kitchen base cabinet	11	LF	155.00	1,705	38.00	418	193.00	2,123

HMS Project No.: 10126

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
063 - Specialties								

CASEWORK (Continued)

24" deep curved receptionist counter with drawers, front and side walls	10	LF	335.00	3,350	70.00	700	405.00	4,050
1"x door trims/casings	5,854	LF	1.10	6,439	1.25	7,318	2.35	13,757
Hand/crash railing at first floor corridor	160	LF	15.50	2,480	5.50	880	21.00	3,360
Miscellaneous casework allowance	1	LOT	5000.00	5,000	1500.00	1,500	6500.00	6,500
SUBTOTAL:				\$ 386,044		\$ 108,661		\$ 494,705
Labor Premium Time (5/10s)	10.00%					10,866		10,866

TOTAL ESTIMATED COST:				\$ 386,044		\$ 119,527		\$ 505,571
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HMS Project No.: 10126

07 - CONVEYING SYSTEMS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
6'0"x7'0"x7'0" cab three-stop telescoping holeless hydraulic elevators complete with equipment and controls	2	EA	64500.00	129,000	27500.00	55,000	92000.00	184,000
City permits and inspections	2	LOTS	2700.00	5,400			2700.00	5,400
SUBTOTAL:				\$ 134,400		\$ 55,000		\$ 189,400
Labor Premium Time (5/10s)	10.00%					5,500		5,500
SUBTOTAL:				\$ 134,400		\$ 60,500		\$ 194,900
Subcontractor's Overhead and Profit on Material and Labor	20.00%			26,880		12,100		38,980
TOTAL ESTIMATED COST:				\$ 161,280		\$ 72,600		\$ 233,880

HMS Project No.: 10126

08 - MECHANICAL 081 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FIXTURES

P-1-1: Tank type floor mounted water closets, ADA	34	EA	635.00	21,590	220.00	7,480	855.00	29,070
P-1-2: Wall hung water closets with flush valve, ADA	4	EA	625.00	2,500	220.00	880	845.00	3,380
P-2-1: Wall hung urinals with flush valve	2	EA	810.00	1,620	235.00	470	1045.00	2,090
P-3-1: Faucets and rough-ins only	33	EA	175.00	5,775	80.00	2,640	255.00	8,415
P-3-2: Wall hung lavatories with faucets, ADA	5	EA	425.00	2,125	150.00	750	575.00	2,875
P-4-1: Two-compartment stainless steel kitchen sinks with faucets	30	EA	515.00	15,450	180.00	5,400	695.00	20,850
P-4-2: Single compartment stainless steel hand sinks with faucets	2	EA					With Kitchen Equipment	
P-4-3: Floor mounted mop sinks	3	EA	769.00	2,307	215.00	645	984.00	2,952
P-4-3: Floor mounted mop sink	1	EA					With Kitchen Equipment	
P-4-4: Three compartment stainless steel scullery sink with faucet	1	EA					With Kitchen Equipment	
P-4-5: Single compartment stainless steel prep sinks with faucets	2	EA					With Kitchen Equipment	

HMS Project No.: 10126

08 - MECHANICAL 081 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FIXTURES (Continued)

P-6-1: Walk-in showers with pressure balanced valves and enclosure (rough-in only)	4	EA	110.00	440	210.00	840	320.00	1,280
P-6-2: Bathtubs with pressure balanced valves and enclosure (rough-in only)	28	EA	110.00	3,080	210.00	5,880	320.00	8,960
P-7-1: Ice maker rough-ins	30	EA	45.00	1,350	120.00	3,600	165.00	4,950
P-8-1: Washer boxes	6	EA	65.00	390	75.00	450	140.00	840
DF-1: Double drinking fountain, ADA	1	EA	935.00	935	220.00	220	1155.00	1,155
HB-1: Interior hose bibb	1	EA	95.00	95	105.00	105	200.00	200
GI-1: 35 GPM grease interceptor	1	EA					With Kitchen Equipment	
HB-2: Exterior hose bibbs	6	EA	125.00	750	145.00	870	270.00	1,620
FD-1: 2" diameter floor drains	2	EA	112.00	224	120.00	240	232.00	464
FS-1: Floor sinks	2	EA	265.00	530	135.00	270	400.00	800
Dishwasher rough-ins	30	EA	45.00	1,350	60.00	1,800	105.00	3,150
Kitchen equipment rough-ins	7	EA	110.00	770	210.00	1,470	320.00	2,240

EQUIPMENT

WH-1 and 2: 119 gallon hot water generators	2	EA	6500.00	13,000	1250.00	2,500	7750.00	15,500
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HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
081 - Plumbing								

EQUIPMENT (Continued)

PMP-7: 6 GPM, 9'0" head, fractional HP hot water circulation pump	1	EA	1120.00	1,120	340.00	340	1460.00	1,460
SP-1 and 2: 25 GPM, 20'0" head, 1/3 HP, 1 1/2" diameter discharge elevator pit sump pumps	2	EA	1942.00	3,884	230.00	460	2172.00	4,344
ET-2: 14 gallon expansion tank	1	EA	375.00	375	75.00	75	450.00	450
4" diameter positive displacement water meter with remote reading	1	EA	4350.00	4,350	750.00	750	5100.00	5,100

ABOVE FLOOR PIPING

6" diameter cast iron waste and vent piping	160	LF	26.00	4,160	25.00	4,000	51.00	8,160
4" diameter cast iron waste and vent piping	110	LF	15.80	1,738	21.75	2,393	37.55	4,131
3" diameter cast iron waste and vent piping	280	LF	12.25	3,430	20.30	5,684	32.55	9,114
2 1/2" diameter cast iron waste and vent piping	90	LF	11.50	1,035	19.50	1,755	31.00	2,790
2" diameter cast iron waste and vent piping	600	LF	8.75	5,250	18.50	11,100	27.25	16,350
1 1/2" diameter DWV waste and vent piping	1,350	LF	11.60	15,660	11.25	15,188	22.85	30,848
6" diameter cast iron fittings	16	EA	57.00	912	107.00	1,712	164.00	2,624
4" diameter cast iron fittings	11	EA	39.00	429	85.00	935	124.00	1,364

HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
081 - Plumbing								

ABOVE FLOOR PIPING (Continued)

3" diameter cast iron fittings	28	EA	22.00	616	75.00	2,100	97.00	2,716
2 1/2" diameter cast iron fittings	9	EA	20.00	180	72.00	648	92.00	828
2" diameter cast iron fittings	60	EA	18.00	1,080	60.00	3,600	78.00	4,680
1 1/2" diameter DWV fittings	135	EA	10.00	1,350	45.00	6,075	55.00	7,425
6" diameter cleanouts	2	EA	175.00	350	110.00	220	285.00	570
4" diameter cleanouts	2	EA	90.00	180	75.00	150	165.00	330
3" diameter cleanouts	9	EA	73.00	657	65.00	585	138.00	1,242
2" diameter cleanouts	51	EA	65.00	3,315	60.00	3,060	125.00	6,375
1 1/2" diameter cleanout	1	EA	40.00	40	50.00	50	90.00	90
1 1/2" diameter wall cleanouts	67	EA	43.00	2,881	50.00	3,350	93.00	6,231
6" VTR	2	EA	175.00	350	210.00	420	385.00	770
1" thick insulation with vapor barrier to VTR	10	LF	4.10	41	5.20	52	9.30	93
1 1/2" diameter check valves	2	EA	97.00	194	47.00	94	144.00	288
1 1/2" diameter wall scupper	1	EA	85.00	85	50.00	50	135.00	135

HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
081 - Plumbing								

ABOVE FLOOR PIPING (Continued)

24" long x 18" wide x 4" thick concrete splash block with 21" long x 12" wide x 1" deep depression set in grade	1	EA	16.00	16	15.00	15	31.00	31
Wall access panel for cleanout	1	EA	45.00	45	35.00	35	80.00	80
2" thick insulation to cast iron elevator sump pump, 1 1/2" diameter	140	LF	4.95	693	4.32	605	9.27	1,298

RAIN LEADERS

RD-1: 3" diameter roof drains	3	EA	248.00	744	115.00	345	363.00	1,089
RD-2: 3" diameter overflow roof drains	3	EA	270.00	810	135.00	405	405.00	1,215
3" diameter cast iron rain leader pipe	400	LF	12.25	4,900	20.30	8,120	32.55	13,020
3" diameter cast iron fittings	20	EA	22.00	440	75.00	1,500	97.00	1,940
3" diameter cleanouts	13	EA	73.00	949	68.00	884	141.00	1,833
3" diameter wall scuppers	3	EA	110.00	330	65.00	195	175.00	525
2" thick insulation to 3" diameter cast iron rain leader pipe	400	LF	5.20	2,080	7.50	3,000	12.70	5,080
24" long x 18" wide x 4" thick concrete splash blocks with 21" long x 12" wide x 1" deep depressions set in grade	3	EA	26.00	78	15.00	45	41.00	123

HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

081 - Plumbing

RAIN LEADERS (Continued)

Wall access panels for cleanouts	3	EA	45.00	135	35.00	105	80.00	240
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DOMESTIC WATER PIPING

4" diameter copper hot and cold water piping	20	LF	57.76	1,155	28.00	560	85.76	1,715
3" diameter copper hot and cold water piping	100	LF	42.30	4,230	21.75	2,175	64.05	6,405
2 1/2" diameter copper hot and cold water piping	50	LF	32.50	1,625	19.50	975	52.00	2,600
2" diameter copper hot and cold water piping	120	LF	20.90	2,508	14.25	1,710	35.15	4,218
1 1/2" diameter copper hot and cold water piping	200	LF	13.45	2,690	11.55	2,310	25.00	5,000
1 1/4" diameter copper hot and cold water piping	100	LF	10.45	1,045	10.35	1,035	20.80	2,080
1" diameter copper hot and cold water piping	240	LF	7.45	1,788	9.00	2,160	16.45	3,948
3/4" diameter copper hot and cold water piping	1,320	LF	4.80	6,336	8.25	10,890	13.05	17,226
1/2" diameter copper hot and cold water piping	120	LF	3.15	378	8.00	960	11.15	1,338
5/8" diameter PEX tubing	5,800	LF	0.57	3,306	1.05	6,090	1.62	9,396
4" diameter copper fittings	2	EA	200.00	400	125.00	250	325.00	650
3" diameter copper fittings	10	EA	68.00	680	92.00	920	160.00	1,600
2 1/2" diameter copper fittings	5	EA	60.00	300	90.00	450	150.00	750

HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

081 - Plumbing

DOMESTIC WATER PIPING (Continued)

2" diameter copper fittings	12	EA	13.00	156	52.00	624	65.00	780
1 1/2" to 1" diameter copper fittings	54	EA	6.10	329	35.00	1,890	41.10	2,219
3/4" to 1/2" diameter copper fittings	144	EA	3.90	562	30.00	4,320	33.90	4,882
4" diameter gate valves, iron body	2	EA	865.00	1,730	400.00	800	1265.00	2,530
2" diameter gate valves, bronze body	4	EA	125.00	500	25.00	100	150.00	600
1 1/4" diameter gate valves, bronze body	32	EA	83.00	2,656	40.00	1,280	123.00	3,936
1" diameter gate valves, bronze body	32	EA	52.00	1,664	32.00	1,024	84.00	2,688
3/4" diameter gate valves, bronze body	11	EA	37.00	407	30.00	330	67.00	737
2" diameter thermostatic mixing valves	2	EA	1450.00	2,900	75.00	150	1525.00	3,050
3" diameter check valve, iron body	1	EA	285.00	285	270.00	270	555.00	555
3/4" diameter check valve, bronze body	1	EA	41.00	41	30.00	30	71.00	71
3/4" diameter balance valves, bronze body	11	EA	72.00	792	30.00	330	102.00	1,122
3/4" diameter drain valves	5	EA	29.00	145	25.00	125	54.00	270
3/4" diameter P&T relief valves to water generator	2	EA	140.00	280	55.00	110	195.00	390
Manifolds	32	EA	380.00	12,160	110.00	3,520	490.00	15,680

HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
081 - Plumbing			\$	\$	\$	\$	\$	\$

DOMESTIC WATER PIPING (Continued)

Pressure gauge with gate valve	1	EA	15.00	15	75.00	75	90.00	90
4" diameter double check valve backflow preventer	1	EA	4800.00	4,800	400.00	400	5200.00	5,200
Water hammer arrestors	61	EA	45.00	2,745	75.00	4,575	120.00	7,320
Trap primer with distribution box	1	EA	225.00	225	95.00	95	320.00	320
Trap primer	1	EA	87.00	87	45.00	45	132.00	132
1 1/2" thick insulation to copper hot and cold water pipe, 4" diameter	20	LF	9.15	183	6.68	134	15.83	317
1 1/2" thick insulation to copper hot and cold water pipe, 3" diameter	100	LF	6.60	660	6.00	600	12.60	1,260
1 1/2" thick insulation to copper hot and cold water pipe, 2 1/2" diameter	50	LF	5.75	288	5.50	275	11.25	563
1" thick insulation to copper hot and cold water pipe, 2" diameter	120	LF	3.70	444	5.10	612	8.80	1,056
1" thick insulation to copper hot and cold water pipe, 1 1/2" diameter	200	LF	3.40	680	4.35	870	7.75	1,550
1" thick insulation to copper hot and cold water pipe, 1 1/4" diameter	100	LF	3.00	300	3.40	340	6.40	640

HMS Project No.: 10126

08 - MECHANICAL 081 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE \$	TOTAL \$	RATE \$	TOTAL \$	UNIT RATE \$	MATERIAL/LABOR \$

DOMESTIC WATER PIPING (Continued)

1" thick insulation to copper hot and cold water pipe, 1" diameter	240	LF	2.30	552	3.15	756	5.45	1,308
1" thick insulation to copper hot and cold water pipe, 3/4" diameter	1,320	LF	2.10	2,772	2.95	3,894	5.05	6,666
1" thick insulation to copper hot and cold water pipe, 1/2" diameter	120	LF	2.00	240	2.70	324	4.70	564

MISCELLANEOUS

Disinfect and test system	1	LOT	300.00	300	1700.00	1,700	2000.00	2,000
Labels, hangers, guides, etc. to equipment and piping	1	LOT	1000.00	1,000	2500.00	2,500	3500.00	3,500

SUBTOTAL:				\$ 205,502		\$ 179,193		\$ 384,695
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Labor Premium Time (5/10s)	10.00%					17,919		17,919
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SUBTOTAL:				\$ 205,502		\$ 197,112		\$ 402,614
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Subcontractor's Overhead and Profit on Material and Labor	20.00%			41,100		39,422		80,522
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TOTAL ESTIMATED COST:				\$ 246,602		\$ 236,534		\$ 483,136
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HMS Project No.: 10126

08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HEATING

B-1 and 2: 634 MBH, 1/3 HP fuel oil fired cast iron boilers	2	EA	8500.00	17,000	3700.00	7,400	12200.00	24,400
Boiler controller	1	EA	2250.00	2,250	975.00	975	3225.00	3,225
PS-1: 8" diameter double wall pressure stack with 1" air space, 304 stainless steel inner and aluminized steel outer liner	102	LF	22.00	2,244	20.00	2,040	42.00	4,284
Caps	2	EA	125.00	250	75.00	150	200.00	400
AS-1: 4" diameter air separator	1	EA	2075.00	2,075	400.00	400	2475.00	2,475
ET-1: 80 gallon expansion tank	1	EA	875.00	875	172.00	172	1047.00	1,047
PMP-1 and 2: 58 GPM, 33'0" head, 1 1/2 HP hydronic pumps	2	EA	1752.00	3,504	908.00	1,816	2660.00	5,320
PMP-3 and 4: 52 GPM, 33'0" head, 1 1/2 HP hydronic pumps	2	EA	1752.00	3,504	908.00	1,816	2660.00	5,320
PMP-5 and 6: 55 GPM, 33'0" head, 1 1/2 HP hydronic pumps	2	EA	1752.00	3,504	908.00	1,816	2660.00	5,320
PMP-8 and 9: 83 GPM, 13'0" head, fractional HP hydronic pumps	2	EA	1834.00	3,668	1050.00	2,100	2884.00	5,768
GT-1: 48 gallon glycol tank, make-up package	1	EA	850.00	850	275.00	275	1125.00	1,125

HMS Project No.: 10126

08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE \$	TOTAL \$	RATE \$	TOTAL \$	UNIT RATE \$	MATERIAL/LABOR \$

HEATING (Continued)

Glycol	200	GAL	9.50	1,900	2.50	500	12.00	2,400
BB-1: 0.66 MBH/LF single tier fin tube (73 each)	526	LF	18.00	9,468	15.00	7,890	33.00	17,358
BB-2: 1.04 MBH/LF single tier fin tube (5 each)	49	LF	25.00	1,225	20.00	980	45.00	2,205
Enclosure	1,163	LF	17.00	19,771	10.00	11,630	27.00	31,401
KSH-1: 3.9 MBH fractional HP kick space heaters	5	EA	250.00	1,250	125.00	625	375.00	1,875
KSH-2: 7.7 MBH fractional HP kick space heaters	6	EA	350.00	2,100	150.00	900	500.00	3,000
CUH-1: 16.4 MBH fractional HP recessed wall mounted cabinet unit heaters	0	EA	990.00		290.00		1280.00	
CUH-2: 16.4 MBH fractional HP ceiling mounted cabinet unit heaters	4	EA	990.00	3,960	350.00	1,400	1340.00	5,360
UH-1: 18 MBH fractional HP unit heaters	13	EA	1050.00	13,650	590.00	7,670	1640.00	21,320
UH-2: 119 MBH/LF fractional HP oil fired unit heater	1	EA	3500.00	3,500	375.00	375	3875.00	3,875
PV-1: Power venter with 8" diameter exhaust duct as required for UH-2	1	EA						With UH-2
HC-1: 284 MBH, 4,000 CFM heating coil	1	EA	1250.00	1,250	325.00	325	1575.00	1,575
HC-2: 119 MBH, 1,900 CFM heating coil	1	EA	550.00	550	175.00	175	725.00	725

HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
082 - HVAC			\$	\$	\$	\$	\$	\$

HEATING PIPING, ETC.

4" diameter copper hydronic pipe	80	LF	63.00	5,040	30.75	2,460	93.75	7,500
3" diameter hydronic pipe	30	LF	42.30	1,269	21.75	653	64.05	1,922
2 1/2" diameter hydronic pipe	100	LF	32.50	3,250	19.50	1,950	52.00	5,200
2" diameter hydronic pipe	800	LF	20.90	16,720	14.25	11,400	35.15	28,120
1 1/2" diameter hydronic pipe	470	LF	13.45	6,322	11.55	5,429	25.00	11,751
1 1/4" diameter hydronic pipe	320	LF	10.45	3,344	10.35	3,312	20.80	6,656
1" diameter hydronic pipe	220	LF	7.45	1,639	9.00	1,980	16.45	3,619
3/4" diameter hydronic pipe	2,800	LF	4.80	13,440	8.25	23,100	13.05	36,540
4" diameter copper fittings	8	EA	200.00	1,600	125.00	1,000	325.00	2,600
3" diameter copper fittings	3	EA	68.00	204	92.00	276	160.00	480
2 1/2" diameter copper fittings	10	EA	60.00	600	90.00	900	150.00	1,500
2" diameter copper fittings	80	EA	13.00	1,040	52.00	4,160	65.00	5,200
1 1/2" to 1" diameter copper fittings	101	EA	6.10	616	35.00	3,535	41.10	4,151
3/4" diameter copper fittings	280	EA	3.90	1,092	30.00	8,400	33.90	9,492

HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
082 - HVAC			\$	\$	\$	\$	\$	\$

HEATING PIPING, ETC. (Continued)

4" diameter gate valves, iron body	8	EA	865.00	6,920	400.00	3,200	1265.00	10,120
2 1/2" diameter gate valves, iron body	12	EA	540.00	6,480	240.00	2,880	780.00	9,360
2" diameter gate valves, bronze body	6	EA	125.00	750	55.00	330	180.00	1,080
1 1/4" diameter gate valves, bronze body	2	EA	83.00	166	40.00	80	123.00	246
1" diameter gate valves, bronze body	2	EA	52.00	104	30.00	60	82.00	164
3/4" diameter gate valves, bronze body	214	EA	37.00	7,918	30.00	6,420	67.00	14,338
4" diameter balance valves, iron body	2	EA	1100.00	2,200	400.00	800	1500.00	3,000
2 1/2" diameter balance valves, iron body	6	EA	520.00	3,120	80.00	480	600.00	3,600
2" diameter balance valves, bronze body	4	EA	229.00	916	60.00	240	289.00	1,156
1 1/4" diameter balance valves, bronze body	2	EA	160.00	320	50.00	100	210.00	420
1" diameter balance valves, bronze body	2	EA	93.00	186	34.00	68	127.00	254
3/4" diameter balance valves, bronze body	106	EA	72.00	7,632	30.00	3,180	102.00	10,812
4" diameter check valves, iron body	2	EA	445.00	890	400.00	800	845.00	1,690
2 1/2" diameter check valves, iron body	6	EA	265.00	1,590	240.00	1,440	505.00	3,030

HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
082 - HVAC			\$	\$	\$	\$	\$	\$

HEATING PIPING, ETC. (Continued)

3/4" diameter check valve, bronze body	1	EA	41.00	41	30.00	30	71.00	71
1 1/4" diameter two-way motor operated control valve	1	EA	430.00	430	115.00	115	545.00	545
3/4" diameter two-way motor operated control valves	106	EA	118.00	12,508	45.00	4,770	163.00	17,278
4" diameter three-way motor operated control valve	1	EA	1350.00	1,350	420.00	420	1770.00	1,770
2" diameter three-way motor operated control valves	3	EA	730.00	2,190	150.00	450	880.00	2,640
3/4" diameter drain valves	24	EA	28.00	672	20.00	480	48.00	1,152
P&T relief valves	3	EA	160.00	480	55.00	165	215.00	645
Pressure gauge with gate valve	1	EA	65.00	65	75.00	75	140.00	140
Pressure gauges with three gate valves	8	EA	140.00	1,120	110.00	880	250.00	2,000
Auto air vents with gate valves	20	EA	72.50	1,450	39.00	780	111.50	2,230
P&T test plugs	4	EA	23.00	92	20.00	80	43.00	172
Thermometers	4	EA	82.00	328	46.00	184	128.00	512
Temperature sensors	10	EA	85.00	850	40.00	400	125.00	1,250

HMS Project No.: 10126

08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HEATING PIPING, ETC. (Continued)

Pipe expansion loops	8	EA	110.00	880	75.00	600	185.00	1,480
1 1/2" thick insulation to copper hydronic pipe, 4" diameter	80	LF	9.15	732	6.68	534	15.83	1,266
1 1/2" thick insulation to copper hydronic pipe, 3" diameter	30	LF	6.60	198	6.00	180	12.60	378
1 1/2" thick insulation to copper hydronic pipe, 2 1/2" diameter	100	LF	5.75	575	5.50	550	11.25	1,125
1" thick insulation to copper hydronic pipe, 2" diameter	800	LF	3.70	2,960	5.10	4,080	8.80	7,040
1" thick insulation to copper hydronic pipe, 1 1/2" diameter	470	LF	3.40	1,598	4.35	2,045	7.75	3,643
1" thick insulation to copper hydronic pipe, 1 1/4" diameter	320	LF	3.00	960	3.40	1,088	6.40	2,048
1" thick insulation to copper hydronic pipe, 1" diameter	220	LF	2.30	506	3.15	693	5.45	1,199
1" thick insulation to copper hydronic pipe, 3/4" diameter	2,800	LF	2.10	5,880	2.95	8,260	5.05	14,140

HMS Project No.: 10126

08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

VENTILATION

RTU-1: 4,000 CFM, 5 HP supply fan and 3,200 CFM, 1 HP return fan rooftop unit	1	EA	22500.00	22,500	7500.00	7,500	30000.00	30,000
MUA-1: 1,900 CFM fractional HP rooftop make-up air unit	1	EA					With Kitchen Equipment	
SF-1: 1,550 CFM, 1/3 HP supply air fan	1	EA	2350.00	2,350	1400.00	1,400	3750.00	3,750
SF-2: 800 CFM, 1/4 HP supply air fan	1	EA	1600.00	1,600	700.00	700	2300.00	2,300
KEF-1: 1,900 CFM fractional HP roof mounted kitchen hood exhaust fan	1	EA					With Kitchen Equipment	
EF-1: 300 CFM, 1/25 HP unit kitchen exhaust fans	30	EA	600.00	18,000	275.00	8,250	875.00	26,250
EF-2: 85 CFM, 1/25 HP unit bathroom exhaust fans	37	EA	150.00	5,550	95.00	3,515	245.00	9,065
EF-3: 300 CFM, 1/4 HP roof mounted toilet room exhaust fan	1	EA	770.00	770	310.00	310	1080.00	1,080
24"x24" supply air diffusers	12	EA	118.00	1,416	60.00	720	178.00	2,136
12"x12" supply air diffusers	12	EA	65.00	780	40.00	480	105.00	1,260
24"x24" return/exhaust air grille	1	EA	60.00	60	45.00	45	105.00	105
12"x12" return/exhaust air grilles	7	EA	40.00	280	30.00	210	70.00	490

HMS Project No.: 10126

08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

VENTILATION (Continued)

12"x12" transfer air grilles	4	EA	52.00	208	40.00	160	92.00	368
24"x24" rooftop intake hood	1	EA	210.00	210	85.00	85	295.00	295
22"x22" rooftop exhaust hood	1	EA	185.00	185	80.00	80	265.00	265
36"x24" louvers	3	EA	150.00	450	75.00	225	225.00	675
Wall caps with backdraft dampers	72	EA	65.00	4,680	45.00	3,240	110.00	7,920
8"x8" motor operated damper	1	EA	65.00	65	45.00	45	110.00	110
10"x8" motor operated damper	1	EA	70.00	70	50.00	50	120.00	120
12"x12" motor operated damper	1	EA	85.00	85	55.00	55	140.00	140
14"x12" motor operated damper	1	EA	85.00	85	55.00	55	140.00	140
16"x16" motor operated damper	1	EA	135.00	135	85.00	85	220.00	220
36"x24" motor operated damper	1	EA	255.00	255	140.00	140	395.00	395
12"x12" backdraft damper	1	EA	50.00	50	30.00	30	80.00	80
14"x12" backdraft damper	1	EA	55.00	55	35.00	35	90.00	90
Volume dampers	15	EA	42.00	630	35.00	525	77.00	1,155

HMS Project No.: 10126

08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE \$	TOTAL \$	RATE \$	TOTAL \$	UNIT RATE \$	MATERIAL/LABOR \$

VENTILATION (Continued)

Fire/smoke dampers	8	EA	130.00	1,040	80.00	640	210.00	1,680
Sheetmetal ductwork and hangers	9,880	LBS	3.70	36,556	4.10	40,508	7.80	77,064
2" thick duct insulation	960	SF	2.15	2,064	4.20	4,032	6.35	6,096
1" acoustic insulation	840	SF	1.70	1,428	3.20	2,688	4.90	4,116
Label equipment, ducts and grilles	1	LOT	500.00	500	2000.00	2,000	2500.00	2,500

CONTROLS

Individual thermostats in apartments	32	EA	87.00	2,784	65.00	2,080	152.00	4,864
Public area lockable thermostats	21	EA	102.00	2,142	75.00	1,575	177.00	3,717
Electric/electronic controls for equipment	100	PTS	515.00	51,500	450.00	45,000	965.00	96,500

TEST, BALANCE AND COMMISSION

Test, balance and commission HVAC system	160	HRS			150.00	24,000	150.00	24,000
Mechanical mobilization/demobilization and submittals, etc.	1	LOT	1500.00	1,500	5500.00	5,500	7000.00	7,000

SUBTOTAL:

\$ 389,564	\$ 322,885	\$ 712,449
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NEAR ISLAND SENIOR HOUSING - KODIAK ISLAND HOUSING AUTHORITY
 182 ALIMAK DRIVE - KODIAK, ALASKA
 95% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
082 - HVAC			\$	\$	\$	\$	\$	\$
Labor Premium Time (5/10s)		10.00%				32,289		32,289
SUBTOTAL:					\$ 389,564	\$ 355,174		\$ 744,738
Subcontractor's Overhead and Profit on Material and Labor		20.00%		77,913		71,035		148,948
TOTAL ESTIMATED COST:				\$ 467,477		\$ 426,209		\$ 893,686

HMS Project No.: 10126

08 - MECHANICAL 083 - Fire Protection	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
6" backflow preventer	1	EA	7530.00	7,530	600.00	600	8130.00	8,130
4" wet pipe valve risers	2	EA	1850.00	3,700	1500.00	3,000	3350.00	6,700
4" dry pipe valve riser	1	EA	1250.00	1,250	1050.00	1,050	2300.00	2,300
4" strand pipe riser and valves in stairwells	2	EA	2200.00	4,400	2800.00	5,600	5000.00	10,000
NFPA R13 wet pipe system, plastic pipes	36,249	SF	1.80	65,248	1.50	54,374	3.30	119,622
___ CFM dry pipe compressor	1	EA	1150.00	1,150	375.00	375	1525.00	1,525
Dry pipe system to canopy and soffit	1,092	SF	2.20	2,402	2.50	2,730	4.70	5,132
Siamese fire department connection	1	EA	6.50	7	2.30	2	8.80	9
Test and certify	1	LOT	200.00	200	900.00	900	1100.00	1,100
Design fee	1	LOT	4000.00	4,000			4000.00	4,000
SUBTOTAL:				\$ 89,887		\$ 68,631		\$ 158,518
Labor Premium Time (5/10s)	10.00%					6,863		6,863
SUBTOTAL:				\$ 89,887		\$ 75,494		\$ 165,381
Subcontractor's Overhead and Profit on Material and Labor	20.00%			17,977		15,099		33,076
TOTAL ESTIMATED COST:				\$ 107,864		\$ 90,593		\$ 198,457

HMS Project No.: 10126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
084 - Special Mechanical Systems								
25 gallon fuel oil day tank, pump, controls, alarms, valves and piping	1	LOT	3800.00	3,800	1000.00	1,000	4800.00	4,800
1/2" diameter fuel oil piping, valves and connections to boilers and UH-2	3	EA	380.00	1,140	650.00	1,950	1030.00	3,090
Test and certify	1	LOT	50.00	50	250.00	250	300.00	300
SUBTOTAL:				\$ 4,990		\$ 3,200		\$ 8,190
Labor Premium Time (5/10s)	10.00%					320		320
SUBTOTAL:				\$ 4,990		\$ 3,520		\$ 8,510
Subcontractor's Overhead and Profit on Material and Labor	20.00%			998		704		1,702
TOTAL ESTIMATED COST:				\$ 5,988		\$ 4,224		\$ 10,212

NEAR ISLAND SENIOR HOUSING - KODIAK ISLAND HOUSING AUTHORITY
 182 ALIMAK DRIVE - KODIAK, ALASKA
 95% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10126

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
1,600 amp meter base and CT with (1) 225 amp meter and (32) 100 amp meters	1	EA	26750.00	26,750	10500.00	10,500	37250.00	37,250
800 amp, 3 pole, 120/240 volt, three phase, 4 wire 42 circuit panel	1	EA	7980.00	7,980	2550.00	2,550	10530.00	10,530
200 amp, 120/240 volt, three phase, 4 wire, 42 circuits subpanels	3	EA	2350.00	7,050	1235.00	3,705	3585.00	10,755
125 amp, 120/240 volt, three phase, 4 wire, 42 circuits subpanel	1	EA	1350.00	1,350	850.00	850	2200.00	2,200
100 amp, 120/240 volt, single phase, 4 wire, 20 circuits subpanels	32	EA	900.00	28,800	610.00	19,520	1510.00	48,320
100 amp, 120/240 volt, single phase, 4 wire, 42 circuits subpanel	1	EA	1150.00	1,150	750.00	750	1900.00	1,900
400 amp, 40 HP elevator disconnect/starter switches	2	EA	875.00	1,750	350.00	700	1225.00	2,450
4" diameter rigid steel conduit	80	LF	32.00	2,560	28.00	2,240	60.00	4,800
2" diameter EMT conduit	460	LF	5.35	2,461	7.20	3,312	12.55	5,773
1 1/2" diameter EMT conduit	40	LF	3.50	140	8.80	352	12.30	492
1 1/4" diameter EMT conduit	40	LF	3.00	120	7.80	312	10.80	432
Romex wiring to unit panels	3,100	LF	0.75	2,325	1.20	3,720	1.95	6,045

HMS Project No.: 10126

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
091 - Service and Distribution								
600 KCMIL copper conductors	320	LF	23.30	7,456	5.00	1,600	28.30	9,056
#4/0 XHHW copper conductors	600	LF	7.10	4,260	2.80	1,680	9.90	5,940
#3/0 XHHW copper conductors	1,040	LF	5.70	5,928	2.50	2,600	8.20	8,528
#1 XHHW copper conductors	160	LF	3.20	512	1.80	288	5.00	800
#2 XHHW copper conductors	160	LF	2.50	400	1.60	256	4.10	656
#8 bare copper ground wire	40	LF	0.70	28	0.72	29	1.42	57
#6 bare copper ground wire	300	LF	1.04	312	1.07	321	2.11	633
#4 bare copper ground wire	200	LF	1.50	300	1.30	260	2.80	560
#1/0 bare copper ground wire	40	LF	3.82	153	1.60	64	5.42	217
#300 KCMIL bare copper ground wire	40	LF	10.20	408	3.25	130	13.45	538
5/8" diameter x 8'0" long copper ground rods	2	EA	47.00	94	112.00	224	159.00	318
Ground connections	8	EA	45.00	360	85.00	680	130.00	1,040
Test and tag service	1	LOT	100.00	100	900.00	900	1000.00	1,000
SUBTOTAL:				\$ 102,747		\$ 57,543		\$ 160,290
Labor Premium Time (5/10s)	10.00%					5,754		5,754

HMS Project No.: 10126

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
091 - Service and Distribution								

SUBTOTAL: \$ 102,747 \$ 63,297 \$ 166,044

Subcontractor's Overhead and Profit on Material and Labor 20.00% 20,549 12,659 33,208

TOTAL ESTIMATED COST: **\$ 123,296 \$ 75,956 \$ 199,252**

HMS Project No.: 10126

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
092 - Lighting and Power								

FIXTURES

Type A: Ceiling mounted living room residential fixtures, 2-lamp	33	EA	135.00	4,455	75.00	2,475	210.00	6,930
Type B: Ceiling mounted bedroom residential fixtures, 2-lamp	38	EA	68.00	2,584	65.00	2,470	133.00	5,054
Type C: Ceiling mounted bedroom residential fixtures, 1-lamp	32	EA	75.00	2,400	65.00	2,080	140.00	4,480
Type D: Wall mounted bathroom vanity residential fixtures, 2-lamp	33	EA	85.00	2,805	70.00	2,310	155.00	5,115
Type E: Ceiling mounted hallway/entry residential fixtures, 2-lamp	40	EA	145.00	5,800	85.00	3,400	230.00	9,200
Type F: Lensed residential 6" downlights, 1-lamp	32	EA	70.00	2,240	65.00	2,080	135.00	4,320
Type K: Ceiling mounted kitchen residential linear fluorescent fixtures, 2-lamp	34	EA	165.00	5,610	85.00	2,890	250.00	8,500
Type B-2: 2'0"x2'0" grid troffers with prismatic lenses, 2-lamp	7	EA	145.00	1,015	85.00	595	230.00	1,610
Type B-2E: 2'0"x2'0" grid troffers with prismatic lenses, 300 lumen battery units, 2-lamp	16	EA	165.00	2,640	95.00	1,520	260.00	4,160
Type CF-2: 4'0" fluorescent strips with wire guards, 2-lamp	0	EA	120.00		75.00		195.00	

HMS Project No.: 10126

09 - ELECTRICAL 092 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FIXTURES (Continued)

Type CF-4: 8'0" fluorescent strips with wire guards, 4-lamp	16	EA	160.00	2,560	110.00	1,760	270.00	4,320
Type D-1: 6" fluorescent downlights with open reflectors, 1-lamp	27	EA	85.00	2,295	70.00	1,890	155.00	4,185
Type D-1E: 6" fluorescent downlights with open reflectors, 1,300 lumen battery units, 1-lamp	4	EA	110.00	440	75.00	300	185.00	740
Type E-3: Emergency lighting units, 6 volt, with capacity to power remote head and time delay, 2-lamp	7	EA	247.00	1,729	135.00	945	382.00	2,674
Type ER: Architectural emergency remote heads with exterior rating, 2-lamp	9	EA	118.00	1,062	70.00	630	188.00	1,692
Type FV-3: 4'0" fluorescent enclosed gasketed fixtures, 3-lamp	2	EA	145.00	290	80.00	160	225.00	450
Type GP-2: 2'0"x4'0" grid troffers with prismatic lenses, 2-lamp	25	EA	175.00	4,375	95.00	2,375	270.00	6,750
Type GP-2E: 2'0"x4'0" grid troffers with prismatic lenses, 1,400 lumen battery units, 2-lamp	36	EA	205.00	7,380	105.00	3,780	310.00	11,160
Type LB-2: Low profile architectural wrap fixtures with prismatic lenses, 2-lamp	28	EA	120.00	3,360	75.00	2,100	195.00	5,460

HMS Project No.: 10126

09 - ELECTRICAL 092 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FIXTURES (Continued)

Type LB-2E: Low profile architectural wrap fixtures with 1,400 lumen battery units, 2-lamp	24	EA	135.00	3,240	80.00	1,920	215.00	5,160
Type LB-3: Low profile architectural wrap fixtures with prismatic lenses, 3-lamp	6	EA	125.00	750	75.00	450	200.00	1,200
Type MP-4: 2'0"x4'0" modular steel fixtures with prismatic lenses, 4-lamp	3	EA	185.00	555	80.00	240	265.00	795
Type MP-4E: 2'0"x4'0" modular steel fixtures with 1,400 lumen battery unit, 4-lamp	1	EA	215.00	215	115.00	115	330.00	330
Type T8: Track lighting (4 each)	32	LF	15.00	480	28.00	896	43.00	1,376
Type TL: Track lighting heads	12	EA	50.00	600	18.00	216	68.00	816
Type WP-2: 4'0" fluorescent wall bracket fixtures, 2-lamp	0	EA	105.00		70.00		175.00	
Type X: Single face LED exit signs with battery backup	24	EA	221.00	5,304	120.00	2,880	341.00	8,184
Type X: Double face LED exit signs with battery backup	4	EA	231.00	924	120.00	480	351.00	1,404
Type XW: Single face LED exit signs with polycarbonate enclosures, wet label	2	EA	235.00	470	120.00	240	355.00	710

HMS Project No.: 10126

09 - ELECTRICAL 092 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FIXTURES (Continued)

Type ZC-1: 150 watt metal halide exterior canopy HID fixtures with drop prismatic lenses, 1-lamp	4	EA	450.00	1,800	175.00	700	625.00	2,500
Type ZW-1: 50 watt metal halide wall mounted security lights, 1-lamp	4	EA	275.00	1,100	150.00	600	425.00	1,700
Type ZW-2: 100 watt metal halide wall mounted area lights with cut off optics, 1-lamp	2	EA	345.00	690	165.00	330	510.00	1,020

POWER

30 amp electrically held lighting contactor	1	EA	468.00	468	180.00	180	648.00	648
Photocell	1	EA	125.00	125	75.00	75	200.00	200
Single pole switches	236	EA	12.00	2,832	45.00	10,620	57.00	13,452
Three-way switches	67	EA	20.00	1,340	55.00	3,685	75.00	5,025
Junction boxes	6	EA	5.00	30	17.00	102	22.00	132
Simplex receptacles	2	EA	10.00	20	40.00	80	50.00	100
Duplex receptacles	495	EA	12.00	5,940	48.00	23,760	60.00	29,700
Duplex receptacles, GFCI	24	EA	17.00	408	55.00	1,320	72.00	1,728
Duplex receptacles, GFCI, above counter	197	EA	17.00	3,349	55.00	10,835	72.00	14,184

HMS Project No.: 10126

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
092 - Lighting and Power			\$	\$	\$	\$	\$	\$

POWER (Continued)

Split-wired duplex receptacles	60	EA	16.00	960	55.00	3,300	71.00	4,260
Duplex receptacles, GFCI, weatherproof	15	EA	23.00	345	67.00	1,005	90.00	1,350
Special purpose outlets	43	EA	28.00	1,204	67.00	2,881	95.00	4,085
Rough-ins and connections to door actuators	2	LOTS	300.00	600	500.00	1,000	800.00	1,600
Non-fused safety switches	2	EA	110.00	220	65.00	130	175.00	350
Non-fused safety switch, weatherproof	1	EA	140.00	140	75.00	75	215.00	215
Fused safety switches	6	EA	150.00	900	75.00	450	225.00	1,350
Fused safety switches, weatherproof	3	EA	175.00	525	95.00	285	270.00	810
Thermal overload switches	105	EA	39.00	4,095	50.00	5,250	89.00	9,345
Thermal overload switches, weatherproof	2	EA	52.00	104	60.00	120	112.00	224
Combination motor starter safety switches	8	EA	250.00	2,000	85.00	680	335.00	2,680
Fractional single phase motor connections	105	EA	25.00	2,625	75.00	7,875	100.00	10,500
Fractional single phase motor connections, weatherproof	3	EA	45.00	135	110.00	330	155.00	465
Fractional three phase motor connections	2	EA	50.00	100	90.00	180	140.00	280

HMS Project No.: 10126

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
092 - Lighting and Power			\$	\$	\$	\$	\$	\$

POWER (Continued)

1 1/2 HP three phase motor connections	6	EA	75.00	450	120.00	720	195.00	1,170
Fractional three phase motor connection, weatherproof	1	EA	75.00	75	150.00	150	225.00	225
1 HP three phase motor connections, weatherproof	2	EA	105.00	210	175.00	350	280.00	560
5 HP three phase motor connection, weatherproof	1	EA	120.00	120	210.00	210	330.00	330
1" diameter EMT conduit	200	LF	2.05	410	5.60	1,120	7.65	1,530
3/4" diameter EMT conduit	800	LF	1.25	1,000	4.95	3,960	6.20	4,960
Romex wiring	20,100	LF	0.75	15,075	1.20	24,120	1.95	39,195

MISCELLANEOUS

Test and tag lighting and power	1	LOT	250.00	250	2250.00	2,250	2500.00	2,500
Electrical mobilization/demobilization and submittals	1	LOT	1000.00	1,000	4000.00	4,000	5000.00	5,000

SUBTOTAL:					\$ 116,223	\$ 153,925		\$ 270,148
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Labor Premium Time (5/10s)	10.00%					15,393		15,393
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SUBTOTAL:					\$ 116,223	\$ 169,318		\$ 285,541
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HMS Project No.: 10126

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
092 - Lighting and Power			\$	\$	\$	\$	\$	\$

Subcontractor's Overhead and Profit on Material and Labor	20.00%		23,245		33,864		57,109
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TOTAL ESTIMATED COST:	\$ 139,468	\$ 203,182	\$ 342,650
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HMS Project No.: 10126

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
093 - Special Electrical Systems								

DOOR BELLS AND CHIMES

Door bells and chimes including power and connections	32	EA	112.00	3,584	145.00	4,640	257.00	8,224
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FIRE ALARM SYSTEM

Addressable fire alarm panel with battery backup	1	EA	4100.00	4,100	1275.00	1,275	5375.00	5,375
Remote graphic annunciator	1	EA	950.00	950	520.00	520	1470.00	1,470
Auto dialer	1	EA	485.00	485	320.00	320	805.00	805
Pull stations	11	EA	58.00	638	80.00	880	138.00	1,518
Horns/strobes	27	EA	132.00	3,564	100.00	2,700	232.00	6,264
Horn/strobe, weatherproof	1	EA	145.00	145	110.00	110	255.00	255
Strobes	19	EA	87.00	1,653	75.00	1,425	162.00	3,078
Smoke detectors	44	EA	128.00	5,632	90.00	3,960	218.00	9,592
Duct smoke detector	1	EA	248.00	248	130.00	130	378.00	378
Heat detectors	5	EA	55.00	275	65.00	325	120.00	600
Bell	1	EA	130.00	130	90.00	90	220.00	220
Connection to flow switch	1	EA	15.00	15	45.00	45	60.00	60

HMS Project No.: 10126

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
093 - Special Electrical Systems								

FIRE ALARM SYSTEM (Continued)

Connection to temper switch	1	EA	15.00	15	45.00	45	60.00	60
Connections to fire/smoke dampers	8	EA	15.00	120	45.00	360	60.00	480
Connections to elevators	2	EA	15.00	30	45.00	90	60.00	120
Connection to telephone system	1	EA	15.00	15	45.00	45	60.00	60
Kitchen range hood fire suppression system	1	EA	6500.00	6,500	850.00	850	7350.00	7,350
120 volt battery back-up tandem smoke detectors in apartments	69	EA	87.00	6,003	65.00	4,485	152.00	10,488
Bedroom indicating devices at main panel	32	EA	55.00	1,760	30.00	960	85.00	2,720
Visual and audible indication devices with junction boxes in apartments	69	EA	105.00	7,245	70.00	4,830	175.00	12,075
Plug-in CO monitors at apartments	32	EA	48.50	1,552	10.00	320	58.50	1,872
3/4" diameter EMT conduit	2,050	LF	1.25	2,563	4.95	10,148	6.20	12,711
Alarm wiring	2,500	LF	0.50	1,250	1.00	2,500	1.50	3,750

TELECOM SYSTEM

Service entrance box	1	EA	485.00	485	250.00	250	735.00	735
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HMS Project No.: 10126

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
093 - Special Electrical Systems								

TELECOM SYSTEM (Continued)

4'0"x8'0"x3/4" plywood back board with quad receptacle	1	EA	160.00	160	215.00	215	375.00	375
Punchdown block	1	EA	75.00	75	30.00	30	105.00	105
Telephone outlets	101	EA	18.00	1,818	37.00	3,737	55.00	5,555
4" diameter rigid steel conduit	60	LF	32.00	1,920	28.00	1,680	60.00	3,600
1" diameter EMT conduit	100	LF	2.05	205	5.60	560	7.65	765
3/4" diameter EMT conduit	770	LF	1.25	963	4.95	3,812	6.20	4,775
6-pair Cat 3 plenum rated cables	7,000	LF	0.85	5,950	1.20	8,400	2.05	14,350
Test and tag	1	LOT	150.00	150	850.00	850	1000.00	1,000

TV DISTRIBUTION SYSTEM

TV outlets at apartments	69	EA	12.00	828	37.00	2,553	49.00	3,381
2" diameter rigid steel conduit	30	LF	8.50	255	16.00	480	24.50	735
1" diameter EMT conduit	150	LF	2.05	308	5.60	840	7.65	1,148
3/4" diameter EMT conduit	750	LF	1.25	938	4.95	3,713	6.20	4,651
RG-6 coax quad shield cabling	1,850	LF	0.52	962	1.15	2,128	1.67	3,090

HMS Project No.: 10126

09 - ELECTRICAL 093 - Special Electrical Systems	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

SECURITY SYSTEM (FUTURE ROUGH-IN ONLY)

Junction boxes	14	EA	12.00	168	30.00	420	42.00	588
3/4" diameter EMT conduit with pull string	700	LF	1.50	1,050	4.95	3,465	6.45	4,515
SUBTOTAL:				\$ 64,707		\$ 74,186		\$ 138,893
Labor Premium Time (5/10s)	10.00%					7,419		7,419
SUBTOTAL:				\$ 64,707		\$ 81,605		\$ 146,312
Subcontractor's Overhead and Profit on Material and Labor	20.00%			12,941		16,321		29,262

TOTAL ESTIMATED COST:	\$ 77,648	\$ 97,926	\$ 175,574
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HMS Project No.: 10126

10 - EQUIPMENT 101 - Fixed and Movable Equipment	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

APPLIANCES

Kitchen range hoods and fans	30	EA	165.00	4,950	105.00	3,150	270.00	8,100
Apartment refrigerator/freezers	30	EA	1030.00	30,900	50.00	1,500	1080.00	32,400
Slide-in range and oven	30	EA	995.00	29,850	120.00	3,600	1115.00	33,450
Heavy duty stand alone clothes washers	6	EA	1050.00	6,300	130.00	780	1180.00	7,080
Stand alone clothes dryers	6	EA	970.00	5,820	110.00	660	1080.00	6,480
Dishwashers	30	EA	550.00	16,500	120.00	3,600	670.00	20,100

KITCHEN EQUIPMENT

Kitchen equipment quote provided by Columbia Restaurant and Bar Supply Company of Anchorage (John Boden, 907.561.1060)	1	LOT	56594.00	56,594		See Below	56594.00	56,594
Installation quote for kitchen equipment (Note: 15% of total equipment cost)	1	LOT	1000.00	1,000	8500.00	8,500	9500.00	9,500

SUBTOTAL:				\$ 151,914		\$ 21,790		\$ 173,704
Labor Premium Time (5/10s)	10.00%					2,179		2,179

TOTAL ESTIMATED COST:				\$ 151,914		\$ 23,969		\$ 175,883
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HMS Project No.: 10126

10 - EQUIPMENT	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
102 - Furnishings								
Window blinds	2,918	SF	8.75	25,533	1.25	3,648	10.00	29,181
Drapes	0	SF						N.I.C.
Loose furniture and furnishings	0	SF						N.I.C.
Entry mats (6)	145	SF	10.00	1,450	0.70	102	10.70	1,552
SUBTOTAL:				\$ 26,983		\$ 3,750		\$ 30,733
Labor Premium Time (5/10s)	10.00%					375		375
TOTAL ESTIMATED COST:				\$ 26,983		\$ 4,125		\$ 31,108

HMS Project No.: 10126

11 - SPECIAL CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

WATER SCULPTURE FEATURE

Allowance to install owner provided water sculpture	1	LOT	500.00	500	1800.00	1,800	2300.00	2,300
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FIREPLACE AT ACTIVITY AREA

Prefabricated electric log fireplace	1	EA	2400.00	2,400	650.00	650	3050.00	3,050
6" stone lining (80 SF)	40	CF	15.50	620	22.50	900	38.00	1,520

SUBTOTAL:				\$ 3,520		\$ 3,350		\$ 6,870
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Labor Premium Time (5/10s)	10.00%					335		335
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TOTAL ESTIMATED COST:				\$ 3,520		\$ 3,685		\$ 7,205
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HMS Project No.: 10126

12 - GENERAL REQUIREMENTS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

MOBILIZATION/DEMOBILIZATION

Mobilization and demobilization	1	LS	3000.00	3,000	5000.00	5,000	8000.00	8,000
Freight (incidental, rest with unit rates)	125	TONS	350.00	43,750	50.00	6,250	400.00	50,000

TEMPORARY CONSTRUCTION

Site offices, sheds, etc.	13	MOS	1200.00	15,600	500.00	6,500	1700.00	22,100
Staging areas, signs, etc.	1	LOT	1500.00	1,500	2500.00	2,500	4000.00	4,000
Temporary partitions and barriers, etc.	13	MOS	300.00	3,900	700.00	9,100	1000.00	13,000

SITE STAFF

Project manager (part time)	560	HRS			115.00	64,400	115.00	64,400
Superintendent	14	MOS	200.00	2,800	12000.00	168,000	12200.00	170,800
Quality control (part time)	12	MOS	125.00	100	4000.00	3,750	4125.00	3,850
Field engineering	60	HRS			105.00	6,300	105.00	6,300
Scheduling and estimating (part time)	12	MOS	125.00	1,500	3500.00	42,000	3625.00	43,500
Expediting (part time)	12	MOS	100.00	1,200	3200.00	38,400	3300.00	39,600
Clerical/time keeper	14	MOS	150.00	2,100	2850.00	39,900	3000.00	42,000

HMS Project No.: 10126

12 - GENERAL REQUIREMENTS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

EQUIPMENT AND TOOLS

Backhoe, pickups, trucks, welders, compressors, etc.	13	MOS	3250.00	42,250	500.00	6,500	3750.00	48,750
Hand tools, scaffolding, etc.	13	MOS	1250.00	16,250	200.00	2,600	1450.00	18,850
Consumables: cleaning products, safety equipment etc.	13	MOS	750.00	9,750	150.00	1,950	900.00	11,700
Fuel for equipment	13	MOS	2000.00	26,000			2000.00	26,000

MISCELLANEOUS

Daily loading and unloading	13	MOS	150.00	1,950	850.00	11,050	1000.00	13,000
Submittals and as-builts, schedules, manuals, etc.	1	LOT	500.00	500	3700.00	3,700	4200.00	4,200
Training	32	HRS			150.00	4,800	150.00	4,800
Miscellaneous material testing	1	LOT	3500.00	3,500			3500.00	3,500
Regular clean-up	13	MOS	200.00	2,600	1200.00	15,600	1400.00	18,200
Final clean-up and punch list	1	LOT	500.00	500	5000.00	5,000	5500.00	5,500
Permits	1	LOT						By Owner
Plan check fees	1	LOT	6000.00	6,000			6000.00	6,000

HMS Project No.: 10126

12 - GENERAL REQUIREMENTS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

MISCELLANEOUS (Continued)

Alaska Dept. of Labor filing fee	1	LOT	5000.00	5,000			5000.00	5,000
Per diem (imported crew)	1,400	MD	125.00	175,000			125.00	175,000
Air travel costs	30	TRIPS	450.00	13,500			450.00	13,500
Dumpsters (2)	14	MOS	800.00	11,200			800.00	11,200
Porta cans (4)	14	MOS	600.00	8,400			600.00	8,400
Construction debris disposal	14	MOS	200.00	2,800	950.00	13,300	1150.00	16,100
Premium time (prime)								With Direct Work
SUBTOTAL:				\$ 400,650		\$ 456,600		\$ 857,250
Home Office Overhead	3.00%							233,639
Profit and Risk Factor	8.50%							681,837
Bonds	0.85%							73,979
Insurance	1.15%							100,940

TOTAL ESTIMATED COST:	\$ 1,947,645
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HMS Project No.: 10126

13 - CONTINGENCIES	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

131 - ESTIMATOR'S CONTINGENCY

Estimator's contingency for design requirements yet to be determined at this stage of design, physical site unknowns (addenda, etc.)

1.38%

\$ 122,521

132 - ESCALATION CONTINGENCY

The allowance for escalation from the date of estimate to the proposed bid date of June 2011 at the rate of 5.00% per annum (1.5 months)

0.62%

\$ 55,806

TOTAL ESTIMATED COST:

\$ 178,327