

REVISED CONCEPTUAL DESIGN SUBMITTAL  
CONSTRUCTION COST ESTIMATE

KETCHIKAN LIBRARY  
FOR THE CITY OF KETCHIKAN  
KETCHIKAN, ALASKA

*PREPARED FOR:*

The Foraker Group  
161 Klevin Street, Suite 101  
Anchorage, Alaska 99508

September 7, 2010



HMS Project No.: 10108

## **NOTES REGARDING THE PREPARATION OF THIS ESTIMATE**

### **DRAWINGS AND DOCUMENTS**

*Level of Documents:* (4) conceptual design drawings and brief narratives including revised floor plan  
*Date:* 7/28/2010 and 9/1/2010 respectively  
*Provided By:* Bettisworth North of Fairbanks, Alaska, and Welsh Whiteley Architects of Ketchikan, Alaska

### **RATES**

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

*Labor Rates:* A.S. Title 36

### **BIDDING ASSUMPTIONS**

*Contract:* Standard construction contract without restrictive bidding clauses  
*Bidding Situation:* Competitive bids assumed  
*Bid Date:* Spring 2012  
*Start of Construction:* Summer 2012  
*Months to Complete:* Within (14) months total construction time

### **EXCLUDED COSTS**

1. A/E design fees
2. Administrative, management and other project costs
3. Furniture, furnishings and equipment (except those specifically included)
4. Removal of hazardous materials, if found during construction
5. Copper Ridge Lane drop-off development, except curbs and walks

HMS Project No.: 10108

**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.

Review comments discussed via telecom on September 1, 2010 have been incorporated into this estimate.

**GROSS FLOOR AREA (SINGLE STORY BUILDING)**

First Floor

**16,250 SF**

HMS Project No.: 10108

**REVISED CONCEPTUAL DESIGN COST SUMMARY**

	<i>Material</i>	<i>Labor</i>	<i>Total</i>
01 - SITE WORK	\$ 425,674	\$ 421,728	\$ 847,402
02 - SUBSTRUCTURE	174,769	136,638	311,407
03 - SUPERSTRUCTURE	140,767	90,790	231,557
04 - EXTERIOR CLOSURE	211,951	135,517	347,468
05 - ROOF SYSTEMS	237,915	146,762	384,677
06 - INTERIOR CONSTRUCTION	312,558	186,902	499,460
07 - CONVEYING SYSTEMS	0	0	0
08 - MECHANICAL	496,527	407,954	904,481
09 - ELECTRICAL	187,850	227,952	415,802
10 - EQUIPMENT	81,100	21,044	102,144
11 - SPECIAL CONSTRUCTION	0	0	0
<i>SUBTOTAL:</i>	<i>\$ 2,269,111</i>	<i>\$ 1,775,287</i>	<i>\$ 4,044,398</i>
12 - GENERAL REQUIREMENTS			1,811,239
<i>SUBTOTAL:</i>			<i>\$ 5,855,637</i>
13 - CONTINGENCIES			1,149,169
<b>TOTAL ESTIMATED CONSTRUCTION COST (BID SPRING 2012):</b>			<b>\$ 7,004,806</b>
<i>COST PER SQUARE FOOT:</i>			<i>\$ 431.06 /SF</i>
<i>GROSS FLOOR AREA:</i>			<i>16,250 SF</i>
FURNISHINGS ALLOWANCE			
Loose Tables and Chairs (298 Each)			\$ 110,575
Library Stacks Seismically Braced (405 Each)			335,000
<i>TOTAL FURNISHINGS ALLOWANCE:</i>			<i>\$ 445,575</i>
<b>TOTAL WITH FURNISHINGS:</b>			<b>\$ 7,450,381</b>
<i>COST PER SQUARE FOOT:</i>			<i>\$ 458.48 /SF</i>
<i>GROSS FLOOR AREA:</i>			<i>16,250 SF</i>

HMS Project No.: 10108

**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>
<b>01 - SITE WORK</b>				<b>\$ 847,402</b>	<b>\$ 52.15</b>
011 - Hazmat Abatement	\$ 0	\$ 0	\$ 0		0.00
012 - Site Preparation and Earthwork	146,923	203,273	350,196		21.55
013 - Site Improvements	138,048	92,019	230,067		14.16
014 - Site Mechanical	94,369	78,700	173,069		10.65
015 - Site Electrical	46,334	47,736	94,070		5.79
<b>02 - SUBSTRUCTURE</b>				<b>\$ 311,407</b>	<b>\$ 19.16</b>
021 - Standard Foundations	\$ 69,469	\$ 76,392	\$ 145,861		8.98
022 - Slab on Grade	105,300	60,246	165,546		10.19
023 - Basement	0	0	0		0.00
024 - Special Foundations	0	0	0		0.00
<b>03 - SUPERSTRUCTURE</b>				<b>\$ 231,557</b>	<b>\$ 14.25</b>
031 - Floor Construction	\$ 0	\$ 0	\$ 0		0.00
032 - Roof Construction	140,767	90,790	231,557		14.25
033 - Stair Construction	0	0	0		0.00
<b>04 - EXTERIOR CLOSURE</b>				<b>\$ 347,468</b>	<b>\$ 21.38</b>
041 - Exterior Walls	\$ 99,033	\$ 105,652	\$ 204,685		12.60
042 - Exterior Doors and Windows	112,918	29,865	142,783		8.79
<b>05 - ROOF SYSTEMS</b>				<b>\$ 384,677</b>	<b>\$ 23.67</b>
051 - Roofing	\$ 237,915	\$ 146,762	\$ 384,677		23.67
052 - Skylights	0	0	0		0.00
<b>06 - INTERIOR CONSTRUCTION</b>				<b>\$ 499,460</b>	<b>\$ 30.74</b>
061 - Partitions and Doors	\$ 127,584	\$ 59,528	\$ 187,112		11.51
062 - Interior Finishes	166,654	121,980	288,634		17.76
063 - Specialties	18,320	5,394	23,714		1.46

HMS Project No.: 10108

**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>
<b>07 - CONVEYING SYSTEMS</b>	\$ 0	\$ 0		\$ 0	\$ 0.00
<b>08 - MECHANICAL</b>				\$ 904,481	\$ 55.66
081 - Plumbing	\$ 45,595	\$ 48,169	\$ 93,764		5.77
082 - HVAC	389,868	299,993	689,861		42.45
083 - Fire Protection	61,064	59,792	120,856		7.44
084 - Special Mechanical Systems	0	0	0		0.00
<b>09 - ELECTRICAL</b>				\$ 415,802	\$ 25.59
091 - Service and Distribution	\$ 31,096	\$ 17,966	\$ 49,062		3.02
092 - Lighting and Power	88,690	127,760	216,450		13.32
093 - Special Electrical Systems	68,064	82,226	150,290		9.25
<b>10 - EQUIPMENT</b>				\$ 102,144	\$ 6.29
101 - Fixed and Movable Equipment	\$ 3,995	\$ 630	\$ 4,625		0.28
102 - Furnishings	77,105	20,414	97,519		6.00
<b>11 - SPECIAL CONSTRUCTION</b>	\$ 0	\$ 0		\$ 0	\$ 0.00
<b>SUBTOTAL DIRECT WORK:</b>	<b>\$ 2,269,111</b>	<b>\$ 1,775,287</b>		<b>\$ 4,044,398</b>	
<b>12 - GENERAL REQUIREMENTS</b>				\$ 1,811,239	\$ 111.46
121 - Mobilization			\$ 32,000		1.97
122 - Operation Costs			1,331,317		81.93
123 - Profit			447,922		27.56
<b>13 - CONTINGENCIES</b>				\$ 1,149,169	\$ 70.72
131 - Estimator's Contingency	10.00%		\$ 585,564		36.03
132 - Escalation Contingency	8.75%		563,605		34.68
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>				<b>\$ 7,004,806</b>	\$431.06 /SF
				GROSS FLOOR AREA:	16,250 SF

HMS Project No.: 10108

01 - SITE WORK  012 - Site Preparation and Earthwork	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

PREPARATION

Survey and staking	1.32	AC	1000.00	1,320	7000.00	9,240	8000.00	10,560
Traffic control and barriers (minimal)	1	LOT	750.00	750	1250.00	1,250	2000.00	2,000
Erosion, dust and pollution control	17,945	SF	0.03	538	0.07	1,256	0.10	1,794
SWPPP requirements	1	LOT	750.00	750	1350.00	1,350	2100.00	2,100
Silt fence	360	LF	1.50	540	1.00	360	2.50	900
Construction fencing and gates (rental)	800	LF	4.50	3,600	2.20	1,760	6.70	5,360

EARTHWORK

Clear site of trees, brush and other vegetation and dispose	1.32	AC			6250.00	8,250	6250.00	8,250
Excavate existing fill under building, average 96" deep and stockpile	4,815	CY			5.65	27,205	5.65	27,205
Excavate existing fill at parking, walks, etc., average 48" deep and stockpile	2,660	CY			5.65	15,029	5.65	15,029
Extra for rock blasting (10%)	748	CY	9.50	7,106	15.50	11,594	25.00	18,700
Geofabric mat under developed site	2,195	SY	1.95	4,280	0.85	1,866	2.80	6,146
Proof roll parking and sidewalk areas	17,945	SF			0.18	3,230	0.18	3,230

HMS Project No.: 10108

<b>01 - SITE WORK</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
<b>012 - Site Preparation and Earthwork</b>			\$	\$	\$	\$	\$	\$

EARTHWORK (Continued)

Process stockpiled fill, spread and compact under building, average 72" deep	4,333	CY			6.15	26,648	6.15	26,648
Process stockpiled fill, spread and compact under parking, average 36" deep	2,393	CY			6.15	14,717	6.15	14,717
NFS fill under building pad, average 24" deep, compacted	1,445	CY	18.00	26,010	7.50	10,838	25.50	36,848
NFS fill under parking, etc., average 12" deep, compacted	798	CY	18.00	14,364	7.50	5,985	25.50	20,349
Dispose surplus	749	CY			7.75	5,805	7.75	5,805
Dewatering allowance (minimal)	1	LOT	500.00	500	1000.00	1,000	1500.00	1,500
Soil compaction tests	24	EA	225.00	5,400			225.00	5,400
22#/SF sheet piling at slope protection, average 15'0" deep, left in-place	4,140	SF	19.75	81,765	13.50	55,890	33.25	137,655

<b>TOTAL ESTIMATED COST:</b>			<b>\$ 146,923</b>		<b>\$ 203,273</b>		<b>\$ 350,196</b>
------------------------------	--	--	-------------------	--	-------------------	--	-------------------

HMS Project No.: 10108

<b>01 - SITE WORK</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
<b>013 - Site Improvements</b>								

CONCRETE PADS, SIDEWALKS AND CURBS, ETC.

4" subbase, compacted	87	CY	20.00	1,740	7.50	653	27.50	2,393
4" mesh reinforced concrete sidewalks (76 CY)	5,916	SF	3.85	22,777	3.10	18,340	6.95	41,117
6" reinforced concrete transformer pad and fuel tank (2)	144	SF	5.25	756	4.25	612	9.50	1,368
Extra for ADA ramps (2)	60	SF	0.50	30	1.50	90	2.00	120
2'0"x4'0" detectable tile mats (2)	16	SF	22.00	352	7.50	120	29.50	472
Concrete curb and gutter at parking	370	LF	12.50	4,625	11.30	4,181	23.80	8,806
Concrete curb and gutter at road	450	LF	13.50	6,075	14.50	6,525	28.00	12,600
Connect to existing (2)	4	LF	10.00	40	25.00	100	35.00	140
6" diameter x 48" concrete filled pipe bollards at bases at fuel tank and transformer	8	EA	385.00	3,080	275.00	2,200	660.00	5,280

EXTERIOR DECK

2'0"x2'0" pad and 6"x6" posts for deck foundations	18	EA	45.00	810	70.00	1,260	115.00	2,070
2"x10" beams, 5'0" o/c	624	LF	3.30	2,059	2.40	1,498	5.70	3,557
2"x6" joists, 24" o/c	1,250	LF	1.70	2,125	1.25	1,563	2.95	3,688

HMS Project No.: 10108

01 - SITE WORK  013 - Site Improvements	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

EXTERIOR DECK (Continued)

2"x4" treated timber decking, sealed	2,508	SF	4.35	10,910	2.20	5,518	6.55	16,428
Joist/beam hardware	1	LOT	350.00	350	500.00	500	850.00	850
Railing								Not Required

AC PAVEMENTS

Note: Roadside bus drop-off by City.

6" subbase, compacted	225	CY	20.00	4,500	7.50	1,688	27.50	6,188
3" leveling course, compacted	118	CY	24.00	2,832	8.00	944	32.00	3,776
2 1/2" AC pavement (170 ton)	10,134	SF	1.75	17,735	1.20	12,161	2.95	29,896
Match existing	60	LF	3.45	207	2.70	162	6.15	369
Mark parking stalls	20	EA	13.00	260	22.00	440	35.00	700
Mark handicap symbols	2	EA	17.00	34	35.00	70	52.00	104
Handicapped parking signs, posts and bases	2	EA	128.00	256	105.00	210	233.00	466
Traffic signs, posts and bases	2	EA	135.00	270	110.00	220	245.00	490
Cross hatch markings/road crossings	288	SF	0.65	187	0.55	158	1.20	345

HMS Project No.: 10108

<b>01 - SITE WORK</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>013 - Site Improvements</b>								

FURNISHINGS

(8) slot bike racks	2	EA	770.00	1,540	150.00	300	920.00	1,840
Flag pole and base	1	EA	2450.00	2,450	1020.00	1,020	3470.00	3,470
Trash receptacles	4	EA	675.00	2,700	75.00	300	750.00	3,000
Monumental facility sign	1	EA	5000.00	5,000	2500.00	2,500	7500.00	7,500
Outdoor fixed seating, picnic tables, etc.	1	EA	7500.00	7,500	1500.00	1,500	9000.00	9,000

LANDSCAPING

5'0" to 8'0" tall deciduous trees	20	EA	225.00	4,500	145.00	2,900	370.00	7,400
8'0" to 10'0" tall coniferous trees	32	EA	330.00	10,560	170.00	5,440	500.00	16,000
Shrubs	80	EA	52.00	4,160	40.00	3,200	92.00	7,360
Ground cover	750	EA	7.50	5,625	4.75	3,563	12.25	9,188
12" to 18" deep topsoil	91	CY	21.00	1,911	6.50	592	27.50	2,503
4" deep topsoil	283	CY	21.00	5,943	6.00	1,698	27.00	7,641
3" bark mulch	1,790	SF	0.48	859	0.25	448	0.73	1,307
Grass seeding to disturbed areas	21.06	MSF	85.00	1,790	325.00	6,845	410.00	8,635

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

<b>01 - SITE WORK</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
<b>013 - Site Improvements</b>			\$	\$	\$	\$	\$	\$

LANDSCAPING (Continued)

1 year landscape maintenance and warranty	1	LOT	1500.00	1,500	2500.00	2,500	4000.00	4,000
---	---	-----	---------	-------	---------	-------	---------	-------

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 138,048</b>		<b>\$ 92,019</b>		<b>\$ 230,067</b>
------------------------------	--	--	--	-------------------	--	------------------	--	-------------------

HMS Project No.: 10108

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

WATER

6" DI pipe with corrosion protection	236	LF	26.00	6,136	23.75	5,605	49.75	11,741
6" fittings/couplings	12	EA	225.00	2,700	150.00	1,800	375.00	4,500
Concrete thrust blocks	4	EA	165.00	660	115.00	460	280.00	1,120
6" gate valve and box	1	EA	845.00	845	370.00	370	1215.00	1,215
6" water main connection to existing including fee	1	EA	4500.00	4,500	750.00	750	5250.00	5,250
6" building connection and sleeve	1	EA	210.00	210	175.00	175	385.00	385
6" fire hydrant assembly	1	EA	1995.00	1,995	1050.00	1,050	3045.00	3,045
4" guard posts and bases	4	EA	280.00	1,120	215.00	860	495.00	1,980
Trenching and backfill	520	CY	8.50	4,420	12.25	6,370	20.75	10,790
Extra for rock blasting (10%)	52	CY	9.50	494	15.50	806	25.00	1,300
Bedding	16	CY	23.00	368	8.00	128	31.00	496
6" PVC marker tape	218	LF	0.52	113	0.33	72	0.85	185
Test and disinfect piping	1	LOT	100.00	100	900.00	900	1000.00	1,000

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

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

SEWER

4" PVC sewer main	70	LF	4.10	287	5.25	368	9.35	655
4" fittings	4	EA	22.00	88	85.00	340	107.00	428
4" yard cleanout	1	EA	345.00	345	220.00	220	565.00	565
4" sewer main connection and fee	1	EA	3000.00	3,000	750.00	750	3750.00	3,750
4" building connection and wall sleeve	1	EA	115.00	115	95.00	95	210.00	210
Trenching and backfill	166	CY	8.50	1,411	12.25	2,034	20.75	3,445
Extra for rock blasting (10%)	17	CY	9.50	162	15.50	264	25.00	426
Bedding	6	CY	23.00	138	8.00	48	31.00	186
6" PVC marker tape	70	LF	0.52	36	0.33	23	0.85	59
Pressure test piping	1	LOT	75.00	75	525.00	525	600.00	600

STORM DRAIN (VIA SURFACE DRAINAGE)

6" DI rain leaders	440	LF	22.00	9,680	23.00	10,120	45.00	19,800
6" fittings/couplings	22	EA	220.00	4,840	150.00	3,300	370.00	8,140
5'0" diameter x 7'0" deep dry wells	4	EA	3850.00	15,400	2230.00	8,920	6080.00	24,320

HMS Project No.: 10108

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

STORM DRAIN (VIA SURFACE DRAINAGE) (Continued)

Connect 6" DI pipe to new dry wells	4	EA	55.00	220	95.00	380	150.00	600
Connect 6" DI pipe to new downspouts	8	EA	33.00	264	75.00	600	108.00	864
Excavate and backfill	490	CY	8.50	4,165	12.25	6,003	20.75	10,168
Extra for rock blasting (10%)	49	CY	9.50	466	15.50	760	25.00	1,226
Bedding	33	CY	23.00	759	80.00	2,640	103.00	3,399
6" PVC marker tape	440	LF	0.52	229	0.33	145	0.85	374

FUEL OIL

1,500 gallon alternative source heating double wall fuel tank and accessories	1	EA	10500.00	10,500	1800.00	1,800	12300.00	12,300
3/4" and 1" fuel piping in double containment pipe	20	LF	17.50	350	28.00	560	45.50	910
Tank and building connections	4	EA	50.00	200	95.00	380	145.00	580
Fuel for testing	500	GAL	4.50	2,250			4.50	2,250

**SUBTOTAL:**

**\$ 78,641**

**\$ 59,621**

**\$ 138,262**



KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

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

POWER

150 KVA pad mounted transformer	1	LOT							By Utility Co.
4" diameter RGS pole drop and conduit to pad	60	LF	33.15	1,989	14.00	840	47.15	2,829	
Transformer connections and bushings	2	EA	240.00	480	170.00	340	410.00	820	
Disconnect connections	2	EA	70.00	140	120.00	240	190.00	380	
3/4"x10'0" ground rod and bare copper ground wire	2	EA	57.00	114	128.00	256	185.00	370	
Excavate trench and backfill	25	LF	3.50	88	10.00	250	13.50	338	
6" PVC marker tape	25	LF	0.52	13	0.33	8	0.85	21	
Test and tag	1	LOT	150.00	150	750.00	750	900.00	900	

AREA LIGHTING

Concrete pole bases	2	EA	325.00	650	260.00	520	585.00	1,170	
Concrete bollard bases	10	EA	145.00	1,450	110.00	1,100	255.00	2,550	
25'0" poles	2	EA	1120.00	2,240	650.00	1,300	1770.00	3,540	
10'0" bollards	10	EA	735.00	7,350	290.00	2,900	1025.00	10,250	
120 LED pole fixtures	4	EA	1125.00	4,500	220.00	880	1345.00	5,380	

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

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

AREA LIGHTING (Continued)

60 LED bollard lights	10	EA	635.00	6,350	195.00	1,950	830.00	8,300
1" PVC conduit and trenching	1,150	LF	4.40	5,060	6.25	7,188	10.65	12,248
#10 wiring (3)	3,900	LF	0.59	2,301	0.83	3,237	1.42	5,538
Excavate trench and backfill	1,150	LF	3.50	4,025	10.00	11,500	13.50	15,525
6" PVC marker tape	1,150	LF	0.52	598	0.33	380	0.85	978
Test and tag	1	LOT	200.00	200	800.00	800	1000.00	1,000

DATA/COMMUNICATION

3" PVC empty conduits and trenching (2)	110	LF	7.85	864	12.50	1,375	20.35	2,239
Test and tag	1	LOT	50.00	50	350.00	350	400.00	400

<b>SUBTOTAL:</b>				<b>\$ 38,612</b>		<b>\$ 36,164</b>		<b>\$ 74,776</b>
------------------	--	--	--	------------------	--	------------------	--	------------------

Labor Premium Time (5/10s)	10.00%					3,616		3,616
----------------------------	--------	--	--	--	--	-------	--	-------

<b>SUBTOTAL:</b>				<b>\$ 38,612</b>		<b>\$ 39,780</b>		<b>\$ 78,392</b>
------------------	--	--	--	------------------	--	------------------	--	------------------

Subcontractor's Overhead and Profit on Material and Labor	20.00%			7,722		7,956		15,678
---	--------	--	--	-------	--	-------	--	--------

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 46,334</b>		<b>\$ 47,736</b>		<b>\$ 94,070</b>
------------------------------	--	--	--	------------------	--	------------------	--	------------------

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

<b>02 - SUBSTRUCTURE</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>MATERIAL</b>		<b>LABOR</b>		<b>TOTAL</b>	<b>TOTAL</b>
			<b>RATE</b>	<b>TOTAL</b>	<b>RATE</b>	<b>TOTAL</b>	<b>UNIT RATE</b>	<b>MATERIAL/LABOR</b>
			<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>021 - Standard Foundations</b>								
Excavate, backfill and dispose for foundations, walls and bases	648	CY	3.50	2,268	10.00	6,480	13.50	8,748
4,000 psi concrete column bases	18	CY	240.00	4,320	80.00	1,440	320.00	5,760
Concrete pilasters	2	CY	240.00	480	90.00	180	330.00	660
Concrete strip footings	29	CY	240.00	6,960	75.00	2,175	315.00	9,135
8" foundation walls	70	CY	240.00	16,800	80.00	5,600	320.00	22,400
Concrete waste	6	CY	240.00	1,440	75.00	450	315.00	1,890
Pump concrete	125	CY	25.00	3,125			25.00	3,125
Bar reinforcement to bases/pilasters	1,470	LBS	0.75	1,103	0.65	956	1.40	2,059
Bar reinforcement to footings	1,740	LBS	0.70	1,218	0.60	1,044	1.30	2,262
Bar reinforcement to walls	8,400	LBS	0.75	6,300	0.65	5,460	1.40	11,760
Formwork to bases	648	SF	1.70	1,102	4.20	2,722	5.90	3,824
Formwork to footings	1,187	SF	1.55	1,840	4.00	4,748	5.55	6,588
Formwork to walls	5,720	SF	1.80	10,296	4.90	28,028	6.70	38,324
Formwork to pilasters	160	SF	2.20	352	5.50	880	7.70	1,232

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

<b>02 - SUBSTRUCTURE</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>021 - Standard Foundations</b>								

MISCELLANEOUS

Membrane dampproofing	2,982	SF	1.80	5,368	2.75	8,201	4.55	13,569
2" rigid insulation	2,860	SF	0.90	2,574	0.45	1,287	1.35	3,861
1/4"x12" insulation protection board	715	LF	2.25	1,609	1.70	1,216	3.95	2,825
3/4"x12" embedded anchor bolts for columns	220	EA	8.75	1,925	17.50	3,850	26.25	5,775
5/8"x6" embedded anchor bolts for wall plates, 32" o/c	268	EA	1.45	389	6.25	1,675	7.70	2,064

<b>TOTAL ESTIMATED COST:</b>	<b>\$ 69,469</b>	<b>\$ 76,392</b>	<b>\$ 145,861</b>
------------------------------	------------------	------------------	-------------------

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

<b>02 - SUBSTRUCTURE</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>MATERIAL</b>		<b>LABOR</b>		<b>TOTAL</b>	<b>TOTAL</b>
			<b>RATE</b>	<b>TOTAL</b>	<b>RATE</b>	<b>TOTAL</b>	<b>UNIT RATE</b>	<b>MATERIAL/LABOR</b>
			<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>022 - Slab on Grade</b>								
6" subbase, compacted	346	CY	20.00	6,920	7.50	2,595	27.50	9,515
8 mil vapor barrier	15,571	SF	0.10	1,557	0.12	1,869	0.22	3,426
2" rigid insulation for radiant slab	13,341	SF	0.90	12,007	0.40	5,336	1.30	17,343
4" concrete slab	27	CY	240.00	6,480	70.00	1,890	310.00	8,370
5" concrete slab at radiant heat	208	CY	240.00	49,920	75.00	15,600	315.00	65,520
Thickened slabs	2	CY	240.00	480	80.00	160	320.00	640
Concrete waste	12	CY	240.00	2,880	70.00	840	310.00	3,720
Pump concrete	249	CY	25.00	6,225			25.00	6,225
Bar reinforcement	16,975	LBS	0.65	11,034	0.60	10,185	1.25	21,219
Cure and finish slab	15,571	SF	0.30	4,671	1.10	17,128	1.40	21,799
Construction and control joints	15,571	SF	0.15	2,336	0.25	3,893	0.40	6,229
4" housekeeping pads and bolts	200	SF	3.95	790	3.75	750	7.70	1,540
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 105,300</b>		<b>\$ 60,246</b>		<b>\$ 165,546</b>

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

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

LOW ROOF AT ADDITION

8"x8"x3/4" base plates	52	EA	32.00	1,664	40.00	2,080	72.00	3,744
24"x12"x3/4" base plates	2	EA	37.00	74	52.00	104	89.00	178
1 1/2" non-shrink grout	28	SF	13.50	378	21.25	595	34.75	973
HSS 6"x6"x5/16" columns and connections (54)	17,665	LBS	1.30	22,965	1.45	25,614	2.75	48,579
5 1/8"x12" glulam beams	792	LF	12.35	9,781	5.80	4,594	18.15	14,375
5 1/8"x16" glulam beams	216	LF	17.50	3,780	7.30	1,577	24.80	5,357
4"x6" exposed wood purlins, 48" o/c	3,776	LF	3.90	14,726	2.45	9,251	6.35	23,977
Beam/column connectors and bolts	60	EA	37.50	2,250	45.00	2,700	82.50	4,950
16" TJW trusses, 24" o/c	1,136	LF	4.45	5,055	3.10	3,522	7.55	8,577
2"x4" T&G decking at exposed areas	11,024	SF	4.05	44,647	2.10	23,150	6.15	67,797
5/8" plywood sheathing	8,982	SF	0.75	6,737	0.70	6,287	1.45	13,024
2"x blockings	1,680	LF	0.75	1,260	1.20	2,016	1.95	3,276
Miscellaneous strapping, connections, etc.	1	LOT	1200.00	1,200	1800.00	1,800	3000.00	3,000

HMS Project No.: 10108

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

MISCELLANEOUS

15 ton crane and operator	1.5	MOS	12500.00	18,750	5000.00	7,500	17500.00	26,250
Special inspections	1	LOT	7500.00	7,500			7500.00	7,500

<b>TOTAL ESTIMATED COST:</b>	<b>\$ 140,767</b>	<b>\$ 90,790</b>	<b>\$ 231,557</b>
------------------------------	-------------------	------------------	-------------------

HMS Project No.: 10108

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

WALLS

2"x6" treated sill plate, bolted	715	LF	1.35	965	1.50	1,073	2.85	2,038
2"x6" wood studs, 16" o/c including top plates	9,650	LF	1.05	10,133	1.20	11,580	2.25	21,713
(3) 2"x10" window and door headers	241	LF	4.80	1,157	5.20	1,253	10.00	2,410
8 mil vapor retarder	7,837	SF	0.10	784	0.15	1,176	0.25	1,960
1/2" plywood sheathing	7,837	SF	0.70	5,486	0.70	5,486	1.40	10,972
Vapor shield weather barrier	7,837	SF	0.38	2,978	0.25	1,959	0.63	4,937
R-11 batt insulation	7,837	SF	0.58	4,545	0.32	2,508	0.90	7,053
4" rigid insulation	7,837	SF	1.65	12,931	0.85	6,661	2.50	19,592
5/8"x3" furring strips, 24" o/c	3,895	LF	0.28	1,091	0.50	1,948	0.78	3,039
5/8" interior gypboard, taped and textured	7,837	SF	0.55	4,310	1.50	11,756	2.05	16,066

FINISHES

2"x12" cedar fascia over blocking	715	LF	4.70	3,361	2.90	2,074	7.60	5,435
Smooth face sawn cedar column closures with furrings (10)	532	SF	5.90	3,139	4.20	2,234	10.10	5,373
1"x4" cedar trims at columns	88	LF	1.65	145	2.20	194	3.85	339

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

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

FINISHES (Continued)

5/8"x8" cedar bevel siding	7,837	SF	3.75	29,389	2.55	19,984	6.30	49,373
1"x2" trims	1,910	LF	1.45	2,770	1.70	3,247	3.15	6,017
5/8" rough sawn cedar soffits with framing and insulation	3,173	SF	3.40	10,788	2.95	9,360	6.35	20,148
Caulking and sealants	11,010	SF	0.10	1,101	0.35	3,854	0.45	4,955

MISCELLANEOUS

Miscellaneous Simpson holddowns	24	EA	38.50	924	35.00	840	73.50	1,764
Miscellaneous strapping and connections	40	EA	8.50	340	18.35	734	26.85	1,074
Stain siding and soffits	11,010	SF	0.23	2,532	1.50	16,515	1.73	19,047
Stain fascias	715	SF	0.23	164	1.70	1,216	1.93	1,380

<b>TOTAL ESTIMATED COST:</b>	<b>\$ 99,033</b>	<b>\$ 105,652</b>	<b>\$ 204,685</b>
------------------------------	------------------	-------------------	-------------------

HMS Project No.: 10108

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

DOORS

3'0"x7'0" insulated hollow metal frames	4	EA	152.00	608	95.00	380	247.00	988
6'0"x7'0" insulated hollow metal frames	4	EA	195.00	780	120.00	480	315.00	1,260
3'0"x7'0"x1 3/4" insulated hollow metal single doors	4	EA	385.00	1,540	65.00	260	450.00	1,800
3'0"x7'0"x1 3/4" insulated hollow metal double doors	1	PR	725.00	725	130.00	130	855.00	855
3'0"x7'0" tempered glazed wood double doors	3	PRS	1675.00	5,025	150.00	450	1825.00	5,475
Single door hardware set	1	EA	465.00	465	270.00	270	735.00	735
Double door hardware set	1	EA	625.00	625	300.00	300	925.00	925
Single glazed door hardware sets with panic bar	3	EA	790.00	2,370	315.00	945	1105.00	3,315
Double glazed door hardware sets with panic bar	3	EA	1250.00	3,750	515.00	1,545	1765.00	5,295
ADA door actuator	1	EA	2850.00	2,850	520.00	520	3370.00	3,370

ALUMINUM CURTAIN WALL AND WINDOWS

Insulated glazed curtain wall system	1,260	SF	68.00	85,680	12.00	15,120	80.00	100,800
Extra for carved panels	302	SF	10.00	3,020	5.00	1,510	15.00	4,530

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

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

ALUMINUM CURTAIN WALL AND WINDOWS (Continued)

1"x wood jambs/casings/sills, etc.	1,050	LF	2.70	2,835	3.50	3,675	6.20	6,510
------------------------------------	-------	----	------	-------	------	-------	------	-------

MISCELLANEOUS

Caulking and sealants	2,475	LF	0.60	1,485	1.60	3,960	2.20	5,445
-----------------------	-------	----	------	-------	------	-------	------	-------

Architectural louvers	40	SF	29.00	1,160	8.00	320	37.00	1,480
-----------------------	----	----	-------	-------	------	-----	-------	-------

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 112,918</b>		<b>\$ 29,865</b>		<b>\$ 142,783</b>
------------------------------	--	--	--	-------------------	--	------------------	--	-------------------

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

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

MAIN ROOF

8 mil vapor retarder	20,006	SF	0.10	2,001	0.15	3,001	0.25	5,002
(2) layers 4" extruded polystyrene insulation	20,006	SF	3.35	67,020	1.25	25,008	4.60	92,028
1/2" plywood cover board	20,006	SF	0.70	14,004	0.65	13,004	1.35	27,008
2"x4" pressure treated insulation blocking, 36" o/c	6,627	LF	0.90	5,964	1.15	7,621	2.05	13,585
Ice/water shield	20,006	SF	0.76	15,205	0.70	14,004	1.46	29,209
Prefinished metal roofing	20,006	SF	5.75	115,035	3.60	72,022	9.35	187,057
Metal ridge cap	296	LF	5.70	1,687	3.50	1,036	9.20	2,723
Valley/hip flashing	336	LF	3.80	1,277	3.70	1,243	7.50	2,520
Eave/gable flashing	715	LF	2.95	2,109	2.70	1,931	5.65	4,040
Mechanical penetration flashings	1	LOT	500.00	500	1000.00	1,000	1500.00	1,500

MISCELLANEOUS

5"x5" rain gutters and clamps	576	LF	6.85	3,946	4.10	2,362	10.95	6,308
5"x5" downspouts	120	LF	7.70	924	4.30	516	12.00	1,440
Snow guards (3 rows)	636	LF	8.80	5,597	3.50	2,226	12.30	7,823

HMS Project No.: 10108

<b>05 - ROOF SYSTEMS</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>051 - Roofing</b>								

MISCELLANEOUS (Continued)

Temporary fall protection railing	715	LF	3.70	2,646	2.50	1,788	6.20	4,434
-----------------------------------	-----	----	------	-------	------	-------	------	-------

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 237,915</b>		<b>\$ 146,762</b>		<b>\$ 384,677</b>
------------------------------	--	--	--	-------------------	--	-------------------	--	-------------------

HMS Project No.: 10108

<b>06 - INTERIOR CONSTRUCTION</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>061 - Partitions and Doors</b>								

INTERIOR PARTITIONS

4" metal studs, 16" o/c including tracks	3,260	SF	0.95	3,097	1.20	3,912	2.15	7,009
4" metal studs at soffits/bulkheads	1,264	SF	0.95	1,201	1.40	1,770	2.35	2,971
7/8" metal channels at suspended ceilings	1,252	SF	0.65	814	1.15	1,440	1.80	2,254
6" metal studs, 16" o/c including tracks	1,272	SF	1.15	1,463	1.35	1,717	2.50	3,180
2 1/2" furring to column enclosures	880	SF	0.55	484	1.20	1,056	1.75	1,540
2"x miscellaneous blockings/backing	1	LOT	300.00	300	700.00	700	1000.00	1,000
5/8" gypboard, taped and textured, each side	7,248	SF	0.55	3,986	1.50	10,872	2.05	14,858
5/8" gypboard, taped and textured to ceilings	1,252	SF	0.55	689	1.55	1,941	2.10	2,630
5/8" gypboard, taped and textured to soffits/bulkheads	1,264	SF	0.55	695	1.60	2,022	2.15	2,717
Extra for water resistant gypboard	816	SF	0.18	147			0.18	147
1/2" cement backer board	408	SF	1.29	526	1.35	551	2.64	1,077
4" sound insulation	3,000	SF	0.60	1,800	0.40	1,200	1.00	3,000
6" thick sound insulation	1,200	SF	0.72	864	0.45	540	1.17	1,404
6" fire safing	106	LF	2.20	233	3.70	392	5.90	625

HMS Project No.: 10108

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

INTERIOR PARTITIONS (Continued)

Acoustic sealants	824	LF	0.35	288	0.55	453	0.90	741
-------------------	-----	----	------	-----	------	-----	------	-----

DOOR FRAMES

3'0"x7'0" hollow metal single door frames	15	EA	122.00	1,830	60.00	900	182.00	2,730
---	----	----	--------	-------	-------	-----	--------	-------

6'0"x7'0" hollow metal door frames	5	EA	155.00	775	120.00	600	275.00	1,375
------------------------------------	---	----	--------	-----	--------	-----	--------	-------

DOORS

3'0"x7'0" solid core wood single doors	15	EA	325.00	4,875	60.00	900	385.00	5,775
--	----	----	--------	-------	-------	-----	--------	-------

3'0"x7'0" solid core wood glazed double doors	5	PRS	1525.00	7,625	125.00	625	1650.00	8,250
---	---	-----	---------	-------	--------	-----	---------	-------

HARDWARE

Single door hardware sets	15	EA	385.00	5,775	250.00	3,750	635.00	9,525
---------------------------	----	----	--------	-------	--------	-------	--------	-------

Double door hardware sets	3	EA	495.00	1,485	270.00	810	765.00	2,295
---------------------------	---	----	--------	-------	--------	-----	--------	-------

Double door hardware set with panic bar	1	EA	1050.00	1,050	480.00	480	1530.00	1,530
---	---	----	---------	-------	--------	-----	---------	-------

ADA door actuator	1	EA	2850.00	2,850	520.00	520	3370.00	3,370
-------------------	---	----	---------	-------	--------	-----	---------	-------

SPECIAL PARTITIONS/DOORS

8'0"x8'0" high end acoustic folding door at multi-purpose room/break room	1	EA	3850.00	3,850	830.00	830	4680.00	4,680
---	---	----	---------	-------	--------	-----	---------	-------

HMS Project No.: 10108

<b>06 - INTERIOR CONSTRUCTION</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>061 - Partitions and Doors</b>								

SPECIAL PARTITIONS/DOORS (Continued)

Moveable accordion partitions at children's area	608	SF	33.50	20,368	12.00	7,296	45.50	27,664
--	-----	----	-------	--------	-------	-------	-------	--------

INTERIOR RELIGHT/GLAZING

Interior glazed relight in hollow metal frame	384	SF	32.50	12,480	8.50	3,264	41.00	15,744
---	-----	----	-------	--------	------	-------	-------	--------

12"0" tall x 3/8" butt glazed tempered glass in glazing channels	480	SF	47.00	22,560	10.75	5,160	57.75	27,720
--	-----	----	-------	--------	-------	-------	-------	--------

8"0" tall x 3/8" butt glazed tempered glass in glazing channels	542	SF	47.00	25,474	10.75	5,827	57.75	31,301
---	-----	----	-------	--------	-------	-------	-------	--------

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 127,584</b>		<b>\$ 59,528</b>		<b>\$ 187,112</b>
------------------------------	--	--	--	-------------------	--	------------------	--	-------------------

HMS Project No.: 10108

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

FLOORS

Sheet vinyl	272	SF	2.45	666	1.60	435	4.05	1,101
VCT flooring	228	SF	2.10	479	1.50	342	3.60	821
Concrete sealer and hardener	816	SF	0.30	245	1.10	898	1.40	1,143
12" porcelain tile at entries/lobby	1,248	SF	8.30	10,358	10.00	12,480	18.30	22,838
Ceramic tiles at bathrooms	288	SF	7.50	2,160	8.20	2,362	15.70	4,522
24"x24" carpet tiles	12,144	SF	4.10	49,790	1.15	13,966	5.25	63,756

BASES

4" rubber base	991	LF	1.20	1,189	1.30	1,288	2.50	2,477
4" wood base	412	LF	2.60	1,071	2.25	927	4.85	1,998
4" ceramic tile base	176	LF	6.25	1,100	6.80	1,197	13.05	2,297

WALLS

12" porcelain tile wainscot at drinking fountain	24	SF	8.50	204	11.50	276	20.00	480
48" glazed tile at bathrooms	372	SF	7.20	2,678	8.75	3,255	15.95	5,933
Paint gypboard walls multi-color	12,933	SF	0.28	3,621	1.45	18,753	1.73	22,374

HMS Project No.: 10108

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

WALLS (Continued)

Smooth face cedar wood wrap and framing to T.S. columns	2,358	SF	5.90	13,912	4.20	9,904	10.10	23,816
---	-------	----	------	--------	------	-------	-------	--------

CEILINGS

24"x48" suspended acoustical tile system with seismic bracings	3,972	SF	2.45	9,731	1.80	7,150	4.25	16,881
Paint gypboard ceilings/soffits	2,516	SF	0.25	629	1.50	3,774	1.75	4,403
Stain exposed wood ceilings, beams, etc.	11,024	SF	0.22	2,425	1.50	16,536	1.72	18,961

ACOUSTIC TREATMENT

Sound absorptive wall panels (allowance)	700	SF	15.00	10,500	5.10	3,570	20.10	14,070
24"x48" acoustic ceiling clouds suspended from T&G decking (25%)	2,756	SF	19.85	54,707	7.75	21,359	27.60	76,066

MISCELLANEOUS

Paint/stain doors and frames	630	SF	0.30	189	1.60	1,008	1.90	1,197
Paint miscellaneous exposed metals/pipes and ducts, etc.	1	LOT	1000.00	1,000	2500.00	2,500	3500.00	3,500

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 166,654</b>		<b>\$ 121,980</b>		<b>\$ 288,634</b>
------------------------------	--	--	--	-------------------	--	-------------------	--	-------------------

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 9/7/2010

HMS Project No.: 10108

<b>06 - INTERIOR CONSTRUCTION</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
<b>063 - Specialties</b>								
Solid plastic toilet partitions	4	EA	875.00	3,500	180.00	720	1055.00	4,220
Solid plastic toilet partitions, ADA	2	EA	1050.00	2,100	200.00	400	1250.00	2,500
Urinal screens	2	EA	265.00	530	95.00	190	360.00	720
Toilet roll holders	7	EA	32.00	224	15.00	105	47.00	329
Paper towel dispensers/disposals	2	EA	275.00	550	110.00	220	385.00	770
Paper towel dispensers	2	EA	48.00	96	20.00	40	68.00	136
Soap dispensers	3	EA	48.00	144	15.00	45	63.00	189
5'0"x3'0" mirrors	2	EA	385.00	770	100.00	200	485.00	970
2'0"x3'0" mirror	1	EA	140.00	140	45.00	45	185.00	185
Feminine napkin dispenser	1	EA	285.00	285	50.00	50	335.00	335
Feminine napkin disposals	5	EA	62.00	310	25.00	125	87.00	435
Twin coat hooks	7	EA	13.00	91	10.00	70	23.00	161
Janitor mop strip	1	EA	70.00	70	35.00	35	105.00	105
Infant changing stations	2	EA	235.00	470	75.00	150	310.00	620
Door signs with ADA symbol	3	EA	45.00	135	15.00	45	60.00	180

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

<b>06 - INTERIOR CONSTRUCTION</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>063 - Specialties</b>								
Standard door signs	12	EA	28.00	336	12.00	144	40.00	480
Miscellaneous signage and graphics	1	LOT	500.00	500	250.00	250	750.00	750
Fire extinguishers, cabinet mounted	4	EA	167.00	668	80.00	320	247.00	988
Fire extinguishers, bracket mounted	2	EA	62.00	124	25.00	50	87.00	174
8'0"x4'0" marker board	1	EA	635.00	635	70.00	70	705.00	705
4'0"x4'0" tack boards	6	EA	132.00	792	45.00	270	177.00	1,062
Miscellaneous specialties, corner guards, etc.	1	LOT	2500.00	2,500	1000.00	1,000	3500.00	3,500
Archive lockers (assumed)	10	EA	335.00	3,350	85.00	850	420.00	4,200
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 18,320</b>		<b>\$ 5,394</b>		<b>\$ 23,714</b>

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

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

FIXTURES

Wall hung water closets with flush valve, ADA	3	EA	670.00	2,010	210.00	630	880.00	2,640
Wall hung water closets with flush valve	4	EA	632.00	2,528	210.00	840	842.00	3,368
Wall hung urinal with flush valve, ADA	2	EA	835.00	1,670	235.00	470	1070.00	2,140
Counter mounted lavatories with faucet	4	EA	395.00	1,580	160.00	640	555.00	2,220
Wall hung lavatory with faucet	1	EA	445.00	445	190.00	190	635.00	635
Stainless steel single compartment sink with faucet	1	EA	450.00	450	160.00	160	610.00	610
28"x28"x8" floor mounted janitor service sink	1	EA	635.00	635	220.00	220	855.00	855
Two level wall hung drinking fountain	1	EA	998.00	998	270.00	270	1268.00	1,268
2" diameter floor drains	2	EA	122.00	244	135.00	270	257.00	514
6" diameter floor drain at mechanical room	1	EA	245.00	245	220.00	220	465.00	465
Exterior hose bibs	4	EA	115.00	460	125.00	500	240.00	960
Interior hose bibs	2	EA	98.00	196	115.00	230	213.00	426

EQUIPMENT

50 gallon electric hot water heater	1	EA	3395.00	3,395	590.00	590	3985.00	3,985
-------------------------------------	---	----	---------	-------	--------	-----	---------	-------

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

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

EQUIPMENT (Continued)

3 GPM, 15'0" head, 1/12 HP hot water circulation pump	1	EA	880.00	880	152.00	152	1032.00	1,032
4.4 gallon expansion tank	1	EA	210.00	210	95.00	95	305.00	305
4" water meter, remote readout	1	EA	3350.00	3,350	525.00	525	3875.00	3,875

PLUMBING ROUGH-INS

Rough-ins to fixtures	19	EA	585.00	11,115	850.00	16,150	1435.00	27,265
Rough-ins to drains, etc.	11	EA	330.00	3,630	540.00	5,940	870.00	9,570
Insulation to water piping	19	EA	195.00	3,705	350.00	6,650	545.00	10,355

MISCELLANEOUS

Test and disinfect systems	1	LOT	250.00	250	1750.00	1,750	2000.00	2,000
----------------------------	---	-----	--------	-----	---------	-------	---------	-------

<b>SUBTOTAL:</b>				<b>\$ 37,996</b>		<b>\$ 36,492</b>		<b>\$ 74,488</b>
------------------	--	--	--	------------------	--	------------------	--	------------------

Labor Premium Time (5/10s)	10.00%					3,649		3,649
----------------------------	--------	--	--	--	--	-------	--	-------

<b>SUBTOTAL:</b>				<b>\$ 37,996</b>		<b>\$ 40,141</b>		<b>\$ 78,137</b>
------------------	--	--	--	------------------	--	------------------	--	------------------

Subcontractor's Overhead and Profit on Material and Labor	20.00%			7,599		8,028		15,627
---	--------	--	--	-------	--	-------	--	--------

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 45,595</b>		<b>\$ 48,169</b>		<b>\$ 93,764</b>
------------------------------	--	--	--	------------------	--	------------------	--	------------------

HMS Project No.: 10108

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

HEATING EQUIPMENT

515 MBH, 150 KW, ___ GPH electric boiler	1	EA	8900.00	8,900	2880.00	2,880	11780.00	11,780
515 MBH fuel fired boiler	1	EA	5850.00	5,850	4800.00	4,800	10650.00	10,650
Boiler controller	1	EA	2200.00	2,200	700.00	700	2900.00	2,900
12" diameter flue and cap	1	LOT	1850.00	1,850	830.00	830	2680.00	2,680
Boiler manifold and valves	2	EA	1700.00	3,400	2500.00	5,000	4200.00	8,400
Glycol system including fluid	1	LOT	2500.00	2,500	1000.00	1,000	3500.00	3,500
60 gallon expansion tank	1	EA	2475.00	2,475	255.00	255	2730.00	2,730
4" air separator	1	EA	2620.00	2,620	240.00	240	2860.00	2,860
___ GPM, ___ head, ___ HP hydronic pumps with VFD	2	EA	2750.00	5,500	525.00	1,050	3275.00	6,550
___ GPM, ___ head, ___ HP radiant heat pumps	2	EA	1525.00	3,050	370.00	740	1895.00	3,790
5/8" PEX tubing for radiant slab heat, 9" o/c (13,341 SF)	18,680	LF	1.35	25,218	1.50	28,020	2.85	53,238
Radiant heat zone valves and manifolds	6	EA	650.00	3,900	445.00	2,670	1095.00	6,570
Insulated hydronic piping (3" to 1 1/4")	350	LF	19.50	6,825	21.75	7,613	41.25	14,438

HMS Project No.: 10108

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

HEATING EQUIPMENT (Continued)

Insulated hydronic piping (1" to 3/4")	550	LF	9.25	5,088	15.20	8,360	24.45	13,448
Valves and gauges	1	LOT	2500.00	2,500	1500.00	1,500	4000.00	4,000

VENTILATION

20,000 CFM main air handling unit with __ HP supply fan, __ HP return fan, ___ MBH heating coil and (2) VFDs	1	EA	78500.00	78,500	22000.00	22,000	100500.00	100,500
5,000 CFM air handling unit at multi-purpose room, etc.	1	EA	19250.00	19,250	5500.00	5,500	24750.00	24,750
1,000 CFM ventilation fan	1	EA	1875.00	1,875	885.00	885	2760.00	2,760
500 CFM toilet exhaust fan	1	EA	990.00	990	550.00	550	1540.00	1,540
85 CFM toilet/janitor exhaust fans	2	EA	145.00	290	100.00	200	245.00	490
15,000 CFM building relief air fan	1	EA	9500.00	9,500	4500.00	4,500	14000.00	14,000
Paddle fans	8	EA	340.00	2,720	170.00	1,360	510.00	4,080
12"x12" return/exhaust air grilles	4	EA	48.00	192	35.00	140	83.00	332
24"x24" return/exhaust air grilles	60	EA	73.00	4,380	45.00	2,700	118.00	7,080
24"x24" return/exhaust air grilles, wall mounted	2	EA	85.00	170	55.00	110	140.00	280

HMS Project No.: 10108

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

VENTILATION (Continued)

1 SF volume dampers	60	EA	44.00	2,640	31.00	1,860	75.00	4,500
Fire/smoke dampers	2	EA	240.00	480	86.00	172	326.00	652
Louvers (2 each)	40	SF	22.50	900	7.85	314	30.35	1,214
Sheetmetal ductwork and hangers	8,200	LBS	3.75	30,750	4.50	36,900	8.25	67,650
Flexible ducts (10" to 6")	360	LF	3.30	1,188	5.20	1,872	8.50	3,060
2" duct insulation	500	SF	2.20	1,100	2.50	1,250	4.70	2,350
2" duct lining including exposed ducts at library	1,500	SF	2.70	4,050	4.15	6,225	6.85	10,275

CONTROLS

Direct digital controls with microprocessor	15,770	SF	3.85	60,715	3.30	52,041	7.15	112,756
Humidity sensors	2	SF	112.00	224	85.00	170	197.00	394
Thermostats	8	EA	85.00	680	70.00	560	155.00	1,240
Thermostats with wire guard	4	EA	105.00	420	75.00	300	180.00	720
Test and balance systems	100	HRS			150.00	15,000	150.00	15,000

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

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

MISCELLANEOUS

Commission HVAC systems	1	LOT	20000.00	20,000			20000.00	20,000
Mechanical mobilization-demobilization and submittals	1	LOT	2000.00	2,000	7000.00	7,000	9000.00	9,000
<b>SUBTOTAL:</b>				<b>\$ 324,890</b>		<b>\$ 227,267</b>		<b>\$ 552,157</b>
Labor Premium Time (5/10s)	10.00%					22,727		22,727
<b>SUBTOTAL:</b>				<b>\$ 324,890</b>		<b>\$ 249,994</b>		<b>\$ 574,884</b>
Subcontractor's Overhead and Profit on Material and Labor	20.00%			64,978		49,999		114,977

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 389,868</b>		<b>\$ 299,993</b>		<b>\$ 689,861</b>
------------------------------	--	--	--	-------------------	--	-------------------	--	-------------------

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

<b>08 - MECHANICAL</b>  <b>083 - Fire Protection</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
4" diameter steel pipe fire main	30	LF	29.35	881	31.50	945	60.85	1,826
4" backflow preventer	1	EA	4250.00	4,250	560.00	560	4810.00	4,810
Fire department connection	1	EA	670.00	670	220.00	220	890.00	890
Wet sprinkler valve riser	1	EA	3250.00	3,250	1835.00	1,835	5085.00	5,085
Dry sprinkler valve riser	1	EA	1700.00	1,700	900.00	900	2600.00	2,600
Wet pipe sprinkler system	15,770	SF	1.80	28,386	2.10	33,117	3.90	61,503
Dry pipe sprinkler system to exterior soffits	2,100	SF	2.50	5,250	2.70	5,670	5.20	10,920
Air compressor for dry system	1	EA	1200.00	1,200	350.00	350	1550.00	1,550
Test and certify system	1	LOT	300.00	300	1700.00	1,700	2000.00	2,000
Sprinkler design fee	1	LOT	5000.00	5,000			5000.00	5,000
<b>SUBTOTAL:</b>				<b>\$ 50,887</b>		<b>\$ 45,297</b>		<b>\$ 96,184</b>
Labor Premium Time (5/10s)	10.00%					4,530		4,530
<b>SUBTOTAL:</b>				<b>\$ 50,887</b>		<b>\$ 49,827</b>		<b>\$ 100,714</b>
Subcontractor's Overhead and Profit on Material and Labor	20.00%			10,177		9,965		20,142
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 61,064</b>		<b>\$ 59,792</b>		<b>\$ 120,856</b>

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 9/7/2010

HMS Project No.: 10108

<b>09 - ELECTRICAL</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Remote shunt trip switch device mounted in Nema 4 lockable enclosure	1	EA	1450.00	1,450	475.00	475	1925.00	1,925
800 amp CT enclosure with meter base	1	EA	2420.00	2,420	850.00	850	3270.00	3,270
Main switchboard, 800 amp, 120/208 volt, 3 phase, 4 wire	1	EA	8500.00	8,500	1750.00	1,750	10250.00	10,250
Panel: 225 amp, 480Y/277 volt, 3 phase, 4 wire, (42) circuits	3	EA	2350.00	7,050	1250.00	3,750	3600.00	10,800
4" diameter galvanized RGS conduit	40	LF	28.00	1,120	31.00	1,240	59.00	2,360
1" diameter galvanized RGS conduit	50	LF	4.00	200	9.00	450	13.00	650
2" diameter IM conduit	120	LF	12.00	1,440	15.00	1,800	27.00	3,240
500 KCMIL conductors	160	LF	8.80	1,408	4.20	672	13.00	2,080
1/0 XHHW copper conductors	680	LF	2.40	1,632	1.65	1,122	4.05	2,754
#6 bare copper ground wire	120	LF	0.85	102	0.60	72	1.45	174
#1/0 bare copper ground wire	20	LF	2.20	44	1.60	32	3.80	76
#3/0 bare copper ground wire	50	LF	3.90	195	2.55	128	6.45	323
Equipment and building steel/water pipe connections	6	EA	17.00	102	45.00	270	62.00	372



HMS Project No.: 10108

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

FIXTURES

Canopy soffit fixtures	16	EA	285.00	4,560	110.00	1,760	395.00	6,320
Building mounted fixtures	10	EA	335.00	3,350	125.00	1,250	460.00	4,600
Light tracks	60	LF	23.00	1,380	12.00	720	35.00	2,100
Track lights	15	EA	75.00	1,125	25.00	375	100.00	1,500
6" diameter compact fluorescent recessed downlights, 1-lamp	12	EA	105.00	1,260	75.00	900	180.00	2,160
Multi-purpose room fixtures	16	EA	155.00	2,480	85.00	1,360	240.00	3,840
Storage and mechanical area fixtures	12	EA	120.00	1,440	80.00	960	200.00	2,400
Toilet fixtures, wet label	8	EA	148.00	1,184	80.00	640	228.00	1,824
Mirror fixtures	5	EA	112.00	560	70.00	350	182.00	910
Library fixtures	80	EA	150.00	12,000	85.00	6,800	235.00	18,800
Admin area fixtures	24	EA	135.00	3,240	80.00	1,920	215.00	5,160
Miscellaneous areas fixtures	24	EA	125.00	3,000	75.00	1,800	200.00	4,800
Exit signs, single phase, wall/ceiling mounted	8	EA	160.00	1,280	120.00	960	280.00	2,240
Double head emergency light fixtures	16	EA	247.00	3,952	135.00	2,160	382.00	6,112

HMS Project No.: 10108

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

DEVICES

20 amp, 4 pole mechanically held lighting contactor	1	EA	425.00	425	250.00	250	675.00	675
Photocell	1	EA	135.00	135	80.00	80	215.00	215
Lighting control panel	1	EA	1550.00	1,550	675.00	675	2225.00	2,225
Single pole switches	10	EA	12.50	125	47.00	470	59.50	595
Three-way switches	4	EA	28.00	112	55.00	220	83.00	332
Occupancy sensor switches	2	EA	96.50	193	60.00	120	156.50	313
Occupancy sensors, ceiling mounted	2	EA	115.00	230	110.00	220	225.00	450
Duplex receptacles, split wire	180	EA	14.00	2,520	48.00	8,640	62.00	11,160
Double duplex receptacles	8	EA	24.50	196	67.50	540	92.00	736
Duplex receptacles, GFCI	6	EA	29.00	174	55.00	330	84.00	504
Duplex receptacles, GFCI, weatherproof	4	EA	33.00	132	65.00	260	98.00	392
Junction boxes	24	EA	5.50	132	13.50	324	19.00	456
Boiler connections	2	EA	70.00	140	135.00	270	205.00	410
1 HP to 5 HP three phase motor connections	4	EA	70.00	280	135.00	540	205.00	820

HMS Project No.: 10108

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

DEVICES (Continued)

7 1/2 HP three phase motor connections	2	EA	140.00	280	205.00	410	345.00	690
Motor starter/disconnect switches	8	EA	385.00	3,080	180.00	1,440	565.00	4,520
1" diameter EMT conduit	1,250	LF	2.05	2,563	5.60	7,000	7.65	9,563
3/4" diameter EMT conduit	4,175	LF	1.15	4,801	4.90	20,458	6.05	25,259
1/2" diameter EMT conduit	1,400	LF	0.95	1,330	4.00	5,600	4.95	6,930
#8 XHHW copper conductors (4)	5,000	LF	0.65	3,250	0.80	4,000	1.45	7,250
#10 XHHW copper conductors (4)	16,700	LF	0.43	7,181	0.64	10,688	1.07	17,869
#12 XHHW copper conductors (4)	5,600	LF	0.28	1,568	0.58	3,248	0.86	4,816
Power to door actuators	2	EA	350.00	700	525.00	1,050	875.00	1,750

MISCELLANEOUS

Test and tag fixtures	1	LOT	500.00	500	2500.00	2,500	3000.00	3,000
Electrical mobilization-demobilization and submittals	1	LOT	1500.00	1,500	5500.00	5,500	7000.00	7,000

**SUBTOTAL:**

<b>\$ 73,908</b>	<b>\$ 96,788</b>	<b>\$ 170,696</b>
------------------	------------------	-------------------



HMS Project No.: 10108

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

FIRE ALARM (ADDRESSABLE SYSTEM)

Fire alarm control panel	1	EA	4270.00	4,270	1320.00	1,320	5590.00	5,590
Fire alarm annunciator panel	1	EA	1120.00	1,120	750.00	750	1870.00	1,870
Auto dialer	1	EA	775.00	775	350.00	350	1125.00	1,125
Fire pull stations	8	EA	62.00	496	78.00	624	140.00	1,120
Horn/strobes	16	EA	132.00	2,112	120.00	1,920	252.00	4,032
Smoke detectors	60	EA	148.00	8,880	115.00	6,900	263.00	15,780
Duct detectors	2	EA	385.00	770	250.00	500	635.00	1,270
Heat detectors, addressable	2	EA	105.00	210	85.00	170	190.00	380
Sprinkler tamper switch connection	1	EA	15.00	15	45.00	45	60.00	60
Sprinkler flow switch connection	1	EA	15.00	15	45.00	45	60.00	60
3/4" diameter EMT conduits	1,500	LF	1.15	1,725	4.90	7,350	6.05	9,075
Alarm wiring	3,000	LF	0.42	1,260	0.75	2,250	1.17	3,510

TELEPHONE/COMPUTER SYSTEMS

3/4" thick plywood telephone terminal board with quadruplex, painted	64	SF	1.85	118	1.55	99	3.40	217
--	----	----	------	-----	------	----	------	-----

HMS Project No.: 10108

<b>09 - ELECTRICAL</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>093 - Special Electrical Systems</b>								

TELEPHONE/COMPUTER SYSTEMS (Continued)

Equipment racks	2	EA	845.00	1,690	365.00	730	1210.00	2,420
Punch down blocks	8	EA	145.00	1,160	120.00	960	265.00	2,120
Cable management panels	4	EA	535.00	2,140	270.00	1,080	805.00	3,220
48-port patch panels	4	EA	390.00	1,560	210.00	840	600.00	2,400
RJ-45 4-port combination telephone/data, 4-pin jacks	40	EA	25.00	1,000	55.00	2,200	80.00	3,200
RJ-45 4-port combination telephone/data, 2-pin jacks	30	EA	18.00	540	40.00	1,200	58.00	1,740
12"x12" cable trays	250	LF	18.50	4,625	12.20	3,050	30.70	7,675
3" diameter EMT conduit	30	LF	15.90	477	12.80	384	28.70	861
3/4" diameter EMT conduit	1,350	LF	1.15	1,553	4.90	6,615	6.05	8,168
25-pair telephone cross connection cables	3,200	LF	1.35	4,320	0.95	3,040	2.30	7,360
Cat 6 cables	6,400	LF	0.38	2,432	0.85	5,440	1.23	7,872
J-hooks	350	EA	0.50	175	1.25	438	1.75	613

Note: Telephone switch and handsets, etc. are FFE.

HMS Project No.: 10108

<b>09 - ELECTRICAL</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>093 - Special Electrical Systems</b>								

AUDIO/VISUAL SYSTEM

Cabinet mounted rack with 16 rack unit spaces and custom rack plate	1	EA	850.00	850	275.00	275	1125.00	1,125
Rack mounted audio amplifier	1	EA	625.00	625	150.00	150	775.00	775
Media control center	1	EA	450.00	450	150.00	150	600.00	600
Media distribution center	1	EA	275.00	275	80.00	80	355.00	355
Digital audio platform	1	EA	250.00	250	90.00	90	340.00	340
DVR/VCR combo player	1	EA	450.00	450	50.00	50	500.00	500
(2) unit rack mounted fan	1	EA	350.00	350	110.00	110	460.00	460
Wireless access point (WAP)	1	EA	110.00	110	75.00	75	185.00	185
ADA receiver for the hearing impaired	1	EA	350.00	350	110.00	110	460.00	460
Wireless mic system	1	EA	250.00	250	70.00	70	320.00	320
Recessed A/V box	1	EA	110.00	110	50.00	50	160.00	160
P.A. speakers, ceiling mounted	20	EA	155.00	3,100	80.00	1,600	235.00	4,700
Rack mounted power strip	1	EA	120.00	120	50.00	50	170.00	170
3/4" diameter IM conduit	750	LF	1.15	863	4.90	3,675	6.05	4,538

HMS Project No.: 10108

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

AUDIO/VISUAL SYSTEM (Continued)

Wiring	1,500	LF	0.48	720	0.60	900	1.08	1,620
--------	-------	----	------	-----	------	-----	------	-------

TELEVISION SYSTEM

Television outlets	6	EA	12.00	72	40.00	240	52.00	312
--------------------	---	----	-------	----	-------	-----	-------	-----

RG-6 coaxial cable	150	LF	0.78	117	0.72	108	1.50	225
--------------------	-----	----	------	-----	------	-----	------	-----

SECURITY SYSTEM

NAPCO security control panel	1	EA	1350.00	1,350	710.00	710	2060.00	2,060
------------------------------	---	----	---------	-------	--------	-----	---------	-------

Door contacts	6	EA	85.00	510	110.00	660	195.00	1,170
---------------	---	----	-------	-----	--------	-----	--------	-------

Proxi card access controls	2	EA	485.00	970	150.00	300	635.00	1,270
----------------------------	---	----	--------	-----	--------	-----	--------	-------

Key pad	1	EA	280.00	280	110.00	110	390.00	390
---------	---	----	--------	-----	--------	-----	--------	-----

3/4" diameter EMT conduit	450	LF	1.15	518	4.90	2,205	6.05	2,723
---------------------------	-----	----	------	-----	------	-------	------	-------

Control wiring	900	LF	0.38	342	0.75	675	1.13	1,017
----------------	-----	----	------	-----	------	-----	------	-------

MISCELLANEOUS

Test and tag systems	1	LOT	250.00	250	1550.00	1,550	1800.00	1,800
----------------------	---	-----	--------	-----	---------	-------	---------	-------

<b>SUBTOTAL:</b>				<b>\$ 56,720</b>		<b>\$ 62,293</b>		<b>\$ 119,013</b>
------------------	--	--	--	------------------	--	------------------	--	-------------------

HMS Project No.: 10108

<b>09 - ELECTRICAL</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
<b>093 - Special Electrical Systems</b>								
Labor Premium Time (5/10s)		10.00%				6,229		6,229
<b>SUBTOTAL:</b>				<b>\$ 56,720</b>		<b>\$ 68,522</b>		<b>\$ 125,242</b>
Subcontractor's Overhead and Profit on Material and Labor		20.00%		11,344		13,704		25,048
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 68,064</b>		<b>\$ 82,226</b>		<b>\$ 150,290</b>

HMS Project No.: 10108

<b>10 - EQUIPMENT</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>101 - Fixed and Movable Equipment</b>								

APPLIANCES

Refrigerator, break room	1	EA	1050.00	1,050	50.00	50	1100.00	1,100
Microwave, break room	1	EA	370.00	370	30.00	30	400.00	400
Library book drop/depository	1	EA	2575.00	2,575	550.00	550	3125.00	3,125

<b>TOTAL ESTIMATED COST:</b>	<b>\$ 3,995</b>	<b>\$ 630</b>	<b>\$ 4,625</b>
------------------------------	-----------------	---------------	-----------------

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

<b>10 - EQUIPMENT</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>102 - Furnishings</b>								

CASEWORK

24" deep base cabinets at breakroom	14	LF	145.00	2,030	35.00	490	180.00	2,520
12" deep wall cabinets	12	LF	120.00	1,440	32.00	384	152.00	1,824
24" deep vanity counter tops	8	LF	98.00	784	30.00	240	128.00	1,024
24" deep computer counters	70	LF	85.00	5,950	28.00	1,960	113.00	7,910
36" deep 'U' shaped circulation counter/desk with front and end panels	22	LF	265.00	5,830	50.00	1,100	315.00	6,930
24" deep greeting counter with front and end panels	8	LF	160.00	1,280	35.00	280	195.00	1,560
24" deep circular counter top	38	LF	90.00	3,420	32.00	1,216	122.00	4,636
24" deep built-in casework at main library	100	LF	145.00	14,500	40.00	4,000	185.00	18,500
20" deep hard wood built-in benches	16	LF	52.50	840	37.50	600	90.00	1,440
1"x window trims	1,050	LF	1.15	1,208	1.40	1,470	2.55	2,678
2'0"x8'0"x7'0" glass display case/shelving	1	EA	3250.00	3,250	750.00	750	4000.00	4,000
Miscellaneous casework (not identified yet)	1	LOT	5000.00	5,000	2000.00	2,000	7000.00	7,000

KETCHIKAN LIBRARY FOR THE CITY OF KETCHIKAN  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10108

<b>10 - EQUIPMENT</b>	<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>
			\$	\$	\$	\$	\$	\$
<b>102 - Furnishings</b>								

MISCELLANEOUS

Entry mats (3)	180	SF	11.50	2,070	1.25	225	12.75	2,295
Exterior window blinds	844	SF	9.50	8,018	1.30	1,097	10.80	9,115
Exterior roller blinds	416	SF	12.20	5,075	3.00	1,248	15.20	6,323
Interior window blinds	1,080	SF	9.50	10,260	1.30	1,404	10.80	11,664
Large motorized projection screen	1	EA	2850.00	2,850	850.00	850	3700.00	3,700
Small motorized projection screens	2	EA	1650.00	3,300	550.00	1,100	2200.00	4,400

LIBRARY STACKS, ETC.

Adult books	314	EA						FFE
Young adult books	12	EA						FFE
Children's books	79	EA						FFE
Tables (various sizes)	57	EA						FFE
Chairs (different types)	241	EA						FFE

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 77,105</b>		<b>\$ 20,414</b>		<b>\$ 97,519</b>
------------------------------	--	--	--	------------------	--	------------------	--	------------------

HMS Project No.: 10108

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

OPERATION COSTS

Mobilize/demobilize (set-up and move off)	1	LOT	3000.00	3,000	9000.00	9,000	12000.00	12,000
Freight and handling (incidental - rest with unit rates)	50	TONS	350.00	17,500	50.00	2,500	400.00	20,000
Field engineering	80	HRS			115.00	9,200	115.00	9,200
Project manager	280	HRS			115.00	32,200	115.00	32,200
Supervision	14	MOS	250.00	3,500	11500.00	161,000	11750.00	164,500
Inspection/quality control (part time)	12	MOS	200.00	2,400	5200.00	62,400	5400.00	64,800
Building permits	1	LOT						By Owner
Plan check and fees	1	LOT	10000.00	10,000			10000.00	10,000
Miscellaneous material testing	1	LOT	5000.00	5,000			5000.00	5,000
Expediting (part time)	12	MOS	100.00	1,200	3500.00	42,000	3600.00	43,200
Scheduling/estimating (part time)	12	MOS	150.00	1,800	3750.00	45,000	3900.00	46,800
Equipment and scaffolding, etc.	14	MOS	3700.00	51,800	500.00	7,000	4200.00	58,800
Tools, compressors, etc.	14	MOS	1500.00	21,000	150.00	2,100	1650.00	23,100
Field office and consumables	14	MOS	1200.00	16,800	300.00	4,200	1500.00	21,000



HMS Project No.: 10108

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

Bonds	1.15%							65,752
Insurances	1.25%							72,292

---

**TOTAL ESTIMATED COST:** **\$ 1,811,239**

---

HMS Project No.: 10108

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

131 - ESTIMATOR'S CONTINGENCY

The estimator's allowance for architectural and engineering requirements that are not apparent at an early level of design documentation

10.00%

\$ 585,564

132 - ESCALATION CONTINGENCY

The allowance for escalation from the date of estimate to the proposed bid date of spring 2012 at the rate of 5.00% per annum (21 months)

8.75%

\$ 563,605

**TOTAL ESTIMATED COST:**

**\$ 1,149,169**