

**Haines Public Safety Building
Level 1 Submittal
Haines, Alaska**

**Construction Cost Estimate
June 18, 2013**



1225 E. International Airport Road, Suite 205
Anchorage, Alaska 99518
907.561.0790

Prepared for:
McCool Carlson Green Architects
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.8474

Documents

Concept Sketches

Area Calculation

Floor 1	13,650 SF
Floor 2	5,850 SF
Total	19,500 SF

Notes and Assumptions

- 1 Based on 2014 procurement/2014 construction.
- 2 Labor rates based on Davis Bacon, 60 hours/week.
- 3 Weather, logistics and construction time window has been considered, assume a spring NTP.
- 4 Assumes open competitive bid procurement.
- 5 Building Permits are not included in the estimate.
- 6 Sufficient Water Pressure will be Present for Fire Flow.

Excluded

- 1 Furniture Fixtures and Equipment including, desks, carrels, chairs, office system furniture.
- 2 Design, Construction Administration, Geological Investigation.
- 3 No hazardous cleanup of site if contaminants are present.

Haines Public Safety Building
2 Story Building
Prepared for McCool Carlson Green Architects

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Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Summary (Level 2)						
A SUBSTRUCTURE	19,500	GSF	\$21.82		\$425,419	
B SHELL	19,500	GSF	\$81.84		\$1,595,810	
C INTERIORS	19,500	GSF	\$49.79		\$970,927	
D SERVICES	19,500	SF	\$108.04		\$2,106,715	
E EQUIPMENT & FURNISHINGS	19,500	GSF	\$7.19		\$140,275	
F SPECIAL CONSTRUCTION AND DEMOLITION	-	GSF	\$0.00		\$0	
G SITEWORK	19,500	GSF	\$22.27		\$434,308	
Z MARKUPS	19,500	GSF	\$148.31		\$2,891,968	
Total Estimated Cost	19,500	GSF	\$439.25		\$8,565,422	

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
A SUBSTRUCTURE	19,500	GSF			\$425,419	\$21.82
A10 Foundations	13,650	GSF			\$425,419	\$31.17
Foundation Walls, 8" W/ 4" Rigid Insulation & D.Proofing	616	LF	\$163.15	\$100,502		
Pile Caps	51	EA	\$1,850.52	\$94,376		
Grade Beams	1,365	LF	\$125.43	\$171,208		
Slab On Grade 4"	6,795	SF	\$8.73	\$59,333		
Slab On Grade 6"	6,855	SF	\$12.41	\$85,095		
A20 Basement	-	NONE			\$0	\$0.00
B SHELL	19,500	GSF			\$1,595,810	\$81.84
B10 Superstructure	19,500	SF			\$532,790	\$27.32
2nd Floor Construction						
Concrete On Steel Deck, Steel Framed	5,850	SF	\$33.72	\$197,248		
Roof Construction						
Steel Deck On Steel Frame	13,650	SF	\$22.53	\$307,542		
Stair	2	FLT	\$14,000.00	\$28,000		
B20 Exterior Closure	16,740	SF			\$795,867	\$47.54
Exterior Walls, Metal Framing, Rigid Insulation 2", Batts, Air Barrier, Vapor Barrier and GWB	16,740	SF	\$16.88	\$282,615		
Siding	16,740	SF	\$20.00	\$334,800		
Exterior Doors, IHM	13	LV	\$3,017.62	\$39,229		
OH Doors	4	EA	\$12,000.00	\$48,000		
Aluminum Entrances	2	LV	\$1,750.00	\$3,500		
Alum Windows	1,125	SF	\$75.00	\$84,375		
Exterior Accessories	16,740	SF	\$0.20	\$3,348		
B30 Roofing	13,650	SF			\$267,153	\$19.57
EPDM Roofing System R60	13,650	SF	\$19.57	\$267,153		

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
C INTERIORS	19,500	GSF			\$970,927	\$49.79
C10 Interior Construction	19,500	SF			\$440,231	\$22.58
Partitions/Soffits	27,264	SF	\$7.32	\$199,681		
Relites	140	SF	\$35.00	\$4,900		
Interior Storefront Glazing	140	SF	\$65.00	\$9,100		
Interior Doors	66	LV	\$1,405.00	\$92,730		
Sliding Doors	3	EA	\$4,500.00	\$13,500		
Interior Fittings	19,500	SF	\$3.00	\$58,500		
Cabinet, Base With Counters (Solid Surface)	42	LF	\$420.00	\$17,640		
Cabinets, Uppers	22	LF	\$155.00	\$3,410		
Toilet Accessories	7	SETS	\$3,000.00	\$21,000		
Toilet Partitions	9	EA	\$1,500.00	\$13,500		
Vanity Counters (Solid Surfacing)	33	LF	\$190.00	\$6,270		
C20 Stairs	2	EA			\$22,512	\$11,256.00
Stair Railings	48	LF	\$47.00	\$2,256		
Guardrails	48	LF	\$260.00	\$12,480		
Treads and Risers	432	SF	\$18.00	\$7,776		
C30 Interior Finishes	19,500	SF			\$508,184	\$26.06
Flooring (Carpet Tile Typical)	17,154	SF	\$7.76	\$133,147		
Tile (Ceramic)	2,346	SF	\$22.58	\$52,979		
Wall Finishes (Paint)	53,328	SF	\$4.39	\$233,849		
Ceilings (Paint, Stain, ACT)	12,645	SF	\$6.00	\$75,870		
Ceilings (Exposed Structure)	6,855	SF	\$1.80	\$12,339		

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
D SERVICES	19,500	GSF			\$2,106,715	\$108.04
D10 Conveying	1	EA			\$80,000	\$80,000.00
Elevator	1	EA	\$80,000.00	\$80,000		
D20 Plumbing	36	FIX			\$213,597	\$5,933.25
Fixtures	36	FIX	\$891.00	\$32,076		
Plumbing Roughin	36	FIX	\$4,636.00	\$166,896		
Plumbing Equipment	19,500	SF	\$0.75	\$14,625		
D30 HVAC	19,500	SF			\$897,605	\$46.03
Ventilation						
Air Handling W/ Heat Recovery	16,580	CFM	\$11.50	\$190,670		
Air Distribution System	12,645	SF	\$17.00	\$214,965		
Air Distribution System, Fire Bay	6,855	SF	\$6.00	\$41,130		
Heat Generation (Oil & Pellet Boilers)	1,170	MBH	\$42.00	\$49,140		
Heat Distribution	19,500	SF	\$12.50	\$243,750		
Controls	19,500	SF	\$7.00	\$136,500		
Test & Balance	19,500	SF	\$1.10	\$21,450		
D40 Fire Protection	19,500	GSF			\$117,000	\$6.00
Wet Pipe Sprinkler System	19,500	SF	\$6.00	\$117,000		

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
D SERVICES CONTINUED						
D50 Electrical	19,500	SF			\$798,513	\$40.95
Service & Distribution						
800A Service & Feeder	1	EA	\$48,000.00	\$48,000		
Panelboard & Feeders (200A)	4	EA	\$8,000.00	\$32,000		
Lighting						
General Lighting, LED	316	EA	\$750.00	\$237,094		
Fire Bay Lighting	20	EA	\$925.00	\$18,500		
Branch Wiring						
Convenience Outlets	342	EA	\$220.00	\$75,344		
Motor Circuits and Controls	19,500	SF	\$1.50	\$29,250		
Communications and Security						
Comm Equipment	1	LS	\$10,000.00	\$10,000		
Backbone and Cable Trays						
Comm - Outlets	70	EA	\$700.00	\$49,000		
Fire Detection & Alarm	19,500	SF	\$3.60	\$70,200		
Access Control	30	LOC	\$4,000.00	\$120,000		
Intrusion Detection	19,500	SF	\$0.50	\$9,750		
CCTV	10	EA	\$7,500.00	\$75,000		
Public Address	19,500	SF	\$1.25	\$24,375		

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Detail (Level 3)						
E EQUIPMENT & FURNISHINGS	19,500	GSF			\$140,275	\$7.19
E10 Equipment	19,500	SF			\$132,400	\$6.79
Prefabricated Cells	5	EA	\$25,000.00	\$125,000		
Refrigerator	2	EA	\$2,200.00	\$4,400		
Ranges	2	EA	\$1,500.00	\$3,000		
E20 Furnishings	19,500	SF			\$7,875	\$0.40
Training Room Seating, Office System Furniture Not Included, Assume FF&E Items						
Window Treatment	1,125	SF	\$7.00	\$7,875		
F SPECIAL CONSTRUCTION AND DEMOLITION	-	NONE			\$0	\$0.00
F10 Special Construction	-	NONE			\$0	\$0.00
F20 Selective Building Demolition	-	NONE			\$0	\$0.00
G SITEWORK	19,500	GSF			\$434,308	\$22.27
G10 Site Preparation	1	LS			\$155,759	\$155,759.26
Existing Site, No Clearing	-	NONE				
Earthwork						
Building	19,500	SF	\$2.00	\$39,000		
Parking and Drives	40,000	SF	\$2.88	\$115,370		
Sidewalks	1,500	SF	\$0.93	\$1,389		
G20 Site Improvements	19,500	SF			\$154,549	\$7.93
Roadways & Parking	4,444	SY	\$25.00	\$111,111		
Pedestrian Paving	1,500	SF	\$7.63	\$11,438		
Curbs	1,000	LF	\$32.00	\$32,000		
Landscaping	-	NONE				

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
G SITEWORK CONTINUED						
G30 Site Mechanical Utilities	200	LF			\$124,000	\$620.00
Water Service	100	LF	\$250.00	\$25,000		
Sewer Main	100	LF	\$190.00	\$19,000		
Fuel Storage	5,000	GAL	\$16.00	\$80,000		
G40 Site Electrical Utilities	-	NONE			\$0	\$0.00
Electrical To Building, By Utility, Not Included In The Estimate						
Communication To Building, By Utility, Not Included In The Estimate						
G90 Other Site Construction	-	NONE			\$0	\$0.00
Z MARKUPS						
Z10 Contractor Markups	19,500	GSF			\$2,891,968	\$148.31
Z10 Contractor Markups						
Management & Site Facilities	12.0%			\$680,814		
OH&P	8.0%			\$508,341		
Mob/Demob	1.5%			\$102,939		
Room & Board (50% Of Labor)	1,706	MDAYS	\$75.00	\$127,969		
Z20 Contingency					\$1,471,905	
Estimating Contingency	15%			\$1,064,028		
Escalation (2014 Construction)	5%			\$407,877		
Total Estimated Cost	19,500	SF			\$8,565,422	\$439.25