



CITY OF FORT LAUDERDALE

REDEVELOPMENT OF THE AQUATIC CENTER



DESIGN DEVELOPMENT RENDERING BY: ZYSCOVICH

NOVEMBER 2, 2015

90% CONSTRUCTION DOCUMENTS ESTIMATE

SUBMITTED BY:

ATKINS

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1 EXECUTIVE SUMMARY

1.1 SCOPE OF WORK

The scope of work of this project includes the redevelopment of the Aquatic Center and associated site improvements in Fort Lauderdale, Florida. The intent of this report is to establish an estimate of probable construction cost.

1.2 REFERENCE DOCUMENTS

- 90% Construction Documents Drawings, submittal dated Sept. 11th, 2015 by Zyscovich Architects
- 90% Construction Documents Calculations Manual, submitted Sept. 11th, 2015 by Recreational Design & Construction. Inc.
- RFI responses by Recreational Design & Construction. Inc.

1.3 SUMMARY OF FINDINGS

1.3.1 COST ESTIMATE

Based on the 90% construction documents submittal, assuming a Developer's Agreement with a Guaranteed Maximum Price (GMP), it is estimated that the project costs will be as follows:

- Estimated Range of Construction Costs: \$38.6 million - \$41.8 million

Intent of construction cost estimate is to establish a reasonable cost to construct this project as intended. Atkins does not guarantee that actual solicited bids could vary from this estimate due to design progress, scope refinement, market conditions, material price fluctuations, contractor negotiations, bidding competition, letting date, contractor means and methods, and perceived risk by the contractors.

SECTION 2

COST ESTIMATE

2.2 DETAILED COST ESTIMATE

CITY OF FT. LAUDERDALE

REDEVELOPMENT OF THE AQUATIC CENTER

90% CONSTRUCTION DOCUMENT SUBMITTAL - DEVELOPERS AGREEMENT

ESTIMATE OF PROBABLE PROJECT COSTS

November 2, 2015

Div.	Summary	Direct Cost
02	Sitework & Demolition (Bldg. Limits)	\$407,102
03	Concrete	\$9,908,616
04	Masonry	\$758,574
05	Metals	\$982,687
06	Wood, Plastics & Composites	\$78,236
07	Thermal & Moisture Protection	\$413,218
08	Openings	\$612,314
09	Finishes	\$1,381,337
10	Specialties	\$294,630
11	Equipment	\$320,000
12	Furnishings	\$536,800
13	Special Construction	\$6,148,458
14	Conveying Systems	\$420,000
21	Fire Suppression	\$411,561
22	Plumbing	\$576,433
23	HVAC	\$550,798
26	Electrical	\$1,683,953
31	Special Foundations	\$1,276,170
31 - 33	Sitework Improvements	\$2,066,921

Total Direct Construction Costs* **\$28,827,807**

(* prior to markups)

Total Construction Estimate		Total Cost
Total Direct Construction Costs		\$28,827,807
Contractor General Conditions (Per Dev. Agreement)	8.92%	\$2,571,515
Design Fees (Per Dev. Agreement)	8.86%	\$2,553,180
Subtotal Construction Costs incl. Gen. Cond.		\$33,952,502
Contractor OH & P (Fee % Per RDC 90% GMP Submittal)	11.50%	\$3,904,538
Subtotal Construction Costs incl. Bonds & Ins.		\$37,857,039
Contractor Bonds & Insurance	1.50%	\$509,288
Subtotal incl. OH&P		\$38,366,327
Permits (Allowance)	0.50%	\$191,832
Escalation (Thru 3 Qtr. 2016)	1.00%	\$383,663
Subtotal incl. Permits & Escalation		\$38,941,822
Developer Contingency (Per Dev. Agreement)	1.17%	\$455,769
Owner Estimate Contingency (Per Dev. Agreement)	0.64%	\$250,000
ATKINS Estimate Contingency (Due to Design Stage)	2.50%	\$973,546
Total Construction Costs (incl. markups)		\$40,621,136

Estimated Total Construction Costs (Rounded) **\$40,622,000**

ESTIMATED RANGE OF CONSTRUCTION COSTS **\$38.6 - \$41.8 M**

REFER TO DETAILED ESTIMATE BASIS, ASSUMPTION, AND QUALIFICATIONS IN WRITTEN REPORT

2.1 ESTIMATE ASSUMPTIONS AND EXCLUSIONS

2.1.1 METHODOLOGY

The following methodology was applied in developing the estimate of probable construction cost:

- Detailed quantities (where available) were developed using On Screen Takeoff (OST) software.
- Unit prices are all inclusive of materials, labor, equipment and sub contractor/supplier markups.
- Unit prices are based on 2015 R.S. Means Building Construction Cost Data, adjusted for this project conditions and project location.
- Missing Drawings (identified on the drawing index but not included by A/E on 90% CD submittal): S-116, S-409 and S-410.
- Labor costs are assumed to not include any premium time (over time etc.), if required.
- Reasonable labor burden, contractor markups, taxes, and bond are included in the direct costs.
- Estimate includes a design/estimate contingency to account for design progress.
- Estimate includes contractor markups as per approved Developer's Agreement and detailed below.
 - General Conditions: \$2,571,515.00
 - Design Fees: \$2,553,180.00
 - Overheard & Profit (Fee % Per RDC 90% GMP Submittal): 11.50%
 - Developer Contingency: \$455,759.00
 - Owner Contingency: \$250,000.00

2.1.2 NOMENCLATURE

- CF = Cubic Feet
- CY = Cubic Yard
- EA = Each
- GSF = Gross Square Feet
- LBS = Pound
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Feet
- SY = Square Yard
- TON/TN = TON (2,000 Pounds)

2.1.3 ASSUMPTIONS (MAJOR, NOT ALL INCLUSIVE)

- Estimate assumes that the entire project (new facility and on-site improvements) will be constructed by one bidder under one contract.
- Estimate assumes that the project will be built through a Developer's Agreement.
- Estimate assumes escalation to the 3rd quarter of 2016 from present day.
- Estimate assumes an allowance of \$100,000 for Florida Power & Light upgrades.
- Estimate assumes new roofing systems to be Single Ply TPO.
- Estimate assumes window tags Type Q, R, S & T to be decorative metal mesh fencing and gates in lieu of glass storefront openings and doors.

2.1.4 EXCLUSIONS_ **ESTIMATE EXCLUDES THE FOLLOWING ITEMS AND SCOPE:**

- Environmental Remediation & Mitigation Fees, if required (Lead, Asbestos, Arsenic)
- Impact Fees, Transit Oriented Fees and/or Trip charges.
- Removal of Unsuitable Soils and/or contaminated materials
- Florida Power & Light Electrical Connection Fees
- Utility Services (Telephone, Gas & Cable) Connection and primary service upgrades, including fees.
- Water and Sewer meters and connection Fees
- Water and Sewer main service modifications and upgrades
- Upgrades and/or repairs to the existing seawall and retaining walls.
- Contingency for post-bid unforeseen conditions and any Owner required changes.
- Furniture, Furnishing & Equipment and/or Built-In Millwork, other than those identified.
- Off-site improvements, and equipment provided by others.
- Removal or relocation of FF&E at existing buildings required prior to demolition.
- Coating/sealant over the parking garage decks and/or the 4th floor and 5th floor exposed decks.
- Food service equipment at the Food Prep Room 517.
- Spectator Zone roof walking pedestal system.
- Decorative metal mesh fencing and gates at the ground floor of the Parking Garage area.
- Metal cladding at the exterior skin of the Dive Tower.
- Fitness and Dive Training equipment (e.g. weight/fitness machines, foam pits/pads, spring boards, trampoline, spot rigging, etc.)
- Vario Moveable Floor at existing pool

2.2 DETAILED ESTIMATE

DETAILED COST ESTIMATE

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Building Costs

Estimate of Probable Construction Cost

November 2, 2015

90% CONSTRUCTION DOCUMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
02	Sitework & Demolition (Bldg. Limits)				
	Compacted Fill Building Pads & Ramps	6,142	CY	\$27.00	\$165,834
	Fine Grade for S.O.G.	10,521	SY	\$0.50	\$5,261
	New Pile Cap (exc/bkfill/disppl)	6,135	CY	\$18.00	\$110,430
	Grade Beam (exc/bkfill/disppl)	841	CY	\$18.00	\$15,138
	Slab Thickening (exc/bkfill/disppl)	103	CY	\$20.00	\$2,060
	Wall Footing (exc/bkfill/disppl)	532	CY	\$18.00	\$9,576
	Selective Demolition (Existing Foundations)				
	Existing PC/GB/Pile Components (Excav/Expose/Remove/Disppl)	47	LOC	\$1,800.00	\$84,600
	Soil Treatment				
	Treat Exposed Areas of Excavation Against Termites	94,689	SF	\$0.15	\$14,203
	Subtotal Sitework (Building)				\$407,102
03	Concrete				
	Cast In Place Concrete (including Fmwk/Rebar/Finish)				
	Pile Caps	1,304	CY	\$300.00	\$391,200
	Grade Beams	336	CY	\$420.00	\$141,120
	Slab on Grade (6")	1,982	CY	\$280.00	\$554,960
	Columns (incl tie cols in cmu walls)	955	CY	\$840.00	\$802,200
	Shear Walls	467	CY	\$770.00	\$359,590
	Beams (non 'SB' types)	482	CY	\$1,000.00	\$482,000
	Elevated Slabs & Beams (cip components over precast Keystone joist system incl Rebar system) includes Rebar/WWF and Finish.	5,264	CY	\$350.00	\$1,842,400
	Elevated Pool Support and Secondary Bottom Slabs	2,161	CY	\$585.00	\$1,264,185
	Misc. Elevated Decks and Landings	387	CY	\$530.00	\$205,110
	Topping Slab incl. 4" rigid insulation (Level 4 Bath House, Sandwich Floor)	226	CY	\$315.00	\$71,190
	Dive Tower Components (cols/beams/platforms) above 4th Floor	252	CY	\$875.00	\$220,500
	Low Walls @ Pools (incl Dive Pool ledges)	205	CY	\$825.00	\$169,125
	Stair Balustrades (@ west, n/east & s/east exterior stairs)	61	CY	\$1,000.00	\$61,000
	Parapet Walls (Between GL A - A.1 & 13 - 15)	7	CY	\$1,200.00	\$8,400
	Curbs @ Competition Pool	30	CY	\$610.00	\$18,300
	Surge Collection Tanks	75	CY	\$950.00	\$71,250
	Training Pool Deck (6" Slab On Grade, 9,592 SF)	206	CY	\$280.00	\$57,680
	L/W Conc Fill (on Metal Roof Deck) incl Finish (4")				Incl. in Roofing
	Elevator Pits	3	EA	\$5,000.00	\$15,000
	Backwash Catch Basin	1	EA	\$1,800.00	\$1,800
	Precast Concrete				
	Keystone Joist System (inc forms and pcc beam soffits):				
	System with 12" joists @ 5'6" o/c	15,792	SF	\$9.50	\$150,024
	System with 16" joists @ 5'6" o/c	20,898	SF	\$11.00	\$229,878
	System with 20" joists @ 5'6" o/c	41,537	SF	\$11.50	\$477,676
	System with 24" joists @ 5'6" o/c	127,014	SF	\$13.00	\$1,651,182
	System with 28" joists @ 5'6" o/c	20,164	SF	\$13.50	\$272,214
	Hollow Core Slabs - 8"	4,508	SF	\$11.50	\$51,842
	Continuous Steps (Level 5, GL B, Bleacher Access)	123	CY	\$975.00	\$119,925
	Stairs and Half Landings	5,610	SF	\$35.00	\$196,350
	Misc Concrete Items				
	Installation of Misc. Plates, Embeds, etc. (Allowance)	1	LS	\$10,000.00	\$10,000
	Expansion Joint Block-Outs (Decks)	570	LF	\$12.00	\$6,840
	Install hold-down bolts	15	SET	\$15.00	\$225
	Grout Base Plates	15	SF	\$30.00	\$450
	Misc. Housekeeping Pads, Grout, etc. (Allowance)	1	LS	\$5,000.00	\$5,000
	Subtotal Concrete				\$9,908,616
04	Masonry				
	CMU Walls - 4" incl core fill & vert./horiz reinf	8,303	SF	\$6.50	\$53,970
	CMU Walls - 8" incl core fill & vert./horiz reinf	73,561	SF	\$9.50	\$698,830
	CMU Walls - 12" incl core fill & vert./horiz reinf	462	SF	\$12.50	\$5,775
	Subtotal Masonry				\$758,574

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Building Costs

Estimate of Probable Construction Cost

November 2, 2015

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DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
05	Metals				
	Structural Steel				
	Level 6 (Roof)				
	WF Columns and Beams	61	TON	\$2,000.00	\$122,000
	HSS Columns	2	TON	\$3,200.00	\$6,400
	Bar Joists (LH series) - incl diag bracing	44	TON	\$1,750.00	\$77,000
	Metal Deck - 1 5/8" galv x 22g	15,757	SF	\$2.50	\$39,393
	Perimeter Edge Angles	2	TON	\$3,500.00	\$7,000
	Hold Down Bolts	15	SET	\$25.00	\$375
	Misc. Structural Steel				
	Fascia Support Framing - Angles (welded)	6	TON	\$4,000.00	\$24,000
	Elevator Hoistway Beams - W12x26 10' long	7	EA	\$520.00	\$3,640
	Storefront System Support Framing	4	TON	\$4,000.00	\$16,000
	Miscellaneous Metals				
	Stair No. 1 - Hand Wall Rail	135	LF	\$50.00	\$6,750
	Stair No. 1 - Stair Nosing (Non-slip)	768	LF	\$20.00	\$15,365
	Stair No. 2 - Hand Wall Rail	135	LF	\$50.00	\$6,750
	Stair No. 2 - Stair Nosing (Non-slip)	700	LF	\$20.00	\$14,000
	Stair No. 3 - Hand Wall Rail	143	LF	\$50.00	\$7,150
	Stair No. 3 - Guard/Hand Rail	73	LF	\$200.00	\$14,600
	Stair No. 3 - Stair Nosing (Non-slip)	598	LF	\$20.00	\$11,965
	Stair No. 4 - Hand Wall Rail	144	LF	\$50.00	\$7,200
	Stair No. 4 - Guard/Hand Rail	74	LF	\$200.00	\$14,800
	Stair No. 4 - Stair Nosing (Non-slip)	618	LF	\$20.00	\$12,360
	Stair No. 5 - Guard/Hand Rail	115	LF	\$200.00	\$23,000
	Stair No. 5 - Stair Nosing (Non-slip)	185	LF	\$20.00	\$3,700
	Stair No. 6 - Hand Wall Rail	58	LF	\$50.00	\$2,900
	Stair No. 6 - Stair Nosing (Non-slip)	165	LF	\$20.00	\$3,300
	Stair No. 7 - Hand Wall Rail	58	LF	\$50.00	\$2,900
	Stair No. 7 - Stair Nosing (Non-slip)	165	LF	\$20.00	\$3,300
	Stair No. 8 - Hand Wall Rail	20	LF	\$50.00	\$1,000
	Stair No. 8 - Guard/Hand Rail	27	LF	\$200.00	\$5,316
	Stair No. 8 - Stair Nosing (Non-slip)	104	LF	\$20.00	\$2,080
	Stair No. 9 - Guard/Hand Rail	72	LF	\$200.00	\$14,400
	Stair No. 9 - Stair Nosing (Non-slip)	261	LF	\$20.00	\$5,220
	Stair No. 10 - Hand Wall Rail	36	LF	\$50.00	\$1,800
	Stair No. 10 - Stair Nosing (Non-slip)	113	LF	\$20.00	\$2,268
	Instructor Pool Stair & Ramp - Hand Wall Rail	80	LF	\$50.00	\$4,000
	Instructor Pool Stair - Stair Nosing (Non-slip)	53	LF	\$20.00	\$1,067
	Dive Tower - Guard/Hand Rail	244	LF	\$200.00	\$48,800
	HOF Bldg - Roof Access Ladder	1	EA	\$2,000.00	\$2,000
	HOF Bldg - Elevator Sills (Allowance)	3	LS	\$500.00	\$1,500
	HOF Bldg - Elevator Pit Ladder	3	EA	\$600.00	\$1,800
	HOF Bldg - 4' Guard Rail	467	LF	\$175.00	\$81,725
	Stair No. 1 - Metal Access Double Gate	4	EA	\$2,000.00	\$8,000
	Stair No. 1 - Metal Picket Mesh Fencing	598	SF	\$28.00	\$16,744
	Stair No. 2 - Metal Access Double Gate	1	EA	\$2,000.00	\$2,000
	Parking - High Tension Cable	1,745	LF	\$30.00	\$52,350
	Dumpster Enclosure - Metal Access Double Gate (12' W)	1	EA	\$3,000.00	\$3,000
	Warm-up Pool Level - Metal Access Double Gate (12' W)	1	EA	\$3,000.00	\$3,000
	Elevated Seating (South Side) - 4' Guard Rail	1,258	LF	\$175.00	\$220,150
	Sunshade at South Side	1,454	SF	\$30.00	\$43,620
	Misc. Metals - Plates, Anchors, Bolts, etc. (Allowance)	1	LS	\$15,000.00	\$15,000
		Subtotal Metals			\$982,687

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Building Costs

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November 2, 2015

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DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
6	Wood, Plastics & Composites				
	Locker Bldg (South Side) 4th Floor Classroom Cabinets - P_Lam Base & Upper Cabinet w/ Solid Surface Ctr, 4" Backsplash & Double Sink Opening	15	LF	\$275.00	\$4,125
	HOF Bldg 4th Concessions Cabinets - P_Lam Base & Upper Cabinet w/ Solid Surface Ctr, 4" Backsplash & Double Sink Openings	19	LF	\$275.00	\$5,134
	Locker Bldg (South Side) 5th FI Concessions Cabinets - P_Lam Base & Upper Cabinet w/ Solid Surface Ctr, 4" Backsplash, Kitchen & Double Sink Openings	25	LF	\$275.00	\$6,738
	HOF Building 5th FI Food Prep Cabinets - P_Lam Base & Upper Cabinet w/ Solid Surface Ctr, 4" Backsplash & Double Sink Openings	59	LF	\$275.00	\$16,225
	All Locker Bldg Restrooms/Lockers - Solid Surface Counter Vanity with Apron + 4" Backsplash	68	LF	\$200.00	\$13,668
	All HOF Bldg Restrooms/Lockers - Solid Surface Counter Vanity with Apron + 4" Backsplash	42	LF	\$200.00	\$8,400
	Rough Carpentry (Allowance)	47,892	GSF	\$0.50	\$23,946
		Sub. Wood, Plastics & Comp.			\$78,236
07	Thermal & Moisture Protection				
	HOF Bldg: TPO Single Ply Roof Membrane Incl. LWC & Insulation	13,985	Roof SF	\$16.00	\$223,760
	Restroom & Locker Bldg: TPO Single Ply Roof Membrane Incl. LWC & Insulation	2,785	Roof SF	\$16.00	\$44,560
	HOF Bldg: TPO Single Ply Roof Membrane Incl. LWC & Insulation	1,643	Roof SF	\$16.00	\$26,288
	Membrane Waterproofing System at Rooms with Floor Drains (Allowance)	1	LS	\$15,000.00	\$15,000
	Metal Composite Engineered Column Wraps at Spectator Zone	1,116	SF	\$30.00	\$33,480
	Expansion Joint Assembly (Allowance)	1	LS	\$25,000.00	\$25,000
	Caulking, Sealants, etc. (Allowance)	47,892	GSF	\$0.65	\$31,130
	Fireproofing (Allowance)	1	LS	\$14,000.00	\$14,000
		Sub. Therm & Moist. Prot.			\$413,218
08	Openings				
	Parking Garage				
	Doors and Hardware				
	Interior Doors & Frames				
	Hollow Metal Single Door & Frame (3' x 7')	15	EA	\$800.00	\$12,000
	Door Hardware - Single (Allowance)	15	EA	\$600.00	\$9,000
	Exterior Doors & Frames				
	Hollow Metal Single Door & Frame (3' x 7')	14	EA	\$825.00	\$11,550
	Hollow Metal Single Door & Frame (3'-6" x 7')	1	EA	\$850.00	\$850
	Hollow Metal Double Door & Frame (6' x 7')	5	EA	\$1,500.00	\$7,500
	Hollow Metal Louvered Double Door & Frame (7' x 7')	4	EA	\$1,600.00	\$6,400
	Door Hardware - Single (Allowance)	15	EA	\$700.00	\$10,500
	Door Hardware - Double (Allowance)	4	EA	\$850.00	\$3,400
	Door Hardware - Double w/ Panic Device (Allowance)	5	EA	\$1,800.00	\$9,000
	Overhead Concession Counter Door (16' x 4', Insulated)	1	EA	\$2,000.00	\$2,000
	Exterior Glazing				
	Exterior Storefront Incl. Doors	777	SF	\$65.00	\$50,473
	Exterior Punch-out Windows	322	SF	\$50.00	\$16,114
	Building				
	Doors and Hardware				
	Interior Doors & Frames				
	Hollow Metal Single Door & Frame (3' x 7')	37	EA	\$800.00	\$29,600
	Hollow Metal Single Door & Frame w/ Vision Panel (3' x 7')	9	EA	\$825.00	\$7,425
	Hollow Metal Double Door & Frame w/ Vision Panel (6' x 7')	1	EA	\$1,450.00	\$1,450

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	Hollow Metal Double Door & Frame w/ Full Glass Panel (6' x 7')	1	EA	\$1,500.00	\$1,500
	Hollow Metal Double Door & Frame (6' x 7')	3	EA	\$1,400.00	\$4,200
	Hollow Metal Louvered Double Door & Frame (7' x 7')	2	EA	\$1,550.00	\$3,100
	Door Hardware - Single (Allowance)	46	EA	\$600.00	\$27,600
	Door Hardware - Double (Allowance)	7	EA	\$800.00	\$5,600
	Exterior Doors & Frames				
	Hollow Metal Single Door & Frame (3' x 7')	5	EA	\$825.00	\$4,125
	Hollow Metal Single Door & Frame w/ Vision Panel (3' x 7')	2	EA	\$850.00	\$1,700
	Hollow Metal Single Door & Frame w/ Full Glass Panel (3' x 7')	4	EA	\$875.00	\$3,500
	Hollow Metal Double Door & Frame w/ Vision Panel (6' x 7')	6	EA	\$1,500.00	\$9,000
	Hollow Metal Double Door & Frame w/ Full Glass Panel (6' x 7')	7	EA	\$1,550.00	\$10,850
	Hollow Metal Double Door & Frame (6' x 7')	3	EA	\$1,450.00	\$4,350
	Hollow Metal Louvered Double Door & Frame (7' x 7')	1	EA	\$1,600.00	\$1,600
	Door Hardware - Single (Allowance)	11	EA	\$700.00	\$7,700
	Door Hardware - Double (Allowance)	17	EA	\$850.00	\$14,450
	Door Hardware - Double w/ Panic Device (Allowance)	15	EA	\$1,800.00	\$27,000
	Overhead Ticket Booth Counter Door (5'-6" x 4', Insulated)	4	EA	\$600.00	\$2,400
	Overhead Concession Counter Door (12' x 4', Insulated)	1	EA	\$1,500.00	\$1,500
	Exterior Glazing				
	Exterior Storefront Includ. Doors	4,431	SF	\$65.00	\$288,009
	Exterior Punch-out Windows	337	SF	\$50.00	\$16,868
		Subtotal Doors & Windows			\$612,314
09	Finishes				
	Parking Garage				
Floor	Epoxy Textured Concrete (ETC)	8,018	SF	\$10.00	\$80,177
	Exposed Concrete (EC)	1,980	SF	\$0.60	\$1,188
Wall	Wall Type P4.02.02 - 3-5/8" Mtl Stud w/ 5/8" Gypsum Board on Both Sides w/ 3-1/2" Mineral Wool Sound Batt Insulation	879	SF	\$10.50	\$9,230
	Wall Type P4.02.03 - 3-5/8" Mtl Stud w/ 5/8" Gypsum Board One Side & 5/8" Moist Rest. Gypsum bd on other w/ 3-1/2" Mineral Wool Sound Batt Insulation	125	SF	\$11.25	\$1,406
	Wall Type P4.02.05 - 3-5/8" Mtl Stud w/ 5/8" Gypsum Board One Side & Ceramic Tile on other w/ 3-1/2" Mineral Wool Sound Batt Insulation	57	SF	\$11.25	\$641
	Wall Type Unknown - Low Partition Wall - 1-5/8" Mtl Stud w/ 5/8" Gypsum Board on both sides	86	SF	\$5.50	\$473
	1-5/8" Metal Studs w/ 5/8 Gypsum Board on Masonry Wall	3,727	SF	\$4.00	\$14,908
	Ceramic Tile	8,207	SF	\$9.00	\$73,863
	Epoxy Painting	19,826	SF	\$1.25	\$24,782
	Interior Painting	9,691	SF	\$0.50	\$4,846
Ceiling	Acoustical Ceiling Tile	2,228	SF	\$3.00	\$6,685
	Gypsum Board Ceiling	4,835	SF	\$9.00	\$43,511
	Exposed Structure Painted	10,351	SF	\$0.65	\$6,728
Exterior	Parking Garage - Exterior Painting	32,460	SF	\$1.50	\$48,690
	Exterior Stucco	3,607	SY	\$35.00	\$126,233
	Building				
Floor	Vinyl Composite Tile - 12 x 12 (VCT-1)	17,180	SF	\$3.00	\$51,541
	Porcelain Tile - 2 x 2 (PT-1)	1,175	SF	\$10.00	\$11,754
	Epoxy Textured Concrete (ETC)	5,235	SF	\$10.00	\$52,352
	Exposed Concrete (EC)	8,142	SF	\$0.60	\$4,885
	Gymnastics Spring Floor	584	SF	\$15.00	\$8,760
	Rubber Base Boards (Allowance)	1	LS	\$15,000.00	\$15,000
Wall	Wall Type CW.04.04 - 2-1/2" Mtl Stud w/ 5/8" Moisture Rest. Gypsum Bd on Both Sides	69	SF	\$8.00	\$552
	Wall Type P4.02.02 - 3-5/8" Mtl Stud w/ 5/8" Gypsum Board on Both Sides w/ 3-1/2" Mineral Wool Sound Batt Insulation	8,068	SF	\$10.50	\$84,714

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DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Wall Type P4.02.03 - 3-5/8" Mtl Stud w/ 5/8" Gypsum Board One Side & 5/8" Moist Rest. Gypsum bd on other w/ 3-1/2" Mineral Wool Sound Batt Insulation	196	SF	\$11.25	\$2,205
	Wall Type P4.02.05 - 3-5/8" Mtl Stud w/ 5/8" Gypsum Board One Side & Ceramic Tile on other w/ 3-1/2" Mineral Wool Sound Batt Insulation	103	SF	\$11.25	\$1,159
	Wall Type P4.05.02 - 3-5/8" Mtl Stud w/ Ceramic Tile One Side & 5/8" Gypsum Board on other	86	SF	\$8.25	\$710
	Chase Wall Type P4.02.05 - 3-5/8" Mtl Stud w/ 5/8" Gypsum Board One Side & Ceramic Tile on other w/ 3-1/2" Mineral Wool Sound Batt Insulation	110	SF	\$11.25	\$1,238
	Chase Wall Type P4.05.05 - 3-5/8" Mtl Stud w/ Ceramic Tile Both Sides w/ 3-1/2" Mineral Wool Sound Batt Insulation	191	SF	\$9.75	\$1,862
	Wall Type Unknown - Low Partition Wall - 1-5/8" Mtl Stud w/ 5/8" Gypsum Board on both sides	180	SF	\$6.50	\$1,170
	1-5/8" Metal Studs w/ 5/8 Gypsum Board on Masonry Wall	21,006	SF	\$4.00	\$84,024
	Ceramic Tile	5,654	SF	\$9.00	\$50,886
	Epoxy Painting	28,092	SF	\$1.25	\$35,115
	Interior Painting	44,360	SF	\$0.50	\$22,180
Ceiling	Acoustical Ceiling Tile	7,816	SF	\$3.00	\$23,447
	Gypsum Board Ceiling incl Soffits	13,496	SF	\$9.00	\$121,467
	Exposed Structure Painted	17,385	SF	\$0.65	\$11,300
Exterior	Building - Exterior Painting	59,814	SF	\$1.00	\$59,814
	Exterior Stucco	6,646	SY	\$40.00	\$265,840
	Misc. Finishes (Allowance)	1	LS	\$26,000.00	\$26,000
		Subtotal Finishes			\$1,381,337
10	Specialties				
	Stainless steel 42" grab bar	48	EA	\$140.00	\$6,720
	Stainless steel 36" grab bar	28	EA	\$125.00	\$3,500
	Stainless steel ADA shower grab bar	9	EA	\$250.00	\$2,250
	Folding HC Shower Seat	9	EA	\$500.00	\$4,500
	Shower Rod & Curtain	9	EA	\$80.00	\$720
	Surface mounted multi-roll toilet tissue dispenser	91	EA	\$90.00	\$8,190
	Surface mounted automatic soap dispenser	67	EA	\$250.00	\$16,750
	Mirror 2' x 3' stainless steel channel frame	67	EA	\$200.00	\$13,400
	Toilet partitions	54	EA	\$1,100.00	\$59,400
	ADA toilet partitions	22	EA	\$1,300.00	\$28,600
	Urinal Screens	16	EA	\$550.00	\$8,800
	Surface mounted sanitary napkin disposal	70	EA	\$300.00	\$21,000
	Surface mounted paper towel dispenser & Trash	48	EA	\$600.00	\$28,800
	Mop and broom holder	4	EA	\$200.00	\$800
	Male and Female Lockers (Triple Tier)	96	EA	\$225.00	\$21,600
	Fire Extinguisher & Cabinets (Allowance)	1	LS	\$4,000.00	\$4,000
	Display Cases (Allowance)	1	LS	\$3,000.00	\$3,000
	Locker Room Benches (Allowance)	4	EA	\$400.00	\$1,600
	Heavy Duty Metal Shelving (Allowance)	1	LS	\$4,500.00	\$4,500
	Flag Pole (Allowance)	1	LS	\$4,000.00	\$4,000
	Marker and Tack Boards (Allowance)	1	LS	\$12,500.00	\$12,500
	Interior Signage (Allowance)	1	LS	\$15,000.00	\$15,000
	Exterior Signage (Allowance)	1	LS	\$25,000.00	\$25,000
		Subtotal Specialties			\$294,630
11	Equipment				
	4th Fl Deck New Pool Video Scoreboard (Allowance)	1	LS	\$250,000.00	\$250,000
	Relocate Existing Pool Scoreboard (Allowance)	1	LS	\$15,000.00	\$15,000
	Concession Equipment (Allowance)	1	LS	\$50,000.00	\$50,000
	Projection Screens (Allowance)	1	LS	\$5,000.00	\$5,000
		Subtotal Equipment			\$320,000

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DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
12	Furnishings				
	Aluminum Bleachers w/ Stairs	1	LS	\$499,300.00	\$499,300
	Window Blinds (Allowance)	1	LS	\$35,000.00	\$35,000
	Recessed Metal Entry Mats (Allowance)	1	LS	\$2,500.00	\$2,500
		Subtotal Furnishings			\$536,800
13	Special Construction				
	Pool Heating/Cooling System Incl. Pumps (Based on Turn-key Quote from Symbiont Service Corp. Provided to ATKINS by Owner)	1	LS	\$844,101.00	\$844,101
	Pool Shade Structure & Fabric (Based on Turn-key Quote from USASHADE Provided to ATKINS by Owner)	1	LS	\$450,887.00	\$450,887
	Pool Pumps, Chemical Cleaning & Filters System (Based on Furnish Only Quote from CES Provided to ATKINS by Owner)	1	LS	\$444,136.00	\$444,136
	Pool Pumps, Chemical Cleaning & Filters System - Installation Costs (Allowance)	1	LS	\$225,000.00	\$225,000
	Pool Deck Lighting (Based on Furnish & Placement Quote from Musco Lighting Provided to ATKINS by Owner)	1	LS	\$490,000.00	\$490,000
	Pool Deck Lighting - Electrical Installation Costs (Allowance)	1	LS	\$200,000.00	\$200,000
	Pools: Competition, Renovated Existing, Dive Pool, Instructional Pool (Based on Furnish Only Quote from A&T Europe Spa Provided to ATKINS by Owner)	1	LS	\$2,446,262.00	\$2,446,262
	Pools: Competition, Renovated Existing, Dive Pool, Instructional Pool - Installation Costs	1	LS	\$500,000.00	\$500,000
	Pool Blankets for All Pools (Allowance)	33,518	SF	\$4.00	\$134,072
	Pool Deck Equipment: Life Guard Chairs, Aquatic Lifts, Racing Lanes, Starting Block Install, Vacuum, Spring Boards, Dive Boards, etc. (Allowance)	1	LS	\$375,000.00	\$375,000
	Parking Garage Markings, Vehicular Signs & Bumpers (Allow.)	1	LS	\$39,000.00	\$39,000
		Subtotal Special Construction			\$6,148,458
14	Conveying Systems				
	Elevators, 5 Stop (Allowance)	3	EA	\$140,000.00	\$420,000
		Subtotal Conveying Systems			\$420,000
21	Fire Suppression				
	Parking Garage				
	Upright Heads	2,264	EA	\$50.00	\$113,200
	Piping (Allowance)	208,792	GSF	\$0.75	\$156,594
	Building				
	Concealed Pendant Heads	208	EA	\$90.00	\$18,720
	Recessed Pendant Heads	245	EA	\$85.00	\$20,825
	Upright Heads	40	EA	\$50.00	\$2,000
	Piping (Allowance)	45,222	GSF	\$1.00	\$45,222
	Fire House Connections & Control Valve Assemblies (Allowance)	1	LS	\$15,000.00	\$15,000
	Fire & Jockey Pump (Allowance)	1	LS	\$40,000.00	\$40,000
		Subtotal Fire Suppression			\$411,561
22	Plumbing				
	Parking Garage				
	Shower (Incl. Rough-in)	8	EA	\$1,800.00	\$14,400
	ADA Shower (Incl. Rough-in)	4	EA	\$2,200.00	\$8,800
	Floor Mounted Water Closets (Incl. Rough-in)	42	EA	\$1,600.00	\$67,200
	ADA Floor Mounted Water Closets (Incl. Rough-in)	21	EA	\$1,900.00	\$39,900
	Urinal (Incl. Rough-in)	15	EA	\$1,000.00	\$15,000
	Double Sink (Incl. Rough-in)	2	EA	\$2,225.00	\$4,450
	Kitchen Sink (Incl. Rough-in)	1	EA	\$1,860.00	\$1,860
	Hand Sink in Vanity Counter (Incl. Rough-in)	23	EA	\$1,250.00	\$28,750
	ADA Hand Sink (Incl. Rough-in)	14	EA	\$1,400.00	\$19,600
	3-Sided Rim Mop Sink (Incl. Rough-in)	2	EA	\$3,000.00	\$6,000
	Electric Dual Water Cooler (Incl. Rough-in)	4	EA	\$4,500.00	\$18,000

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	Building				
	Shower (Incl. Rough-in)	6	EA	\$1,800.00	\$10,800
	ADA Shower (Incl. Rough-in)	5	EA	\$2,200.00	\$11,000
	Floor Mounted Water Closets (Incl. Rough-in)	10	EA	\$1,600.00	\$16,000
	ADA Floor Mounted Water Closets (Incl. Rough-in)	19	EA	\$1,900.00	\$36,100
	Urinal (Incl. Rough-in)	8	EA	\$1,000.00	\$8,000
	Double Sink (Incl. Rough-in)	3	EA	\$2,225.00	\$6,675
	Kitchen Sink (Incl. Rough-in)	1	EA	\$1,860.00	\$1,860
	Hand Sink in Vanity Counter (Incl. Rough-in)	14	EA	\$1,250.00	\$17,500
	ADA Hand Sink (Incl. Rough-in)	15	EA	\$1,400.00	\$21,000
	3-Sided Rim Mop Sink (Incl. Rough-in)	2	EA	\$3,000.00	\$6,000
	Electric Dual Water Cooler (Incl. Rough-in)	5	EA	\$4,500.00	\$22,500
	Elevator Sump Pump w/ Controls (50 GPM, 1/2 HP)	1	EA	\$2,700.00	\$2,700
	Elevator Sump Pump w/ Controls (140 GPM, 1 HP)	1	EA	\$3,500.00	\$3,500
	Gas Water Heater (100 Gallons)	2	EA	\$8,000.00	\$16,000
	Electric Water Heater (80 Gallons, 24kW)	2	EA	\$12,500.00	\$25,000
	Booster Pump (5 HP, 98 GPM)	1	EA	\$5,000.00	\$5,000
	Drains, Hosebibbs, Cleanouts, etc. (Allowance)	1	LS	\$15,000.00	\$15,000
	Water and Sanitary Piping (Allowance)	47,892	GSF	\$1.50	\$71,838
	Gas Piping at Gas Water Heater Only (Allowance)	1	LS	\$10,000.00	\$10,000
	Storm Water Piping (Allowance)	1	LS	\$30,000.00	\$30,000
	Misc. Other Plumbing Accessories: Valves, Tees, Vents, etc. (Allowance)	1	LS	\$16,000.00	\$16,000
		Subtotal Plumbing			\$576,433
23	Heating Ventilating & Air Conditioning				
	HVAC System				
	Parking Garage				
	OA Intake Louver (12 x 12)	2	EA	\$100.00	\$200
	OA Intake Louver (24 x 18)	1	EA	\$245.00	\$245
	OA Intake Louver (30 x 18)	1	EA	\$305.00	\$305
	OA Intake Louver (30 x 24)	1	EA	\$410.00	\$410
	OA Intake Louver (36 x 12)	1	EA	\$245.00	\$245
	OA Intake Louver (36 x 18)	2	EA	\$370.00	\$740
	OA Intake Louver (36 x 24)	1	EA	\$490.00	\$490
	OA Intake Louver (66 x 48)	1	EA	\$1,800.00	\$1,800
	Exhaust Air Louver (30 x 18)	1	EA	\$305.00	\$305
	Exhaust Air Louver (30 x 24)	1	EA	\$410.00	\$410
	Exhaust Air Louver (36 x 24)	1	EA	\$490.00	\$490
	Exhaust Air Louver (38 x 38)	1	EA	\$820.00	\$820
	Exhaust Air Louver (42 x 24)	2	EA	\$570.00	\$1,140
	Air Distributors Devices (As per Greenheck Rep)	1	LS	\$6,000.00	\$6,000
	Type A	31	EA		Incl. Above
	Type B	10	EA		Incl. Above
	Type C	4	EA		Incl. Above
	Type F	22	EA		Incl. Above
	Manual Volume Dampers				
	MVD 6" Dia.	2	EA	\$50.00	\$100
	MVD 8" Dia.	6	EA	\$56.50	\$339
	MVD 10" Dia.	7	EA	\$63.00	\$441
	Ductwork - Galvanized Steel	5,407	LBS	\$7.00	\$37,849
	Ductwork Flexible 4"	39	LF	\$5.50	\$215
	Ductwork Flexible 6"	49	LF	\$6.50	\$319
	Ductwork Flexible 8"	56	LF	\$9.00	\$504
	Ductwork Flexible10"	42	LF	\$11.25	\$473

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DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Ductwork Flexible 12"	111	LF	\$14.50	\$1,610
	Ductwork Insulation	4,678	SF	\$4.00	\$18,710
	Building				
	Electric Duct Heater (30 KW)	1	EA	\$3,000.00	\$3,000
	OA Intake Louver (18 x 18)	1	EA	\$185.00	\$185
	OA Intake Louver (24 x 18)	2	EA	\$245.00	\$490
	OA Intake Louver (30 x 18)	2	EA	\$305.00	\$610
	OA Intake Louver (36 x 18)	2	EA	\$375.00	\$750
	Exhaust Air Louver (36 x 18)	2	EA	\$370.00	\$740
	Exhaust Air Louver (36 x 36)	1	EA	\$735.00	\$735
	Return Grille (72 x 30)	1	EA	\$375.00	\$375
	Air Distributors Devices (As per Greenheck Rep)	1	LS	\$17,000.00	\$17,000
	Type A	88	EA		Incl. Above
	Type B	16	EA		Incl. Above
	Type C	36	EA		Incl. Above
	Type D	12	EA		Incl. Above
	Type E	10	EA		Incl. Above
	Type F	6	EA		Incl. Above
	Unknown Supply	2	EA		Incl. Above
	Unknown Exhaust	2	EA		Incl. Above
	Manual Volume Dampers				
	MVD 6" Dia.	6	EA	\$50.00	\$300
	MVD 8" Dia.	18	EA	\$57.00	\$1,026
	MVD 10" Dia.	21	EA	\$63.00	\$1,323
	MVD 12" Dia.	4	EA	\$66.00	\$264
	MVD 14" x 10"	4	EA	\$67.00	\$268
	MVD 16" x 12"	1	EA	\$80.00	\$80
	MVD 18" x 10"	5	EA	\$83.00	\$415
	MVD 22" x 12"	1	EA	\$95.00	\$95
	Ductwork - Galvanized Steel	17,787	LBS	\$7.00	\$124,509
	Ductwork Flexible 4"	5	LF	\$5.50	\$28
	Ductwork Flexible 6"	88	LF	\$6.50	\$572
	Ductwork Flexible 8"	257	LF	\$9.00	\$2,313
	Ductwork Flexible 10"	212	LF	\$11.25	\$2,385
	Ductwork Flexible 12"	170	LF	\$14.50	\$2,465
	Ductwork Insulation	14,603	SF	\$4.00	\$58,412
	Thermostat	4	EA	\$275.00	\$1,100
	Split Systems - AHU/CU (Material Cost as per YORK Rep.)	1	LS	\$137,400.00	\$137,400
	Ductless Mini-Split Sys. - AHU/CU (Material Cost as per Fujitsu Rep.)	1	LS	\$5,900.00	\$5,900
	Energy Recovery Units (Material Cost as per Greenheck Rep.)	1	LS	\$49,000.00	\$49,000
	Exhaust Fans (Material Cost as per Loren Cook Rep.)	1	LS	\$14,900.00	\$14,900
	HVAC Controls (Allowance)	1	LS	\$50,000.00	\$50,000
		Subtotal HVAC			\$550,798
26	Electrical				
	Parking Garage				
Lighting	2 x 4 LED Troffer	37	EA	\$280.00	\$10,360
	1 x 4 LED Industrial	30	EA	\$550.00	\$16,500
	1 x 4 LED Industrial (Type B)	95	EA	\$545.00	\$51,775
	1 x 4 LED Industrial - Emergency (Type BE)	98	EA	\$820.00	\$80,360
	1 x 4 LED Industrial (Type B1)	32	EA	\$545.00	\$17,440
	Circular Downlight LED	5	EA	\$450.00	\$2,250
	Circular Downlight LED (Vapor Proof)	150	EA	\$690.00	\$103,500
	Exit Sign LED (Single Faced)	4	EA	\$330.00	\$1,320
	Wallpacks LED Industrial (Stairs)	12	EA	\$500.00	\$6,000

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	Wallpacks Emergency (Restrooms)	8	EA	\$650.00	\$5,200
	Exterior Wallpacks LED Industrial	36	EA	\$415.00	\$14,940
	Toggle Switch	16	EA	\$50.00	\$800
	Junction Boxes	250	EA	\$50.00	\$12,500
	Occupancy Sensor	24	EA	\$190.00	\$4,560
	Occupancy Sensor (Wall Mounted)	2	EA	\$175.00	\$350
	Controls Interface (Allowance)	1	LS	\$30,000.00	\$30,000
	Conduit & Wiring (Allowance)	1	LS	\$200,000.00	\$200,000
Power	Duplex	34	EA	\$35.00	\$1,190
	Duplex (Special Purpose)	1	EA	\$80.00	\$80
	Duplex (GFCI)	19	EA	\$70.00	\$1,330
	Duplex (GFCI, Above Counter)	29	EA	\$75.00	\$2,175
	Panel 523 (100 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$2,910.00	\$2,910
	Panel 4L (225 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$4,200.00	\$4,200
	Panel 4H1 (400 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$10,380.00	\$10,380
	Panel 4L1 (100 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$2,910.00	\$2,910
	Panel 4L3 (225 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$4,200.00	\$4,200
	Panel P7 (100 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$2,910.00	\$2,910
	Panel PER3 (225 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$7,020.00	\$7,020
	Transformer (75 KVA)	2	EA	\$4,525.00	\$9,050
	Conduit & Wiring (Allowance)	1	LS	\$21,000.00	\$21,000
Comm.	Voice/Data Outlets	8	EA	\$25.00	\$200
	Conduit & Wiring (Allowance)	1	LS	\$6,000.00	\$6,000
Light. Prot.	Lightning Protection (Allowance)	1	LS	\$75,000.00	\$75,000
Elec. Safety & Security	Electronic Safety & Security - Cameras, Magnetic Locks, etc. (Allowance)	1	LS	\$95,000.00	\$95,000
	Building				
Lighting	1 x 4 LED Industrial	86	EA	\$545.00	\$46,870
	2 x 4 LED Troffer	77	EA	\$280.00	\$21,560
	2 x 4 LED Troffer - Emergency	6	EA	\$555.00	\$3,330
	2 x 2 LED Troffer	74	EA	\$280.00	\$20,720
	2 x 2 LED Troffer - Emergency	4	EA	\$555.00	\$2,220
	Circular Downlight LED	94	EA	\$450.00	\$42,300
	Circular Downlight LED (Vapor Proof)	137	EA	\$690.00	\$94,530
	Exit Sign LED (Single Faced)	18	EA	\$330.00	\$5,940
	Exit Sign LED (Double Faced)	12	EA	\$350.00	\$4,200
	Wallpacks Emergency	3	EA	\$650.00	\$1,950
	Exterior 2 x 2 LED Troffer (Weatherproof)	6	EA	\$280.00	\$1,680
	Toggle Switch	46	EA	\$50.00	\$2,300
	Toggle Switch (3-Way)	8	EA	\$102.00	\$816
	Toggle Switch (Occupancy Sensor)	3	EA	\$100.00	\$300
	Junction Boxes	61	EA	\$50.00	\$3,050
	Occupancy Sensor	25	EA	\$190.00	\$4,750
	Occupancy Sensor (Wall Mounted)	1	EA	\$175.00	\$175
	Controls Interface (Allowance)	1	LS	\$24,000.00	\$24,000
	Conduit & Wiring (Allowance)	1	LS	\$100,000.00	\$100,000
Power	Duplex	100	EA	\$35.00	\$3,500
	Duplex (Special Purpose)	1	EA	\$80.00	\$80
	Duplex (Floor Mounted)	1	EA	\$45.00	\$45
	Duplex (GFCI)	40	EA	\$70.00	\$2,800
	Duplex (GFCI, Above Counter)	18	EA	\$75.00	\$1,350
	Duplex (GFCI, WP)	1	EA	\$85.00	\$85
	Quadruplex	12	EA	\$70.00	\$840
	Junction Boxes	24	EA	\$50.00	\$1,200
	Contact (60Amp, 10 Pole)	1	EA	\$2,200.00	\$2,200
	Disconnect Switch (60Amp, 3 Pole, 40Fuse)	2	EA	\$700.00	\$1,400
	Disconnect Switch (60Amp, 3 Pole, 50Fuse)	1	EA	\$700.00	\$700

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	Disconnect Switch (100Amp, 3 Pole, 80Fuse)	3	EA	\$900.00	\$2,700
	Switchboard MDP1 (800 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$20,000.00	\$20,000
	Switchboard MDP2 (800 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$20,000.00	\$20,000
	Panel 2H1 (125 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$4,080.00	\$4,080
	Panel 2L (125 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$3,120.00	\$3,120
	Panel 2L1 (100 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$2,910.00	\$2,910
	Panel 3L (125 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$3,120.00	\$3,120
	Panel 4H (800 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$15,000.00	\$15,000
	Panel 4L2 (225 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$4,200.00	\$4,200
	Panel 5H (225 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$7,020.00	\$7,020
	Panel 5L (100 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$2,910.00	\$2,910
	Panel E1 (225 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$7,020.00	\$7,020
	Panel E2 (100 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$3,750.00	\$3,750
	Panel GE (125 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$4,080.00	\$4,080
	Panel GL (125 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$4,080.00	\$4,080
	Panel H11 (225 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$7,020.00	\$7,020
	Panel M (225 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$7,020.00	\$7,020
	Panel M1 (100 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$2,910.00	\$2,910
	Panel P1 (100 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$2,910.00	\$2,910
	Panel P2 (225 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$4,200.00	\$4,200
	Panel P3 (100 Amps, 120/208, 3 Phase, 4 Wire)	1	EA	\$3,492.00	\$3,492
	Panel PER1 (225 Amps, 480/277, 3 Phase, 4 Wire)	1	EA	\$7,020.00	\$7,020
	Generator - Natural Gas (150KW, 480V, 3PH)	1	EA	\$110,000.00	\$110,000
	Transformer (15 KVA)	2	EA	\$2,650.00	\$5,300
	Transformer (30 KVA)	2	EA	\$3,075.00	\$6,150
	Transformer (45 KVA)	1	EA	\$3,575.00	\$3,575
	Transformer (75 KVA)	3	EA	\$4,525.00	\$13,575
	Conduit & Wiring (Allowance)	1	LS	\$71,000.00	\$71,000
Comm.	Voice/Data Outlets	30	EA	\$25.00	\$750
	Voice/Data Outlets (Floor Mounted)	1	EA	\$40.00	\$40
	Conduit & Wiring (Allowance)	1	LS	\$11,700.00	\$11,700
Light. Prot.	Lightning Protection (Allowance)	1	LS	\$40,000.00	\$40,000
Elec. Safety & Security	Electronic Safety & Security - Cameras, Card Readers, Magnetic Locks, Etc. (Allowance)	1	LS	\$85,000.00	\$85,000
		Subtotal Electrical			\$1,683,953
31	Special Foundations				
	Drilled Piles				
	Drilled Auger Cast Piles Incl. Test Piles (18" dia) - 50' Depth	497	EA	\$2,400.00	\$1,192,800
	Cut/Trim Pile Tops	497	EA	\$100.00	\$49,700
	Remove/Dispose Drilled Pile Spoils	3,367	CY	\$10.00	\$33,670
		Subtotal Spec. Foundations			\$1,276,170
		Subtotal Direct Costs			\$26,760,885
Refer to summary page for contractor markups and estimate contingencies					

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Sitework Improvement Costs

November 2, 2015

Estimate of Probable Construction Cost

90% CONSTRUCTION DOCUMENT SUBMITTAL - DEVELOPERS AGREEMENT

No.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
26	Site Lighting				
	Uplight (Metal Hydride Flood 35 Watt)	2	EA	\$500.00	\$1,000
	Uplight (Metal Hydride Flood 75 Watt)	32	EA	\$600.00	\$19,200
	Bollard Light (33" LED Solar)	15	EA	\$2,400.00	\$36,000
	Bollard Light (33" LED Solar Removable)	4	EA	\$3,300.00	\$13,200
	Concrete Pole Light (14' Pedestrian)	33	EA	\$2,750.00	\$90,750
	LED Flex Light (Benches)	124	LF	\$50.00	\$6,200
	Conduit w/ Conductors	2,225	LF	\$10.00	\$22,250
	Pull Boxes	55	EA	\$350.00	\$19,250
	Power Service & Control (Allowance)	1	LS	\$25,000.00	\$25,000
		Subtotal			\$232,850
31	Site Clearing & Demolition				
	Clearing & Grubbing of Landscaped / Sodded Areas	52,537	SF	\$0.17	\$8,931
	Remove Existing Palm Trees	92	EA	\$250.00	\$23,000
	Demolish Existing Asphalt Pavement & Base	4,768	SY	\$10.00	\$47,680
	Demolish Existing Concrete Pavement / Sidewalks / Slabs	7,293	SY	\$6.00	\$43,758
	Demolish Existing Concrete Paver Walkways	824	SY	\$6.00	\$4,944
	Demolish Existing Concrete Curbs	3,007	LF	\$3.00	\$9,021
	Demolish Existing Signs & Monuments	1	LS	\$2,000.00	\$2,000
	Demolish CBS Wall	55	LF	\$10.00	\$550
	Demolish Drainage Structures	3	EA	\$500.00	\$1,500
	Demolish Pipes	286	LF	\$15.00	\$4,290
	Demolish Buildings (1 Story CBS) (12,663 SF x 10')	12,663	SF	\$3.25	\$41,155
	Demolish Buildings (2 Story CBS) (8,186 SF x 20')	8,186	SF	\$6.50	\$53,209
	Demolish Buildings (1 Story Wood) (162 SF x 8')	162	SF	\$3.25	\$527
	Demolish Pools (Excluding Warm-Up Pool to be Remodeled)	19,110	SF	\$2.50	\$47,775
	Demolish Bleachers	6,731	SF	\$2.00	\$13,462
	Remove Steel Tank	1	EA	\$1,000.00	\$1,000
	Remove Fire Hydrant	1	EA	\$300.00	\$300
	Miscellaneous Demolition Allowance - Items Not Included Above	1	LS	\$15,000.00	\$15,000
		Subtotal			\$318,102
31	Earthwork				
	Site Grading	24,709	SY	\$0.50	\$12,355
	Embankment (Off-Site Borrow) (Fill 3 Pools)	6,153	CY	\$25.00	\$153,825
	Embankment (Off-Site Borrow) (Assume 1/2 of Site at 1' Deep)	4,118	CY	\$25.00	\$102,950
		Subtotal			\$269,130
31	Erosion, Sediment & Dust Control				
	Prepare Erosion Control Plan	1	LS	\$2,500.00	\$2,500
	Silt Fence - Single Row	2,488	LF	\$1.50	\$3,732
	Floating Turbidity Barrier	1,806	LF	\$10.00	\$18,060
	Soil Tracking Prevention at Entrance	1	EA	\$3,000.00	\$3,000
	Dust Control (Allowance)	1	LS	\$5,000.00	\$5,000
		Subtotal			\$32,292
32	Asphalt Concrete Paving				
	12" Stabilized Subgrade	2,435	SY	\$4.75	\$11,566
	8" Aggregate Base	2,435	SY	\$12.00	\$29,220
	2" Asphalt	270	TN	\$100.00	\$27,000
		Subtotal			\$67,786
32	Pavement Marking & Traffic Control				
	Traffic Control (Vehicular & Pedestrian) at Entrance	1	LS	\$10,000.00	\$10,000
	Solid Stripe (White) (4")	117	LF	\$2.00	\$234
	Solid Stripe (Thermoplastic) (White) (12") (Cross Walk)	73	LF	\$3.00	\$219
	Solid Stripe (Thermoplastic) (White) (24") (Stop Bar)	12	LF	\$10.00	\$120
	Directional Arrows	2	EA	\$75.00	\$150
	Stop Signs	2	EA	\$200.00	\$400
	Miscellaneous Regulatory & Guide Signing (Allowance)	1	LS	\$2,500.00	\$2,500
		Subtotal			\$13,623
32	Concrete Pavers, Benches, Curbs and Walks				
	Pavers - Walkway (Incl. subgrade, subbase & sand bedding)	2,101	SY	\$65.00	\$136,565
	Pavers - Service Drive (Incl. subgrade, subbase & sand bedding)	1,031	SY	\$90.00	\$92,790
	Custom Bench - Foundations	26	CY	\$350.00	\$9,100
	Custom Bench - CMU incl core fill & vert./horiz reinf	458	SF	\$9.50	\$4,346
	Custom Bench - 3" Polished Concrete Seat Cap	250	SF	\$30.00	\$7,500

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Exhibit 4

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CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Sitework Improvement Costs

November 2, 2015

Estimate of Probable Construction Cost

90% CONSTRUCTION DOCUMENT SUBMITTAL - DEVELOPERS AGREEMENT

No.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Custom Bench - Stucco & Paint	458	SF	\$4.50	\$2,059
	Concrete Ramps & Stairs (Allowance)	1	LS	\$10,000.00	\$10,000
	Concrete Walkway / Driveway (6")	943	SY	\$45.00	\$42,435
	Concrete Curb (6")	2,223	LF	\$15.00	\$33,345
		Subtotal			\$338,140
32	Landscaping				
	Trees				
	Brazilian Beautyleaf (12' x 6' OA)	6	EA	\$500.00	\$3,000
	Silver Buttonwood (12' x 6' OA)	17	EA	\$400.00	\$6,800
	Fishtail Palm (45 Gal)	2	EA	\$300.00	\$600
	Green Malayan Coconut Palm (26'-30' OA)	77	EA	\$700.00	\$53,900
	Tree Ligustrum (10' x 10' Multi)	5	EA	\$175.00	\$875
	Madagascar Olive (12' x 6')	10	EA	\$450.00	\$4,500
	Solitaire Palm (10'-15' Double)	22	EA	\$300.00	\$6,600
	Cabbage Palm (Varies 10'-20' OA)	20	EA	\$250.00	\$5,000
	Arikury Palm (25 Gal)	5	EA	\$300.00	\$1,500
	Florida Thatch Palm (8' OA)	18	EA	\$300.00	\$5,400
	Shrubs & Groundcover				
	Decorative Peanut Ground Cover (1 Gal)	439	EA	\$8.00	\$3,512
	Silver Buttonwood (3 Gal)	140	EA	\$7.00	\$980
	Small Leaf Clusia (7 Gal)	220	EA	\$23.00	\$5,060
	Giant Dioon (15 Gal)	6	EA	\$120.00	\$720
	Giant Pink Crown of Thomas (3 Gal)	60	EA	\$13.00	\$780
	Green Island Ficus (3 Gal)	2,362	EA	\$12.00	\$28,344
	Dwarf Ilex Holly (3 Gal)	207	EA	\$11.00	\$2,277
	Maui Ixora (3 Gal)	112	EA	\$15.00	\$1,680
	Juniper Groundcover (1 Gal)	310	EA	\$20.00	\$6,200
	Muhly Grass (3 Gal)	550	EA	\$7.00	\$3,850
	Dwarf Pink Oleander (3 Gal)	192	EA	\$30.00	\$5,760
	Petra Pink Bromeliad (1 Gal)	66	EA	\$9.00	\$594
	Sunkiss Bromeliad (3 Gal)	38	EA	\$10.00	\$380
	Podocarpus (7 Gal)	421	EA	\$21.00	\$8,841
	Dwarf Indian Hawthorne (3 Gal)	634	EA	\$30.00	\$19,020
	Pink Hawthorne Standard (15 Gal)	17	EA	\$125.00	\$2,125
	Green Dwarf Schefflera (3 Gal)	153	EA	\$7.00	\$1,071
	Key Thatch Palm (6' OA)	21	EA	\$250.00	\$5,250
	St. Augustine Sod (Floratam)	1,938	SY	\$3.00	\$5,814
	Sand / Topsoil Mix (50/50)	301	CY	\$40.00	\$12,040
	Grasscrete	178	SY	\$80.00	\$14,240
	Mulch (3")	3,317	SY	\$2.00	\$6,634
	Allowance for Watering, Maintenance & Plant Replacements	1	LS	\$5,000.00	\$5,000
		Subtotal			\$228,347
32	Hardscape				
	Free Standing Benches	9	EA	\$4,000.00	\$36,000
	Bike Racks	18	EA	\$600.00	\$10,800
	Trash Receptacles	4	EA	\$2,300.00	\$9,200
	Concrete Foundations (Allowance)	1	LS	\$5,000.00	\$5,000
		Subtotal			\$61,000
32	Irrigation				
	Sprinkler Head (6" Pop-Up Spray)	880	EA	\$15.00	\$13,200
	Sprinkler Head (6" Pop-Up Rotator)	38	EA	\$22.00	\$836
	Sprinkler Head (6" Pop-Up Flood Bubbler)	12	EA	\$15.00	\$180
	Valves (1", 1-1/2" & 2")	11	EA	\$200.00	\$2,200
	Nibco Isolation Valve w/ Box	1	EA	\$1,000.00	\$1,000
	Vacuum Breaker (1")	1	EA	\$100.00	\$100
	Controller (12 Station w/ Cabinet)	1	EA	\$500.00	\$500
	Rain Sensor	1	EA	\$50.00	\$50
	Soil Moisture Sensor	1	EA	\$50.00	\$50
	Water Meter (2")	1	EA	\$800.00	\$800
	PVC Pipe (Class 200, SDR-21) (1" to 2-1/2")	7,349	LF	\$8.00	\$58,792
	PVC Pipe (Sch 40) (3")	1,554	LF	\$12.00	\$18,648
	Fitting Allowance	1	LS	\$4,000.00	\$4,000

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Exhibit 4

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CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Sitework Improvement Costs

November 2, 2015

Estimate of Probable Construction Cost

90% CONSTRUCTION DOCUMENT SUBMITTAL - DEVELOPERS AGREEMENT

No.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Valve Cable	1,500	LF	\$1.00	\$1,500
	PVC Sleeves (Sch 40) (3" to 6")	385	LF	\$15.00	\$5,775
	Subtotal				\$107,631
33	Potable Water				
	3" PVC (Sch 80)	241	LF	\$15.00	\$3,615
	Ductile Iron Pipe (8" Restrained Joint) (Polyethylene Encased)	4	LF	\$95.00	\$380
	Elbow 3" PVC 90	3	EA	\$41.00	\$123
	Reducer 8" x 3" DIP	1	EA	\$700.00	\$700
	Gate Valve & Box (3")	1	EA	\$990.00	\$990
	Sampling Station	1	EA	\$500.00	\$500
	Backflow Preventer (3" DDCV)	1	EA	\$4,000.00	\$4,000
	Water Meter (3")	1	EA	\$3,950.00	\$3,950
	Subtotal				\$14,258
33	Fire Water				
	Ductile Iron Pipe (6" Push-On Joint) (Polyethylene Encased)	553	LF	\$28.00	\$15,484
	Ductile Iron Pipe (8" Push-On Joint) (Polyethylene Encased)	240	LF	\$40.00	\$9,600
	DIP 45 Elbow (8") (Restrained Joint)	2	EA	\$903.00	\$1,806
	DIP 90 Elbow (6") (Restrained Joint)	5	EA	\$677.00	\$3,385
	DIP Cap (8")	1	EA	\$289.00	\$289
	Tee 8" DIP (Restrained Joint)	2	EA	\$1,700.00	\$3,400
	Connect 8" DIP to Existing 8" DIP	1	EA	\$500.00	\$500
	Wet Tap 8" DIP to Existing 8" DIP	1	EA	\$1,425.00	\$1,425
	Gate Valve (8") (at Fire Hydrants) (Restrained Joint)	3	EA	\$3,100.00	\$9,300
	Gate Valve (6") (Restrained Joint)	1	EA	\$2,050.00	\$2,050
	Fire Hydrants	3	EA	\$2,600.00	\$7,800
	Fire Department Connection	1	EA	\$1,215.00	\$1,215
	Sampling Station	2	EA	\$500.00	\$1,000
	Backflow Preventer (6" DDCV)	1	EA	\$6,000.00	\$6,000
	Backflow Preventer (8" DDCV)	1	EA	\$10,000.00	\$10,000
	Water Meter (6")	1	EA	\$9,750.00	\$9,750
	Subtotal				\$83,004
33	Pool Water				
	4" PVC (Sch 80)	245	LF	\$20.00	\$4,900
	Elbow 4" PVC 90	3	EA	\$59.00	\$177
	Backflow Preventer (4" DDCV)	1	EA	\$4,500.00	\$4,500
	Water Meter (4")	1	EA	\$6,215.00	\$6,215
	Subtotal				\$15,792
33	Sanitary Sewer				
	8" PVC (Sch 40)	300	LF	\$20.00	\$6,000
	4" PVC (Sch 40) Service Laterals	53	LF	\$9.00	\$477
	8" x 4" PVC Wyes	2	EA	\$290.00	\$580
	Tie 8" PVC to Existing Sanitary Manhole	1	EA	\$500.00	\$500
	New Sanitary Manhole	1	EA	\$2,800.00	\$2,800
	Subtotal				\$10,357
33	Miscellaneous Utilities				
	Utility Location / Potholing (Allowance)	1	LS	\$10,000.00	\$10,000
	Communication Line Connections or Repairs (Allowance)	1	LS	\$10,000.00	\$10,000
	Site Gas (Allowance)	1	LS	\$10,000.00	\$10,000
	FPL Power Upgrades (Allowance)	1	LS	\$100,000.00	\$100,000
	Subtotal				\$130,000
33	Storm Water Drainage				
	15" Perforated A2000 French Drain	1,302	LF	\$75.00	\$97,650
	15" Non-Perforated A2000 Pipe	22	LF	\$25.00	\$550
	6" PVC Drains	54	LF	\$15.00	\$810
	Catch Basins	11	EA	\$2,200.00	\$24,200
	Drainage Manholes (Modify)	1	EA	\$1,500.00	\$1,500
	Drainage Manholes	3	EA	\$2,800.00	\$8,400
	Control Structure (Relocate)	1	EA	\$2,500.00	\$2,500
	Control Structure	2	EA	\$4,500.00	\$9,000
	Subtotal				\$144,610
	Sitework Improvement Costs				\$2,066,921
	Subtotal Direct Costs				\$2,066,921
Refer to summary page for contractor markups and estimate contingencies					

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