

A. D. Miller

Building on Higher Ground

7006 S ALTON WAY, BLDG. E, SUITE 100 CENTENNIAL, CO 80112

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PROJECT GMP ESTIMATE - *Draft / Preliminary*

TO: **Slopeside Hall and Day Lodge**

605 Recreation Way
Frisco, CO 80443

ATTN: Town of Frisco

DATE: **1/4/23**

JOB NO: **22138**

PROJ: **Slopeside Hall and Day Lodge**

Adr: 605 Recreation Way
Frisco, CO 80443

A. D. Miller Services, Inc. is pleased to present to you the following budget pricing based on the following :

Construction Documents dated 6/9/2022 and Specifications dated 6/9/2022

Div #	Division Description	Amount
01	General Conditions	\$ 489,713.73
02	Existing Conditions	114,417.00
03	Concrete	666,415.67
04	Masonry	148,407.00
05	Steel	221,665.00
06	Carpentry (Includes Exterior Stage)	1,225,811.98
07	Thermal & Moisture Protection	443,726.75
08	Openings - Doors & Windows	525,137.96
09	Finishes	361,997.74
10	Specialties	91,259.00
11	Equipment	27,052.50
12	Furniture	11,326.00
13	Special Construction <i>(Solar System and Yurts)</i>	164,960.64
14	Conveyance Equipment	233,090.00
21	Fire Suppression	136,150.00
22	Plumbing	299,265.73

Div #	Division Description	Amount
23	HVAC	566,446.44
26	Electrical	693,932.90
27	Communications	-
28	Electronic Safety & Security	35,500.00
31	Earthwork	282,261.00
32	Exterior Improvements	256,398.12
33	Utilities	<u>254,240.00</u>

SUBTOTAL:	7,231,308.44
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Building Permit & Fees (By Owner)	-
Insurance & Builders Risk	104,853.97

A.D. Miller OH&P	289,252.34
Performance and Payment Bond Fee	76,254.15
Estimating Contingency	228,762.44
Construction Contingency	<u>266,889.52</u>
	<u>571,906.11</u>

TOTAL CONSTRUCTION COST Including Contingency:	<u>\$ 8,197,320.86</u>
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Cost Breakouts:	
1) Slopeside Hall	\$ 6,192,988.93
2) Plaza	\$ 1,151,686.92
3) Daylodge	\$ 706,542.77
4) Tube Storage	\$ 128,417.30
5) Yurt Relocation	\$ 17,684.94
Total	<u>\$ 8,197,320.86</u>

CLARIFICATIONS:	
1) Cost based on Contract AIA A133 and A201 General Conditions.	
2) Bid assumes the project will be completed sequentially in a single mobilization.	
3) Bid does not include weather conditions.	
4) Proposal includes Worker Comp, Liability Insurance, Builders Risk, and Performance Bond.	
5) Allowances as specified and noted in the schedule of values documents.	
6) All municipal, utility company and tap fees, permit and use tax, if applicable, are the responsibility of the owner. ADM to assist in permitting process. Coordination of all Construction Permit requirements.	
7) The cost of third party engineering, inspections and testing are the responsibility of the owner. Comcast, Century Link and Xcel (Gas/Electric) connection costs by Owner. ADM to process paperwork and coordinate.	
8) Excludes any and all abatement or environmental.	
9) Bid excludes hard rock excavation and dewatering. Should AD Miller encounter hard rock or water during earthwork additional costs to be negotiated through change order process. Excludes soil/ subsurface abatement and pest removal. Pending receipt of updated GeoTech report.	
10) Assumes standard Grey concrete with industry best practices.	
11) Masonry Stone and block: Standard size and color.	
12) Proposal assumes structural steel to be shop prime painted.	

Div #	Division Description	Amount
	<p>13) Estimate has been based upon current market pricing and historical data. Due to market volatility material is subject to increases without notice. The cost will be reviewed upon receipt of issued addenda/ revision of plans for adjustment. AD Miller will do its best to maintain cost control, however should a material cost increase be implemented the delta will be handled through change order process.</p> <p>14) Proposal includes an allowance for Sealants and caulking to include: dissimilar materials, site caulking and joints, and firestopping. Fireproofing has not been included as none has been specified.</p> <p>15) Glazing assumed to be standard color with no FR glass / and industry standard STC rating.</p> <p>16) Drywall scope assumes to be Level 4 finish at all visible locations.</p> <p>17) Bid Excludes All FF&E (Equipment /Furnishings/ Cubbies) , Signage, Audio / Video hardware and equipment. Includes rough in of locations as shown on plans.</p> <p>18) Fire suppression designed and installed in accordance to NFP # 13 system. Excludes Dry System. (Excludes Exterior Buildings, Tube Shed, Yurt, etc..)</p> <p>19) Proposal includes a CPVC / PEX system with PVC underground, waste and drains.</p> <p>20) All Low volt/ security/ Access control/ Data and structural cabling and equipment to be furnished and installed by owner</p> <p>21) Excludes any work associated with Radio Amplification System and/or testing (if required), AES Radio Transmitter.</p> <p>22) Proposal includes Fire Alarm and Fire Suppression System in Building Finished area. Design/Build and permitting by Contractor. (Excludes Exterior Buildings, Tube Shed, Yurt, etc..)</p> <p>23) Please note: Proposal assumes on site soil is suitable for structural fill.</p> <p>24) This proposal is subject to change based on unknown items that may occur as result of COVID-19 such as material delays, labor shortages, jobsite disruptions or governmental intervention. Manufacturers and production facilities are feeling the impacts of decreasing international imports, health and safety concerns and economic impacts to their businesses. As a result, manufacturing production may be impacted. Therefore, lead times and production may be extended without warning and pricing may be affected. Known projects with critical completion schedules should be coordinated between parties.</p>	

Estimate Qualifications

Slopeside Hall and Day Lodge Projects at the Frisco Peninsula Recreation Area

Owner: Town of Frisco

Drawings: Construction Documents and Specifications Dated 06/09/2022

Phase: Sequence of Construction

00 - Procurement and Contracting Requirements

Qualifications Based Information

Information Available to the Contractors

01 - General Requirements

- Summary

New Construction of 7835 SF, Recreation Hall/ Facility, Renovation of Day lodge Kitchen and entry to provide new Elevator, Site Improvements of Plaza Area, Relocation of Yurt and New construction of Tube Storage, located in Town of Frisco, CO. Anticipating Q2 - of 2023 start with completion Q2 2024. Wood construction, Stone, Cementitious siding and Metal Panel Exterior, with Asphalt shingle roof. Includes landscaping of Plaza area, sitework and utilities

- Unit Prices

Provided upon request.

- Substitution Procedures

To be allowed upon approval of Architect and Town of Frisco representatives.

- Contract Modifications Procedures

To be defined.

- Payment Procedures

To be defined.

- Project Management and Coordination

Utilization of AD Miller Procore Platform

- Construction Progress Documentation

Utilization of AD Miller Procore Platform

- Submittal Procedures

Utilization of AD Miller Procore Platform

- Quality Requirements

Standard Means and Methods, general construction practices.

- Temporary Facilities & Controls

Per industry standards.

- Product Requirements

Good / new quality.

- Execution

Standard Means and Methods, general construction practices. Preliminary schedule has been provided and will undertake every effort to maintain integrity, however due to market conditions and unforeseen conditions / events liquidated damages have been excluded.

- Closeout Procedures

To be defined.

- Operation and Maintenance Data

To be defined.

- Project Record Documents

Utilization of AD Miller Procore Platform

- Demonstration and Training

Per industry standards.

02 - Existing Conditions

022100 - Surveys

As Noted.

020500 - Tree Relocation , Protection and Trimming

Not included.

024100 - Demolition & Abatement

Minimal site demolition, abatement has been excluded. Dewatering has been excluded. Excavation and removal of hazardous/ organic material (if discovered) has been excluded and shall be handled via change order process.

03 - Concrete

032000 - Concrete Reinforcing

Class D Concrete with Fibermesh. All concrete work has been estimated according to specified plans. Changes in wall (elevations) requiring additional forming will be billed in accordance. All Flatwork concrete estimated utilizing 4000 PSI strength.

033000 - Cast in Place Concrete

N/A - Not

033500 - Concrete Finishing

Standard Grey, Broom swept finish, excludes sealants

033713 - Shotcrete

Not included.

034000 - Precast Concrete

Not included.

034700 - Site Cast Concrete

Not included.

035400 - Gypcrete

Not included.

04 - Masonry

042613 - Masonry Veneer

Cultured Stone Country Ledgerstone (or equivalent)

042000 - Reinforced Unit Masonry

Trash enclosure-standard block, substructure. Elevator Core Standard Grey Lightweight smooth block, standard grey mortar

05 - Steel

051200 - Structural Steel

Fabricated per AISC code Standards, installed / welded per industry standard does not include AISC certification.

051400 - Architectural Structural Steel Framing

Not included

054000 - Cold Formed Metal Framing

Not included.

055000 - Metal Fabrications

Includes bollards (6) locations, at entry, trash enclosure . Included trash enclosure gates

055100 - Metal Stairs

22 Treads as shown on A403

055913 - Metal Trellis

Recs Plus structure

057300 - Metal Handrails and Railings

Railing for Pan Tread stairs, 15' Mesh railing.

06 - Carpentry

061000 - Rough Carpentry

Wood construction, glu lam -(Excludes timber trusses) , T&G Soffitted Areas, AD Miller to design / build Tube Storage structure utilizing 2x construction ILO o
Forever Redwood Prefabricated Trusses. Excludes specialty wood timber construction

061719 - Cross Laminated Timber Panels

Not included

061753 - Wood Trusses

Included in Section 061000 Rough Carpentry

068316 - Fiber Glass Reinforced (FRP) Panels

Crane composites Glassboard Class C Pebbled & Designs Smooth per plans

062000 - Finish Carpentry

Includes Tongue and groove ceiling where specified, interior countertops, cabinets and architectural woodwork per plans and specifications unless noted otherwise. Please note PL-2 Burnished Chestnut "Natural Grain" assume Horizontal Stair grain laminate at -60 Matte is acceptable. Interiors of cabinets with doors to be White Melamine. Wood species to be Plain Maple

07 - Thermal and Moisture Protection

071000 - Bituminous Waterproofing

WR Meadows Sealmastic

071300 - Sheet Waterproofing

Not included

071400 - Fluid-Applied Waterproofing

Not included

071800 - Traffic Coatings

Not included

071900 - Water & Graffiti Repellants

Not included

072100 - Thermal Insulation

Perimeter foundation 2" (R10) 25 PSI Rigid Insulation. Bid includes unfaced in the ceilings due to the 6" polyiso on roof deck, to prevent moisture trap. Sound ce

072119 - Foamed In Place Insulation

Foam windows & doors Exterior wall detailing / air sealing only.

072400 - Exterior Insulation & Finish System (Stucco)

Not included

072500 - Weather Barriers

As Noted.

074213 - Metal Wall Panels

28"x 28" square spline joint rainscreen ACM panel attaching directly to Minimum 5/8" plywood substrate.

074646 - Fiber Cement Siding & Wood Siding

Cement fiber board.

075400 - Roofing

Includes 6.5 nail base on Slopeside deck, with CertainTeed Landmark Pro asphalt shingle roof system. and EPDM on South Side

076200 - Sheet Metal Flashing and Trim

Galvanized, sheet metal flashing and trim.

077200 - Roof Accessories

6" Box Pre-finished gutter

077600 - Paver Systems

Not included.

078100 - Applied Fireproofing

Not included.

078400 - Fire Stopping

Assumed code minimum.

079200 - Joint Sealants

Allowance

079500 - Expansion Joints

Allowance

08 - Doors and Windows

081113 - Hollow Metal Doors

HM Doors and frames manufactured by Curries

081400 - WD Doors

Wood doors manufactured by Marshfield, plain sliced white maple with heavy duty particle core construction. Stile and rail wood doors are Karona, knotty Alder with heavy particle core construction.

083300 - Overhead Coiling Doors & Smoke Barriers

Raynor Fire Curtain Series UCP type N-10, and OH doors per specification

084000 - Aluminum-Framed Storefronts

Exterior - Install Tubelite 114000 I/O thermal storefront with glazing plane, standard anodized finish, solarban 60

Interior Tubelite E4500 series, standard anodized finish, 1/4" tempered. FB-03 has been excluded as not identified on plan set. (Please note leadtime 20-22 to include hardware)

085000 - Vinyl Windows & Sliding Doors

N/A - VE Alternate to be provided

087000 - Door Hardware

Per Plans and specifications

088000 - Glazing

Included in Division 084000 Aluminum-Framed Storefront

089000 - Louvers and Vents

Allowance

09 - Finishes

092116 - Gypsum Board Assemblies

Assumed 5/8" drywall with Level 4 finish

093000 - Tiling

Per specification

095100 - Acoustical Ceilings

As noted.

096400 - Hardwood Flooring

N/A - Not included

096500 - Resilient Flooring

Per specification

096800 - Carpeting

Per specification

099100 - Painting

Per Plans / Specifications

099663 - Painted Pavement Markings

As Noted.

10 - Specialties

101400 - Signage, House Numbers, and Building

Allowance - Code Based signage only

102200 - Chain Link Fencing

N/A - Excluded

102800 - Toilet, Bath, and Laundry Specialties

Per plans and specifications

103000 - Fireplaces and Stoves

N/A - Excluded

104400 - Fire Protection Specialties

Code minimum

105000 - Storage Specialties

(7) Olympus - 4 -Tier Metal lockers

105500 - Specialties Walls

(2) Moderco 841 Series manually operated folding panel partitions

11 - Equipment

116000 - Entertainment & Recreation Equipment

By owner

113013 - Appliances

Allowance pending detail

118000 - Facility Maintenance and Operation Equipment

Not included

111000 - Vehicle and Pedestrian Equipment

Not included

12 - Furnishings

122000 - Window Treatments

Lutek single manual roller shade with fascia

123600 - Countertops

Included in Architectural millwork

123000 - Cabinets (casework)

Included in Architectural millwork

13 - Special Construction

131100 - Solar

Included

133400 - Fabricated Engineered Structures

See steel structure for Trellis (manufactured by Recreation Plus)

14 - Conveying Equipment

142000 - Elevators

Included TK elevators - Please note engineer/ architect to verify Shaft clearance dimensions as specified unit does not fit within clearance

149100 - Lifts

Ski Chair Lifts as specified

21 - Fire Suppression

210000 - Fire Protection

Assume design build - allowance

22 - Plumbing

220000 - Underground Plumbing

Estimate assumes a CPVC / PEX System with PVC underground, waste and drains.

221011 - Mains

Estimate assumes a CPVC / PEX System with PVC underground, waste and drains.

221000 - Rough In

As Noted.

224000 - Plumbing Fixtures

Per Plans and specifications

221022 - Gas - Above Slab

Per Plans and Specifications

223400 - Plumbing Equipment

As Noted.

23 - Heating, Ventilating and Air Conditioning

230000 - HVAC Equipment

Per Plans and Specifications

233100 - Ductwork

As Noted.

233300 - Duct Connectors/Connections

As Noted.

233713 - Grilles/Registers/Louvers

As Noted.

233313 - Dampers

As Noted.

233300 - Install Materials

As Noted.

25 - Integrated Automation

250000 - Integrated Automation

Not included.

26 - Electrical Systems

260533 - Electrical Scope

Per Plans and specifications. Please note assume electrical allowance of 3500 for Elevator electrical. To be reviewed upon confirmation of electrical plans and elevator specification acceptance. Excludes Lightning protection.

261150 - Wire and Cables

As Noted.

260534 - Switches and Receptacles

As Noted.

265000 - Interior Light Fixture

Assume allowance - fixture TBD

262400 - Panel

As Noted.

271000 - TV Outlet

As Noted.

284600 - Fire System

As Noted.

263213 - Generators

Not included.

27 - Communications

271000 - Structured Cabling

Structured cabling has been excluded, to be provided by owner. Includes Rough in only.

273000 - Area of Refuge Communication System

Not included / indicated on plans. Excluded

28 - Electronic Safety and Security

280533 - Radio Amplification System

Not included

281000 - Access Control

Not included

284000 - Fire Alarm System (Contractor Design)

Assumed design build to include: design, materials, installation, smoke detectors, voice evacuation FA panel, pull stations, sprinkler monitors, strobes, duct dete

31 - Earthwork

310000 - Earthwork

Estimate has been based upon a single mobilization, to include grading, excavation, backfill. Excludes Dewatering, hard rock excavation, haul off of organic/ hazardous/ contaminated materials. Assumes ability to stock pile and to disperse spoils across site.

312500 - Erosion and Sedimentation Controls

As Noted.

314000 - Shoring and Underpinning

Not included

316000 - Special Foundations and Load-bearing Elements

Not included

32 - Exterior Improvements

321216 - Asphalt Paving

As Noted.

321300 - Site Concrete

As Noted.

321800 - Athletic and Recreational Surfacing

Not included

323300 - Site Furnishings

Included in landscaping

323100 - Decorative Fences and Gates

N/A - Not included

329000 - Planting and Landscaping

Per Plans and specifications

33 - Utilities

331000 - Water Utilities

Per Plans and specifications

333000 - Sanitary Sewerage Utilities

Per Plans and specifications

334000 - Storm Drainage Utilities

Per Plans and specifications

334100 - Perimeter Drainage

Assume wrapped perforated drainage pipe where shown

335000 - Gas Utilities

Not included - To be coordinated with Town of Frisco and Utility provider

337000 - Electrical Utilities

Not included - To be coordinated with Town of Frisco and Utility provider

To: Slopeside Hall and Day Lodge 605 Recreation Way Frisco, CO 80443 Attn:		Project S.F. Project: Slopeside Hall and Day Lodge 605 Recreation Way Frisco, CO 80443 Proj No:		10,720 Slopeside Hall and Day Lodge 605 Recreation Way Frisco, CO 80443 2,414		P/SF:(Inc Abs) Total + allow P/SF:(Bldg) Total :						
PRELIMINARY BUDGET - SCHEDULE OF VALUES												
Description	Quantity	Unit	Unit Price	Good Faith Estimate	Total	Division Total	Breakout 1 Slopeside Hall	Breakout 2 Piza	Breakout 3 Day Lodge	Breakout 4 Tube Storage	Breakout 5 Yurt Relocation	Notes
01 GENERAL CONDITIONS												
General Condition 00700	1	LS		489,713.73	489,713.73		391,770.98	97,942.75	-	-	-	
Subtotal DIV 01						489,713.73	391,770.98	97,942.75	-	-	-	
02 EXISTING CONDITIONS												
Engineering 01-0500	1	LS		-	-		-	-	-	-	-	3rd Party Testing By Owner
Surveying 01-0510	1	LS		43,350.00	28,900.00		28,900.00	-	-	-	-	Survey
Existing Conditions 02-0000	1	LS		32,250.00	21,500.00		-	-	21,500.00	-	-	
Selective Demolition 02-4113	1	LS		23,362.50	53,417.00		-	41,910.00	11,507.00	-	-	Misc Demo
Site Cleaning 02-5000	1	LS		-	10,600.00		4,800.00	-	5,800.00	-	-	Excluded Abatement & Environmental
Subtotal DIV 02						114,417.00	33,700.00	41,910.00	38,807.00	-	-	
03 CONCRETE												
Concrete Complete 03-0000	1	LS		564,633.00	648,565.67		212,102.51	354,572.63	17,483.55	64,406.98	-	Concrete Complete
Concrete Pumping 03-3000	1	LS		8,700.00	5,800.00		-	5,800.00	-	-	-	
Concrete Washouts 03-5500	1	LS		11,700.00	7,800.00		-	7,800.00	-	-	-	
Concrete Cutting and Boring 03-8000	1	LS		6,375.00	4,250.00		4,250.00	-	-	-	-	
Subtotal DIV 03						666,415.67	216,352.51	368,172.63	17,483.55	64,406.98	-	
04 MASONRY												
Precast 04-0000	1	LS		45,000.00	20,974.00		20,974.00	-	-	-	-	
Stone Assemblies 04-4000	1	LS		56,137.50	65,942.00		65,942.00	-	-	-	-	
Manufactured Masonry 04-7000	1	LS		-	61,491.00		61,491.00	-	-	-	-	Includes Trash Enclosure and Elevator Core
Subtotal DIV 04						148,407.00	148,407.00	-	-	-	-	
05 STRUCTURAL STEEL												
Metals 05-0000	1	LS		170,131.51	221,665.00		96,690.00	112,975.00	12,000.00	-	-	Includes Architectural and Structural Steel, Shop Prime Painted
Subtotal DIV 05						221,665.00	96,690.00	112,975.00	12,000.00	-	-	
06 CARPENTRY												
Rough Carpentry 06-1000	1	LS		1,078,297.50	838,346.98		712,594.93	-	125,752.05	-	-	Trusses (pending shops, Framing, Joist, Subfloor, Exterior Sheathing, Roof Sheathing, Blocking and Blocking, etc. Excludes Timber construction. See qualifications
Architectural Woodwork 06-4000	1	LS		266,107.50	387,465.00		379,570.00	-	7,895.00	-	-	Interior Millwork - Cabinets, cabinets, kitchen and office Counter Tops - Plam, Solid surfaces.
Subtotal DIV 06						1,225,811.98	1,092,164.93	-	133,647.05	-	-	
07 THERMAL AND MOIST PROTECT												
Damp & Waterproofing 07-1000	1	LS		57,346.51	24,432.50		20,872.50	-	3,560.00	-	-	Below Grade Foundation Damp proofing
Thermal Protection 07-2000	1	LS		43,800.00	20,999.00		20,999.00	-	-	-	-	Interior Thermal Insulation & Sound Batt
Suocco & EIFS 07-2450	1	LS		-	-		-	-	-	-	-	Excluded None Shown
Weather Barriers 07-2500	1	LS		33,000.00	22,000.00		22,000.00	-	-	-	-	Exterior System
Roofing & Siding Panels 07-4000	1	SF		81,172.50	349,455.00		327,143.00	5,227.00	-	17,085.00	-	Asphalt Shingle and Membrane Roof
Flashing & Sheet Metal 07-6000	1	LS		12,009.38	9,706.25		9,706.25	-	-	-	-	
Sealants & Caulking - Caulking and Firestop 07-9213	1	LS		13,026.00	17,134.00		8,684.00	4,000.00	3,250.00	-	1,200.00	Allowance
Subtotal DIV 07						443,726.75	409,404.75	9,227.00	6,810.00	17,085.00	1,200.00	

Description	Quantity	Unit	Unit Price	Good Faith Estimate	Total	Division Total	Breakout 1 Slopeside Hall	Breakout 2 Plaza	Breakout 3 Day Lodge	Breakout 4 Tube Storage	Breakout 5 Yurt Relocation	Notes
08 WINDOWS AND DOORS	Doors & Frames (08-1000)	1	LS	146,775.00	70,072.96		70,072.96	-	-	-	-	Installation
	Install Doors, Frames, Hardware - Labor (08-2000)	1	EA	21,112.50	16,175.00		12,667.50	-	1,407.50	900.00	1,200.00	
	Overhead Doors (08-3600)	1	LS	22,500.00	14,690.00		14,690.00	-	-	-	-	
	Entrances, Storefronts, & Curtain Walls (08-4113)	1	LS	41,970.00	411,200.00		411,200.00	-	-	-	-	2 Openers - Allowance
	Auto Openers (08-4220)	1	LS	9,750.00	6,500.00		6,500.00	-	-	-	-	Allowance - Misc.
09 FINISHES	Louvers & Vents (08-9000)	1	LS	11,250.00	6,500.00		6,500.00	-	-	-	-	
	Subtotal DIV 08				525,137.96		525,137.96		1,407.50	900.00	1,200.00	
	Plaster & Gypsum Board (09-2000)	1	LS	198,330.00	115,000.00		106,500.00	-	8,700.00	-	-	Interior Drywall and Finish
	Ceilings (09-5000)	1	LS	81,215.47	21,750.00		21,750.00	-	-	-	-	ACT Ceilings
	Floorings (09-6000)	1	LS	243,565.50	141,804.99		85,394.91	-	56,410.08	-	-	
10 SPECIALTIES	FRP (09-7000)	1	LS	26,175.00	24,500.00		24,500.00	-	-	-	-	Allowance
	Painting and Coatings (09-9000)	1	LS	58,414.13	58,942.75		47,154.20	-	11,788.55	-	-	
	Subtotal DIV 09				361,997.74		285,099.11		76,898.63	-	-	
	Visual Display Surfaces (10-1100)	1	LS	-	-		-	-	-	-	-	Excluded - By Owner
	Signage (10-1400)	1	LS	6,750.00	4,500.00		4,503.22	-	-	-	-	Allowance - Code Based Signage
11 EQUIPMENT.	Toilet Compartments (10-2113)	1	LS	14,103.00	10,524.00		10,524.00	-	-	-	-	
	Toilet & Bathroom Accessories (10-2800)	1	LS	19,776.00	9,508.00		9,508.00	-	-	-	-	
	Corner Guards (10-2600)	1	LS	4,725.00	3,150.00		3,150.00	-	-	-	-	
	Fire Places & Stoves (10-3000)	1	EA	-	-		-	-	-	-	-	Excluded - By Owner
	Fire Protection Equipment (10-4413)	1	LS	1,632.00	1,088.00		1,088.00	-	-	-	-	Allowance
12 FURNISHINGS	Metal Lockers/ Folding Partition Wall (10-5113)	1	LS	26,250.00	53,739.00		53,739.00	-	-	-	-	
	Bike Racks (10-8000)	1	LS	1,875.00	8,750.00		8,750.00	-	-	-	-	
	Subtotal DIV 10				91,262.22		91,262.22		-	-	-	
	Equipment (11-0000)	1	LS	1,875.00	1,250.00		1,250.00	-	-	-	-	Supplied By Owner - allowance for installation only
	Appliance Specialties (11-2000)	1	EA	-	25,802.50		15,205.50	-	10,597.00	-	-	Allowance
13 SPECIAL CONSTRUCTION	Subtotal DIV 11				27,052.50		16,455.50		10,597.00	-	-	
	Furnishings (12-0000)	1	LS	-	-		-	-	-	-	-	Excluded
	Window Coverings (12-0500)	1	LS	16,500.00	11,326.00		11,326.00	-	-	-	-	Excluded
	Furnishings & Accessories (12-4000)	1	LS	-	-		-	-	-	-	-	Excluded
	Other Furnishings (12-9000)	1	LS	-	-		-	-	-	-	-	Excluded
14 CONVEYANCE EQUIPMENT	Subtotal DIV 12				11,326.00		11,326.00		-	-	-	
	Solar Panels (13-0000)	1	LS	150,000.00	154,960.64		154,960.64	-	-	-	-	
	Yurts (13-0000)	1	LS	15,000.00	10,000.00		-	-	-	-	10,000.00	
	Subtotal DIV 13				164,960.64		154,960.64		-	-	10,000.00	
	Elevators (14-2000)	1	LS	285,000.00	225,000.00		112,500.00	-	112,500.00	-	-	New Elevators
21 FIRE SUPPRESSION	Chair Lifts (14-4000)	1	LS	-	8,090.00		8,090.00	-	-	-	-	
	Subtotal DIV 14				233,090.00		120,590.00		112,500.00	-	-	
	Fire Suppression (21-0000)	1	LS	97,500.00	136,150.00		105,000.00	-	31,150.00	-	-	Dry System Excluded
	Subtotal DIV 21				136,150.00		105,000.00		31,150.00	-	-	

Description	Quantity	Unit	Unit Price	Good Faith Estimate	Total	Division Total	Breakout 1 Slopeside Hall	Breakout 2 Plaza	Breakout 3 Day Lodge	Breakout 4 Tube Storage	Breakout 5 Yurt Relocation	Notes
22 PLUMBING												
Plumbing	1	LS		352,350.00	299,265.73		224,449.30	-	74,816.43	-	-	
Subtotal DIV 22	CCT					299,265.73	224,449.30	-	74,816.43	-	-	
23 HVAC												
HVAC	1			537,414.28	566,446.44		531,447.00	-	35,000.00	-	-	
Subtotal OTHER 23						566,446.44	531,447.00	-	35,000.00	-	-	
26 ELECTRICAL												
Electrical	1	LS		386,250.00	693,932.90		617,666.39	-	62,173.65	10,892.00	3,200.86	
Subtotal DIV 26	CCT					693,932.90	617,666.39	-	62,173.65	10,892.00	3,200.86	
27 COMMUNICATIONS												
Communications	1	LS		-	-		-	-	-	-	-	Excluded by Owner - Rough in only
Structured Cabling	1	LS		-	-		-	-	-	-	-	Excluded by Owner - Rough in only
Subtotal DIV 27	CCT					-	-	-	-	-	-	
28 ELECTRONIC SAFETY & SECURITY												
Blue Access Contrl & Intrusion Detec	1	LS		-	-		-	-	-	-	-	Excluded - By Owner- Includes Rough In only
Fire Detection	1	LS		75,682.50	35,500.00		25,560.00	-	9,940.00	-	-	
Subtotal DIV 28	CCT					35,500.00	25,560.00	-	9,940.00	-	-	
31 EARTHWORK												
Earthwork	1	LS		128,265.00	235,261.00		80,000.00	135,261.00	-	20,000.00	-	Includes excavation
Dewatering	1	LS		-	-		-	-	-	-	-	Excluded
Shoring & Underpinning	1	LS		-	20,000.00		20,000.00	-	-	-	-	Allowance
Erosion Control	1	LS		19,098.00	27,000.00		15,000.00	12,000.00	-	-	-	
Subtotal DIV 31	CCT					282,261.00	115,000.00	147,261.00	-	20,000.00	-	
32 EXTERIOR IMPROVEMENTS												
Asphalt & Paving	1	LS		108,055.50	31,651.00		-	31,651.00	-	-	-	
Landscaping and Irrigation	1	LS		116,229.00	203,327.12		-	203,327.12	-	-	-	
Stripping and Signage	1	LS		-	3,500.00		-	3,500.00	-	-	-	
Artificial Turf/ Rubberized Play Surface	1	LS		-	-		-	-	-	-	-	
Fencing	1	LS		-	-		-	-	-	-	-	
Retaining Wall	1	LS		26,880.00	-		-	-	-	-	-	Excluded
Subtotal DIV 32	CCT					256,398.12	-	238,478.12	-	-	-	Excluded None
33 UTILITIES												
Utilities	1	LS		142,900.00	254,240.00		254,240.00	-	-	-	-	Carried In Landscaping
Subtotal DIV 33	CCT					254,240.00	254,240.00	-	-	-	-	
TOTAL ALL DIVISIONS												
				6,528,867.99	7,231,308.44		5,463,176.80	1,015,966.50	623,280.31	113,283.98	15,600.86	
BUILDING PERMIT & FEES												
Building Permit	No											
Plan Check	1	LS										
Fire Dept	1	LS										
Use Tax	1	LS										
Total Permits												
CONSTRUCTION SUBTOTAL												
				6,528,867.99	7,231,308.44		5,463,176.80	1,015,966.50	623,280.31	113,283.98	15,600.86	
ADM Profit			4.00%	261,154.72	289,252.34		218,527.07	40,638.66	24,931.21	4,531.36	624.03	
Builder's Risk Ins			0.25%	16,322.17	18,078.27		13,657.94	2,539.92	1,558.20	283.21	39.00	
ADM Liability Insurance			1.20%	78,346.42	86,775.70		65,538.12	12,191.60	7,479.36	1,359.41	187.21	
CONSTRUCTION BASE PRICE												
				6,884,691.29	7,625,414.75		5,760,919.93	1,071,336.67	657,249.09	119,457.96	16,451.11	
Bond Fee			1.00%	68,846.91	76,254.15		57,609.20	10,713.37	6,572.49	1,194.58	164.51	
Contingency			3.50%	240,964.20	266,889.52		201,632.20	37,496.78	23,003.72	4,181.03	575.79	
Estimating Contingency			3.00%	214,540.74	228,762.44		172,827.60	32,140.10	19,717.47	3,583.74	493.53	
CONSTRUCTION BASE PRICE + CONTINGENCY												
				7,409,043.14	8,197,320.86		6,192,988.93	1,151,686.92	706,542.77	128,417.30	17,684.94	

Building Permit and Fees by Owner
ADM to assist in permit submittal process.