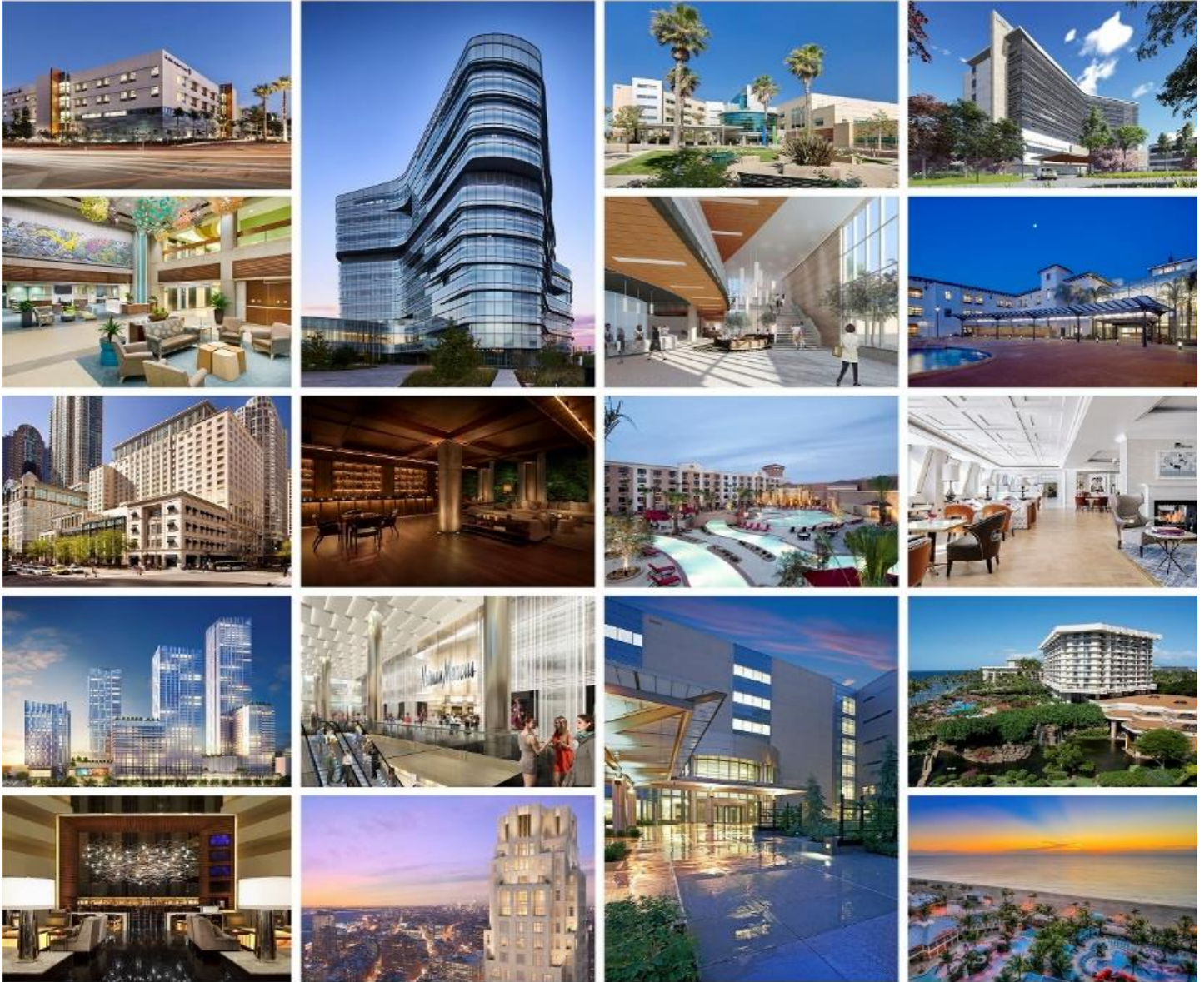


The Town of Frisco Village Center Building

Design Development Rev1

March 14, 2022

21-00878.00



Prepared for OLC

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EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between OLC and Cumming, for the purpose of establishing a probable cost of construction at the design development rev1 stage.

The project scope encompasses new build construction of a new 7,880 SF building in Frisco, CO along with associated sitework. Building modifications are also included at the existing Day Lodge.

1.2 Project Schedule

	Start	Finish	Duration
Construction	Jun-22	Jun-23	12 months

1.3 Key Assumptions & Exclusions

This document should be read in association with appendix 1 which outline approach and cost management methodology. Key assumptions built into the above cost breakdown include

Key Assumptions

- CM@Risk
- Single Phase Construction
- **Construction Start Date June 2022**
- **Construction Duration 12 Months**
- Wood Frame Building Construction

Key Exclusions

- Project Soft Costs
- Department Relocation
- Building Expansion Joint
- Deep Foundations
- AV Equipment
- FF&E

SUMMARY

Element	Area	Cost / SF	Total
Building	7,880	\$571.05	\$4,499,840
Day Lodge	1,315	\$433.97	\$570,675
Sitework	71,707	\$25.55	\$1,832,404
Total Estimated Construction Cost			\$6,902,919

SUMMARY COST COMPARISON SD ESTIMATE DATED 10.06.21 TO SD ESTIMATE DATED 03.08.22

Element	Area			Total		
	SD Estimate Dated 10.06.21	DD Estimate Dated 03.08.22	Delta	SD Estimate Dated 10.06.21	DD Estimate Dated 03.08.22	Delta
Building	8,000	7,880	(120)	\$4,779,541	\$4,499,840	(\$279,701)
Day Lodge		1,315	1,315		\$570,675	\$570,675
Sitework	61,875	77,327	15,452	\$1,449,250	\$1,832,404	\$383,154
Total Estimated Construction Cost				\$6,228,791	\$6,902,919	\$674,128

Notes:

Slopeside Hall Estimate went DOWN

Day Lodge is more expensive than originally thought

Sitework now includes full Plaza and Tube Storage scope

Solar is included in Slopeside Hall estimate

- R. McDonald, OLC

SUMMARY MATRIX

Element	Building 7,880 SF		Day Lodge 1,315 SF		Sitework 71,707 SF		Overall Totals	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
01 General Requirements								
02 Existing Conditions			\$8,870	\$6.75	\$54,953	\$0.77	\$63,823	\$6.94
03 Concrete	\$278,597	\$35.35	\$13,904	\$10.57			\$292,500	\$31.81
04 Masonry	\$172,480	\$21.89					\$172,480	\$18.76
05 Metals	\$56,297	\$7.14	\$19,500	\$14.83			\$75,797	\$8.24
06 Wood, Plastics, And Composites	\$319,951	\$40.60	\$14,165	\$10.77			\$334,117	\$36.34
07 Thermal And Moisture Protection	\$367,404	\$46.62					\$367,404	\$39.96
08 Openings	\$281,185	\$35.68	\$2,498	\$1.90			\$283,683	\$30.85
09 Finishes	\$363,654	\$46.15	\$18,679	\$14.20			\$382,334	\$41.58
10 Specialties	\$104,169	\$13.22	\$1,200	\$0.91			\$105,369	\$11.46
11 Equipment	\$3,850	\$0.49	\$16,095	\$12.24			\$19,945	\$2.17
12 Furnishings								
13 Special Construction								
14 Conveying Systems	\$104,700	\$13.29	\$136,998	\$104.18			\$241,698	\$26.29
21 Fire Suppression	\$53,978	\$6.85	\$10,103	\$7.68			\$64,081	\$6.97
22 Plumbing	\$163,345	\$20.73	\$26,730	\$20.33			\$190,075	\$20.67
23 HVAC	\$267,938	\$34.00	\$91,163	\$69.33			\$359,102	\$39.05
25 Integrated Automation	\$66,500	\$8.44	\$36,084	\$27.44			\$102,584	\$11.16
26 Electrical	\$571,848	\$72.57	\$19,920	\$15.15			\$591,768	\$64.36
27 Communications	\$45,266	\$5.74					\$45,266	\$4.92
28 Electrical Safety And Security	\$58,327	\$7.40					\$58,327	\$6.34
31 Earthwork					\$286,731	\$4.00	\$286,731	\$31.18
32 Exterior Improvements					\$739,576	\$10.31	\$739,576	\$80.43
33 Utilities					\$254,199	\$3.54	\$254,199	\$27.65
Subtotal Cost	\$3,279,491	\$416.18	\$415,908	\$316.28	\$1,335,459	\$18.62	\$5,030,858	\$547.13
Construction Contingency 3.5%	\$114,782	\$14.57	\$14,557	\$11.07	\$46,741	\$0.65	\$176,080	\$19.15
General Requirements & General Conditions 12.0%	\$407,313	\$51.69	\$51,656	\$39.28	\$165,864	\$2.31	\$624,833	\$67.95
Bonds & Insurance 2.5%	\$93,139	\$11.82	\$11,812	\$8.98	\$37,928	\$0.53	\$142,878	\$15.54
Contractor's Fee 5.0%	\$194,736	\$24.71	\$24,697	\$18.78	\$79,300	\$1.11	\$298,732	\$32.49
Design Contingency 5.5%	\$224,920	\$28.54	\$28,525	\$21.69	\$91,591	\$1.28	\$345,036	\$37.52
Escalation to MOC, 11/30/22 4.3%	\$185,459	\$23.54	\$23,520	\$17.89	\$75,522	\$1.05	\$284,501	\$30.94
Total Estimated Construction Cost	\$4,499,840	\$571.05	\$570,675	\$433.97	\$1,832,404	\$25.55	\$6,902,919	\$750.73

SCHEDULE OF AREAS AND CONTROL QUANTITIES

Schedule of Areas	Building	Day Lodge	Sitework	TOTAL SF
1. Enclosed Areas (x 100%)				
Level 1	5,620	1,315		6,935
Level 2	2,260			2,260
Total Enclosed	7,880	1,315		9,195
2. Sitework				
Unfinished Site Area Building Footprint			5,620	5,620
Site Improvement Area			71,707	71,707
Total Sitework			77,327	77,327

Building

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SUMMARY - BUILDING

Element	Total	Cost / SF
01 General Requirements		
02 Existing Conditions		
03 Concrete	\$278,597	\$35.35
04 Masonry	\$172,480	\$21.89
05 Metals	\$56,297	\$7.14
06 Wood, Plastics, And Composites	\$319,951	\$40.60
07 Thermal And Moisture Protection	\$367,404	\$46.62
08 Openings	\$281,185	\$35.68
09 Finishes	\$363,654	\$46.15
10 Specialties	\$104,169	\$13.22
11 Equipment	\$3,850	\$0.49
12 Furnishings		
13 Special Construction		
14 Conveying Systems	\$104,700	\$13.29
21 Fire Suppression	\$53,978	\$6.85
22 Plumbing	\$163,345	\$20.73
23 HVAC	\$267,938	\$34.00
25 Integrated Automation	\$66,500	\$8.44
26 Electrical	\$571,848	\$72.57
27 Communications	\$45,266	\$5.74
28 Electrical Safety And Security	\$58,327	\$7.40
Subtotal	\$3,279,491	\$416.18
Construction Contingency	3.50% \$114,782	\$14.57
Subtotal	\$3,394,273	\$430.75
General Requirements & General Conditions	12.00% \$407,313	\$51.69
Subtotal	\$3,801,586	\$482.43
Bonds & Insurance	2.45% \$93,139	\$11.82
Subtotal	\$3,894,724	\$494.25
Contractor's Fee	5.00% \$194,736	\$24.71
Subtotal	\$4,089,461	\$518.97
Design Contingency	5.50% \$224,920	\$28.54
Subtotal	\$4,314,381	\$547.51
Escalation to MOC, 11/30/22	4.30% \$185,459	\$23.54

TOTAL ESTIMATED CONSTRUCTION COST

\$4,499,840

\$571.05

Total Area: 7,880 SF

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				See Sitework

Total - Existing Conditions

03 Concrete

Foundations

Spread footings

Concrete	25	cy	\$338.55	\$8,303
Formwork	576	sf	\$16.10	\$9,271
Rebar	1,295	lbs	\$1.28	\$1,654
Excavation	66	cy	\$21.65	\$1,435
Backfill	42	cy	\$19.43	\$811
Off-haul	25	cy	\$20.54	\$504
Concrete pilaster	7	cy	\$2,201.80	\$14,731

Continuous wall

Concrete	67	cy	\$338.55	\$22,685
Formwork	939	sf	\$16.10	\$15,108
Rebar	4,013	lbs	\$1.28	\$5,122
Excavation	113	cy	\$21.65	\$2,447
Backfill	46	cy	\$19.43	\$895
Off-haul	67	cy	\$20.54	\$1,376

Vertical Concrete Walls, Below Grade

Concrete	32	cy	\$355.20	\$11,263
Formwork	1,787	sf	\$16.65	\$29,748
Rebar	6,831	lbs	\$1.28	\$8,719
Finish			No Work Anticipated	

Elevator Pit

Below grade vertical walls

Concrete	13	cy	\$355.20	\$4,660
Formwork	616	sf	\$16.65	\$10,256
Rebar	1,694	lbs	\$1.28	\$2,162

Mat slab

Slab On Grade	10	cy	\$750.00	\$7,500
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Deep Foundations

			\$8.88	\$43,601
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Miscellaneous

Thickened slab, 2' wide	123	lf	\$55.50	\$6,827
Perimeter drain	371	lf	\$36.63	\$13,590
Recessed slab, 2" at shower / wet area toiles, allowance premium to above	780	sf	\$2.44	\$1,905
Miscellaneous concrete, allowance	7,880	sf	\$2.22	\$17,494
Concrete curbs, building perimeter	371	lf	\$38.85	\$14,413
Concrete curbs, restrooms	156	lf	\$38.85	\$6,061
Concrete pedestals integral concrete base, 2'4" x 1'4"	9	ea	\$1,387.50	\$12,488
Precast concrete cap, trash enclosure	42	lf	\$85.00	\$3,570

Total - Concrete

\$278,597

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
04 Masonry				
CMU				
Interior CMU wall, elevator shaft + all wet walls	3,024	sf	\$34.41	\$104,056
CMU, locker support	17	lf	\$34.41	\$596
Exterior Finish				
Drystack stone veneer	2,319	sf	\$25.30	\$58,671
Drystack stone veneer, column enclosures	11	ea	\$832.50	\$9,158
Total - Masonry				\$172,480

05 Metals

Stairs				
Circulation stairs	1	flt	\$14,985.00	\$14,985
Structural Steel				
Horizontal Steel				
Wide flange	4	ton	\$5,272.50	\$20,580
Miscellaneous bolts and connections				Included Above
Vertical Steel				
HSS 6x6x3/8, 14'3"	3	ea	\$3,250.00	\$9,750
Miscellaneous				
Metal guard railing, 3'-0" high	12	lf	\$94.35	\$1,132
Miscellaneous metals, allowance	7,880	sf	\$1.25	\$9,850
Total - Metals				\$56,297

06 Wood, Plastics, And Composites

Rough Carpentry				
Wall Framing				
Exterior walls	5,121	sf	\$4.72	\$24,158
Interior partitions	7,229	sf	\$4.72	\$34,103
Horizontal Wood Framing				
TJI 1.7 11-7/8 @ 16" OC, floor framing	2,260	sf	\$11.66	\$26,340
Rafters 2x12 @16" OC	5,662	sf	\$9.44	\$53,421
Pre-engineered wood truss	400	lf	\$166.50	\$66,600
Header	284	lf	\$16.65	\$4,729
2x4	42	lf	\$22.20	\$932
4x14	8	lf	\$23.31	\$186
6x12	348	lf	\$23.31	\$8,112
3-1/2" x 11-7/8" PSL	83	lf	\$31.08	\$2,580
7" x 14" PSL	144	lf	\$35.52	\$5,115
Double joist	30	lf	\$22.20	\$666
Triple joist	10	lf	\$33.30	\$333
Hold downs	16	ea	\$277.50	\$4,440

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Sheathing				
Exterior walls	5,121	sf	\$2.39	\$12,221
Interior walls, allowance	1,084	sf	\$2.39	\$2,588
Sheathing, second floor interior partitions	1,860	sf	\$2.39	\$4,439
Exterior soffits			See Division 07 Below	
Miscellaneous				
Gypcrete	2,260	sf	\$1.50	\$3,387
Rough carpentry / hardware / blocking / strapping, allowance	7,880	sf	\$1.33	\$10,496
Miscellaneous posts / framing, allowance	7,880	sf	\$0.56	\$4,373
Timber stained posts	18	ea	\$899.10	\$16,184
2x8 column	200	lf	\$49.95	\$9,965
Timber stained trim	1,433	lf	\$5.55	\$7,953
Building Casework				
Base cabinet including countertop	9	lf	\$385.00	\$3,465
Upper cabinet, allowance included at break room + copy room	24	lf	\$285.00	\$6,840
Solid surface countertop, copy room	15	lf	\$185.00	\$2,775
Vanity countertop	12	lf	\$225.00	\$2,700
Kitchen ledge, overhead coiling door	10	lf	\$85.00	\$850
Cubicle work surface				Assume FF&E

Total - Wood, Plastics, And Composites

\$319,951

07 Thermal And Moisture Protection

Waterproofing				
Bituminous dampproofing, below grade foundation wall + grade beam	1,671	sf	\$7.60	\$12,703
Below grade waterproofing, elevator pit	1	loc	\$2,220.00	\$2,220
Air / Vapor barrier, exterior wall assembly	5,121	sf	\$5.55	\$28,422
Roofing				
Roof Type 01				
Asphalt shingles on synthetic roofing underlayment over vented nail base	4,315	sf	\$4.11	\$17,722
(2) layers 3" polyisocyanurate rigid insulation	4,315	sf	\$5.22	\$22,511
2" T&G wood structural deck			Included In Division 06 Above	
Vented soffit overhang, premium	1,189	sf	\$44.40	\$52,792
Roof type 02				
Fully adhered black EPDM over vapor barrier	471	sf	\$10.10	\$4,758
Silicon sheathing	471	sf	\$2.78	\$1,307
(2) layers 3" polyisocyanurate rigid insulation with staggered seams	471	sf	\$5.22	\$2,457
2" T&G wood structural deck			Included In Division 06 Above	
Roof type 03				
Asphalt shingles on synthetic roofing underlayment over vented nail base	3,136	sf	\$4.11	\$12,880
(1) layer 2" polyisocyanurate rigid insulation over 3/4" exterior grade plywood	3,136	sf	\$7.99	\$25,063
R-30 insulation between joists	3,136	sf	\$1.22	\$3,829
Building Insulation				
Below grade insulation				
Vertical surface, below grade walls	1,671	sf	\$7.22	\$12,054
Below slab on grade	726	sf	\$7.22	\$5,238

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Element	Quantity	Unit	Unit Cost	Total
Exterior Wall Insulation				
2" polyisocyanurate rigid insulation	5,121	sf	\$3.33	\$17,053
R-30 batt insulation	5,121	sf	\$1.22	\$6,253
Fiber expansion joint	371	lf	\$5.55	\$2,059
Interior Wall Insulation				
Batt insulation				No Work Shown
Interior Ceiling				
Sound control underlayment				No Work Anticipated
Batt insulation, underside of level 2	2,260	sf	\$1.22	\$2,759
Flashing / Counterflashing				
Base flashing	104	lf	\$36.63	\$3,810
Miscellaneous flashing / counterflashing	7,880	sf	\$2.05	\$16,182
Skylight				Assume Not Required
Sheetmetal, Miscellaneous, Allowance	7,880	sf	\$1.39	\$10,934
Prefinished metal trim	1	ls	\$7,500.00	\$7,500
Aluminum Sunshades / Canopies				No Work Shown
Building Soffits, Allowance				Exposed Joist Framing Assumed
Exterior Metal Panels				
Synthetic Corten panels	646	sf	\$61.05	\$39,438
Roof Accessories				
Gutters	322	lf	\$38.00	\$12,236
Downspouts	70	lf	\$38.00	\$2,660
Miscellaneous				
Roof access stairs and railing	1	ea	\$2,775.00	\$2,775
Joint sealants and caulking, allowance	7,880	sf	\$1.67	\$13,120
Firesafing, perimeter walls	672	lf	\$8.00	\$5,376
Miscellaneous anchors / supports, exterior walls	5,121	sf	\$0.78	\$3,979
Decorative lintel	780	lf	\$22.20	\$17,316
Expansion joint, allowance				Assume Not Required

Total - Thermal And Moisture Protection

\$367,404

08 Openings

Exterior Glazing				
I - 1" Insulated	716	sf	\$83.25	\$59,607
IV - 1" Insulated with operable window frame	130	sf	\$105.45	\$13,709
IT - 1" Insulated Tempered Glass	322	sf	\$94.35	\$30,381
ITV - 1" Insulated Tempered Glass with operable window frame	176	sf	\$116.55	\$20,513
OV - 1" Translucent glass with operable window frame	16	sf	\$111.00	\$1,776
Exterior Doors				
HM door In steel Frame Including Hardware				
Single Door	1	ea	\$2,497.50	\$2,498
Double Door	1	pr	\$4,370.63	\$4,371
Glazed Doors				
Single Door	1	ea	\$4,995.00	\$4,995
Double Door	4	pr	\$8,741.25	\$34,965
Premium				
Paint Finish, Per Leaf	3	ea	\$94.35	\$283

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Interior Glazing				
0.25" Clear Glass, Tempered	99	sf	\$66.60	\$6,593
0.25" Float Clear Glass			<i>Included with sidelights</i>	
Interior Doors				
SC door in steel frame including hardware				
Single	14	ea	\$2,497.50	\$34,965
Double	1	pr	\$4,370.63	\$4,371
HM door In steel Frame Including Hardware				
Single Door	4	ea	\$2,331.00	\$9,324
Fully glazed door in steel frame including hardware				
Single	5	ea	\$5,550.00	\$27,750
Double	2	pr	\$8,741.25	\$17,483
Overhead coiling doors				
Rolling counter doors, kitchen	2	ea	\$1,110.00	\$2,220
Aluminum overhead sectional door, allowance			<i>No Work Shown</i>	
Premium				
Paint Finish, Per Leaf	20	ea	\$94.35	\$1,887
16" wide full height glass sidelights, premium	1	ls	\$3,496.50	\$3,497

Total - Openings

\$281,185

09 Finishes

Exterior Walls and Parapets				
Gypsum board, interior of exterior				
5/8" thick gypsum board, finished	5,121	sf	\$3.00	\$15,348
Exterior wall finish				
Fiber cement siding	2,156	sf	\$35.00	\$75,460
Miscellaneous Finishes				
Integral colored concrete trim	1	ls	\$1,500.00	\$1,500
Condensing unit screen wall, allowance	240	sf	\$100.00	\$24,000
Interior partitions				
Gypsum board				
5/8" thick gypsum board, finished	18,182	sf	\$3.00	\$54,491
5/8" thick gypsum board, unfinished, allowance	1	ls	\$5,000.00	\$5,000
1" thick coreboard at shaft walls			<i>No Work Anticipated</i>	
Interior Finishes				
Floor				
T-01, tile flooring	884	sf	\$17.76	\$15,700
LVT-01			<i>No Work Shown</i>	
SC-01, sealed and polished concrete	506	sf	\$1.22	\$618
CPT-01, carpet tile	5,567	sf	\$5.27	\$29,352
CPT-02, walk off carpet	154	sf	\$11.10	\$1,709
EPT-01, epoxy flooring	267	sf	\$19.98	\$5,335

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Base				
WB-01				No Work Shown
EPT-01, epoxy flooring base	89	lf	\$19.98	\$1,778
RB-01, rubber base	1,470	lf	\$5.00	\$7,343
RB-02, rubber base				No Work Shown
TB-01, tile base	354	lf	\$18.32	\$6,484
Walls				
WP-01, wall protection, bathrooms and locker rooms	970	sf	\$11.10	\$10,767
FRP, kitchen	800	sf	\$8.88	\$7,104
Paint walls	23,303	sf	\$0.89	\$20,693
Miscellaneous wall finishes				No Additional Finishes Indicated
Ceiling				
ACT-01	1,798	sf	\$5.27	\$9,480
ACT, 2x2 lay-in ceiling, vaulted				No Work Shown
Gypsum board including framing	1,135	sf	\$9.44	\$10,709
Gypsum board including framing, vaulted	1,527	sf	\$11.10	\$16,950
Horizontal gypsum board soffit including framing	275	sf	\$13.32	\$3,663
Vertical gypsum board soffit including framing	730	sf	\$14.43	\$10,534
Wood tongue and groove ceiling including framing, vaulted	589	sf	\$22.20	\$13,076
6" x 6" false wood beams	50	lf	\$55.50	\$2,775
Melamine premium	75	sf	\$83.25	\$6,244
Paint finish, gypsum board ceiling	3,667	sf	\$1.22	\$4,477
Paint finish, exposed ceiling	2,511	sf	\$1.22	\$3,066

Total - Finishes

\$363,654

10 Specialties

Toilet Cubicles				
Standard stall	4	ea	\$1,278.72	\$5,115
Accessible stall	2	ea	\$1,388.61	\$2,777
Urinal Stall Divider	1	ea	\$643.80	\$644
Toilet / Restroom Specialties				
Steel towel hook	1	ea	\$55.50	\$56
Curtain rod and curtain	1	ea	\$105.45	\$105
Phenolic folding shower seat	1	ea	\$388.50	\$389
Toilet paper dispenser	8	ea	\$83.25	\$666
Seat cover dispenser				No Work Required
Changing Room Corner Counter	1	ea	\$344.10	\$344
Grab Bar	9	ea	\$199.80	\$1,798
Paper towel dispenser	4	ea	\$227.55	\$910
Trash receptacle	4	ea	\$94.35	\$377
Sanitary napkin dispenser and disposal	5	ea	\$582.75	\$2,914
Soap dispenser				By Owner
Baby changing station	3	ea	\$879.12	\$2,637
Mirror, restroom	5	ea	\$621.60	\$3,108
Mirror, continuous, changing toilet	3	ea	\$1,243.20	\$3,730

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Building Specialties				
Vintage ski lift				<i>Excluded</i>
Bench, lobby				<i>Removed Part of FF&E Budget</i>
Operable Partitions	640	sf	\$72.15	\$46,176
Corner Guards	41	ea	\$61.05	\$2,503
Locker	9	ea	\$316.35	\$2,847
Locker Bench	1	ea	\$832.50	\$833
Building Signage / Code Signage	7,880	sf	\$1.67	\$13,120
Fire extinguishers and cabinets, allowance	7,880	sf	\$0.56	\$4,373
Miscellaneous specialties, allowance	7,880	sf	\$1.11	\$8,747

Total - Specialties **\$104,169**

11 Equipment

Residential Appliances, Full Height Refrigerator At Break Room, Allowance	1	ls	\$3,850.00	\$3,850
Food Service Equipment				<i>By Owner</i>

Total - Equipment **\$3,850**

12 Furnishings

By Owner

Total - Furnishings

13 Special Construction

No Scope Anticipated

Total - Special Construction

14 Conveying Systems

Elevator				
Gearless electric elevator, 2,000 lb capacity, 150 FPM, one (1) front opening	2	stop	\$44,850.00	\$89,700
Interior cab finish	1	ea	\$15,000.00	\$15,000

Total - Conveying Systems **\$104,700**

21 Fire Suppression

Fire Protection Systems				
Automatic sprinkler system	7,880	sf	\$6.85	\$53,978

Total - Fire Suppression **\$53,978**

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
22 Plumbing				
Plumbing Systems				
General Plumbing Equipment				
Circulating pump	1	ea	\$2,062.00	\$2,062
Expansion tank	1	ea	\$542.20	\$542
5-9 kW Electric Water Heater	1	ea	\$5,518.00	\$5,518
HW rough-in at water heater	1	ea	\$931.50	\$932
HW rough-in at storage tank	1	ea	\$734.00	\$734
HW rough-in at circulating pump	1	ea	\$747.40	\$747
Sanitary Fixtures				
Water closet, WC-1, wall, sensor FV	8	ea	\$1,665.00	\$13,320
Urinal, UR-2, sensor FV	2	ea	\$1,343.00	\$2,686
Lavatory, L-1, wall	6	ea	\$1,064.00	\$6,384
Shower, SH-1	1	ea	\$1,166.00	\$1,166
Mop sink, MS-1	1	ea	\$699.90	\$700
Sink, SS-1	3	ea	\$1,000.00	\$3,000
Electric water cooler, EWF-1	1	ea	\$3,042.00	\$3,042
Floor drain, FD-1	6	ea	\$265.00	\$1,590
Floor sink, FS-1	4	ea	\$548.20	\$2,193
Disposal unit @ sink	1	ea	\$249.00	\$249
Hose bibb	1	ea	\$189.10	\$189
Water Hammer Arrestor, 32 fixtures	2	ea	\$180.00	\$360
Rough-ins				
Local rough-in at fixture	21	ea	\$1,165.00	\$24,465
Rough-in at floor sink or floor drain	11	ea	\$360.00	\$3,960
Hot water rough-in at kitchen equipment	1	ea	\$395.40	\$395
Direct waste rough-in at kitchen equipment	1	ea	\$871.70	\$872
Rough-in to ice-maker	2	ea	\$144.60	\$289
3/4" thermostatic mixing valve	5	ea	\$670.30	\$3,352
1" thermostatic mixing valve	2	ea	\$946.70	\$1,893
Domestic Water				
1/2" pipe, cu type L, in bldg	195	lf	\$30.38	\$5,924
3/4" pipe, cu type L, in bldg	190	lf	\$33.63	\$6,390
1" pipe, cu type L, in bldg	90	lf	\$37.74	\$3,397
1-1/2" pipe, cu type L, in bldg	65	lf	\$42.46	\$2,760
2" pipe, cu type L, in bldg	75	lf	\$46.07	\$3,455
Pipe insulation, 1/2" pipe	195	lf	\$8.12	\$1,583
Pipe insulation, 3/4" pipe	190	lf	\$8.54	\$1,623
Pipe insulation, 1" pipe	90	lf	\$8.94	\$805
Pipe insulation, 1-1/2" pipe	65	lf	\$11.12	\$723
Pipe insulation, 2" pipe	75	lf	\$11.82	\$887
Domestic Cold/Hot Water Connections				
3/4" Domestic water connection w/ ball valve, cu	4	ea	\$400.50	\$1,602
Waste Piping				
2" pipe, ci, no-hub, below grade	95	lf	\$26.21	\$2,490
3" pipe, ci, no-hub, below grade	30	lf	\$32.72	\$982
4" pipe, ci, no-hub, below grade	120	lf	\$40.29	\$4,835

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Trench excavate, backfill, compact	173	cy	\$58.60	\$10,138
Sand bedding in trench	87	cy	\$18.41	\$1,592
2" pipe, ci, no-hub, in bldg	50	lf	\$45.80	\$2,290
4" pipe, ci, no-hub, in bldg	40	lf	\$67.31	\$2,692
Add for grade clean out,	1	ea	\$158.80	\$159
Clean out, wall type, 2"	3	ea	\$158.80	\$476
Clean out, wall type, 3"	2	ea	\$163.00	\$326
Clean out, wall type, 4"	3	ea	\$187.90	\$564
Vent Piping				
1-1/2" pipe, ci, no-hub, in bldg	110	lf	\$44.05	\$4,846
2" pipe, ci, no-hub, in bldg	195	lf	\$45.80	\$8,931
3" pipe, ci, no-hub, in bldg	28	lf	\$56.90	\$1,593
Vent through roof, 3"	3	ea	\$358.60	\$1,076
Miscellaneous Plumbing				
Test / clean plumbing	24	hr	\$90.71	\$2,177
Start-up/check-out	16	hr	\$108.85	\$1,742
Commissioning assist	16	hr	\$95.48	\$1,528
Penetrations and firestopping for plumbing	7,880	sf	\$0.65	\$5,122

Total - Plumbing

\$163,345

23 HVAC

Heating, Ventilation and Air Conditioning

Refrigerant Piping

3/8" pipe, acr, type L	575	lf	\$29.39	\$16,899
7/8" pipe, acr, type L	575	lf	\$37.84	\$21,758
1-1/8" pipe, acr, type L	50	lf	\$41.13	\$2,057
Pipe insulation, 3/8" pipe	575	lf	\$9.15	\$5,261
Pipe insulation, 7/8" pipe	575	lf	\$9.97	\$5,733
Pipe insulation, 1-1/8" pipe	50	lf	\$10.07	\$504

Air-Side Equipment

Energy recovery ventilator with heat exchanger	1,615	cfm	\$10.71	\$17,297
VRF				
VRF fan coil, ducted, 2.5 ton, 1000 cfm	1	ea	\$2,365.00	\$2,365
VRF fan coil, ducted, 3 ton, 1200 cfm	4	ea	\$2,468.00	\$9,872
VRF fan coil, ducted, 4 ton, 1600 cfm	1	ea	\$2,613.00	\$2,613
VRF fan coil, ducted, 4.5 ton, 1800 cfm	1	ea	\$2,797.00	\$2,797
VRF branch selector box, 8 port, 3.5 tons	1	ea	\$7,510.00	\$7,510
VRF heat recov condenser unit, air cooled, 20 tons cooling	1	ea	\$32,880.00	\$32,880
Radiators				
Heater Elect 5 Kw	2	ea	\$779.40	\$1,559
Terminal units				
Heatr Duct Open Coil 5kw	1	ea	\$463.40	\$463
Heatr Duct Open Coil 7kw	1	ea	\$600.80	\$601
Heatr Duct Open Coil 8kw	4	ea	\$723.50	\$2,894
Heatr Duct Open Coil 9kw	1	ea	\$828.50	\$829
Heatr Duct Open Coil 13kw	1	ea	\$1,136.00	\$1,136

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Fans				
Exhaust fan - Ceiling mounted toilet exhaust	3	ea	\$311.90	\$936
Air Distribution				
Ductwork				
Ductwork, galv, purchased prefab'd	4,777	lbs	\$16.50	\$78,814
Duct insulation	2,996	sf	\$3.24	\$9,707
Remote damper operator	4	ea	\$725.70	\$2,903
Manual volume damper	58	ea	\$67.09	\$3,891
Flexible duct, insulated, various sizes	96	lf	\$17.97	\$1,725
Grilles and diffusers				
Supply grilles	32	ea	\$150.10	\$4,803
Return Grilles	7	ea	\$130.00	\$910
Exhaust grilles	7	ea	\$119.60	\$837
Ceiling diffusers	12	ea	\$150.10	\$1,801
Linear diffusers	4	ea	\$339.90	\$1,360
Louvers	16	sf	\$71.24	\$1,140
Miscellaneous				
Test / balance HVAC	56	hr	\$102.45	\$5,737
Start-up/check-out	40	hr	\$93.14	\$3,726
Commissioning assist	40	hr	\$93.14	\$3,726
Hoisting and rigging	1	ls	\$5,775.00	\$5,775
Penetrations and firestopping for HVAC	7,880	sf	\$0.65	\$5,122

Total - HVAC

\$267,938

25 Integrated Automation

HVAC Direct Digital Controls				
DDC controls, VRF fancoil	7	ea	\$3,531.00	\$24,717
DDC controls, energy recovery ventilator	1	ea	\$1,765.00	\$1,765
DDC controls, duct coil	7	ea	\$2,354.00	\$16,478
DDC controls, controls workstation	1	ea	\$23,540.00	\$23,540

Total - Integrated Automation

\$66,500

26 Electrical

Solar Panel System, Includes All Equipment, Conduits, Wiring, Testing and Startup	1	ls	\$90,000.00	\$90,000
Distribution equipment				
Main switchboard, 800 amp, 480/277v, 3ph, 4w	1	ea	\$46,601.46	\$46,601
Distribution board, 800 amp, 120/208v, 3ph, 4w	1	ea	\$38,736.36	\$38,736
Panelboard, 100 amp, 120/208v, 3ph, 4w	1	ea	\$1,966.78	\$1,967
Panelboard, 225 amp, 120/208v, 3ph, 4w	1	ea	\$2,635.17	\$2,635
SPD	1	ea	\$1,005.38	\$1,005

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Conduit, 3/4" emt	130	lf	\$6.34	\$824
Conduit, 1" emt	85	lf	\$7.71	\$656
Conduit, 1 1/4" emt	105	lf	\$10.88	\$1,142
Conduit, 2 1/2" emt	20	lf	\$24.24	\$485
Copper wire, #10 thhn	462	lf	\$1.03	\$474
Copper wire, #8 thhn	473	lf	\$1.66	\$783
Copper wire, #6 thhn	1,133	lf	\$2.59	\$2,931
Copper wire, #4 thhn	237	lf	\$3.75	\$886
Copper wire, #2 thhn	176	lf	\$5.72	\$1,006
Copper wire, #2/0 thhn	1,023	lf	\$9.38	\$9,600
Copper wire, #4/0 thhn	88	lf	\$14.29	\$1,258
Copper wire, #350 thhn	4,092	lf	\$22.75	\$93,087
Grounding	1	ls	\$7,100.64	\$7,101
HVAC and equipment connections				
120V Connection, ADA Push Button	4	ea	\$129.36	\$517
120V Connection, Elevator Cab Light	1	ea	\$129.36	\$129
120V Connection, Elevator Controller	1	ea	\$129.36	\$129
120V Connection, Hand Dryer	4	ea	\$129.36	\$517
120V Connection, Motorized ADA Door	2	ea	\$129.36	\$259
Double Oven, 50 Amp Connection, 1"C 2#6 and 1#10 GND	1	ea	\$223.31	\$223
EDH(1-7) 40 HP, 60 Amp Connection, N1, 3#8, 1#10G, 3/4"C	7	ea	\$223.31	\$1,563
EF(1-3) 0-10 HP, 20 Amp Connection, N1	3	ea	\$129.36	\$388
ELEV-1 75 HP, 100 Amp Connection, N1, 3#4, 1#6G, 1-1/4"C	1	ea	\$365.07	\$365
ERV-1 0-10 HP, 20 Amp Connection, N1	1	ea	\$129.36	\$129
EWB-1 25-30 HP, 40 Amp Connection, N1, 3#8, 1#10G, 3/4"C	1	ea	\$189.29	\$189
FCU(1-7) 0-10 HP, 20 Amp Connection, N1	7	ea	\$129.36	\$906
OCU(1A/1B) 40 HP, 60 Amp Connection, N3R, 3#6, 1#10G, 1"C	2	ea	\$250.12	\$500
PP-1 0-10 HP, 20 Amp Connection, N1	1	ea	\$129.36	\$129
SP-1 0-10 HP, 20 Amp Connection, N1	1	ea	\$129.36	\$129
Disconnect elevator switch, 100/3 fused N1	1	ea	\$2,958.81	\$2,959
Disconnect switch, motor rated N1	13	ea	\$104.99	\$1,365
Disconnect switch, 60/3 fused N1	8	ea	\$753.63	\$6,029
Disconnect switch, 60/3 fused N3R	2	ea	\$1,040.36	\$2,081
Equipment feeder, 20 amp	1,125	lf	\$12.55	\$14,114
Equipment feeder, 60 amp	66	lf	\$29.46	\$1,945
Equipment feeder, 100 amp	12	lf	\$46.38	\$557
Convenience power				
Duplex receptacle, 20 amp	82	ea	\$76.98	\$6,313
Double duplex receptacle, 20 amp	9	ea	\$101.87	\$917
Duplex receptacle, 20 amp GFCI	21	ea	\$92.60	\$1,945
Duplex receptacle, 20 amp GFCI, wp	10	ea	\$97.64	\$976
Double duplex receptacle, 20 amp GFCI	2	ea	\$134.05	\$268
Duplex receptacle, 20 amp flush floor	12	ea	\$350.70	\$4,208
Branch power, 20 amp	680	lf	\$11.72	\$7,970
12/2 armored cable	3,400	lf	\$3.74	\$12,707

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Lighting and lighting control				
Light Fixture D1	3	ea	\$320.84	\$963
Light Fixture D2	25	ea	\$293.08	\$7,327
Light Fixture D2EM	8	ea	\$447.16	\$3,577
Light Fixture D3	7	ea	\$293.08	\$2,052
Light Fixture D3EM	4	ea	\$447.16	\$1,789
Light Fixture D4	26	ea	\$453.58	\$11,793
Light Fixture D4EM	8	ea	\$588.40	\$4,707
Light Fixture D5	1	ea	\$293.08	\$293
Light Fixture D6	3	ea	\$293.08	\$879
Light Fixture EW1	12	ea	\$421.48	\$5,058
Light Fixture L1	3	ea	\$633.34	\$1,900
Light Fixture L1EM	3	ea	\$825.94	\$2,478
Light Fixture L2-4	3	ea	\$633.34	\$1,900
Light Fixture L2-8	6	ea	\$1,114.84	\$6,689
Light Fixture L2EM-4	2	ea	\$806.68	\$1,613
Light Fixture L2EM-8	2	ea	\$1,262.50	\$2,525
Light Fixture P1	1	ea	\$1,146.94	\$1,147
Light Fixture P2	2	ea	\$1,018.54	\$2,037
Light Fixture P3	13	ea	\$1,018.54	\$13,241
Light Fixture R1	11	ea	\$312.34	\$3,436
Light Fixture R1EM	4	ea	\$460.00	\$1,840
Light Fixture R2	10	ea	\$331.60	\$3,316
Light Fixture R3	5	ea	\$331.60	\$1,658
Light Fixture R3EM	1	ea	\$479.26	\$479
Light Fixture R4	10	ea	\$312.34	\$3,123
Light Fixture W1	2	ea	\$588.40	\$1,177
Light Fixture W2	2	ea	\$293.08	\$586
Light Fixture W3	2	ea	\$549.88	\$1,100
Light Fixture W4	6	ea	\$549.88	\$3,299
Light Fixture X1	4	ea	\$280.24	\$1,121
Light Fixture X2	7	ea	\$293.08	\$2,052
Lighting control panel	1	ea	\$6,981.52	\$6,982
Single pole switch	4	ea	\$87.83	\$351
Three way switch	2	ea	\$94.51	\$189
Key operated switch	4	ea	\$95.25	\$381
Low voltage switch	47	ea	\$285.71	\$13,429
Lighting branch power, fixtures	1,500	lf	\$11.72	\$17,582
12/2 armored cable	3,400	lf	\$3.74	\$12,707
Conduit, 3/4" emt	1,410	lf	\$6.34	\$8,935
Lighting control cable	1,692	lf	\$2.64	\$4,471
Demolition				
Electrical Temp Power	2,500	sf	\$1.35	\$3,375

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DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
General conditions / General requirements				
Indirect labor	1	ls	\$5,723.61	\$5,724
Consumables	1	ls	\$10,321.24	\$10,321
Equipment rentals	1	ls	\$12,041.45	\$12,041
Testing/Commissioning	1	ls	\$8,601.03	\$8,601

Total - Electrical**\$571,848****27 Communications**

Voice and Data system				
IDF Closet	1	ls	\$3,579.86	\$3,580
Tele/data outlet, 2 port	16	ea	\$115.26	\$1,844
Fire treated plywood	1	ea	\$193.34	\$193
Telecommunication grounding busbar	1	ea	\$2,559.88	\$2,560
J-hook support	20	ea	\$27.57	\$551
CAT-6, 4 pair 23 AWG, CMP	6,400	lf	\$1.09	\$6,987
A/V systems allowance	7,880	sf	\$3.75	\$29,550

Total - Communications**\$45,266****28 Electrical Safety And Security**

Fire alarm system				
FA control panel	1	ea	\$8,624.42	\$8,624
FA annunciator panel	1	ea	\$2,768.87	\$2,769
FA flow switch	1	ea	\$222.44	\$222
FA heat detector	4	ea	\$196.74	\$787
FA pull station	1	ea	\$196.96	\$197
FA smoke detector	5	ea	\$196.84	\$984
FA tamper switch	1	ea	\$186.89	\$187
FA speaker strobe unit, wall mount	11	ea	\$276.33	\$3,040
FA speaker strobe unit, wall mount WP	1	ea	\$312.87	\$313
FA strobe unit, wall mount	5	ea	\$216.21	\$1,081
Conduit, 3/4" emt	620	lf	\$6.34	\$3,929
Fire alarm cable rated, 4C	1,356	lf	\$3.45	\$4,675
Security Allowance	7,880	sf	\$4.00	\$31,520

Total - Electrical Safety And Security**\$58,327**

Day Lodge

The Town of Frisco Village Center Building

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03/14/22

SUMMARY - DAY LODGE

Element	Total	Cost / SF
01 General Requirements		
02 Existing Conditions	\$8,870	\$6.75
03 Concrete	\$13,904	\$10.57
04 Masonry		
05 Metals	\$19,500	\$14.83
06 Wood, Plastics, And Composites	\$14,165	\$10.77
07 Thermal And Moisture Protection		
08 Openings	\$2,498	\$1.90
09 Finishes	\$18,679	\$14.20
10 Specialties	\$1,200	\$0.91
11 Equipment	\$16,095	\$12.24
12 Furnishings		
13 Special Construction		
14 Conveying Systems	\$136,998	\$104.18
21 Fire Suppression	\$10,103	\$7.68
22 Plumbing	\$26,730	\$20.33
23 HVAC	\$91,163	\$69.33
25 Integrated Automation	\$36,084	\$27.44
26 Electrical	\$19,920	\$15.15
27 Communications		
28 Electrical Safety And Security		
Subtotal	\$415,908	\$316.28
Construction Contingency	3.50% \$14,557	\$11.07
Subtotal	\$430,465	\$327.35
General Requirements & General Conditions	12.00% \$51,656	\$39.28
Subtotal	\$482,121	\$366.63
Bonds & Insurance	2.45% \$11,812	\$8.98
Subtotal	\$493,933	\$375.61
Contractor's Fee	5.00% \$24,697	\$18.78
Subtotal	\$518,630	\$394.40
Design Contingency	5.50% \$28,525	\$21.69
Subtotal	\$547,154	\$416.09
Escalation to MOC, 11/30/22	4.30% \$23,520	\$17.89

TOTAL ESTIMATED CONSTRUCTION COST

\$570,675

\$433.97

Total Area: 1,315 SF

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DETAIL ELEMENTS - DAY LODGE

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				
Interior Demolition				
Sawcut and remove existing slab per elevation requirement	115	sf	\$11.10	\$1,277
Removal of existing wall	19	lf	\$8.88	\$169
Remove and relocate existing door and frame	1	ea	\$116.55	\$117
Remove existing double door and frame	2	ea	\$94.35	\$189
Remove existing backsplash	16	lf	\$16.65	\$266
Remove existing casework	15	lf	\$16.65	\$250
Miscellaneous demolition, allowance	1	ls	\$5,000.00	\$5,000
Structural Demolition				
Excavate for new elevator foundation	10	cy	\$166.50	\$1,603

Total - Existing Conditions	\$8,870
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03 Concrete

Elevator Pit				
Below grade vertical walls				
Concrete	1	cy	\$485.00	\$719
Formwork	352	sf	\$25.00	\$8,800
Rebar	968	lbs	\$1.50	\$1,452
Mat slab	3	cy	\$1,100.00	\$2,933

Total - Concrete	\$13,904
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04 Masonry

No work anticipated

Total - Masonry	
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05 Metals

Structural Steel				
Hoist beam, 5k lb capacity	8	lf	\$500.00	\$4,000
Hoist beam support	2	ea	\$7,000.00	\$14,000
Miscellaneous steel support at new opening, allowance	1	ls	\$1,500.00	\$1,500

Total - Metals	\$19,500
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06 Wood, Plastics, And Composites

Exterior Wall Insulation				
Rigid insulation				<i>See Division 09 Below</i>
Batt insulation				<i>See Division 09 Below</i>

DETAIL ELEMENTS - DAY LODGE

Element	Quantity	Unit	Unit Cost	Total
Interior Wall Insulation				
Batt insulation	2,574	sf	\$1.22	\$3,143
Casework				
Checkout counter with storage				<i>Removed</i>
Dry storage casework / wire racks				<i>Removed</i>
Millwork prep table with storage	8	lf	\$610.50	\$4,884
Stainless steel prep table	5	lf	\$721.50	\$3,608
Upper cabinets	8	lf	\$316.35	\$2,531
Kitchen cabinets				<i>Existing to Remain</i>

Total - Wood, Plastics, And Composites**\$14,165****07 Thermal And Moisture Protection**

Patch and Repair Existing Roofing

*No Work Anticipated***Total - Thermal And Moisture Protection****08 Openings**

Interior Doors

Single door, elevator machine room

1 ea

\$2,497.50

\$2,498

Total - Openings**\$2,498****09 Finishes**

Exterior Walls

Infill exterior wall

1 ls

\$6,500.00

\$6,500

Interior partitions

Gypsum board

5/8" thick gypsum board, finished

2,574 sf

\$3.00

\$7,714

1" thick coreboard at shaft walls

990 sf

\$3.50

\$3,465

Miscellaneous

Upgrade existing wall alongside new elevator / machine room

1 ls

\$1,000.00

\$1,000

Total - Finishes**\$18,679****10 Specialties**

Miscellaneous Specialties, Allowance

1 ls

\$1,200.00

\$1,200

Total - Specialties**\$1,200**

DETAIL ELEMENTS - DAY LODGE

Element	Quantity	Unit	Unit Cost	Total
11 Equipment				<i>No Work Anticipated</i>
Kitchen Equipment				
Fryer	1	ea	\$3,885.00	\$3,885
Hood	1	ea	\$5,550.00	\$5,550
Oven	1	ea	\$3,885.00	\$3,885
3 compartment sink	1	ea	\$2,775.00	\$2,775
Total - Equipment				\$16,095
12 Furnishings				<i>By Owner</i>
Total - Furnishings				
13 Special Construction				<i>No Scope Anticipated</i>
Total - Special Construction				
14 Conveying Systems				
Elevator				
Elevator	2	stop	\$60,000.00	\$120,000
Elevator ladder	1	ea	\$1,998.00	\$1,998
Interior cab finish	1	ea	\$15,000.00	\$15,000
Total - Conveying Systems				\$136,998
21 Fire Suppression				
Fire Suppression Systems				
ANSUL System (Kitchen Hood)	1	ea	\$5,500.00	\$5,500
Automatic sprinkler system, rework only	1	ls	\$4,602.50	\$4,603
Total - Fire Suppression				\$10,103
22 Plumbing				
Plumbing Systems				
Plumbing Demolition				
Remove fixtures and associated local pipe	3	ea	\$370.10	\$1,110
Remove pipe, up to 1-1/2"	50	lf	\$4.93	\$247
Sanitary Fixtures				
Sink, SS-1	1	ea	\$1,000.00	\$1,000
Floor drain, FD-1	1	ea	\$265.00	\$265
Floor sink, FS-1	1	ea	\$548.20	\$548

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DETAIL ELEMENTS - DAY LODGE

Element	Quantity	Unit	Unit Cost	Total
Rough-ins				
Local rough-in at fixture	2	ea	\$1,165.00	\$2,330
Rough-in at floor sink or floor drain	2	ea	\$360.00	\$720
Rough-in to ice-maker	1	ea	\$144.60	\$145
3/4" thermostatic mixing valve	1	ea	\$670.30	\$670
Domestic Cold Water				
Connect to existing	1	ea	\$483.40	\$483
1/2" pipe, cu type L, in bldg	45	lf	\$30.38	\$1,367
3/4" pipe, cu type L, in bldg	8	lf	\$33.63	\$269
Domestic Hot Water				
Connect to existing	2	ea	\$483.40	\$967
1/2" pipe, cu type L, in bldg	37	lf	\$30.38	\$1,124
3/4" pipe, cu type L, in bldg	20	lf	\$33.63	\$673
Waste Piping				
1-1/2" pipe, ci, no-hub, in bldg	38	lf	\$44.05	\$1,674
2" pipe, ci, no-hub, in bldg	40	lf	\$45.80	\$1,832
4" pipe, ci, no-hub, in bldg	35	lf	\$67.31	\$2,356
Natural Gas				
Rough-in / connect at kitchen equipment	2	ea	\$540.00	\$1,080
Rough-in / connect at boiler	1	ea	\$1,236.00	\$1,236
1-1/4" pipe, blk steel, schd 40, thrd	30	lf	\$38.80	\$1,164
1-1/2" pipe, blk steel, schd 40, thrd	65	lf	\$43.23	\$2,810
Miscellaneous Plumbing				
Test / clean plumbing	8	hr	\$90.71	\$726
Start-up/check-out	8	hr	\$108.85	\$871
Commissioning assist	8	hr	\$95.48	\$764
Penetrations and firestopping for plumbing	3,000	sf	\$0.10	\$300

Total - Plumbing

\$26,730

23 HVAC

Heating, Ventilation and Air Conditioning

HVAC Demolition

Various Demo

16 hr \$75.29 \$1,205

Heating Hot Water Equipment

Hot water boiler, gas fired, condensing

250 mbh \$31.69 \$7,923

HW pump, 1/4 hp

1 ea \$1,159.00 \$1,159

HW expansion tank, steel, diaphragm, 23 gal

1 ea \$4,265.00 \$4,265

HW air separator, 1.5"

1 ea \$1,827.00 \$1,827

Glycol Feeder

7 gal \$111.90 \$739

HW chemical treatment

250 mbh \$2.71 \$678

Hot Water Distribution

Boiler connect, cu, 1-1/2"

1 ea \$3,900.00 \$3,900

HHW pump connect, cu, in-line, 1-1/2"

1 ea \$2,505.00 \$2,505

HHW coil connect, cu, 2-way, 3/4"

2 ea \$2,623.00 \$5,246

HHW coil connect, cu, 2-way, 1-1/2"

1 ea \$4,576.00 \$4,576

Connect to existing

2 ea \$707.20 \$1,414

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DETAIL ELEMENTS - DAY LODGE

Element	Quantity	Unit	Unit Cost	Total
3/4" pipe, cu type L, in bldg	70	lf	\$33.63	\$2,354
1-1/2" pipe, cu type L, in bldg	90	lf	\$42.46	\$3,821
Pipe insulation, 3/4" pipe	70	lf	\$8.54	\$598
Pipe insulation, 1-1/2" pipe	90	lf	\$11.12	\$1,001
Air-Side Equipment				
MAU - (Make-up air handling unit)	1,500	cfm	\$3.03	\$4,545
Terminal units				
Radiant Ceiling Panel (2x4) - modular	2	ea	\$446.20	\$892
Fans				
Kitchen exhaust fan	1,500	cfm	\$2.59	\$3,885
Air Distribution				
Ductwork				
Ductwork, galv, purchased prefab'd	390	lbs	\$12.89	\$5,027
Ductwork, 16 ga black steel, welded	275	lbs	\$12.88	\$3,542
Duct insulation, liner	273	sf	\$3.24	\$885
Firemaster rated insulation (1 layer)	190	sf	\$30.38	\$5,772
Water heater flue	80	lf	\$17.35	\$1,388
Grilles and diffusers				
Kitchen hood	1	ea	\$7,166.00	\$7,166
Louvers	14	sf	\$71.24	\$997
Miscellaneous				
Test / balance HVAC	32	hr	\$102.45	\$3,278
Start-up/check-out	24	hr	\$93.14	\$2,235
Commissioning assist	24	hr	\$93.14	\$2,235
Hoisting and rigging	1	ls	\$5,775.00	\$5,775
Penetrations and firestopping for HVAC	3,000	sf	\$0.11	\$330

Total - HVAC**\$91,163****25 Integrated Automation**

HVAC Direct Digital Controls				
DDC controls, boiler	1	ea	\$12,550.00	\$12,550
DDC controls, pump	1	ea	\$4,706.00	\$4,706
DDC controls, makeup air unit	1	ea	\$1,177.00	\$1,177
DDC controls, specialty exhaust fan	1	ea	\$3,531.00	\$3,531
DDC controls, tie-in to existing	1	ea	\$14,120.00	\$14,120

Total - Integrated Automation**\$36,084****26 Electrical**

HVAC and equipment connections				
120V Connection, Hood Ansul Protection System	1	ea	\$129.36	\$129
ELEV-1 40 HP, 60 Amp Connection, N1, 3#6, 1#10G, 1"C	1	ea	\$223.31	\$223
Fryer, 60 Amp Hard Wired Connection, 3#6, 1#10G, 1"C	1	ea	\$223.31	\$223

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DETAIL ELEMENTS - DAY LODGE

Element	Quantity	Unit	Unit Cost	Total
GF-1 0-10 HP, 20 Amp Connection, N1	1	ea	\$129.36	\$129
HOOD-1 0-10 HP, 20 Amp Connection, N1	1	ea	\$129.36	\$129
KEF-1 0-10 HP, 20 Amp Connection, N3R	1	ea	\$148.97	\$149
MAU-1 40 HP, 60 Amp Connection, N3R, 3#8, 1#10G, 3/4"C	1	ea	\$250.12	\$250
P-1 0-10 HP, 20 Amp Connection, N1	1	ea	\$129.36	\$129
SP-1 0-10 HP, 20 Amp Connection, N1	1	ea	\$129.36	\$129
Disconnect elevator switch, 60/3 fused N1	1	ea	\$2,717.68	\$2,718
Disconnect switch, motor rated N1	2	ea	\$104.99	\$210
Disconnect switch, motor rated N3R	1	ea	\$195.25	\$195
Disconnect switch, 60/3 fused N3R	1	ea	\$1,040.36	\$1,040
Equipment feeder, 20 amp	270	lf	\$12.55	\$3,387
Equipment feeder, 60 amp	24	lf	\$29.46	\$707
Conduit, 3/4" emt	65	lf	\$6.34	\$412
Conduit, 1" emt	130	lf	\$7.71	\$1,003
Copper wire, #10 thhn	215	lf	\$1.03	\$220
Copper wire, #8 thhn	215	lf	\$1.66	\$355
Copper wire, #6 thhn	429	lf	\$2.59	\$1,110
Convenience power				
Duplex receptacle, 20 amp GFCI	7	ea	\$92.60	\$648
12/2 armored cable	175	lf	\$3.74	\$654
Lighting and lighting control				
Light Fixture R3	4	ea	\$331.60	\$1,326
Light Fixture R3EM	1	ea	\$479.26	\$479
Light Fixture W2	1	ea	\$293.08	\$293
Single pole switch	3	ea	\$87.83	\$263
12/2 armored cable	120	lf	\$3.74	\$448
12/2 armored cable	60	lf	\$3.74	\$224
Demolition				
Electrical demolition	2,500	sf	\$0.55	\$1,375
General conditions / General requirements				
Indirect labor	1	ls	\$390.77	\$391
Consumables	1	ls	\$322.40	\$322
Equipment rentals	1	ls	\$376.13	\$376
Testing/Commissioning	1	ls	\$268.66	\$269

Total - Electrical

\$19,920

27 Communications

No Scope Anticipated

Total - Communications

28 Electrical Safety And Security

No Scope Anticipated

Total - Electrical Safety And Security

Sitework

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SUMMARY - SITEWORK

Element		Total	Cost / SF
02 Existing Conditions		\$54,953	\$0.77
31 Earthwork		\$286,731	\$4.00
32 Exterior Improvements		\$739,576	\$10.31
33 Utilities		\$254,199	\$3.54
Subtotal		\$1,335,459	\$18.62
Construction Contingency	3.50%	\$46,741	\$0.65
Subtotal		\$1,382,200	\$19.28
General Requirements & General Conditions	12.00%	\$165,864	\$2.31
Subtotal		\$1,548,064	\$21.59
Bonds & Insurance	2.45%	\$37,928	\$0.53
Subtotal		\$1,585,991	\$22.12
Contractor's Fee	5.00%	\$79,300	\$1.11
Subtotal		\$1,665,291	\$23.22
Design Contingency	5.50%	\$91,591	\$1.28
Subtotal		\$1,756,882	\$24.50
Escalation to MOC, 11/30/22	4.30%	\$75,522	\$1.05
TOTAL ESTIMATED CONSTRUCTION COST		\$1,832,404	\$25.55

Total Area: 71,707 SF

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DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				
Site Demolition, Allowance	71,707	sf	\$0.20	\$14,341
Relocate Existing Yurt + Tube Storage	1	ls	\$9,800.00	\$9,800
Construction Waste Handling Dumpsters Off-Haul	1	ls	\$4,500.00	\$4,500
Relocate bike racks	3	ea	\$150.00	\$450
Remove concrete paving	6,446	sf	\$1.10	\$7,091
Remove landscaping	60,291	sf	\$0.30	\$18,087
Patch & repair existing landscaping	2,533	sf	\$0.27	\$684
Total - Existing Conditions				\$54,953

31 Earthwork

Earthwork				
Field Staking / Layout	71,707	sf	\$0.15	\$10,756
Clear And Grub Site	71,707	sf	\$0.30	\$21,512
Rough Grading	71,707	sf	\$2.00	\$143,414
Fine Grading	71,707	sf	\$0.70	\$50,195
Erosion Control	71,707	sf	\$0.50	\$35,854
Dewatering, Allowance	1	ls	\$25,000.00	\$25,000
Total - Earthwork				\$286,731

32 Exterior Improvements

AC Paving				
AC paving, 4" thick over 6" ABC	5,774	sf	\$5.75	\$33,201
Miscellaneous patch and repair where required, allowance	1	ls	\$2,500.00	\$2,500
Hardscape				
Concrete sidewalk, 6" thick over 4" ABC				No Work Shown
Thickened edge, allowance	344	lf	\$3.55	\$1,221
Enhanced concrete "A" over 4" ABC	8,955	sf	\$12.08	\$108,132
Enhanced concrete "B" over 4" ABC	14,021	sf	\$12.08	\$169,304
Dowel into existing concrete	127	ea	\$35.00	\$4,445
Specialty Paving				
Cobble, assume entrance to yurt				No Work Shown
Crusher fines, 4" depth trail	182	sf	\$3.39	\$617
Gravel shoulder, 2'-0"	391	lf	\$3.65	\$1,427
Concrete Curb				
Vertical concrete curb	96	lf	\$28.75	\$2,760
Concrete curb, street transition	38	lf	\$28.75	\$1,093
Concrete Ramps				
Curb cut ramps, allowance				No Work Anticipated
Parking Lot Striping / Signage	1	ls	\$1,500.00	\$1,500

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DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
Planting				
Planting				
Native seeding area, allowance	16,877	sf	\$0.12	\$1,941
Snow storage	1,334	sf	\$1.65	\$2,201
Turf grass	8,916	sf	\$1.00	\$8,916
Perennials, 4" pot	71	ea	\$24.50	\$1,740
Ornamental grasses, 4" pot	79	ea	\$45.25	\$3,575
Shrubs				
Deciduous shrubs	16	ea	\$51.75	\$828
Evergreen shrubs	3	ea	\$51.75	\$155
Bio-retention area				Existing To Remain
Trees				
Deciduous trees, 2" CAL	10	ea	\$655.50	\$6,555
Deciduous trees, 3" CAL	7	ea	\$695.45	\$4,868
Evergreen trees, 6'-0" HT	4	ea	\$715.95	\$2,864
Evergreen trees, 8'-0" HT	4	ea	\$766.07	\$3,064
Evergreen trees, 10'-0" HT	4	ea	\$804.37	\$3,217
Irrigation				
Shrub and turf irrigation, allowance	957	sf	\$2.13	\$2,036
Miscellaneous				
Boulder, 24"-30" inc 3" road base	6	ea	\$350.00	\$2,100
Boulder, 30"-48" inc 3" road base	8	ea	\$385.00	\$3,080
Boulder, 48"-60" inc 3" road base	7	ea	\$410.00	\$2,870
Protect existing deciduous trees	12	ea	\$100.00	\$1,200
Protect existing evergreen trees	8	ea	\$100.00	\$800
Mulch to shrub planting area				
3" depth, shredded landscape mulch	957	sf	\$0.98	\$935
3" depth decorative wood landscape mulch				No Work Shown
Edger / spade cut edger	204	lf	\$9.03	\$1,842
Benda board edger	104	lf	\$11.25	\$1,170
Weed control fabric	1,139	sf	\$0.29	\$327
Mulch ring, trees	29	ea	\$57.50	\$1,668
Import organic soil, 2 cy / 1,000 SF	16,877	sf	\$0.23	\$3,882
Erosion control blanket				No Work Anticipated
Mobilization	1	ls	\$345.00	\$345
General requirements	1	ls	\$3,139.82	\$3,140
Fencing				No Work Anticipated
Pedestrian walkways				
Stone pavers, 2'-0" x 1'-0" incl. 3" stone base below	38	ea	\$250.00	\$9,500
Flagstone steppers incl. 1" crusher fines below	38	ea	\$550.00	\$20,900
Site Structures				
SOG, relocated tube storage area + yurt	2,109	sf	\$10.35	\$21,828
Entry monuments, 12'-10 vertical post, 9'-0" horizontal post	3	ea	\$12,500.00	\$37,500
Trellis	285	sf	\$70.53	\$20,101
Stage, 1 x 4 composite decking incl. wood joists, beams + posts	370	sf	\$60.00	\$22,200
Stage step, 1'-6"	76	lf	\$185.00	\$14,060
Boulder wall, 4' height	488	sf	\$45.00	\$21,960

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DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
Site Specialties				
Bike Rack	3	ea	\$650.00	\$1,950
Bench	3	ea	\$315.00	\$945
Flat Bench			No Work Anticipated	
String lights with posts	102	lf	\$19.61	\$2,000
Planter pot	6	ea	\$550.00	\$3,300
Trash Receptacle	1	ea	\$1,850.00	\$1,850
6" pipe bollard, trash enclosure	6	ea	\$2,250.00	\$13,500
Waste container, trash enclosure				By Owner
Tube Storage				
Structural				
Concrete slab on grade + footings, allowance	1,604	sf	\$25.00	\$40,100
Wood Framing				
Timber columns	12	ea	\$550.00	\$6,600
Timber roof trusses	5	ea	\$5,000.00	\$25,000
Exterior				
Asphalt shingle roofing with plywood sheathing, tube storage	1,850	sf	\$6.88	\$12,732
Lap siding on plywood sheathing on wood studs	1,055	sf	\$42.10	\$44,420
Trash Enclosure				
CMU	280	sf	\$32.19	\$9,013
Drystack stone veneer	280	sf	\$25.30	\$7,084
Trash enclosure gate	1	ea	\$3,885.00	\$3,885
Steel mesh bird screen	37	sf	\$55.50	\$2,054
Micro-lam truss	237	sf	\$16.65	\$3,946
Asphalt shingle roofing with plywood sheathing	237	sf	\$6.88	\$1,631

Total - Exterior Improvements

\$739,576

33 Utilities

Domestic Water / Fire Water				
6" DIP	64	lf	\$80.50	\$5,152
8" DIP	88	lf	\$103.50	\$9,108
8" DIP tee with 6" reducers and two gate valves	1	ea	\$3,565.00	\$3,565
8" DIP wet tap and gate valve	1	ea	\$2,127.50	\$2,128
22.5 degree bend with tb	1	ea	\$172.50	\$173
Connect to existing	2	ea	\$3,450.00	\$6,900
Fire hydrant	1	ea	\$7,877.50	\$7,878
Storm				
12" RCP culvert	213	lf	\$143.75	\$30,619
Storm drain flanged outlets	3	ea	\$402.50	\$1,208
12" area drain	2	ea	\$1,380.00	\$2,760
Connect to existing	1	ea	\$4,025.00	\$4,025
Bio-retention area				Existing To Remain

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DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
Sanitary				
6" PVC	101	lf	\$80.50	\$8,131
Manhole, 4'-0"	1	ea	\$5,577.50	\$5,578
Adjust existing grease interceptor riser cover to finish grade	1	ea	\$2,530.00	\$2,530
Sanitary cleanout	1	ea	\$1,897.50	\$1,898
Connect to existing	1	ea	\$3,277.50	\$3,278
Relocate Existing Electrical Utilities				
Utility Allowance includes pad mount utility transformer	1	ls	\$74,472.00	\$74,472
Conduit, 5" pvc	300	lf	\$29.46	\$8,837
Copper wire, #2, MV105, 133%	360	lf	\$4.54	\$1,634
Copper wire, #4/0, MV105, 133%	1,080	lf	\$12.27	\$13,249
Medium voltage termination	8	ea	\$1,212.91	\$9,703
Trenching, backfill and compaction	150	lf	\$48.64	\$7,296
Site Electrical				
Conduit, 1" pvc	205	lf	\$4.94	\$1,012
Conduit, 3" pvc	930	lf	\$13.27	\$12,340
9x9 Transformer Pad	1	ea	\$5,755.56	\$5,756
Trenching, backfill and compaction	300	lf	\$48.64	\$14,592
Site Lighting				<i>Existing To Remain</i>
Site Telecom Infrastructure Allowance				
Conduit, 4" pvc	240	lf	\$18.93	\$4,544
Trenching, backfill and compaction	120	lf	\$48.64	\$5,837

Total - Utilities

\$254,199

APPENDIX 1 - APPROACH & METHODOLOGY

Basis of Estimate	<p>_21008 Slopeside Hall DD Shortform Spec_022222</p> <p>21008 - Frisco Slopeside Hall_100%DD-COMBINED Set</p>
Estimate Format	<p>A component cost classification format has been used for the preparation of this estimate. It classifies costs by building system / element.</p>
Cost Mark Ups	<p>The following % mark ups have been included in each design option:</p> <ul style="list-style-type: none">- Construction Contingency (3.50% compound)- General Requirements & General Conditions (12.00% on direct costs)- Bonds & Insurance (2.45% compound)- Contractor's Fee (5.00% compound)- Design Contingency (5.50% compound)- Escalation to MOC, 11/30/22 (4.30% compound)
Escalation	<p>All subcontract prices herein are reflective of current bid prices. Escalation has been included on the summary level to the stated mid point of construction.</p>
Design Contingency	<p>An allowance of 5.50% for undeveloped design details has been included in this estimate. As the design of each system is further developed, details which historically increase cost become apparent and must be incorporated into the estimate while decreasing the % burden.</p>
Construction Contingency	<p>It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 3.50% construction contingency is carried in this respect.</p>
Construction Schedule	<p>Costs included herein have been based upon a construction period of 12 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.</p>
Method of Procurement	<p>The estimate is based on a CM at Risk delivery model.</p>
Bid Conditions	<p>This estimate has been based upon competitive bid situations (minimum of 3 bidders) for all items of subcontracted work.</p>
Basis For Quantities	<p>Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.</p>
Basis for Unit Costs	<p>Unit costs as contained herein are based on current bid prices in Frisco, CO. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead is shown separately on the master summary.</p>

APPENDIX 1 - APPROACH & METHODOLOGY

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for new build construction, updated to reflect current conditions in Frisco, CO.

Key Exclusions

The following items have been excluded from our estimate:

- Project Soft Costs
- Department Relocation
- Building Expansion Joint
- Deep Foundations
- AV Equipment
- FF&E

Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub and general contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

APPENDIX 1 - APPROACH & METHODOLOGY

COVID-19 Disclosure

The outbreak of the novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, has impacted global financial markets.

Market activity is being impacted in many sectors and circumstances remain very fluid and variable in different jurisdictions. Accordingly, as of this date, we are concerned with the market related impacts on the deliverables we are furnishing to you as part of our Services including cost estimates, budgets, and schedules ("Deliverable(s)"). Indeed, the current response to this pandemic means that we are faced with an unprecedented set of circumstances on which to base a judgement of the effects on the availability of labor, materials, and access and other impacts, although we are monitoring those on a continuing basis. Particularly including productivity impacts as a result of the CDC directives regarding social distancing.

Our Deliverables must be regarded with a degree of 'material uncertainty, – and a higher degree of caution – than would normally be the case. Given the unknown future impact that the COVID-19 pandemic might have on the construction and real estate markets, we recommend that you keep the Deliverables of this project under frequent review. For your information, we have not added or considered a COVID19 additional contingency within this Deliverable"

Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.