

REVISED CONCEPTUAL DESIGN SUBMITTAL  
CONSTRUCTION COST ESTIMATE

RENOVATIONS OF EXISTING BUILDING FOR  
KETCHIKAN PERFORMING ARTS CENTER  
KETCHIKAN, ALASKA

*PREPARED FOR:*

Bettisworth North  
212 Front Street, Suite 200  
Fairbanks, Alaska 99701

August 17, 2010



HMS Project No.: 09087

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

### **DRAWINGS AND DOCUMENTS**

*Level of Documents:* (3) revised conceptual design drawings, condition survey report and as-built drawings from previous submittal  
*Date:* August 9, 2010  
*Provided By:* Bettisworth North of Fairbanks, Alaska and their subconsultants of Anchorage, Alaska

### **RATES**

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

*Labor Rates:* A.S. Title 36

### **BIDDING ASSUMPTIONS**

*Contract:* Standard construction contract without restrictive bidding clauses  
*Bidding Situation:* Competitive bids assumed  
*Bid Date:* Fall 2011  
*Start of Construction:* Winter 2011  
*Months to Complete:* Within (10) months  
*Note:* This estimate represents complete build-out for theater functions

### **EXCLUDED COSTS**

1. A/E design fees
2. Administrative and management costs
3. Owner furnished equipment and furnishings (FFE)
4. Hazmat abatement and remediation of contaminated soils, if found during construction

HMS Project No.: 09087

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

**GENERAL**

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

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

**GROSS FLOOR AREA (REMODEL WORK)**

First Floor - Basement	7,302 SF
Second Floor (Entry Level)	7,153 SF
Third Floor (Theater Level)	<u>6,916 SF</u>
SUBTOTAL:	21,371 SF
Fan Room	<u>500 SF</u>
<b>TOTAL GROSS FLOOR AREA:</b>	<b><u><u>21,871 SF</u></u></b>

HMS Project No.: 09087

**CONCEPTUAL DESIGN GENERAL COST SUMMARY**

	<i>Total</i>
BASE BID	\$ 4,531,884
ALTERNATE 1. New Exterior Blade Sign	43,085
<b>TOTAL BASE BID AND ALTERNATE:</b>	<b>\$ 4,574,969</b>

HMS Project No.: 09087

**CONCEPTUAL DESIGN BASE BID COST SUMMARY**

	<i>Material</i>	<i>Labor</i>	<i>Total</i>
01 - SITE WORK			
Demolition	\$ 450	\$ 7,276	\$ 7,726
Improvements	2,172	1,891	4,063
Site Mechanical	6,078	6,811	12,889
Site Electrical	18,480	10,454	28,934
02 - SUBSTRUCTURE	24,621	24,134	48,755
03 - SUPERSTRUCTURE	149,252	115,163	264,415
04 - EXTERIOR CLOSURE	53,481	50,917	104,398
05 - ROOF SYSTEMS	2,333	2,733	5,066
06 - INTERIOR CONSTRUCTION	350,304	227,287	577,591
07 - CONVEYING SYSTEMS	81,197	34,032	115,229
08 - MECHANICAL	512,881	426,378	939,259
09 - ELECTRICAL	230,550	232,291	462,841
10 - EQUIPMENT	184,029	36,175	220,204
11 - SPECIAL CONSTRUCTION	0	0	0
<i>SUBTOTAL:</i>	\$ 1,615,828	\$ 1,175,542	\$ 2,791,370
12 - GENERAL REQUIREMENTS			1,071,273
<i>SUBTOTAL:</i>			\$ 3,862,643
13 - CONTINGENCIES			669,241
<b>TOTAL ESTIMATED CONSTRUCTION COST (BID FALL 2011):</b>			<b>\$ 4,531,884</b>
<i>COST PER SQUARE FOOT:</i>			<i>\$ 207.21 /SF</i>
<i>GROSS FLOOR AREA:</i>			<i>21,871 SF</i>

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 8/17/2010

HMS Project No.: 09087

<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>Demolition</b>								

NON-ACM

Remove wood deck in alleyway	88	SF			5.50	484	5.50	484
Remove 8'0"x8'0" overhead door	1	EA			170.00	170	170.00	170
Demolish concrete entry landing, steps and railings	62	SF			12.50	775	12.50	775
Remove plywood closure from exterior doors (3)	84	SF			1.20	101	1.20	101
Remove exterior double door	1	PR			110.00	110	110.00	110
Cut opening in wall for single door (1)	21	SF			12.50	263	12.50	263
Demolish temporary plywood floor at basement	768	SF			1.50	1,152	1.50	1,152
Demolish concrete slab for elevator pit and plumbing	251	SF			4.80	1,205	4.80	1,205
Demolish second and third floors for elevator shaft	200	SF			3.50	700	3.50	700
Remove 2'0"x4'0" plywood roof hatch	1	EA			125.00	125	125.00	125
Remove plywood cover from chimney	1	EA			35.00	35	35.00	35
Demolish glass block windows (12)	192	SF			5.50	1,056	5.50	1,056
Remove mezzanine access stair	1	EA			350.00	350	350.00	350

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 8/17/2010

HMS Project No.: 09087

<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><i>Demolition</i></b>								

NON-ACM (Continued)

Dispose debris	3	LDS	150.00	450	250.00	750	400.00	1,200
----------------	---	-----	--------	-----	--------	-----	--------	-------

Note: All interior partitions, doors and ceilings will be removed by current owner. No finishes exist.

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 450</b>		<b>\$ 7,276</b>		<b>\$ 7,726</b>
------------------------------	--	--	--	---------------	--	-----------------	--	-----------------

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 8/17/2010

HMS Project No.: 09087

<b>01 - SITE WORK</b>  <b>Improvements</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
4" concrete slab over subbase at new back entry	64	SF	4.40	282	3.25	208	7.65	490
Reconstruct existing landing	30	SF	4.40	132	3.25	98	7.65	230
Reconstruct existing steps	26	SF	8.00	208	12.50	325	20.50	533
1 1/2" single pipe rails (2)	10	LF	21.00	210	10.00	100	31.00	310
6"x48" pipe bollards at fuel tank	4	EA	335.00	1,340	290.00	1,160	625.00	2,500
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 2,172</b>		<b>\$ 1,891</b>		<b>\$ 4,063</b>



RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 8/17/2010

HMS Project No.: 09087

<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>Site Mechanical</b>								
Disconnect heat piping from bank building and cap in place	1	LOT	150.00	150	350.00	350	500.00	500
Test and repair existing water service	1	LOT	300.00	300	1200.00	1,200	1500.00	1,500
Test and repair existing sewer service	1	LOT	250.00	250	1000.00	1,000	1250.00	1,250
Test and repair existing storm drain	1	LOT	200.00	200	800.00	800	1000.00	1,000
500 gallon above grade double wall fuel tank	1	EA	3450.00	3,450	835.00	835	4285.00	4,285
3/4" to 1" piping in containment pipe	20	LF	19.75	395	27.00	540	46.75	935
Tank valves and connections	2	EA	135.00	270	175.00	350	310.00	620
Building connection and sleeve	1	EA	50.00	50	85.00	85	135.00	135
<b>SUBTOTAL:</b>				<b>\$ 5,065</b>		<b>\$ 5,160</b>		<b>\$ 10,225</b>
Premium time (5/10s)	10.00%					516		516
<b>SUBTOTAL:</b>				<b>\$ 5,065</b>		<b>\$ 5,676</b>		<b>\$ 10,741</b>
Subcontractor's Overhead and Profit on Materials and Labor	20.00%			1,013		1,135		2,148
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 6,078</b>		<b>\$ 6,811</b>		<b>\$ 12,889</b>

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 8/17/2010

HMS Project No.: 09087

<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 Electrical</b>								
Demolish existing service	1	LOT			1500.00	1,500	1500.00	1,500
Remove existing transformer	1	EA			1800.00	1,800	1800.00	1,800
New ___ KVA transformer	1	EA	14500.00	14,500	3200.00	3,200	17700.00	17,700
3/4"x10'0" ground rods and #1/0 bare copper ground	2	EA	75.00	150	135.00	270	210.00	420
Primary service to transformer	1	LOT						By Utility Co.
Secondary service to building	20	LF	35.00	700	40.00	800	75.00	1,500
Test and tag	1	LOT	50.00	50	350.00	350	400.00	400
<b>SUBTOTAL:</b>				<b>\$ 15,400</b>		<b>\$ 7,920</b>		<b>\$ 23,320</b>
Premium time (5/10s)	10.00%					792		792
<b>SUBTOTAL:</b>				<b>\$ 15,400</b>		<b>\$ 8,712</b>		<b>\$ 24,112</b>
Subcontractor's Overhead and Profit on Materials and Labor	20.00%			3,080		1,742		4,822
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 18,480</b>		<b>\$ 10,454</b>		<b>\$ 28,934</b>

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

BASEMENT

NFS fill at old pool	102	CY	18.00	1,836	8.50	867	26.50	2,703
4" reinforced concrete slab at plumbing piping and replaced wood flooring	919	SF	4.40	4,044	3.25	2,987	7.65	7,031

FOUNDATIONS

Excavate to expose foundations below grade	271	CY			10.00	2,710	10.00	2,710
Clean walls and install membrane waterproofing	1,952	SF	2.20	4,294	3.50	6,832	5.70	11,126
2" rigid insulation	1,464	SF	0.92	1,347	0.50	732	1.42	2,079
NFS backfill, compacted	325	CY	18.00	5,850	8.50	2,763	26.50	8,613
Cut and patch surface around building	1,830	SF	2.50	4,575	2.20	4,026	4.70	8,601

ELEVATOR PIT

Hand excavate and backfill	15	CY	18.00	270	55.00	825	73.00	1,095
8" reinforced concrete wall	160	SF	9.50	1,520	11.20	1,792	20.70	3,312
10" reinforced concrete slab	100	SF	6.00	600	4.50	450	10.50	1,050
24"x48" pit ladder	1	EA	285.00	285	150.00	150	435.00	435

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 24,621</b>		<b>\$ 24,134</b>		<b>\$ 48,755</b>
------------------------------	--	--	--	------------------	--	------------------	--	------------------

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

<b>03 - SUPERSTRUCTURE</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Elevated bridge to fan room access	108	SF	14.50	1,566	17.25	1,863	31.75	3,429
Guardrails	28	LF	23.00	644	17.00	476	40.00	1,120
<u>NEW ENTRY CANOPY</u>								
Metal framing attached to building wall with (3) tie rods	520	LBS	1.45	754	1.75	910	3.20	1,664
1 1/2" metal decking	64	SF	3.00	192	1.35	86	4.35	278
<u>REINFORCE EXTERIOR CMU WALLS (SECOND AND THIRD FLOORS)</u>								
Install 5/8"x4" concrete anchors, 24" o/c each way at inner face	4,758	EA	2.70	12,847	6.55	31,165	9.25	44,012
Tie mesh reinforcement to anchors (2 layers)	9,516	SF	1.10	10,468	0.85	8,089	1.95	18,557
Apply epoxy adhesive to CMU walls	9,516	SF	1.50	14,274	1.70	16,177	3.20	30,451
Apply 6" thick spray applied concrete to reinforcement (3 passes, 185 CY)	9,516	SF	9.75	92,781	4.55	43,298	14.30	136,079
<u>MISCELLANEOUS</u>								
Theater stage and steps	480	SF	7.50	3,600	9.20	4,416	16.70	8,016
Theater risers	1,300	SF	5.20	6,760	3.90	5,070	9.10	11,830
Wooden ramp at second floor	95	SF	5.20	494	3.50	333	8.70	827

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

HAND RAILS

Single pipe handrails at ramps	40	LF	21.00	840	10.00	400	31.00	1,240
Replace stairs railings	192	LF	21.00	4,032	15.00	2,880	36.00	6,912

<b>TOTAL ESTIMATED COST:</b>	<b>\$ 149,252</b>	<b>\$ 115,163</b>	<b>\$ 264,415</b>
------------------------------	-------------------	-------------------	-------------------

HMS Project No.: 09087

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

EXTERIOR WALLS

6" metal studs, 24" o/c to inner face	9,516	SF	1.15	10,943	1.25	11,895	2.40	22,838
6" batt insulation	9,516	SF	0.67	6,376	0.35	3,331	1.02	9,707
6 mil vapor barrier	9,516	SF	0.07	666	0.10	952	0.17	1,618
5/8" Type X gypboard	9,516	SF	0.52	4,948	1.40	13,322	1.92	18,270
Replace parapet flashings	366	LF	4.40	1,610	3.70	1,354	8.10	2,964
Remove existing painted fasteners at metal siding and replace with hot dip galvanized fasteners	5,278	SF	0.15	792	0.40	2,111	0.55	2,903
Replace damaged siding at bottom	732	SF	10.50	7,686	6.25	4,575	16.75	12,261
Replace spalling EIFS (assume 15% of area)	635	SF	4.45	2,826	12.50	7,938	16.95	10,764

EXTERIOR DOORS AND WINDOWS

3'0"x7'0" insulated hollow metal single door assemblies	3	EA	1150.00	3,450	475.00	1,425	1625.00	4,875
New 3'0"x7'0" insulated hollow metal double door assembly	1	PRS	2200.00	2,200	700.00	700	2900.00	2,900
New exterior main entrance glazed double doors	1	PR	3450.00	3,450	1130.00	1,130	4580.00	4,580
New insulated glazed PVC windows (12)	192	SF	43.50	8,352	10.00	1,920	53.50	10,272

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

EXTERIOR DOORS AND WINDOWS (Continued)

Replace existing 1"x6" rotted sills	48	LF	3.80	182	5.50	264	9.30	446
-------------------------------------	----	----	------	-----	------	-----	------	-----

<b>TOTAL ESTIMATED COST:</b>	<b>\$ 53,481</b>	<b>\$ 50,917</b>	<b>\$ 104,398</b>
------------------------------	------------------	------------------	-------------------

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

<b>05 - ROOF SYSTEMS</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Entry canopy membrane roofing over 1 1/2" insulation	64	SF	3.30	211	2.95	189	6.25	400
Flashings	32	LF	3.40	109	2.90	93	6.30	202
Metal scupper	1	EA	48.00	48	55.00	55	103.00	103
Replace drain boots and insulation on rusted drains	10	EA	75.00	750	115.00	1,150	190.00	1,900
2'0"x4'0" aluminum roof hatch and flashing	1	EA	850.00	850	370.00	370	1220.00	1,220
Reseal vinyl insulation barrier	7,302	SF	0.05	365	0.12	876	0.17	1,241
<b>TOTAL ESTIMATED COST:</b>			<b>\$ 2,333</b>		<b>\$ 2,733</b>		<b>\$ 5,066</b>	



RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

ELEVATOR SHAFT WALL SYSTEM

Basement to third floor	780	SF	3.90	3,042	4.45	3,471	8.35	6,513
-------------------------	-----	----	------	-------	------	-------	------	-------

BASEMENT

6" metal studs and tracks	3,380	SF	1.15	3,887	1.25	4,225	2.40	8,112
5/8" gypboard, each side	6,760	SF	0.52	3,515	1.40	9,464	1.92	12,979
6" sound batts	850	SF	0.72	612	0.45	383	1.17	995
3'0"x7'0" hollow metal single door assemblies	5	EA	840.00	4,200	330.00	1,650	1170.00	5,850
3'0"x7'0" hollow metal double door assemblies	4	PRS	1650.00	6,600	580.00	2,320	2230.00	8,920
4'0"x4'0" glazed window	1	EA	512.00	512	130.00	130	642.00	642

SECOND FLOOR

6" metal studs and tracks	2,189	SF	1.15	2,517	1.25	2,736	2.40	5,253
4" metal studs and tracks	3,006	SF	1.00	3,006	1.10	3,307	2.10	6,313
5/8" gypboard each side	10,390	SF	0.52	5,403	1.40	14,546	1.92	19,949
6" sound batts	1,300	SF	0.72	936	0.45	585	1.17	1,521
4" sound batts	2,100	SF	0.58	1,218	0.40	840	0.98	2,058

HMS Project No.: 09087

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

SECOND FLOOR (Continued)

3'0"x7'0" wood single door assemblies	9	EA	865.00	7,785	330.00	2,970	1195.00	10,755
3'0"x7'0" wood Dutch single door assembly	1	EA	995.00	995	355.00	355	1350.00	1,350
3'0"x7'0" wood double doors	8	PRS	1700.00	13,600	620.00	4,960	2320.00	18,560
3'0"x7'0" wood double doors, full swing	2	PRS	1880.00	3,760	650.00	1,300	2530.00	5,060
16'0"x8'0" sliding partition	1	EA	5750.00	5,750	1235.00	1,235	6985.00	6,985
8'0"x8'0" sliding partition	1	EA	2680.00	2,680	625.00	625	3305.00	3,305
3'0"x3'0" sliding window at ticketing	1	EA	440.00	440	110.00	110	550.00	550

THIRD FLOOR RENOVATIONS

6" metal studs	1,540	SF	1.15	1,771	1.25	1,925	2.40	3,696
4" metal studs	1,845	SF	1.00	1,845	1.10	2,030	2.10	3,875
5/8" gypboard, each side to partitions	6,770	SF	0.52	3,520	1.40	9,478	1.92	12,998
6" sound batts	1,540	SF	0.72	1,109	0.45	693	1.17	1,802
4" sound batts	1,650	SF	0.58	957	0.40	660	0.98	1,617
3'0"x7'0" wood single doors, frames and hardware	10	EA	865.00	8,650	330.00	3,300	1195.00	11,950

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

THIRD FLOOR RENOVATIONS (Continued)

3'0"x7'0" wood acoustical single door, frame and hardware	1	EA	990.00	990	350.00	350	1340.00	1,340
3'0"x7'0" wood acoustical double doors, frames and hardware	3	EA	1970.00	5,910	715.00	2,145	2685.00	8,055
5'0"x3'0" ticket sales window	1	EA	750.00	750	210.00	210	960.00	960

FLOOR FINISHES

5/8" plywood underlayment (second and third floors)	13,365	SF	0.70	9,356	0.75	10,024	1.45	19,380
Clean and apply concrete sealer to concrete slab at basement	5,030	SF	0.38	1,911	1.10	5,533	1.48	7,444
Paver tiles in main lobby	841	SF	7.35	6,181	9.50	7,990	16.85	14,171
Sheet vinyl at toilets, kitchen, etc.	933	SF	2.75	2,566	2.40	2,239	5.15	4,805
Linoleum in hallways, etc.	1,725	SF	3.95	6,814	2.20	3,795	6.15	10,609
Vinyl composition tile at storage	574	SF	2.20	1,263	2.20	1,263	4.40	2,526
Rubber flooring at stairs	583	SF	4.40	2,565	3.70	2,157	8.10	4,722
Hard flooring at studios and stage	4,657	SF	6.45	30,038	3.30	15,368	9.75	45,406

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

FLOOR FINISHES (Continued)

Carpet tiles	457	SY	38.50	17,595	9.20	4,204	47.70	21,799
Resilient bases	2,350	LF	1.40	3,290	1.55	3,643	2.95	6,933

WALL FINISHES

FRP wainscot at toilets, kitchen, etc.	1,268	SF	3.10	3,931	2.70	3,424	5.80	7,355
Paint walls multi-color	18,676	SF	0.28	5,229	1.50	28,014	1.78	33,243

CEILING FINISHES

5/8" gypboard ceiling painted at toilets, mechanical, etc.	2,696	SF	1.70	4,583	3.55	9,571	5.25	14,154
Acoustic tile ceiling system with seismic bracings	10,669	SF	2.95	31,474	1.70	18,137	4.65	49,611

SPECIALTIES

Door signage	60	EA	33.00	1,980	15.00	900	48.00	2,880
Fire extinguishers, bracket mounted	4	EA	67.00	268	25.00	100	92.00	368
Cabinet fire extinguisher	4	EA	174.00	696	60.00	240	234.00	936
Stainless steel toilet partitions	5	EA	1140.00	5,700	170.00	850	1310.00	6,550

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 8/17/2010

HMS Project No.: 09087

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

SPECIALTIES (Continued)

Handicapped stainless steel toilet partitions	4	EA	1450.00	5,800	200.00	800	1650.00	6,600
Urinal screen	1	EA	255.00	255	65.00	65	320.00	320
Handicapped grab bar sets	4	EA	120.00	480	53.00	212	173.00	692
3'0" high mirrors at toilets (6)	84	SF	15.20	1,277	5.00	420	20.20	1,697
4'0" high dressing room mirrors (2)	152	SF	17.00	2,584	5.75	874	22.75	3,458
8'0" high studio mirrors (7)	544	SF	19.00	10,336	6.50	3,536	25.50	13,872
Balance bars at mirrors (7)	68	LF	48.50	3,298	15.00	1,020	63.50	4,318
Soap dispensers	8	EA	48.00	384	20.00	160	68.00	544
Paper towel dispenser/disposals	4	EA	345.00	1,380	80.00	320	425.00	1,700
Toilet paper dispensers	12	EA	32.00	384	20.00	240	52.00	624
Female napkin venders	2	EA	265.00	530	50.00	100	315.00	630
Feminine napkin dispensers	8	EA	52.00	416	25.00	200	77.00	616
12"x12"x72" two tier lockers	58	EA	232.00	13,456	60.00	3,480	292.00	16,936
35'0"x9'0" STC54 folding partition and tracks	1	EA	15120.00	15,120	2050.00	2,050	17170.00	17,170

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

SPECIALTIES (Continued)

42" balcony/main stair railing	39	LF	48.50	1,892	17.00	663	65.50	2,555
Acoustic wall panels in theater	1,096	SF	12.50	13,700	3.35	3,672	15.85	17,372
Acoustical clouds in theater (25% of area)	1,060	SF	22.75	24,115	6.50	6,890	29.25	31,005
Miscellaneous specialties not identified	1	LOT	2500.00	2,500	750.00	750	3250.00	3,250

CASEWORK

24" deep solid surface vanity tops	22	LF	80.00	1,760	27.00	594	107.00	2,354
24" deep dressing room counters	33	LF	85.00	2,805	27.00	891	112.00	3,696
24" deep kitchen base cabinets	39	LF	138.00	5,382	35.00	1,365	173.00	6,747
12" deep wall cabinet	22	LF	128.00	2,816	32.00	704	160.00	3,520
18" deep ticket sales counters	15	LF	62.00	930	25.00	375	87.00	1,305
30" deep art and scene shop bench with shelving under	18	LF	128.00	2,304	32.00	576	160.00	2,880
12" dressing room benches	53	LF	52.00	2,756	25.00	1,325	77.00	4,081
1"x door trims	2,040	LF	1.10	2,244	1.25	2,550	2.35	4,794

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 350,304</b>		<b>\$ 227,287</b>		<b>\$ 577,591</b>
------------------------------	--	--	--	-------------------	--	-------------------	--	-------------------

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

<b>07 - CONVEYING SYSTEMS</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
8'4"x10'0" freight/passenger elevator to serve (3) stops complete with equipment and finishes	1	EA	62500.00	62,500	24500.00	24,500	87000.00	87,000
Temporary wall protection cushions for hauling freight	256	SF	6.50	1,664	1.10	282	7.60	1,946
Permits, certification and inspections	1	LOT	3500.00	3,500	1000.00	1,000	4500.00	4,500
<b>SUBTOTAL:</b>				<b>\$ 67,664</b>		<b>\$ 25,782</b>		<b>\$ 93,446</b>
Premium time (5/10s)	10.00%					2,578		2,578
<b>SUBTOTAL:</b>				<b>\$ 67,664</b>		<b>\$ 28,360</b>		<b>\$ 96,024</b>
Subcontractor's Overhead and Profit on Materials and Labor	20.00%			13,533		5,672		19,205
<b>TOTAL ESTIMATED COST:</b>				<b>\$ 81,197</b>		<b>\$ 34,032</b>		<b>\$ 115,229</b>

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

DEMOLITION

Remove rusted roof drains	10	EA			75.00	750	75.00	750
Remove existing plumbing and HVAC systems and dispose (minimal)	21,871	SF			0.30	6,561	0.30	6,561

PLUMBING

Service existing 4" water meter	1	EA	100.00	100	250.00	250	350.00	350
Service existing 4" backflow preventer	1	EA	135.00	135	275.00	275	410.00	410
Valves, gauges, thermometers, etc.	1	LOT	850.00	850	625.00	625	1475.00	1,475
Pipe extensions and connections to existing	1	LOT	1500.00	1,500	3500.00	3,500	5000.00	5,000
New 50 gallon indirect fired hot water makers	2	EA	3750.00	7,500	825.00	1,650	4575.00	9,150
Circulation pump	1	EA	880.00	880	175.00	175	1055.00	1,055
4.1 gallon expansion tank	1	EA	240.00	240	120.00	120	360.00	360
Scene shop utility sink	1	EA	685.00	685	210.00	210	895.00	895
Urinals, ADA	2	EA	880.00	1,760	250.00	500	1130.00	2,260
Water closets, ADA	4	EA	650.00	2,600	210.00	840	860.00	3,440
Water closets, standard	8	EA	580.00	4,640	175.00	1,400	755.00	6,040



RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

PLUMBING (Continued)

Counter mounted lavatories	10	EA	390.00	3,900	175.00	1,750	565.00	5,650
Wall mounted lavatory	1	EA	410.00	410	190.00	190	600.00	600
Drinking fountains	4	EA	990.00	3,960	225.00	900	1215.00	4,860
Double bowl kitchen sink	1	EA	485.00	485	205.00	205	690.00	690
Janitor sink	1	EA	675.00	675	215.00	215	890.00	890
Exterior hose bibs	4	EA	120.00	480	145.00	580	265.00	1,060
Floor drains	5	EA	135.00	675	150.00	750	285.00	1,425
Replace roof drains	10	EA	255.00	2,550	180.00	1,800	435.00	4,350
Rough-in for plumbing fixtures and equipment	37	EA	587.00	21,719	750.00	27,750	1337.00	49,469
Kitchen rough-ins and connections	1	LOT	750.00	750	1050.00	1,050	1800.00	1,800
Rough-in for floor drains, etc.	9	EA	275.00	2,475	430.00	3,870	705.00	6,345
Reconfigure roof drain leaders	10	EA	440.00	4,400	650.00	6,500	1090.00	10,900
Test and disinfect piping	1	LOT	200.00	200	1300.00	1,300	1500.00	1,500

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

HVAC

Heating

500 MBH oil fired boilers	2	EA	5250.00	10,500	2750.00	5,500	8000.00	16,000
Boiler controller	1	EA	1750.00	1,750	635.00	635	2385.00	2,385
12"x40" flue and cap	1	EA	1975.00	1,975	1050.00	1,050	3025.00	3,025
60 gallon expansion tank	1	EA	3750.00	3,750	270.00	270	4020.00	4,020
4" air separator	1	EA	1130.00	1,130	250.00	250	1380.00	1,380
Circulation pumps	2	EA	1525.00	3,050	250.00	500	1775.00	3,550
Heat coil pumps	2	EA	1020.00	2,040	220.00	440	1240.00	2,480
30 gallon glycol tank and pump	1	EA	850.00	850	375.00	375	1225.00	1,225
Glycol media	150	GALS	13.50	2,025	2.25	338	15.75	2,363
Valves, gauges, guides, etc.	1	LOT	1500.00	1,500	1700.00	1,700	3200.00	3,200
3" diameter copper piping in mechanical room	100	LF	44.70	4,470	21.50	2,150	66.20	6,620
Hydronic piping (1 1/2" to 3/4")	1,450	LF	12.50	18,125	10.20	14,790	22.70	32,915
2" insulation to 3" piping	100	LF	7.25	725	9.50	950	16.75	1,675

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

HVAC (Continued)

Heating (Continued)

1 1/2" insulation to hydronic piping (1 1/2" to 3/4")	1,450	LF	4.40	6,380	6.50	9,425	10.90	15,805
Cabinet unit heaters	2	EA	1150.00	2,300	250.00	500	1400.00	2,800
Unit heaters	4	EA	650.00	2,600	180.00	720	830.00	3,320
Fin tube hydronic baseboards and covers	320	LF	37.00	11,840	22.00	7,040	59.00	18,880
VAV coils and controls	20	EA	320.00	6,400	135.00	2,700	455.00	9,100

Ventilation

10,500 CFM air handling units including heating and cooling coils, filter box, and filters for second and third floors	2	EA	43500.00	87,000	11000.00	22,000	54500.00	109,000
5,000 CFM air handling unit including heating and cooling coils, filter box, and filters for basement	1	EA	19250.00	19,250	6000.00	6,000	25250.00	25,250
750 CFM combustion air fan	1	EA	1600.00	1,600	800.00	800	2400.00	2,400
1,500 CFM exhaust fan at scene shop	1	EA	2250.00	2,250	1300.00	1,300	3550.00	3,550
VAV boxes	20	EA	450.00	9,000	195.00	3,900	645.00	12,900

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

HVAC (Continued)

Ventilation (Continued)

500 CFM toilet exhaust fan	1	EA	885.00	885	350.00	350	1235.00	1,235
250 CFM toilet exhaust fan	1	EA	440.00	440	270.00	270	710.00	710
85 CFM toilet exhaust fans	3	EA	135.00	405	105.00	315	240.00	720
Galvanized sheetmetal ductwork	9,750	LBS	3.20	31,200	4.75	46,313	7.95	77,513
6" diameter flexible duct	360	LF	4.20	1,512	5.50	1,980	9.70	3,492
2" duct insulation	350	SF	2.30	805	3.50	1,225	5.80	2,030
2" sound liner	500	SF	2.80	1,400	4.25	2,125	7.05	3,525
Grilles and diffusers	90	EA	98.00	8,820	50.00	4,500	148.00	13,320
Louvers and dampers	1	LOT	1500.00	1,500	900.00	900	2400.00	2,400
Test, balance and commission systems	140	HRS			150.00	21,000	150.00	21,000
Training and manuals	1	LOT	400.00	400	2600.00	2,600	3000.00	3,000
Direct digital control system	21,871	SF	3.15	68,894	2.70	59,052	5.85	127,946
Thermostats	20	EA	87.00	1,740	55.00	1,100	142.00	2,840

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 8/17/2010

HMS Project No.: 09087

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

HVAC (Continued)

Cooling

10 ton air conditioner and dry cooler system for theater	1	LOT	15000.00	15,000	6000.00	6,000	21000.00	21,000
--	---	-----	----------	--------	---------	-------	----------	--------

FIRE PROTECTION

Reconfigure sprinkler heads per new layout	21,871	SF	1.00	21,871	1.20	26,245	2.20	48,116
Design fee	1	LOT	3500.00	3,500			3500.00	3,500
Test and certify	1	LOT	1500.00	1,500			1500.00	1,500

FUEL OIL

30 gallon day tank, pump and controls	1	LOT	2800.00	2,800	950.00	950	3750.00	3,750
Piping, valves and connections to boilers	2	EA	325.00	650	520.00	1,040	845.00	1,690

<b>SUBTOTAL:</b>				<b>\$ 427,401</b>		<b>\$ 323,014</b>		<b>\$ 750,415</b>
------------------	--	--	--	-------------------	--	-------------------	--	-------------------

Premium time (5/10s)	10.00%					32,301		32,301
----------------------	--------	--	--	--	--	--------	--	--------

<b>SUBTOTAL:</b>				<b>\$ 427,401</b>		<b>\$ 355,315</b>		<b>\$ 782,716</b>
------------------	--	--	--	-------------------	--	-------------------	--	-------------------

Subcontractor's Overhead and Profit on Materials and Labor	20.00%			85,480		71,063		156,543
--	--------	--	--	--------	--	--------	--	---------

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 512,881</b>		<b>\$ 426,378</b>		<b>\$ 939,259</b>
------------------------------	--	--	--	-------------------	--	-------------------	--	-------------------

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

<b>09 - ELECTRICAL</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

DEMOLITION

Remove grounding	1	LOT			850.00	850	850.00	850
Remove 75 KW generator and ATS and hand over to owner	1	LOT			1500.00	1,500	1500.00	1,500
Remove devices, receptacles, etc.	1	LOT			1700.00	1,700	1700.00	1,700
Remove 400 amp panel	1	EA			450.00	450	450.00	450
Remove building service entrance components	1	LOT			3500.00	3,500	3500.00	3,500
Remove feeders and conductors	1	LOT			1200.00	1,200	1200.00	1,200

SERVICE AND DISTRIBUTION

New 1,000 amp, 208/120 volt, 3 phase CT metered service	1	EA	3650.00	3,650	1875.00	1,875	5525.00	5,525
1,000 amp shunt trip and disconnect switch	1	EA	4200.00	4,200	1050.00	1,050	5250.00	5,250
1,000 amp main distribution switchboard	1	EA	18500.00	18,500	5500.00	5,500	24000.00	24,000
Upgrade existing 400 amp panel for reuse	1	EA	800.00	800	2000.00	2,000	2800.00	2,800
New 225 amp subpanels	2	EA	2475.00	4,950	1350.00	2,700	3825.00	7,650
Equipment grounding	1	LOT	850.00	850	2250.00	2,250	3100.00	3,100

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 8/17/2010

HMS Project No.: 09087

<b>09 - ELECTRICAL</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

LIGHTING AND POWER

Basement industrial fixtures	24	EA	122.00	2,928	80.00	1,920	202.00	4,848
Miscellaneous fixtures	30	EA	128.00	3,840	80.00	2,400	208.00	6,240
Bathroom mirror fixtures	12	EA	105.00	1,260	75.00	900	180.00	2,160
Bathroom ceiling fixtures	16	EA	135.00	2,160	80.00	1,280	215.00	3,440
Storage area fixtures	4	EA	115.00	460	75.00	300	190.00	760
Dressing room fixtures	12	EA	140.00	1,680	85.00	1,020	225.00	2,700
Office/hallway fixtures	36	EA	132.00	4,752	80.00	2,880	212.00	7,632
Dressing room downlights	16	EA	105.00	1,680	75.00	1,200	180.00	2,880
Dressing room mirror fixtures	18	EA	110.00	1,980	75.00	1,350	185.00	3,330
Studio fixtures	40	EA	145.00	5,800	80.00	3,200	225.00	9,000
Theater lighting	36	EA	127.00	4,572	75.00	2,700	202.00	7,272
Exterior fixtures, soffit/wall mounted	8	EA	285.00	2,280	120.00	960	405.00	3,240
Lobby fixtures	22	EA	145.00	3,190	85.00	1,870	230.00	5,060
Exit signs	8	EA	155.00	1,240	118.00	944	273.00	2,184

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

<b>09 - ELECTRICAL</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

LIGHTING AND POWER (Continued)

Emergency lights	20	EA	248.00	4,960	120.00	2,400	368.00	7,360
Standard switches	10	EA	12.00	120	40.00	400	52.00	520
Multi-level switches	10	EA	20.00	200	52.00	520	72.00	720
Duplex receptacles	220	EA	12.00	2,640	45.00	9,900	57.00	12,540
Duplex receptacles, GFCI	8	EA	18.00	144	57.00	456	75.00	600
Elevator disconnect and connection	1	EA	840.00	840	330.00	330	1170.00	1,170
Motor disconnects and connections	12	EA	265.00	3,180	130.00	1,560	395.00	4,740
Fractional HP motor disconnects and connections	8	EA	105.00	840	95.00	760	200.00	1,600
Thermal switch disconnects and connections	20	EA	32.00	640	75.00	1,500	107.00	2,140
Junction boxes	24	EA	6.00	144	20.00	480	26.00	624
1" to 3/4" diameter EMT conduit	4,960	LF	1.25	6,200	4.84	24,006	6.09	30,206
#10 to #12 wiring	19,850	LF	0.33	6,551	0.67	13,300	1.00	19,851
Test and tag lighting and power	1	LOT	250.00	250	2250.00	2,250	2500.00	2,500



HMS Project No.: 09087

<b>09 - ELECTRICAL</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FIRE ALARM SYSTEM

Class A addressable fire alarm control panel	1	EA	3350.00	3,350	1500.00	1,500	4850.00	4,850
Annunciator panel	1	EA	1225.00	1,225	750.00	750	1975.00	1,975
Communicator	1	EA	650.00	650	320.00	320	970.00	970
Auto dial fire alarm devices and detectors connected to sprinkler and elevator system	21,871	SF	1.20	26,245	1.35	29,526	2.55	55,771

TELECOMMUNICATIONS/TV/AUDIO SYSTEMS

4'0"x8'0"x3/4" telephone terminal board	1	EA	150.00	150	230.00	230	380.00	380
Headend equipment	1	LOT	2500.00	2,500	1300.00	1,300	3800.00	3,800
Data/com jacks	50	EA	18.00	900	55.00	2,750	73.00	3,650
TV outlets	8	EA	12.00	96	27.00	216	39.00	312
Audio microphones	8	EA	155.00	1,240	85.00	680	240.00	1,920
12" cable trays	450	LF	15.00	6,750	13.50	6,075	28.50	12,825
J-hooks	1,500	EA	0.70	1,050	1.50	2,250	2.20	3,300
1" to 3/4" conduit	250	LF	1.25	313	4.88	1,220	6.13	1,533
Telephone and data/com wiring and cabling	2,500	LF	1.10	2,750	1.45	3,625	2.55	6,375

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

MISCELLANEOUS

(24) module (96) circuit theater dimmer bank	1	EA	3250.00	3,250	1525.00	1,525	4775.00	4,775
Dimmer control with (96) channel faders, (48) submaster faders, LED video monitor and double drive, etc.	1	LOT	1875.00	1,875	850.00	850	2725.00	2,725
Theater lighting and sound system including conduit and wiring	1	LOT	35500.00	35,500	12500.00	12,500	48000.00	48,000
Security cameras including conduit and wiring	4	EA	1650.00	6,600	875.00	3,500	2525.00	10,100
Test and tag special systems	1	LOT	200.00	200	1800.00	1,800	2000.00	2,000
<b>SUBTOTAL:</b>				<b>\$ 192,125</b>		<b>\$ 175,978</b>		<b>\$ 368,103</b>
Premium time (5/10s)	10.00%					17,598		17,598
<b>SUBTOTAL:</b>				<b>\$ 192,125</b>		<b>\$ 193,576</b>		<b>\$ 385,701</b>
Subcontractor's Overhead and Profit on Materials and Labor	20.00%			38,425		38,715		77,140

<b>TOTAL ESTIMATED COST:</b>				<b>\$ 230,550</b>		<b>\$ 232,291</b>		<b>\$ 462,841</b>
------------------------------	--	--	--	-------------------	--	-------------------	--	-------------------

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

<b>10 - EQUIPMENT</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

KITCHEN

Electric steamer	1	EA	5850.00	5,850	520.00	520	6370.00	6,370
Electric oven	1	EA	3250.00	3,250	235.00	235	3485.00	3,485
(3) burner electric stove	1	EA	650.00	650	105.00	105	755.00	755
Heavy duty dishwasher	1	EA	1850.00	1,850	250.00	250	2100.00	2,100
Large refrigerator	1	EA	2450.00	2,450	150.00	150	2600.00	2,600
250 CFM kitchen fan and hood, Type I	1	EA	855.00	855	370.00	370	1225.00	1,225
Microwave oven	1	EA	625.00	625	50.00	50	675.00	675

THEATER

16'0"x10'0" projection screen	1	EA	6250.00	6,250	2400.00	2,400	8650.00	8,650
10'0"x8'0" studio screens	4	EA	2560.00	10,240	825.00	3,300	3385.00	13,540
20'0"x12'0" beam supported movable curtains	1	EA	7500.00	7,500	2800.00	2,800	10300.00	10,300
12'0"x12'0" beam supported movable curtains	2	EA	4050.00	8,100	1500.00	3,000	5550.00	11,100

FURNISHINGS

Theater fixed seating	500	EA	265.00	132,500	45.00	22,500	310.00	155,000
-----------------------	-----	----	--------	---------	-------	--------	--------	---------

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

<b>10 - EQUIPMENT</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FURNISHINGS (Continued)

Entry mats	104	SF	11.00	1,144	1.10	114	12.10	1,258
Exterior window blinds	192	SF	9.90	1,901	1.25	240	11.15	2,141
Dark out curtains	64	SF	13.50	864	2.20	141	15.70	1,005
Loose furniture and furnishings	1	LOT						FFE

<b>TOTAL ESTIMATED COST:</b>	<b>\$ 184,029</b>	<b>\$ 36,175</b>	<b>\$ 220,204</b>
------------------------------	-------------------	------------------	-------------------

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

MOBILIZATION AND DEMOBILIZATION

Mobilization and demobilization	1	LS	1500.00	1,500	3500.00	3,500	5000.00	5,000
Barge freight (incidental - rest with unit rates)	30	TON	350.00	10,500	50.00	1,500	400.00	12,000
Miscellaneous air freight	1,500	LBS	1.25	1,875	0.25	375	1.50	2,250

SITE STAFF

Project manager (part time)	100	HRS			115.00	11,500	115.00	11,500
Superintendent	10	MOS	150.00	1,500	11500.00	115,000	11650.00	116,500
Quality control (part time)	8	MOS	100.00	800	3500.00	28,000	3600.00	28,800
Field engineering	32	HRS			95.00	3,040	95.00	3,040
Scheduling and estimating (part time)	8	MOS	100.00	800	3000.00	24,000	3100.00	24,800
Expediting (part time)	8	MOS	100.00	800	2800.00	22,400	2900.00	23,200
Clerical and time keeper (minimal)	9	MOS	125.00	1,125	1500.00	13,500	1625.00	14,625

TEMPORARY CONSTRUCTION

Site offices/trailers	9	MOS	1250.00	11,250	500.00	4,500	1750.00	15,750
Staging areas, signs, temporary protection, dust control, etc.	9	MOS	250.00	2,250	750.00	6,750	1000.00	9,000

HMS Project No.: 09087

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

TEMPORARY CONSTRUCTION (Continued)

Utilities - power, lighting, water	9	MOS	1250.00	11,250	150.00	1,350	1400.00	12,600
Porta cans (2)	9	MOS	350.00	3,150			350.00	3,150
Communications, faxes, etc.	9	MOS	500.00	4,500			500.00	4,500

EQUIPMENT AND TOOLS

Pick-ups, trucks, pumps, welders, compressors, hoisting equipment, etc.	9	MOS	3850.00	34,650	300.00	2,700	4150.00	37,350
Hand tools	9	MOS	1200.00	10,800	100.00	900	1300.00	11,700
Fuel, oil and gas for equipment	9	MOS	1250.00	11,250			1250.00	11,250
Consumables: cleaning products, safety equipment, etc.	9	MOS	500.00	4,500	50.00	450	550.00	4,950
Labor for equipment	72	HRS			55.00	3,960	55.00	3,960

MISCELLANEOUS

Miscellaneous materials testing	1	LOT	2000.00	2,000			2000.00	2,000
Regular clean-up	9	MOS	150.00	1,350	1150.00	10,350	1300.00	11,700
Final clean-up and punch list	1	LOT	500.00	500	5500.00	5,500	6000.00	6,000
Daily loading and unloading	9	MOS	100.00	900	800.00	7,200	900.00	8,100

RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

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

MISCELLANEOUS (Continued)

Plan check and inspection fees	1	LOT	5000.00	5,000			5000.00	5,000
Building permits	1	LOT						By Owner
Dumpster (1)	9	MOS	400.00	3,600			400.00	3,600
Construction debris disposal	9	MOS	150.00	1,350	850.00	7,650	1000.00	9,000

LABOR EMPLOYMENT COSTS

Per diem (imported crew)	600	MD	125.00	75,000			125.00	75,000
Travel cost	20	RT	450.00	9,000			450.00	9,000
Premium time allowance (general)	1,500	HRS			60.00	90,000	60.00	90,000

<b>SUBTOTAL:</b>					<b>\$ 211,200</b>	<b>\$ 364,125</b>		<b>\$ 575,325</b>
------------------	--	--	--	--	-------------------	-------------------	--	-------------------

Home Office	3.25%							109,418
Contractor's Fee and Overhead Including Risk Factor	8.50%							295,470
Bonds	1.15%							43,373
Insurances	1.25%							47,687

<b>TOTAL ESTIMATED COST:</b>								<b>\$ 1,071,273</b>
------------------------------	--	--	--	--	--	--	--	---------------------

HMS Project No.: 09087

<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%

\$ 386,264

132 - ESCALATION CONTINGENCY

The allowance for escalation from the date of estimate to the proposed bid date of fall 2011 2011 at the rate of 5.00% per annum (15 months)

6.66%

\$ 282,977

**TOTAL ESTIMATED COST:**

**\$ 669,241**



RENOVATIONS OF EXISTING BUILDING FOR KETCHIKAN PERFORMING ARTS CENTER  
 KETCHIKAN, ALASKA  
 REVISED CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 09087

<b>ALTERNATE 1. New Exterior Blade Sign</b>	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL	
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR	
			\$	\$	\$	\$	\$	\$	
New illuminated sign, building mounted	1	EA	18500.00	18,500	5000.00	5,000	23500.00	23,500	
Power and connections	1	LOT	2500.00	2,500	3500.00	3,500	6000.00	6,000	
<b>SUBTOTAL:</b>								<u>\$ 29,500</u>	
General Conditions, Overhead and Profit	27.00%								7,965
Contingencies	15.00%								5,620
<b>TOTAL ESTIMATED COST:</b>								<u><u>\$ 43,085</u></u>	