

65% GMP COMPARATIVE DESIGN SUBMITTAL  
CONSTRUCTION COST ESTIMATE

LUTAK DOCK REPLACEMENT  
HAINES, ALASKA

*PREPARED FOR:*

R&M Consultants, Inc.  
9101 Vanguard Drive  
Anchorage, Alaska 99507

February 21, 2023



HMS Project No.: 23015

## NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

### DRAWINGS AND DOCUMENTS

*Level of Documents:* (23) 65% construction document drawings  
*Date:* January 30, 2023  
*Provided By:* R&M Consultants, Inc. and their subconsultants of Anchorage, Alaska

### RATES

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

*Labor Rates:* A.S. Title 36 working 60 hours per week  
*Premium Time:* 16.70%  
*Subcontractor's Mark-Up:* 30.00%

### BIDDING ASSUMPTIONS

*Contract:* Standard construction contract without restrictive bidding clauses  
*Bidding Situation:* Sole source negotiated  
*Bid Date:* N/A  
*Start of Construction:* June 2023  
*Months to Complete:* Within (5) months

### EXCLUDED COSTS

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

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### ***NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)***

#### **GENERAL**

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

Due to the lingering effects of the COVID-19 pandemic on the global supply chain and labor market, as well as ongoing geopolitical impacts to energy prices, HMS Inc. has included an additional contingency titled '**Unique Market Risk**'. This amount provided for in the estimate will be adjusted as the situation continues to change and the effect on construction pricing becomes better understood.

This estimate assumes escalation based on the most recent 3-month rolling average of the U.S. Consumer Price Index. HMS Inc. will continue to monitor this, as well as other international, domestic and local events, and the resulting construction climate, and will adjust costs and contingencies as deemed appropriate.

#### **GROSS FLOOR AREA**

N/A

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**65% GMP COMPARATIVE DESIGN COST SUMMARY**

	<i>Material</i>	<i>Labor</i>	<i>Total</i>
01 - SITE WORK			
Site Preparation	\$ 157,655	\$ 299,220	\$ 456,875
Site Mechanical	130,000	0	130,000
Site Electrical	66,313	38,580	104,893
02 - SUBSTRUCTURE	0	0	0
03 - SUPERSTRUCTURE	0	0	0
04 - EXTERIOR CLOSURE	0	0	0
05 - ROOF SYSTEMS	0	0	0
06 - INTERIOR CONSTRUCTION	0	0	0
07 - CONVEYING SYSTEMS	0	0	0
08 - MECHANICAL	0	0	0
09 - ELECTRICAL	4,485	2,549	7,034
10 - EQUIPMENT	0	0	0
11 - SPECIAL CONSTRUCTION	17,469,695	2,944,796	20,414,491
<i>SUBTOTAL:</i>	<i>\$ 17,828,148</i>	<i>\$ 3,285,145</i>	<i>\$ 21,113,293</i>
12 - GENERAL REQUIREMENTS			5,958,477
<i>SUBTOTAL:</i>			<i>\$ 27,071,770</i>
13 - CONTINGENCIES			1,984,632
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>			<b>\$ 29,056,402</b>

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01 - SITE WORK  Site Preparation	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Select fill material	3,500	CY	30.00	105,000	10.00	35,000	40.00	140,000
Base course driving surface, 4" assumed	733	CY	35.00	25,655	12.00	8,796	47.00	34,451
Finish grade	60,025	SF			0.20	12,005	0.20	12,005
Vibrocompaction probe	1	EA	27000.00	27,000	5100.00	5,100	32100.00	32,100
Dock interior probe (8-person crew, 8 per day)	230	EA			850.00	195,500	850.00	195,500
<b>SUBTOTAL:</b>				<b>\$ 157,655</b>		<b>\$ 256,401</b>		<b>\$ 414,056</b>
Labor Premium Time	16.70%					42,819		42,819
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 157,655</b>		<b>\$ 299,220</b>		<b>\$ 456,875</b>

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<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>Site Mechanical</b>								
Allowance for new freeze free water riser	1	LOT	50000.00	50,000			50000.00	50,000
Allowance for new fire hydrant	1	LOT	50000.00	50,000			50000.00	50,000
<b>SUBTOTAL:</b>							<b>\$ 100,000</b>	<b>\$ 100,000</b>
Labor Premium Time	16.70%							
<b>SUBTOTAL:</b>							<b>\$ 100,000</b>	<b>\$ 100,000</b>
Subcontractor's Overhead and Profit on Material and Labor	30.00%			30,000				30,000
<b>TOTAL ESTIMATED COST:</b>							<b>\$ 130,000</b>	<b>\$ 130,000</b>

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01 - SITE WORK  Site Electrical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Allowance for high mast light pole with fixture and base	2	EA	16000.00	32,000	4500.00	9,000	20500.00	41,000
Exterior video camera in heated enclosure	2	EA	2800.00	5,600	780.00	1,560	3580.00	7,160
Exterior conventional outlet	2	EA	55.00	110	85.00	170	140.00	280
Trench and backfill	350	LF	7.00	2,450	11.00	3,850	18.00	6,300
Conduit and conductor	350	LF	18.00	6,300	17.00	5,950	35.00	12,250
Conduit and Cat 6 to video cameras	350	LF	13.00	4,550	14.00	4,900	27.00	9,450
<b>SUBTOTAL:</b>				<b>\$ 51,010</b>		<b>\$ 25,430</b>		<b>\$ 76,440</b>
Labor Premium Time	16.70%					4,247		4,247
<b>SUBTOTAL:</b>				<b>\$ 51,010</b>		<b>\$ 29,677</b>		<b>\$ 80,687</b>
Subcontractor's Overhead and Profit on Material and Labor	30.00%			15,303		8,903		24,206
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 66,313</b>		<b>\$ 38,580</b>		<b>\$ 104,893</b>

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<b>09 - ELECTRICAL</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Allowance for new electrical panel board	1	EA	2800.00	2,800	1400.00	1,400	4200.00	4,200
Disconnect switch	1	EA	650.00	650	280.00	280	930.00	930
<b>SUBTOTAL:</b>				<b>\$ 3,450</b>		<b>\$ 1,680</b>		<b>\$ 5,130</b>
Labor Premium Time	16.70%					281		281
<b>SUBTOTAL:</b>				<b>\$ 3,450</b>		<b>\$ 1,961</b>		<b>\$ 5,411</b>
Subcontractor's Overhead and Profit on Material and Labor	30.00%			1,035		588		1,623
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 4,485</b>		<b>\$ 2,549</b>		<b>\$ 7,034</b>



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

DEMOLITION

Demolish fender assembly	8	EA			1250.00	10,000	1250.00	10,000
Demolish mooring dolphin	4	EA			3000.00	12,000	3000.00	12,000
Demolish guardrail	307	LF			6.50	1,996	6.50	1,996
Demolish concrete curb	600	LF			7.00	4,200	7.00	4,200
Demolish top of concrete pile cap at new pile cap location	506	CF	45.00	22,770	170.00	86,020	215.00	108,790

TIE BACK PILE

36"x1/2" tie back driven steel pile	188	TON	3000.00	564,000			3000.00	564,000
Spare pile (2 each)	21	TON	3000.00	63,000			3000.00	63,000
Drive to embedment (assume three piles per day)	18	EA			2600.00	46,800	2600.00	46,800
Reinforcement at concrete shaft at 120 lbs. per CY	14,880	LBS	1.15	17,112	1.00	14,880	2.15	31,992
Concrete at reinforced shaft and concrete filled pile	223	CY	400.00	89,200	90.00	20,070	490.00	109,270
36" diameter drill to anchor at bedrock	450	VLF	250.00	112,500	270.00	121,500	520.00	234,000
Cut pile to elevation	18	EA	55.00	990	450.00	8,100	505.00	9,090

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

TIE BACK PILE (Continued)

2" shear plate (576 SF)	47,046	LBS	1.70	79,978	0.95	44,694	2.65	124,672
20"x1 1/2" diameter shear stud	720	EA	26.00	18,720	9.00	6,480	35.00	25,200

PIPE-PIPE COMBI-WALL PILE

42"x1" pipe-pipe combi-wall pile	4,431	TON	3000.00	13,293,000			3000.00	13,293,000
Spare pile (6 each)	132	TON	3000.00	396,000			3000.00	396,000
Drive to embedment	219	EA			2200.00	481,800	2200.00	481,800
42" diameter drill to anchor at bedrock	2,190	VLF	320.00	700,800	350.00	766,500	670.00	1,467,300
Cut pile to elevation	219	EA	64.00	14,016	525.00	114,975	589.00	128,991

THICKEN SLAB AT TIE BACK PILE CAP

Concrete	173	CY	400.00	69,200	100.00	17,300	500.00	86,500
Reinforcement	17,300	LBS	1.05	18,165	0.75	12,975	1.80	31,140

CONCRETE APRON

Concrete	517	CY	400.00	206,800	90.00	46,530	490.00	253,330
Cure and finish	13,300	SF	0.30	3,990	1.70	22,610	2.00	26,600

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			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

CONCRETE APRON (Continued)

Form edge	1,631	SF	4.00	6,524	4.80	7,829	8.80	14,353
Reinforcement at 100 lbs. per CY	51,700	LBS	1.05	54,285	0.75	38,775	1.80	93,060

CONCRETE AT PIPE PILE

Concrete in pipe pile	328	CY	400.00	131,200	90.00	29,520	490.00	160,720
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CONCRETE AT CAP

Concrete at pile cap	826	CY	400.00	330,400	95.00	78,470	495.00	408,870
Edge and curb forms	8,850	SF	4.60	40,710	5.20	46,020	9.80	86,730
Soffit forms	5,310	SF	11.00	58,410	18.00	95,580	29.00	153,990
Concrete at curb	33	CY	400.00	13,200	105.00	3,465	505.00	16,665
Cap reinforcement at 120 lbs. per CY	142,440	LBS	1.05	149,562	0.85	121,074	1.90	270,636
Cure and finish at cap	5,310	SF	0.30	1,593	1.70	9,027	2.00	10,620

MISCELLANEOUS

150 ton mooring bollard, including reinforcing anchor bolts	14	EA	18000.00	252,000	1500.00	21,000	19500.00	273,000
Freight for bollard	14	EA	1000.00	14,000			1000.00	14,000

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

MISCELLANEOUS (Continued)

Allowance to realign AML brace ramp	1	EA	7500.00	7,500	15000.00	15,000	22500.00	22,500
Rip rap (4,537 SF)	504	CY	120.00	60,480	75.00	37,800	195.00	98,280
Fender assembly, complete	14	EA	39000.00	546,000	3500.00	49,000	42500.00	595,000

CATHODIC PROTECTION

Anode	438	EA	305.00	133,590			305.00	133,590
Installation (diver)	438	EA			300.00	131,400	300.00	131,400

<b>SUBTOTAL:</b>				<b>\$ 17,469,695</b>		<b>\$ 2,523,390</b>		<b>\$ 19,993,085</b>
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Labor Premium Time	16.70%					421,406		421,406
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<b>TOTAL ESTIMATED COST:</b>				<b>\$ 17,469,695</b>		<b>\$ 2,944,796</b>		<b>\$ 20,414,491</b>
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12 - GENERAL REQUIREMENTS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

MOBILIZATION

Mobilization/demobilization and set-up	1	LOT	50000.00	50,000	75000.00	75,000	125000.00	125,000
Barge freight (material and equipment not included with unit rates)	500	TONS	325.00	162,500	150.00	75,000	475.00	237,500
Return equipment freight	400	TONS	325.00	130,000	200.00	80,000	525.00	210,000
Miscellaneous air freight	2,500	LBS	1.25	3,125	0.25	625	1.50	3,750

OPERATION COSTS

Project manager	6	MOS			13000.00	78,000	13000.00	78,000
Superintendent	5	MOS	200.00	1,000	13000.00	65,000	13200.00	66,000
Field engineering	100	HRS			150.00	15,000	150.00	15,000
Expediting	5	MOS	150.00	750	3550.00	17,750	3700.00	18,500
Scheduling and estimating	5	MOS	150.00	750	5500.00	27,500	5650.00	28,250
Site offices and equipment	5	MOS	2550.00	12,750	450.00	2,250	3000.00	15,000
Consumables	5	MOS	800.00	4,000			800.00	4,000
Clerical/time keeper	5	MOS	150.00	750	3000.00	15,000	3150.00	15,750
Construction equipment and tools	5	MOS	4000.00	20,000	500.00	2,500	4500.00	22,500

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

OPERATION COSTS (Continued)

Temporary utilities	5	MOS	1500.00	7,500	50.00	250	1550.00	7,750
Communications, faxes, etc.	5	MOS	500.00	2,500			500.00	2,500
Daily loading/unloading	5	MOS	250.00	1,250	1500.00	7,500	1750.00	8,750
Dumpster	5	MOS	400.00	2,000			400.00	2,000
Porta can and maintenance	5	MOS	350.00	1,750	80.00	400	430.00	2,150
Temporary barriers, protection, signage, etc.	1	LOT	2500.00	2,500	1250.00	1,250	3750.00	3,750
As-builts, schedules, submittals, etc.	1	LOT	350.00	350	2550.00	2,550	2900.00	2,900
Regular clean-up	5	MOS	100.00	500	750.00	3,750	850.00	4,250
Regular debris disposal	5	MOS	200.00	1,000	500.00	2,500	700.00	3,500
Miscellaneous materials testing	1	LOT						By Owner
Alaska Dept. of Labor contract labor filing fee	1	LOT	5000.00	5,000			5000.00	5,000
Per diem	350	MD	250.00	87,500			250.00	87,500
Travel from Anchorage	12	RT	300.00	3,600			300.00	3,600

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			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

EQUIPMENT

250 ton Manitowoc 999 crawler crane with 300'0" boom	5	MOS	52500.00	262,500			52500.00	262,500
Freight for crane	2	LOTS	85800.00	171,600			85800.00	171,600
Set up crane (3 days, 6 people)	1	LOT			15300.00	15,300	15300.00	15,300
Tear down crane (3 days, 6 people)	1	LOT			15300.00	15,300	15300.00	15,300
Pile leads and template allowance	5	MOS	10000.00	50,000			10000.00	50,000
Over water working platform	5	MOS	15000.00	75,000			15000.00	75,000
Excavator	5	MOS	11750.00	58,750			11750.00	58,750
Loader	5	MOS	17900.00	89,500			17900.00	89,500
Roller	5	MOS	7500.00	37,500			7500.00	37,500
Telehandler	5	MOS	7425.00	37,125			7425.00	37,125
Welder	5	MOS	3075.00	15,375			3075.00	15,375
Grader	5	MOS	9450.00	47,250			9450.00	47,250
Generator	5	MOS	2100.00	10,500			2100.00	10,500
Light plant	5	MOS	1250.00	6,250			1250.00	6,250

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			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

EQUIPMENT (Continued)

Clamshell bucket	5	MOS	1550.00	7,750			1550.00	7,750	
Man lift	5	MOS	4600.00	23,000			4600.00	23,000	
Pickup truck (4)	5	MOS	3150.00	15,750			3150.00	15,750	
Diesel hammer	5	MOS	9375.00	46,875			9375.00	46,875	
Vibratory hammer	5	MOS	9875.00	49,375			9875.00	49,375	
Mobilization/demobilization of equipment	30	EA	2700.00	81,000	1700.00	51,000	4400.00	132,000	
Barge	5	MOS	14100.00	70,500			14100.00	70,500	
Tugboat	5	MOS	12400.00	62,000			12400.00	62,000	
Small work boat	5	MOS	900.00	4,500			900.00	4,500	
Large work boat	5	MOS	13400.00	67,000			13400.00	67,000	
Mobilization/demobilization of barge	1	EA	100000.00	100,000			100000.00	100,000	
Mechanic with oiler truck for maintenance of equipment (full time)	5	MOS	30000.00	150,000			30000.00	150,000	
Fuel for equipment (6,000 gallons per month)	5	MOS	30000.00	150,000			30000.00	150,000	
<b>SUBTOTAL:</b>							<b>\$ 2,190,175</b>	<b>\$ 553,425</b>	<b>\$ 2,743,600</b>



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<b>12 - GENERAL REQUIREMENTS</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Home Office	3.00%							715,707
Overhead and Profit	8.00%							1,965,808
Bonds	0.85%							225,576
Insurances	1.15%							307,786

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**TOTAL ESTIMATED COST:** **\$ 5,958,477**

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

ESTIMATOR'S CONTINGENCY

The estimator's allowance for architectural and engineering requirements that may change at final design or by addendum and unknown site conditions, addenda, etc.

5.00%

\$ 1,353,589

ESCALATION CONTINGENCY

The allowance for escalation from the date of estimate to the proposed start of construction of June 2023 at the rate of 6.67% per annum (4 months)

2.22%

\$ 631,043

**TOTAL ESTIMATED COST:**

**\$ 1,984,632**