

Road to Resilience

RFP for Coronavirus State and Local Fiscal Recovery Funds

Buncombe County Schools Foundation

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Application Form

Question Group

Buncombe County requests proposals for projects to help the community recover from and respond to COVID-19 and its negative economic impacts.

Buncombe County has been awarded \$50,733,290 in Coronavirus State and Local Fiscal Recovery Funds (Recovery Funding), as part of the American Rescue Plan Act. This infusion of federal resources is intended to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery.

Buncombe County is committed to investing these funds in projects that:

- Align to county strategic plan and community priorities
- Support equitable outcomes for most impacted populations
- Leverage and align with other governmental funding sources
- Make best use of this one-time infusion of resources
- Have a lasting impact

Proposals shall be submitted in accordance with the terms and conditions of this RFP and any addenda issued hereto.

[Click here for the full terms and conditions of the RFP](#)

Coronavirus State and Local Fiscal Recovery Funds*

Name of Project.

Road to Resilience

Amount of Funds Requested*

\$3,500,000.00

Recovery Fund Eligible Category*

Please select one:

Services for disproportionately impacted communities

Brief Project Description*

Provide a short summary of your proposed project.

There is a clear, urgent and ongoing need to provide fundamental support to the underserved student and family population and those experiencing homelessness in BCS. Our center will use holistic, integrated strategies to provide direct services as well as act as a convener of available support services. Our "One Stop" strategy will reduce barriers to services, better enabling access to critical support needed to improve quality

of life for our students and families. However, we are a small piece of the puzzle and it is our goal to service all our students and provide the best resources possible. Our goal is to collaborate with existing agencies, not to reinvent the wheel.

The centers objectives:

Meet basic needs

Support family success through parent engagement

Unaccompanied Homeless Youth (UHY) Services-drop in center-laundry and shower facilities, mentoring and tutoring, link to health services,

Emergency Assistance Funding

Provide space for staff professional development

Project Plan*

Explain how the project will be structured and implemented, including timeframe.

The proposed location is on the Board of Education Administrative Services campus, 175 Bingham Road, Asheville, NC 28806. Project plan is located on the bus line as well as centrally located for Buncombe County students and families.

The project has been schematically designed to meet the needs of the Program, vetted for Building Code compliance, life safety and constructability issues. An experienced General Contractor, Harper Construction, has provided input on the construction system and provided a detailed cost estimate based upon the most cost effective building type in today's market. It appears to be a viable project that has inherent flexibility to meet the current and anticipated future needs with potential for expansion should it be necessary.

Should funding become available, the following timeline for design, permitting and construction will apply:

Designer & CMAR Selection and contracting: 45 days

Design and preconstruction coordination: 140 days

Permitting and AHJ approvals: 45 days

Bidding: 45 days

Contract negotiations/execution: 30 days

Construction: 420 days

Occupancy and operations: 725 days/25 months

The McKinney-Vento and Foster Care Coordinator will also serve as the director of the center. The director and resource center social worker will assist families with applications for housing, benefits screening and application assistance for public benefits, complete referrals for mental health and contact shelters for families when needed. Memorandum of Understanding with Asheville Housing Authority-center will provide case management for families that complete the supportive services application, case management will be provided for 1 year after the family receives permanent housing. Assist families from becoming homeless. Work collaboratively with school personnel to provide necessary support to ensure high school graduation and access to post-secondary education. Advocate with school and community agency personnel to ensure student and family's needs are adequately addressed and prevent disruption of student's academic progress. Enroll students in transition in local, state and federal programs based on eligibility, i.e., Exceptional Children's programs, Head Start, and federal free/reduced lunch program, and federal financial aid for college. Drop-in center for UHY to provide stable environment with supportive connections to caring adults and access to mainstream services that will place them on a path to long-term success

Supervise all BCS Resource Center Staff and make sure all policies and procedures are implemented. The director will also work closely with Migrant Education Program staff as well as Student Services & Title I Directors, School Social Workers, Counselors and Administration.

Statement of Need*

Describe the need that this project will address. Include data to demonstrate the need, and cite the source of the data.

The BCS Family Resource Center will strive to be a “One-Stop” community-based hub designed to improve access to integrated information, direct and/or referral services, while providing families with the ability to have face-to-face contact with resource center staff. The center's location is on the bus line as well as centrally located to all Buncombe County students and families. BCS identified for the 20-21 school year-544 McKinney-Vento students-309 families and 75 UHY as well as 176 Migrant students-91 families. Data reported to the federal government, NCDPI and NCHPEP on 6-30-21 for federal grant purposes.

Transportation challenges will be greatly reduced when a single contact or phone call to the resource center can provide access to needed services or programs without multiple visits to individual agencies. With the use of comprehensive intake procedures, coordinated case management and advocacy efforts, the resource center will increase the utilization and collaboration of appropriate services. Many students do not attend school due to cleanliness-dirty clothing and no access to showers. The BCS Family Resource Center will also provide laundry facilities and showers available to our underserved, Migrant/McKinney-Vento families. Students are often made fun of and struggle with the lack of clothing and access to necessities. Many of our Migrant families do not seek help due to language barriers and agencies asking for personal information that they are unable to provide. BCS has already established relationships with our families and therefore can provide services to these families without question. The BCS Family Resource Center will be open during the summer months to assist students and families when schools are closed. We will strive to be the road to resilience for our students and families. Strong focus on UHY.

Ending Youth Homelessness- schools are the KEY! - <https://endhomelessness.org/homelessness-in-america/who-experiences-homelessness/youth/>

Link to COVID-19*

Identify a health or economic harm resulting from or exacerbated by the public health emergency, describe the nature and extent of that harm, and explain how the use of this funding would address such harm.

When COVID-19 restrictions were implemented in March of 2020 BCS were closed to in-person learning, the opportunity for students to receive free or reduced meals at school became extremely difficult and often impossible due to lack of resources and/or transportation. As a hybrid and then face to face school schedules evolved, food insecurity remained for a great number of BCS McKinney-Vento, Migrant and underserved students and families. The BCS Student and Family Resource Center was created to serve students and families during this difficult time and now beyond COVID-19. While McKinney-Vento, Migrant and underserved populations have existed in BCS long before COVID-19, the pandemic has exposed a distressing growth in the need of access to food, housing and basic needs on an ongoing basis. We do not anticipate that this need will disappear anytime soon. While returning to school has helped with some food insecurities it does not help solve the additional problems of other students and their families who are homeless and/or living well below the poverty level and will continue to need the resource center. This grant will help fund the center and help students and their families so they can come to school and learn and see a hope for the future. Our underserved, migrant, homeless students and their families face insurmountable odds before they even arrive at school to learn. Students must have their most basic needs met before they can learn – food to eat, clean clothing to wear and safe shelter. Families who want the best for their children want to overcome poverty and education is the way to do so. Education is the pathway to a good job and the way to a brighter future.

Services provided-March 16, 2020-present

44,000 school meals delivered

3440 fresh produce boxes

13,474 supplemental food boxes

4192 hygiene

5426 household supplies

1769 diapers/wipes

104 blankets

2500 art packets/library books

School supplies to 33 schools-elementary/intermediate/middle/high

Population Served*

Define the population to be served by this project, including volume and demographic characteristics of those served.

McKinney-Vento Identified Students- The McKinney-Vento Act provides rights and services to children and youth experiencing homelessness, which includes those who are: sharing the housing of others due to loss of housing, economic hardship, or a similar reason; staying in motels, trailer parks, or camp grounds due to the lack of an adequate alternative; staying in shelters or transitional housing; or sleeping in cars, parks, abandoned buildings, substandard housing, or similar settings. Every local education agency (LEA) must designate a liaison for students experiencing homelessness who is able to carry out the duties described in the law. 600 students are identified each school year. UHY are youth who are not in the physical custody of a parent or court-appointed

guardian, including: young people who have run away from home, young people who have been forced to leave their homes and young people whose parents have left the area and left the student here.

Migrant Education Identified Students- this program helps migrant students and youth meet high academic challenges by overcoming the obstacles created by frequent moves, educational disruption, cultural and language differences, and health-related problems. 150 students are identified each year.

Underserved Students- The student groups who do not receive the same opportunities as their peers. This could be due to a variety of factors. The most commonly referenced underserved student groups are students who are from ethnic and/or racial minority backgrounds, low-income backgrounds, students with disabilities ,McKinney-Vento students or those who are first-generation English Language Learners.

It's important to note, any sub-group of students can be underserved. Other examples include boys/girls, LGBTQ students, foster students, students whose parent(s) don't have a college degree, students in remote rural areas, and many more.-51 % of BCS students receive free lunch.

Results*

Describe the proposed impact of the project. List at least 3 performance measures that will be tracked and reported. If possible, include baselines and goals for each performance measure.

Families and students of color were disproportionately impacted by COVID as evidenced by the following data:

Dual Language teachers administered the mClass Spanish language assessment at BOY 2020 and then again at MOY 2021. There was an average 11.75 percentile point decline in the number of K-3 students who

were proficient at BOY compared to their proficiency at MOY. Grades two and three each saw a decline of 22 percentile points between BOY and MOY.

During the Fall semester the 20-21 year:

28% of the district's EL students either did not participate or were inconsistent in their participation in ESL classes

36% of the district's Homeless students either did not participate or were inconsistent in their participation in regular and special ed classes

10 or more Absences:

K-8:5258: 25% Hispanic,12.6% Black., 6.1% Multi, 53.6% White

9-13:3330:21.6% Hispanic,8.1% Black,5.5% Multi, 69% White

Measures

1. Parent supports to increase engagement in their children's education

2. Linking families and students to basic needs

3. Linking Unaccompanied Homeless Youth to Services and establishing relationships

Goals

1. Plan and facilitate resource fair, sessions to help facilitate parent engagement, resource center brochure, resource center posters for all school main office/counseling office location

2. Deliver needed items to families and students through resource center and School Social Workers. Migrant recruiters deliver to farms and workplaces.

3. Drop-in center for showers and laundry-this will increase participation/attendance in school, FAFSA night and college tours-center will pay for cost of tours, room and food-this will promote higher learning, job fairs-work with local companies to access availability to graduating seniors and apprenticeships-coordinate with Workforce Development Board- this will promote careers for students that do not want to attend 2 or 4 year college, mentoring and tutoring-available to all McKinney-Vento Unaccompanied Homeless Youth.

Evaluation*

Describe the data collection, analysis, and quality assurance measures you will use to assure ongoing, effective tracking of contract requirements and outcomes.

BCS Family Resource Center employs a McKinney-Vento Data Specialist and BCS Title I Program employs a Migrant Data Specialist to maintain accurate records required for serving homeless and migrant students. The spreadsheet utilizes information from our PowerSchool Student Information System to track identification dates, services provided, absences, grades and other relevant data that is reported annually to the federal government, NCDPI and NC Homeless Education Program. In addition, the services provided by the Family Resource Center will be recorded in a separate tab in this spreadsheet.

Accurate records are kept by the Homeless Services Resource Specialist and Resource Center Executive Secretary on donations, services and supports provided, purchases made, food, clothing, or other basic needs are provided.

The Buncombe County Family Resource Center implementation team will meet at least monthly to review expenditures, building progression and needs and report to the Superintendent, School Board and Buncombe County government progress made to the building project and how services are being provided to the community.

Referrals are made to the resource center through School Social Workers, School Counselors, Migrant Coordinators/Recruiters and School Administration.

Quarterly staff meetings with School Social Workers and School Counselors

Resource Center monthly team meetings to review progress

McKinney-Vento and Foster Care Coordinator, School Social Workers, Homeless Services Resource Specialist will attend professional development focusing on homeless students in November 2021 and in March 2022.

McKinney-Vento and Foster Care Coordinator also attends the BC Homeless Coalition meetings and serves on the board of The Arc of Buncombe County

Information/Data for Unaccompanied Homeless Youth-
https://www.usich.gov/resources/uploads/asset_library/Youth_Homelessness_Coordinated_Response.pdf
<https://nche.ed.gov/wp-content/uploads/2018/10/youth.pdf>

Equity Impact*

How will this effort help build toward a just, equitable, and sustainable COVID-19 recovery? How are the root causes and/or disproportionate impacts of inequities addressed?

Providing families with basic needs (food, clothing, furniture, showers, laundry facilities, etc) necessary for providing student stability for learning.

Serve as a one-stop resource for connections to other community providers who can assist with affordable housing, heating assistance, etc.

Build relationships and increase school engagement with families who have been negatively impacted by COVID, including loss of employment, connections to mental health services.

Center will serve as a point of contact for all foster care, McKinney-Vento/UHY, migrant/ESL, Newcomer immigrant families with a welcoming setting to connect with schools.

For each student to have a chance at success, we must level the playing field for each child. To do this, we must realize that all students do not have access to the fundamental and basic needs. Therefore, equity must be addressed. Just because you don't see the direct impact of inequity in education does not mean you are unaffected. Equity has a significant impact on the strength and prosperity of local, state, and national economies. Other terms you'll hear or read that are closely linked to equity in education: underserved students. It's important to note, any sub-group of students can be underserved. Boys/girls, LGBTQ students, foster students, homeless/migrant, students in remote rural areas, and many more. How do we make this fair? Is there an opportunity gap? The term opportunity gap refers to the difference in resources and opportunities afforded to underserved students versus their peers. e.g. minority students may be subjected to unfair biases. English language learners may not be able to comprehend course material as easily as native language speakers. Students from low socioeconomic backgrounds may not have the money to pay for tutoring, sports fees, field trips, cap and gowns, CTE course items, school supplies, etc.. Therefore, we must provide the resources for students to have access and access costs money.

Project Partners*

Identify any subcontractors you intend to use for the proposed scope of work. For each subcontractor listed, indicate:

- 1.) What products and/or services are to be supplied by that subcontractor and;
- 2.) What percentage of the overall scope of work that subcontractor will perform.

Also, list non-funded key partners critical to project.

Building-100% of services-Harper General Contractors- Harper supervisory personnel including Senior Project Manager, Project Manager, Field

Superintendent, and allocated costs for Safety Director and General Superintendent

Building Implementation Team- Buncombe County Schools Superintendent, Board of Education, Maintenance Director, Facility Director, Foundation Director, CFO, McKinney-Vento and Foster Care Coordinator, Student Services Director

Collaborators for services:

ABCCM-Transformation Village
 Asheville City Schools
 Asheville Housing Authority-
 Babies Need Bottoms-provides diapers and wipes to the resource center
 BCS Foundation-assists with grant writing and funding
 Biltmore Church-provides needs for students and families
 Brookstone Church-provides needs for students and families
 Caring for Children-Trinity Place- Strong partnership as this is the only emergency shelter for our youth.
 Work very closely with staff.
 Children's Welfare League-provides food, sleeping bags, air mattresses, pillows, blankets for
 unaccompanied youth, scholarships for underserved and gas cards
 City of Asheville
 Department of Health and Human Services-
 Eblen Charities
 ESTA Program-Eliada Homes
 Goodwill Good Neighbors Program-vouchers for homeless families that are moving into permanent
 housing, clothing and shoe vouchers
 Hearts with Hands
 Helpmate
 Homeward Bound
 Land of Sky/Mountain Area Workforce Development-developing program for Unaccompanied Homeless
 Youth-apprenticeships, attending job fairs, NC Works for parents
 Pisgah Legal
 Project Dignity-provide feminine hygiene products
 Olivette Corp. Community Group-provides diapers, wipes, cleaning supplies, food, shoes, gift cards,
 hygiene items to center
 RHA-referrals for mental health services
 Swannanoa Valley Christian Ministry-referrals to Hope for Tomorrow for transitional housing
 The Arc of Buncombe County
 United Way
 Walnut Cove Community-provided funding for food-specifically for high school students.

Capacity*

Describe the background, experience, and capabilities of your organization or department as it relates to capacity for delivering the proposed project and managing federal funds.

The Buncombe County Schools Facilities Director is a registered Architect tasked with planning, budgeting, designing, bidding and managing construction of multiple large construction and renovation projects each year. BCS Maintenance and Technology Departments provide technical support to ensure quality and standards are met. The 6400 sq. ft. Family Resource Center is well within the capabilities and experience of the BCS Auxiliary Services team to deliver a quality project, within budget and on schedule.

Staffing at Resource Center include:

Director/McKinney-Vento and Foster Care Coordinator-Licensed School Social Worker:

- Complete sub grant application, monitoring, data collection, and budget management based on authorized activities as defined by the NCDPI.

- Comply with all requirements of McKinney-Vento sub grant, Title I, Part A, homeless and foster care and complete regular needs assessments. Maintain complete, current, and accurate records as required by law, policy, administrative regulations

Homeless Services Resource Center Specialist:

- Create and maintain files, databases, and reports
- Sort and organize purchased and donated items
- Inventory materials and supplies
- Maintain list of donors and coordinate thank you notes and correspondences
- Ensure supplemental food boxes, household items, hygiene supplies are packaged and ready for next day delivery and /or pick up
- Data collection of monetary donations, donated items, number of families served, number of food boxes distributed

- Coordinate volunteers and document volunteer hours

Homeless Data Specialist:

- Update PowerSchool activities and alerts
- Assist with collecting federal data
- Track homeless student academics/attendance at regular intervals
- Track homeless student demographic data and birth-five

Executive Secretary

BSW Social Worker

Middle School/High School McKinney-Vento Tutors-4 positions

Migrant Education has the following personnel:2 full-time, 1 part-time and 3-5 part-time seasonal

Budget*

Provide a detailed project budget including all proposed project revenues and expenditures, including explanations and methodology. For all revenue sources, list the funder and denote whether funds are confirmed or pending. For project expenses, denote all capital vs. operating costs, and reflect which specific expenses are proposed to be funded with one-time Buncombe County Recovery Funds.

Download a copy of the budget form [HERE](#). Complete the form, and upload it using the button below.

Recovery-Funds-budget-template.xlsx

Special Considerations*

Provide any other information that might assist the County in its selection.

SD Budget.pdf

The BCS Student and Family Resource Center will strive to be a “One-Stop” community-based hub for McKinney-Vento, Migrant and underserved student and families designed to improve access to integrated information, direct and/or referral services, while providing families with the ability to have face-to-face contact with the homeless coordinator or Resource SW as soon as they are identified. Transportation challenges will be reduced when a single visit or phone call can provide access to needed services or programs without multiple visits to multiple agencies. With the use of comprehensive intake procedures, coordinated case management and advocacy efforts, the resource center will increase the utilization and collaboration of appropriate services. The center will also provide laundry facilities and showers available to our underserved, Migrant and McKinney-Vento families. Many students do not attend school due to cleanliness-dirty clothing and no access to showers. Students are often made fun of and struggle with the lack of clothing and access to necessities. The center will address these challenges and work together with the students and family to remove barriers. The center will be the link to community agencies for students and families and the road to resilience. We will have supportive connections to caring adults, and access to mainstream services that will place our students and families on a path to long-term success. A huge focus for our center-Buncombe County does not have a center for UHY-will be to connect our youth with a strong adult

connection. Building strong relationships with our youth is a number one priority. Youth do not think long term/need instant gratification. Center will meet basic needs, hot meals, gift cards, charging stations for phone/laptops, a safe place to check in, job search, health services. Transportation will be provided to the center if needed. BCS has purchased 3 vehicles to provide transportation for homeless students.

File Attachment Summary

Applicant File Uploads

- Recovery-Funds-budget-template.xlsx
- SD Budget.pdf

Coronavirus State and Local Fiscal Recovery Funds Proposed Project Budget

Organization Name:	Buncombe County Schools Student and Family Resource Center
Project Name:	Road to Resilience
Amount Requested:	3,500,000.00

Proposed Project Revenue Funder	Amount	Confirmed or Pending?	Notes
Proposed Buncombe COVID Recovery Funds	\$ 3,500,000.00		
Parsec Financial	\$ 10,000.00	Confirmed	
Wells Fargo	\$ 10,000.00	Confirmed	Manna orders and delivery charges
Buncombe County Strategic Partnership	\$ 15,000.00	Confirmed	Staffing
Dogwood Health Trust	\$ 100,000.00	Pending	Cargo Van purchase, Emergency Assistance Funding, Unaccompanied Homeless Youth Funding, Training
American Rescue Plan serving studnets experiencing homelessness	\$ 90,000.00	Confirmed	Staffing, Social-Emotional Learning,
List other sources here			
List other sources here			
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List other sources here			
List other sources here			
List other sources here			
Total	\$ 3,725,000.00		

Proposed Project Expenses	Proposed Recovery Funds	Other Funds	Total	Capital or Operating Expense?	Notes
Construction cost	\$2,204,952		\$ 2,204,952.00		
Bonds Insurance, permits and GC fee	\$445,243		\$ 445,243.00		
Design Fees & preconstruction services	\$255,513		\$ 255,513.00		
Furniture Fittings & Equipment (FFE)	\$295,000		\$ 295,000.00		
Technology, security and access control	\$175,000		\$ 175,000.00		
Const. Quality Control Testing (Geotech & TAB)	\$20,000		\$ 20,000.00		
Construction contingency and Owner paid permits	\$104,292		\$ 104,292.00		
List expenses here			\$ -		
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Total			\$ 3,500,000.00		

June 2, 2021

Mr. Tim Fierle, AIA
Director of Facilities and Planning
Buncombe County Schools
175 Bingham Road
Asheville, NC 28806

Re: Buncombe County Schools Family Resource Center

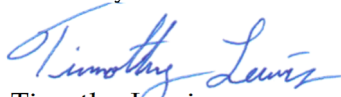
Mr. Fierle,

Harper General Contractors thanks you, for the ability to collaborate with Buncombe County Schools to provide a program level budget for your potential project.

The Cost of Work for this potential project came in around \$2,100,000. If you remove sitework from that value you will find an appropriate cost per square foot building cost of around \$280/sqft. We feel this is a fair representation of costs in today's market. We have included a detail estimate and cost breakdown for additional documentation and support. Finally, we believe analyzing the different construction methods with a Construction Manager at-Risk will provide BCS with the best opportunity to get the best value for their dollar. Pre-engineered metal building, masonry, metal framing, and wood framing are all methods that could be considered in the next phase of your project based on current material scarcity and costs.

Thank you for your partnership and trust in Harper General Contractors. We look forward to the opportunity to further serve Buncombe County Schools in the future.

Sincerely,



Timothy Lewis
Director, Asheville Office

Total Project Costs:

Family Resource Center

June 2, 2021 by Harper General Contractors

#	I. Cost of Work (Use CSI System Numbering, add Additional Lines as needed)	A Program Estimate Date: 6/2/21	B	C Architect's Estimate	E Professional Cost Estimator Estimate	F CMAR DD Estimate	F Team DD Estimate	F CMAR 75% CD Estimate	G CMAR 100% GMP Estimate	H Delta	I Trade Partner & Comments	J % Project Total
1	BP 02 - General Requirements - Allowance	\$ 15,000.00								\$ (15,000.00)	Final Clean, Temp Prote	0.57%
2	BP 02a - Temp & Permanent Fence	\$ 18,000.00								\$ (18,000.00)		0.68%
3	BP 03a - Cast-in-Place Concrete	\$ 84,118.87								\$ (84,118.87)		3.17%
4	BP 04a - Unit Masonry	\$ 44,129.16								\$ (44,129.16)		1.67%
5	BP 05a - Structural Steel Framing	\$ 15,705.62								\$ (15,705.62)		0.59%
6	BP 06a - Carpentry	\$ 196,989.93								\$ (196,989.93)		7.43%
7	BP 06b - Casework	\$ 13,125.00								\$ (13,125.00)		0.50%
8	BP 07a - Waterproofing	\$ 26,617.50								\$ (26,617.50)		1.00%
9	BP 07b - Thermal Protections	\$ 100,126.14								\$ (100,126.14)		3.78%
10	BP 07c - Metal Panels	\$ 366,970.00								\$ (366,970.00)		13.85%
11	BP 07d - Membrane Roof	\$ 88,160.00								\$ (88,160.00)		3.33%
12	BP 08a - Hollow Metal Doors and Frames	\$ 58,738.00								\$ (58,738.00)		2.22%
13	BP 08b - Allowance - Access Control	\$ 50,000.00								\$ (50,000.00)	Owner Allowance	1.89%
14	BP 08c - Aluminum Entrances/Storefronts	\$ 20,972.00								\$ (20,972.00)		0.79%
15	BP 08d - Overhead Doors	\$ 5,000.00								\$ (5,000.00)		0.19%
16	BP 09a - Gypsum Board Assemblies & Acoustical Ceiling	\$ 75,064.65								\$ (75,064.65)		2.83%
17	BP 09c - Carpet & Resilient Flooring	\$ 12,120.77								\$ (12,120.77)		0.46%
18	BP 09d - Painting	\$ 21,089.00								\$ (21,089.00)		0.80%
19	BP 10a - Division 10 Specialities	\$ 11,115.41								\$ (11,115.41)		0.42%
20	BP 10b - Exterior Canopies	\$ 46,149.02								\$ (46,149.02)		1.74%
21	BP 10c - Dock Equipment	\$ 409.41								\$ (409.41)		0.02%
22	BP 11a - Equipment & FFE	\$ 95,000.00								\$ (95,000.00)	Owner Allowance	3.58%
23	BP 11b - Appliance Allowance	\$ 25,000.00								\$ (25,000.00)	Owner Allowance	0.94%
24	BP 12 - Window Blinds - Allowance	\$ 5,000.00								\$ (5,000.00)	Owner Allowance	0.19%
25	BP 21a - Sprinkler System	\$ -								\$ -	Excluded	0.00%
26	BP 22a - Plumbing Fixtures and Equipment	\$ 51,750.00								\$ (51,750.00)		1.95%
27	BP 23a - Heating, Ventilating and Air Conditioning Systems	\$ 124,432.00								\$ (124,432.00)		4.70%
28	BP 23b - HVAC Controls Allowance	\$ 25,000.00								\$ (25,000.00)	Owner Allowance	0.94%
29	BP 26a - Electrical Systems	\$ 124,624.00								\$ (124,624.00)		4.70%
30	BP 26b - Exterior Lighting Allowance	\$ 5,000.00								\$ (5,000.00)	Owner Allowance	0.19%
31	BP 27a - Fire Alarm	\$ 18,000.00								\$ (18,000.00)		0.68%
32	BP 27b - Communications Allowance	\$ 40,000.00								\$ (40,000.00)	Owner Allowance	1.51%
33	BP 27c - Security Allowance	\$ 10,000.00								\$ (10,000.00)	Owner Allowance	0.38%
34	BP 33a - Sitework/Utilities/Paving/Sidewalks	\$ 286,544.89								\$ (286,544.89)		10.81%
35	BP 33b - Landscape / Irrigation Allowance	\$ 25,000.00								\$ (25,000.00)	Harper Provided Allowa	0.94%
36	Total for Subcontracts (Lines 1 - 23)	\$ 2,104,951.37		\$ -	\$ -	\$ -	\$ -	\$ -		\$ (2,104,951.37)		79.43%
37	Lump Sum CM Contingency	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ -	Fixed Contingency	3.77%
38	TOTAL COST OF WORK (Lines 24 + Line 25)	\$ 2,204,951.37								\$ (2,204,951.37)		83.20%
39	Lump Sum Cost of Insurances & Bonds	\$ 19,943.00								\$ (19,943.00)		0.75%
40	Lump Sum General Conditions	\$ 280,000.00	\$ 280,000.00	\$ 280,000.00	\$ 280,000.00	\$ 280,000.00	\$ 280,000.00	\$ 280,000.00	\$ 280,000.00	\$ -	Fixed General Condition	10.57%
41	Misc	\$ -								\$ -		0.00%
42	Lump Sum CM Fee	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ -	Fixed Fee	4.91%
43	Contractor-Paid Building Permit Fees	\$ 15,300.00								\$ (15,300.00)	Drawing Review & Pern	0.58%
44	Guaranteed Maximum Price (GMP) (Lines 26 - 31)	\$ 2,650,194.37							\$ 410,000.00	\$ (2,240,194.37)		100.00%

Family Resource Center

June 2, 2021 by Harper General Contractors

#	II. Owner Expenses NOT included in GMP (as applicable)	CMAR SD Estimate Date:	Architect's Estimate	Professional Cost Estimator Estimate	CMAR DD Estimate	Team DD Estimate	CMAR 75% CD Estimate	CMAR 100% GMP Estimate	Delta	Trade Partner & Comments	% Project Total
45	Advanced planning (if a credit, leave blank & deduct from A/E Fees)								\$ -		
46	Initial Site Survey	\$ 2,500.00							\$ -		
47	Additional Surveys								\$ -		
48	Owner's Construction Contingency	\$ 50,000.00							\$ (50,000.00)		
49	CM Pre construction Services: SD to GMP	\$ 70,000.00							\$ (70,000.00)		
50	Lump sum A/E Fees	\$ 185,513.61							\$ (185,513.61)		
51	Owner-Paid Permits & Fees								\$ -		
52	Detailed geotech								\$ -		
53	Construction Geotech Testing	\$ 15,000.00							\$ (15,000.00)		
54	Special inspections budget (if outside A/E fees)								\$ -		
55	Asbestos inspection								\$ -		
56	Asbestos Design								\$ -		
57	Asbestos Abatement								\$ -		
58	Demolition Design Services (if outside A/E fees)								\$ -		
59	Air Monitoring Costs								\$ -		
60	Furniture Fixture Equipment (Budget)	\$ 295,000.00							\$ (295,000.00)		
61	Technology design (if outside A/E fees)								\$ -		
62	Specialty Contract								\$ -		
63	Test & Balance HVAC	\$ 2,500.00							\$ (2,500.00)		
64	System Commissioning (PM&E)								\$ -		
65	System Commissioning (Building Envelope)								\$ -		
66	Technology Equipment (Budget)	\$ 175,000.00							\$ (175,000.00)		
67	Moving Costs (Budget)								\$ -		
68	Playground and Extra Site Work								\$ -		
69	Maintenance Allowance								\$ -		
70	Office Equipment								\$ -		
71	Signage & Graphics								\$ -		
72	Custodial Equipment								\$ -		
73	Security System								\$ -		
74	Access Control Integration								\$ -		
75	Other: Design Fees								\$ -		
76	Total Owner Expenses Not Included in GMP (Lines 35-65)	\$ 795,513.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (793,013.61)		
77											
78	III. Total Project Costs (Line 34 + 66)	\$ 3,445,707.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,000.00	\$ (3,033,207.98)		

Executive Summary

Here follows our understanding of the project scope. The project budget and quantities are captured in our attached Estimate. Please notify Harper if you feel we have made any errors or omissions which need to be addressed prior to the next budget or GMP pricing round. We look forward to working with the project team as the project documents evolve to avoid unanticipated cost fluctuations.

Clarifications and Qualifications

The intent of the following Clarifications and Qualifications is to provide an expedient summary of the major scopes of work and assumptions associated with the proposed project for estimating purposes.

BUDGET DOCUMENTS

- Owner provided Narrative
- Owner provided SD layout drawing
- Harper created site layout sketch

The following is a budget breakout of the construction of an 6,464 sf wood framed building for the family resource center. The building is broken out into three parts, the warehouse, the store, and the office areas. The warehouse is an open structure with exposed wood joists and wood decking. The store has an ACT system with wood roof joists and wood deck on TPO roofing. The office area has wood prefab trusses @ 24" OC, ACT, SSMR, Wood decking with associated site work.

DIVISION 1 – GENERAL CONDITIONS

Harper supervisory personnel including Senior Project Manager, Project Manager, Field Superintendent, and allocated costs for Safety Director and General Superintendent

QC & Testing

Geotechnical Investigation, Materials Testing & Special Inspections, Hazardous Material testing, and monitoring shall be provided by the owner

Temporary Facilities & Construction

- Portable toilets

- Jobsite office
- Temporary fencing

Schedule

The project schedule reflects a 9 month duration for sitework and building construction.

DIVISION 2 – EXISTING CONDITIONS

Site Demolition

Existing site is a 2-tier asphalt parking lot. Asphalt covering in the Northwest quadrant to be removed. Asphalt covering in Northeast quadrant to be removed. Southeast quadrant to have parking spaces remain but driving lane to be cut and removed to allow for new HD asphalt paving. No building demolition is included in this proposal.

DIVISION 3 – CONCRETE

No structural drawings were available at the time of this budget. Information provided is based upon Harper's construction knowledge and assumptions made at the time of this proposal.

Office section to have a 4" Slab on Grade over 15 mil vapor barrier, over 4" stone base, over compacted structural soils. Concrete additives are excluded. Soils to receive termite treatment prior to slab placement.

There is a masonry wall separating the office section from the store and warehouse section. The slab under the masonry wall to have a thickened slab. Harper assumes the thickened slab to be approximately 2' wide and 8" deep. No additional reinforcement is included.

Store section to have a 4" Slab on grade over 15 mil vapor barrier, over 4" stone base, over compacted structural soils. Concrete additives are excluded. Soils to receive termite treatment prior to slab placement

Plans indicate an additional masonry wall separating the store from the warehouse section. The slab under the masonry wall to have a thickened slab. Harper assumed those dimensions of the thickened slab to be 2' wide and 8" deep. No additional reinforcement is included.

Warehouse to have a 6" slab on grade over 15 mil vapor barrier, over 4" stone base, over compacted structural soils. Concrete additives are excluded. Soils to receive termite treatment prior to slab placement. Additionally, warehouse section to have a 4' dock condition. Dock wall to be a cast-in-place wall 4' tall. Dock condition is to be 4' below finished floor grade of the building. Two cast-in-place retaining walls on the north and south side of the dock wall. Cast-in-place retaining walls to be 8" thick.

Exterior concrete flatwork covered in division 32

DIVISION 4 – MASONRY

There are two masonry walls indicated through the plans and narrative. Masonry wall “A” is a full height load bearing wall to deck. Masonry wall “B” is a full height load bearing wall to deck. Masonry wall “B” will be constructed with the intent to install two 8’x10’ openings to a future expansion. Both walls assumed to be 8” CMU wall assembly walls with #5 rebar reinforcement. Masonry walls to be installed on top of thickened slab.

DIVISION 5 – STEEL

Steel lintels provided for all openings in masonry walls. Lintels installed in Masonry wall “B” at future openings included. Steel bollards as indicated on the drawings are included in this estimate. Interior bollards have been excluded. Dock angle provided for the dock condition.

DIVISION 6 – CARPENTRY

Base bid includes a wood framed structure. Exterior walls to be 2x6 framed wall. “Office” section to have walls at 12’ high, and interior ceiling heights of 10’ AFF. “Store” section to have exposed, painted roof structure and deck. “Warehouse” section to have exposed, painted roof structure and deck. Exterior walls are sheathed in 5/8” plywood

Roof framing over “Office” section to be prefabricated wood framed trusses at 24” OC to create an 8/12 dual slope condition. Trusses are assumed be 2x4. Roof framing over “Store” and “Warehouse” sections to be 2x12 roof joists at 12” OC to allow for a single slope TPO roof. Spacing and sizing of joists and trusses may change upon evaluation by a structural engineer. Roof decking over the entire project is 5/8” CDX plywood.

Interior wood framed walls are 2x4x12 @ 16” OC

Blocking for roof canopies, windows, doors, and toilet accessories are provided in this proposal. Additional blocking may be required to mount owner’s equipment.

Arch Woodwork/Cabinetry included for restroom vanities and conference room sink. Countertops assumed to be plastic laminate.

NOTE

Lumber prices are volatile and prices may swing drastically.

DIVISION 7 – MOISTURE PROTECTION

Water/Dampproofing

Included in this budget is a fluid applied air barrier to the exterior wall building sheathing. Waterproofing membrane applied to CMU foundations below grade. Office roof cladding to have waterproof membrane under Standing Seam Metal Roof. Store and warehouse sections to have a TPO membrane roof with a peel and stick leak barrier.

Thermal protection

Standing Seam Metal Roof sections to have snow guards installed. Insulation under Standing Seam Metal Roof to be R36 batt insulation installed at top chord of truss as per the drawings (note: plan sections differ from Narrative). TPO roof systems to have Rigid R36 installed as part of the TPO system. 2" Rigid insulation to be installed under slab at perimeter of the building. Exterior walls to receive 1-1/2" rigid insulation and R21 Rockwool insulation. Interior walls to have sound batt insulation only.

Metal panels

Exterior cladding of building to be a 24 ga., exposed fastener, metal panel. No basis of design has been provided. As such the materials for the metal siding should be considered an allowance until selections have been made. Roof over the office section to be a Standing Seam Metal Roof (SSMR). No basis of design has been provided and materials should be considered an allowance until selections have been made. Solatube skylights, locations as shown on the drawings, have been included in the roof system budgeted.

Membrane Roofing

Roof over store and warehouse to be a single slope 80 mil TPO membrane roof system. Membrane system to have one roof access hatch. Solatube skylights, locations as shown on the drawings, have been included in the roof system budgeted.

DIVISION 8 – DOORS & WINDOWS

Exterior Doors

Exterior doors to the building to be hollow metal doors with half lite kit. Access to the mechanical attic space is included as a door from the TPO roof.

Interior Doors

Interior doors to be wood door and wood frame.

Door Hardware

A door hardware allowance of \$22,000. An allowance of \$50,000 has been included for Access Control.

Specialty Doors

One 8x10 Commercial automatic insulated overhead door has been included in this budget.

Windows & Glass

All exterior half lite doors to have “School guard” glass 3’x33”. Main entrance to have Special Lite FRP with ½” lite School Guard with continuous hinges.

DIVISION 9 – FINISHES

Interior drywall

Interior drywall to be completed to 6” above ceiling height at ACT system. At shaft wall and drywall ceilings, interior drywall to be at ceiling height.

Interior ceilings

Armstrong ACT in the “Office” section as per the Narrative. Shaft wall fire rated ceilings in the corridor as per the Narrative. Warehouse and Store sections to have exposed, painted roof structure.

Floor Coverings

A flooring allowance has been provided in the narrative for LVT & Carpet. Tile flooring is included for the shower. Until final sections are made, materials should be considered an allowance.

Sealed concrete in “Warehouse/Store” section.

Paint

All interior walls to receive paint.

DIVISION 10 – SPECIALTIES

Identification Devices

A signage allowance is provided in the budget to allow for both internal and external signage.

Toilet accessories

Included in this estimate are toilet accessories. Harper assumed standard commercial grade accessories. This number should be considered an allowance until final selections and quantities are made.

Dock Equipment

Dock Bumpers. No other Dock equipment is provided in this budget

Exterior Canopy

An exterior canopy or covered walkway over the east side of the building, extending over the loading dock. Harper assumes canopy structure to be a prefabricated canopy and attached to the building. Until final selections and structural drawings are complete, this number should be considered an Allowance.

DIVISION 22 – PLUMBING

Harper assumes standard commercial grade plumbing fixtures and accessories. Sewer line under slab to be 4” PVC. Domestic water service to be 1” metered service. Domestic water lines to be copper lines run above ceiling. Vent lines to be 2” PVC and to be run vertically with minimal horizontal runs. Laundry vent assumed to penetrate east side of building and exhaust onto sidewalk.

A water heater has been budgeted but should be considered an allowance until size and type have been selected. All appliances / owner equipment assumed to be electric. Gas piping for HVAC package unit only. Gas piping to be run over top of TPO roof system.

Note

Majority of plumbing vents assumed to penetrate low SSMR section on east side of the building. No horizontal vent runs were budgeted. Plumbing vent for custodial room to penetrate TPO roof behind parapet wall.

DIVISION 23 – HVAC

Harper has included an HVAC budget to meet the requirements for an office environment and a conditioned warehouse space. Equipment size and duct work layout to be determined by a mechanical engineer.

Per Narrative, HVAC units to be placed on roof top over TPO roof system above “warehouse/store” sections. Split units to have a separate mechanical room in attic space over “Office” section. Mechanical room access to be via exterior door from the TPO Roof area. Mechanical room to be insulated.

DIVISION 26 – ELECTRICAL

Harper assumes electrical service to be provided within 50’ of building. New 400 AMP service directed to two 200 AMP panels, one servicing the “Office” section and the other servicing the “Store/Warehouse” section.

New LED lay in light fixtures for ACT system throughout “Office” section and New LED strip lights to for “Store/Warehouse” section. Harper assumes 120 volt electrical distribution throughout the building. Harper assumes six (6) LED wall packs for additional exterior lighting. A separate \$5,000 allowance for exterior lighting is included in the budget per the Narrative.

Electrical distribution includes outlets and data boxes throughout of the “Office” section. GFCI outlets provided at wet areas such as the conference room sink and breakroom sink.

DIVISION 27 – COMMUNICATIONS

Per Narrative, a Communications Allowance of \$40,000 has been included in this proposal. Additionally, an allowance for security and video surveillance of \$10,000 has been included. Fire alarm by MSS has been estimated at 18,000.

DIVISION 31 - SITEWORK

*****Note*****

This site work budget should be considered an allowance until a Geotech report and civil drawings have been completed.

SITE DEMOLITION

Site is a two-tier parking lot. The building will be situated on the northwest quadrant of the parking lot. Asphalt pavement to be removed from the northwest and northeast quadrant. Asphalt demo of the southeast quadrant a strip of the existing asphalt to be removed to the entrance of the existing parking lot. Existing curb and gutter along the southeastern quadrant to remain in place.

ROUGH GRADING

Top tier of the asphalt parking lot sits approximately 4’ above the lower tier. Elevations to be graded to match. Site retaining walls may be required to maintain the new elevations. The north east quadrant has a detention pond in the median of the driveway loop. No grading plans were provided, and it has been assumed the detention pond will have a maximum depth of 5’ below grade.

No work in the Southwest quadrant.

DIVISION 32 - SITE UTILITIES

Stormwater Utilities

Three drop inlets are included in this proposal and are installed at the rear (west side) of the building. No storm water calculations have been completed and Harper has assumed an 8” HDPE stormwater pipe will be sufficient to collect the water from the rear gutters and rear run off.

Stormwater is anticipated to run in a southern direction, then loop at the southernmost point of the building and connect to the detention pond through an underground 12” HDPE pipe via junction box.

The Gutter system at the east side of the office section of the building will connect to the underground stormwater system through an 8” HDPE pipe.

The storm water detention pond shall have an outlet structure. No storm water calculations have been completed and the existing stormwater system is unknown. An allowance for stormwater outlets has been included in this proposal.

Domestic Utilities

Harper assumes the building will require a 2” domestic water supply. Narrative indicates the water service. Water meter is assumed to be installed at the rear of the building.

Sewer Utilities

Existing sewer line is approximately 250 lf from the building. Sewer line is assumed to go from the south end of the building, extend an additional 10 lf in order to avoid going under the detention pond. Exact location for the sewer line TBD based on the connection point with the existing sewer line and detention pond size.

As a note, several traffic rated cleanouts will need to be installed along the 250 LF to the existing sewer line and three have been included in this proposal. Conditions may require additional cleanouts as determined by an engineer.

HD Asphalt paving

All replacement paving will be HD pavement as indicated on the narrative to account for the delivery trucks. No light duty pavement has been included in this proposal.

18” Curb and gutter along the edge of pavement at the detention pond has been included.

Concrete sidewalks

Sidewalks along the east and south side of the buildings have been included.

ADDITIONAL EXCLUSIONS

- Solid surface windowsills
- Chair railing & crown molding
- Fire Suppression System
- Site fencing and fencing around detention pond
- Site retaining walls
- Automatic flush valves
- Floor Outlets

- 240 or 480 volt outlets

Allowance Log

1. Door Hardware Allowance - \$22,000
2. Access Control Allowance - \$50,000
3. Appliances - \$25,000
4. Furnishings, Equipment, Technology, & Interior Signage - \$95,000
5. Window Treatments / Blinds - \$5,000
6. HVAC Controls - \$25,000
7. Site Lighting - \$5,000
8. Communications / PA System - \$40,000
9. Security / Video Surveillance - \$10,000
10. Carpet Floor Coverings - \$30/SY
11. LVT Floor Coverings - \$20/SY

Alternate Log

- **Alternate 1:** Add exterior masonry walls in lieu of 2x6 wood framing. Deduct approximal 370 lf of 2x6 wood framed exterior walls. Add approximately 370 lf of 8" CMU exterior load bearing walls. ADD: \$85,000
- **Alternate 2:** Add 2500 Warehouse Expansion. Base Bid includes 8" Masonry Walls, temperature-controlled warehouse space, metal wall panels, R21 Rockwool insulation, TPO roof, Steel joists and deck, LED light fixtures, 8 warehouse outlets. Excludes any plumbing and fire protection. ADD \$335,000. ***Note to span the estimated 36' expansion, Harper recommends a steel roof structure.

UTILITY PROVIDER DISCLAIMER

The Harper Corporation includes only the coordination and monitoring of utility services with the different providers of electricity, telephone, cable, natural gas, sanitary sewer, domestic water, fire lines and storm drainage. We cannot predict or guarantee the costs that the utility companies may charge for providing these services. Nor can we predict or guarantee that the utility provider will meet the schedule to deliver the service to the site.

This disclaimer includes existing services that need to be discontinued, relocated, or upgraded as well as new services that may be required.

In many cases the utility provider will require design information and usage contracts to be signed by the end user before they will commit to provide service or begin pre-planning for construction of the new infrastructure. In many cases, there is an unspecified cost for the design and construction of these services.

DETAILED COST: 00 70 00 Conditions of the Contract

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Project Manager	7.80	wk	\$2,820.00	\$21,996	\$3.40
General Superintendent	44.00	wk	\$126.90	\$5,584	\$0.86
Permanent Power	3.00	mo	\$5,000.00	\$15,012	\$2.32
Water Charges	10.00	mo	\$250.00	\$2,500	\$0.39
Temporary Toilets	30.00	mo	\$259.20	\$7,776	\$1.20
Dumpster - General Debris	10.00	mo	\$1,080.00	\$10,800	\$1.67
Warehouse Deliveries	44.00	wk	\$105.75	\$4,653	\$0.72
Project Signs 8x8	1.00	ea	\$751.50	\$752	\$0.12
Branded Site Entry	1.00	ls	\$1,500.00	\$1,500	\$0.23
Documents Reproduction	1.00	ls	\$500.00	\$500	\$0.08
Closeout Documents	1.00	ls	\$500.00	\$500	\$0.08
Superintendent - Level 4	44.00	wk	\$2,256.00	\$99,264	\$15.36
wkly Cleaning	44.00	wk	\$222.30	\$9,781	\$1.51
Office Supply & Equip -GC	10.00	mo	\$54.00	\$540	\$0.08
Project Commencement	1.00	ls	\$15.00	\$15	\$0.00
Final Cleaning	6,464.00	sf	\$0.45	\$2,909	\$0.45
Project Engineer	5.20	wk	\$1,410.00	\$7,332	\$1.13
Pickup F250	10.00	mo	\$750.00	\$7,500	\$1.16
Small Tools	10.00	mo	\$162.00	\$1,620	\$0.25
Fuels - Gas	44.00	wk	\$297.00	\$13,068	\$2.02
Safety Officer	44.00	wk	\$100.11	\$4,405	\$0.68
Safety Requirements	10.00	mo	\$211.50	\$2,115	\$0.33
First Aid Kits & Safety Supplies	10.00	mo	\$0.00	\$0	\$0.00
Corporate VP	44.00	wk	\$133.95	\$5,894	\$0.91
Ice & Cups	44.00	wk	\$27.00	\$1,188	\$0.18
Builders Risk	10.00	mo	\$0.00	\$0	\$0.00
Technology	2,600.00	hr	\$1.70	\$4,420	\$0.68

TOTAL 00 70 00 Conditions of the Contract				\$231,622	\$35.83
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Labor Burden				\$46,745.74	\$7.23
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Total: \$278,367

Masterformat 2004 Level 2	Cost	Cost / Area
03 30 00 Cast-in-Place Concrete	\$84,118.87	\$13.01
04 20 00 Unit Masonry	\$44,129.16	\$6.83
05 10 00 Structural Metal Framing	\$15,705.62	\$2.43
06 10 00 Rough Carpentry	\$196,989.93	\$30.47
06 20 00 Finish Carpentry	\$13,125.00	\$2.03
07 10 00 Dampproofing and Waterproofing	\$26,617.50	\$4.12
07 20 00 Thermal Protection	\$100,126.14	\$15.49
07 40 00 Roofing and Siding Panels	\$366,970.00	\$56.77
07 50 00 Membrane Roofing	\$88,160.00	\$13.64
08 10 00 Doors and Frames	\$58,738.00	\$9.09
08 30 00 Specialty Doors and Frames	\$5,000.00	\$0.77
08 40 00 Entrances, Storefronts, and Curtain Walls	\$20,972.00	\$3.24
08 70 00 Hardware	\$50,000.00	\$7.74
09 20 00 Plaster and Gypsum Board	\$75,064.65	\$11.61
09 60 00 Flooring	\$12,120.77	\$1.88
09 90 00 Painting and Coating	\$21,089.25	\$3.26
10 20 00 Interior Specialties	\$11,115.41	\$1.72
10 70 00 Exterior Specialties	\$46,149.02	\$7.14
11 10 00 Vehicle and Pedestrian Equipment	\$409.41	\$0.06
11 20 00 Commercial Equipment	\$25,000.00	\$3.87
11 50 00 Educational and Scientific Equipment	\$95,000.00	\$14.70
12 20 00 Window Treatments	\$5,000.00	\$0.77
21 10 00 Water-Based Fire-Suppression Systems	\$0.00	\$0.00
22 00 00 Plumbing	\$51,750.00	\$8.01
23 00 00 HVAC	\$149,432.00	\$23.12
26 00 00 Electrical	\$129,624.00	\$20.05
27 20 00 Data Communications	\$68,000.00	\$10.52
31 10 00 Site Clearing	\$33,033.04	\$5.11
31 20 00 Earth Moving	\$110,850.00	\$17.15
32 10 00 Bases, Ballasts, and Paving	\$97,545.22	\$15.09
32 90 00 Planting	\$25,000.00	\$3.87
33 10 00 Water Utilities	\$3,000.00	\$0.46
33 30 00 Sanitary Sewerage	\$8,878.22	\$1.37
33 40 00 Stormwater Utilities	\$33,238.41	\$5.14

DETAILED COST: 03 30 00 Cast-in-Place Concrete

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Place SOG (4000 psi)	6,616.00	sf	\$9.00	\$59,544	\$9.21
CIP Walls	60.00	lf	\$158.33	\$9,500	\$1.47
Thickened Slab	5.30	cy	\$550.00	\$2,913	\$0.45
Stone Base @ SOG	22.46	cy	\$38.00	\$854	\$0.13
WWF Reinforcement (included)	6,464.00	sf	\$0.00	\$0	\$0.00
15 mil Vapor Barrier	6,616.58	sf	\$0.50	\$3,308	\$0.51
Termite Protection	6,616.58	sf	\$0.38	\$2,500	\$0.39
Loading Dock CIP Wall Condition	3.50	cy	\$1,571.43	\$5,500	\$0.85

DETAILED COST: 03 30 00 Cast-in-Place Concrete [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
SOG takeoff	89.85	cy	\$0.00	\$0	\$0.00
TOTAL 03 30 00 Cast-in-Place Concrete				\$84,119	\$13.01

DETAILED COST: 04 20 00 Unit Masonry

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
8" CMU Foundation (367 lf x 3')	1,101.00	sf	\$18.00	\$19,818	\$3.07
CMU Wall 8" (110 lf x 12)	1,320.00	sf	\$18.00	\$23,760	\$3.68
Masonry Rebar # 5	0.63	tn	\$874.80	\$551	\$0.09
TOTAL 04 20 00 Unit Masonry				\$44,129	\$6.83

DETAILED COST: 05 10 00 Structural Metal Framing

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Angle Iron @ Dock	20.00	lf	\$85.00	\$1,700	\$0.26
Bollards	7.00	ea	\$1,200.00	\$8,400	\$1.30
Roof Ladder	1.00	ea	\$5.62	\$6	\$0.00
Steel Lintels	70.00	lf	\$80.00	\$5,600	\$0.87
TOTAL 05 10 00 Structural Metal Framing				\$15,706	\$2.43

DETAILED COST: 06 10 00 Rough Carpentry

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
4' Parapet framing	154.00	lf	\$25.00	\$3,850	\$0.60
Roof Joist 25'6" @ 12" OC	104.00	ea	\$235.00	\$24,440	\$3.78
Roof Trusses @ 24" OC (70 ea)	3,815.00	sf	\$8.32	\$31,741	\$4.91
5/8" PT Exterior Sheathing	6,965.00	sf	\$4.97	\$34,616	\$5.36
5/8" PT Roof Decking - Office	3,815.00	sf	\$4.97	\$18,961	\$2.93
5/8" PT Roof Decking - Warehouse	2,560.00	sf	\$4.97	\$12,723	\$1.97
2x6 Exterior Wall - High elevations 8/12 roof pitch	122.00	lf	\$80.00	\$9,760	\$1.51
2x6 Exterior Wall Framing	367.85	lf	\$80.00	\$29,428	\$4.55
2x4 Interior Wood Framed Wall Assembly @ 16" O.C.	480.33	lf	\$50.00	\$24,016	\$3.72
Door Blocking 2x4	500.00	lf	\$3.00	\$1,500	\$0.23
Roof Blocking 2x4	360.00	lf	\$3.00	\$1,080	\$0.17
Wall Blocking 2x4	1,225.00	lf	\$3.00	\$3,675	\$0.57
Window Blocking 2x4	220.00	lf	\$3.00	\$660	\$0.10
Canopy Blocking	180.00	ea	\$3.00	\$540	\$0.08

DETAILED COST: 06 10 00 Rough Carpentry [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
TOTAL 06 10 00 Rough Carpentry				\$196,990	\$30.47

DETAILED COST: 06 20 00 Finish Carpentry

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Furnish & Install lower cabinets with PL counter tops	45.00	lf	\$225.00	\$10,125	\$1.57
Furnish & Install upper cabinets	15.00	lf	\$200.00	\$3,000	\$0.46
TOTAL 06 20 00 Finish Carpentry				\$13,125	\$2.03

DETAILED COST: 07 10 00 Dampproofing and Waterproofing

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Fluid Applied Air Barrier & Waterproofing below grade	6,965.00	sf	\$3.00	\$20,895	\$3.23
Metal Roof Underlayment with Ice & Water shield	3,815.00	sf	\$1.50	\$5,723	\$0.89
TOTAL 07 10 00 Dampproofing and Waterproofing				\$26,618	\$4.12

DETAILED COST: 07 20 00 Thermal Protection

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Rigid under slab	1,600.00	sf	\$5.00	\$8,000	\$1.24
R-21 Rockwool Insulation - Exterior Walls	6,965.00	sf	\$3.16	\$22,009	\$3.40
Rigid Insulation 1 -1/2" Exterior Wall	6,965.00	sf	\$5.00	\$34,825	\$5.39
R36 Batt Insultion @ base of roof truss	4,200.00	sf	\$4.00	\$16,800	\$2.60
Sound Batt Insulation	5,763.94	sf	\$1.56	\$8,992	\$1.39
Fire Proofing Allowance	1.00	ls	\$7,500.00	\$7,500	\$1.16
Snow guard Allowance	1.00	ls	\$2,000.00	\$2,000	\$0.31
TOTAL 07 20 00 Thermal Protection				\$100,126	\$15.49

DETAILED COST: 07 40 00 Roofing and Siding Panels

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Coping Cap	154.00	lf	\$10.00	\$1,540	\$0.24
Downspouts	5.00	ea	\$100.00	\$500	\$0.08
Gutters	200.00	lf	\$10.00	\$2,000	\$0.31
Metal Roofing	4,685.00	sf	\$18.00	\$84,330	\$13.05

DETAILED COST: 07 40 00 Roofing and Siding Panels [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Wall Panels with drainage matt	6,965.00	sf	\$40.00	\$278,600	\$43.10
TOTAL 07 40 00 Roofing and Siding Panels				\$366,970	\$56.77

DETAILED COST: 07 50 00 Membrane Roofing

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Solatube Skylights	20.00	ea	\$3,000.00	\$60,000	\$9.28
TPO Roof with R36 Rigid and parapet coverage	2,560.00	sf	\$11.00	\$28,160	\$4.36
TOTAL 07 50 00 Membrane Roofing				\$88,160	\$13.64

DETAILED COST: 08 10 00 Doors and Frames

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Exterior 6/0 Door & Frame	3.00	ea	\$2,160.00	\$6,480	\$1.00
3/0 Interior Wood Doors & Frames	17.00	ea	\$864.00	\$14,688	\$2.27
Interior 6/0 Doors	5.00	ea	\$1,620.00	\$8,100	\$1.25
Door Installation	26.00	ea	\$225.00	\$5,850	\$0.91
Roof Door per Narrative	1.00	ea	\$1,620.00	\$1,620	\$0.25
Hardware Allowance	1.00	ea	\$22,000.00	\$22,000	\$3.40
TOTAL 08 10 00 Doors and Frames				\$58,738	\$9.09

DETAILED COST: 08 30 00 Specialty Doors and Frames

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Aluminum Automatic Overhead Door	1.00	ea	\$5,000.00	\$5,000	\$0.77
TOTAL 08 30 00 Specialty Doors and Frames				\$5,000	\$0.77

DETAILED COST: 08 40 00 Entrances, Storefronts, and Curtain Walls

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Exterior Windows w/ sliders and School Guard Glass	136.00	sf	\$52.00	\$7,072	\$1.09
Interior Storefront	80.00	sf	\$35.00	\$2,800	\$0.43
School Guard Glass in Doors	6.00	ea	\$1,850.00	\$11,100	\$1.72
TOTAL 08 40 00 Entrances, Storefronts, and Curtain Walls				\$20,972	\$3.24

DETAILED COST: 08 70 00 Hardware

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Access Control Allowance	1.00	ea	\$50,000.00	\$50,000	\$7.74
TOTAL 08 70 00 Hardware				\$50,000	\$7.74

DETAILED COST: 09 20 00 Plaster and Gypsum Board

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
5/8" Drywall	15,942.06	sf	\$2.50	\$39,855	\$6.17
Attick Smoke Partition	1,500.00	sf	\$3.50	\$5,250	\$0.81
Shaftwall Assembly	978.28	sf	\$8.00	\$7,826	\$1.21
ACT	4,918.49	sf	\$4.50	\$22,133	\$3.42
TOTAL 09 20 00 Plaster and Gypsum Board				\$75,065	\$11.61

DETAILED COST: 09 60 00 Flooring

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Carpet Allowance per Narrative	212.03	sy	\$30.00	\$6,361	\$0.98
LVT Allowance per Narrative	180.00	sy	\$20.00	\$3,600	\$0.56
Tile Floor & Wall	144.00	sf	\$15.00	\$2,160	\$0.33
TOTAL 09 60 00 Flooring				\$12,121	\$1.88

DETAILED COST: 09 90 00 Painting and Coating

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Paint Exposed Deck in Warehouse	1,200.00	sf	\$0.00	\$0	\$0.00
Paint Exposed Trusses in Warehouse	1,200.00	sf	\$0.00	\$0	\$0.00
Painting	15,942.06	sf	\$1.00	\$15,942	\$2.47
Sealed Concrete	2,573.59	sf	\$2.00	\$5,147	\$0.80
TOTAL 09 90 00 Painting and Coating				\$21,089	\$3.26

DETAILED COST: 10 20 00 Interior Specialties

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Baby changing station	1.00	ea	\$364.00	\$364	\$0.06
Bath Mirror Large	5.00	ea	\$203.76	\$1,019	\$0.16
Bath Tissue Dispenser Single	7.00	ea	\$67.29	\$471	\$0.07

DETAILED COST: 10 20 00 Interior Specialties [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Grab Bars	1.00	ea	\$117.80	\$118	\$0.02
Sanitary Napkin Dispenser	3.00	ea	\$449.41	\$1,348	\$0.21
Soap Dispensers	5.00	ea	\$87.77	\$439	\$0.07
Toilet Partition	6.00	ea	\$1,172.00	\$7,032	\$1.09
Towel Dispensers	3.00	ea	\$108.23	\$325	\$0.05
TOTAL 10 20 00 Interior Specialties				\$11,115	\$1.72

DETAILED COST: 10 70 00 Exterior Specialties

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Entrance Canopies	1,318.54	sf	\$35.00	\$46,149	\$7.14
TOTAL 10 70 00 Exterior Specialties				\$46,149	\$7.14

DETAILED COST: 11 10 00 Vehicle and Pedestrian Equipment

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Rubber Dock Bumper	4.00	ea	\$102.35	\$409	\$0.06
TOTAL 11 10 00 Vehicle and Pedestrian Equipment				\$409	\$0.06

DETAILED COST: 11 20 00 Commercial Equipment

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Appliance / Equipment Allowance	1.00	ea	\$25,000.00	\$25,000	\$3.87
TOTAL 11 20 00 Commercial Equipment				\$25,000	\$3.87

DETAILED COST: 11 50 00 Educational and Scientific Equipment

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
FFE Allowance	1.00	ea	\$95,000.00	\$95,000	\$14.70
TOTAL 11 50 00 Educational and Scientific Equipment				\$95,000	\$14.70

DETAILED COST: 12 20 00 Window Treatments

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
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DETAILED COST: 12 20 00 Window Treatments [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Window Treatment / Blinds Allowance	1.00	sf	\$5,000.00	\$5,000	\$0.77
TOTAL 12 20 00 Window Treatments				\$5,000	\$0.77

DETAILED COST: 21 10 00 Water-Based Fire-Suppression Systems

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Fire Suppression System (EXCLUDED)	1.00	sf	\$0.00	\$0	\$0.00
TOTAL 21 10 00 Water-Based Fire-Suppression Systems				\$0	\$0.00

DETAILED COST: 22 00 00 Plumbing

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
4" Sewer Line & 2" Vents	300.00	lf	\$18.00	\$5,400	\$0.84
ADA shower	1.00	ea	\$12,000.00	\$12,000	\$1.86
Hot/Cold Lines	225.00	lf	\$22.00	\$4,950	\$0.77
Jantitor Sink & faucet	1.00	ea	\$2,500.00	\$2,500	\$0.39
Sewer & Vent lines	315.00	sf	\$20.00	\$6,300	\$0.97
Sinks & faucet	8.00	ea	\$950.00	\$7,600	\$1.18
Toilets	7.00	ea	\$1,000.00	\$7,000	\$1.08
Water Cooler	1.00	ea	\$3,500.00	\$3,500	\$0.54
Water heater	1.00	ea	\$2,500.00	\$2,500	\$0.39
TOTAL 22 00 00 Plumbing				\$51,750	\$8.01

DETAILED COST: 23 00 00 HVAC

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
HVAC System	6,464.00	sf	\$19.25	\$124,432	\$19.25
Gas Package Unit (XX Tons)	0.00	ea	\$4,000.00	\$0	\$0.00
Heat Pump Unit (2 Tons)	0.00	ea	\$3,000.00	\$0	\$0.00
Heat Pump Unit (1.5 Tons)	0.00	ea	\$2,000.00	\$0	\$0.00
Exhaust Fans	0.00	ea	\$0.00	\$0	\$0.00
HVAC Controls Allowance	1.00	ls	\$25,000.00	\$25,000	\$3.87
HVAC Office	3,500.00	sf	\$0.00	\$0	\$0.00
HVAC Warehouse / Store	3,000.00	sf	\$0.00	\$0	\$0.00
TOTAL 23 00 00 HVAC				\$149,432	\$23.12

DETAILED COST: 26 00 00 Electrical

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Electrical Distribution	6,464.00	sf	\$9.75	\$63,024	\$9.75
LED Wall Packs	6.00	ea	\$1,050.00	\$6,300	\$0.97
400 AMP electrical service & two 200 Amp panels	1.00	ls	\$9,550.00	\$9,550	\$1.48
New LED lightfixtures	6,464.00	sf	\$6.19	\$40,000	\$6.19
50' Transformer Line	50.00	lf	\$115.00	\$5,750	\$0.89
Site Lighting Allowance	1.00	ls	\$5,000.00	\$5,000	\$0.77
TOTAL 26 00 00 Electrical				\$129,624	\$20.05

DETAILED COST: 27 20 00 Data Communications

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Communications Allowance	1.00	ls	\$40,000.00	\$40,000	\$6.19
Fire Alarm System (by MSS)	1.00	ls	\$18,000.00	\$18,000	\$2.78
Security / Video Surveillance Allowance	6,464.00	ls	\$1.55	\$10,000	\$1.55
TOTAL 27 20 00 Data Communications				\$68,000	\$10.52

DETAILED COST: 31 10 00 Site Clearing

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Construction Entrance	1.00	ea	\$2,500.00	\$2,500	\$0.39
Demo Asphalt	3,894.33	sy	\$7.25	\$28,234	\$4.37
Silt Fence	656.89	lf	\$3.50	\$2,299	\$0.36
TOTAL 31 10 00 Site Clearing				\$33,033	\$5.11

DETAILED COST: 31 20 00 Earth Moving

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Site Import	3,695.00	cy	\$30.00	\$110,850	\$17.15
TOTAL 31 20 00 Earth Moving				\$110,850	\$17.15

DETAILED COST: 32 10 00 Bases, Ballasts, and Paving

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
City Required Concrete Sidewalks	1,600.00	sf	\$6.00	\$9,600	\$1.49
Concrete Curb	230.00	lf	\$25.00	\$5,750	\$0.89

DETAILED COST: 32 10 00 Bases, Ballasts, and Paving [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Concrete Sidewalks around building	850.00	sf	\$6.00	\$5,100	\$0.79
Heavy Duty Pavement	2,202.72	sy	\$35.00	\$77,095	\$11.93
TOTAL 32 10 00 Bases, Ballasts, and Paving				\$97,545	\$15.09

DETAILED COST: 32 90 00 Planting

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Landscaping & Irrigation Harper Allowance	1.00	ls	\$25,000.00	\$25,000	\$3.87
TOTAL 32 90 00 Planting				\$25,000	\$3.87

DETAILED COST: 33 10 00 Water Utilities

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Copper Pipe 2"	50.00	lf	\$60.00	\$3,000	\$0.46
TOTAL 33 10 00 Water Utilities				\$3,000	\$0.46

DETAILED COST: 33 30 00 Sanitary Sewerage

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Connect to Sewer Line	1.00	ea	\$3,000.00	\$3,000	\$0.46
PVC Sewer 4" DIP	90.51	lf	\$55.00	\$4,978	\$0.77
Traffic Rated Cleanouts	3.00	ea	\$300.00	\$900	\$0.14
TOTAL 33 30 00 Sanitary Sewerage				\$8,878	\$1.37

DETAILED COST: 33 40 00 Stormwater Utilities

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST	COST / AREA
Detention Pond Excavation	260.00	cy	\$48.08	\$12,500	\$1.93
Drop Inlets @ Rear of Building	3.00	ea	\$2,200.00	\$6,600	\$1.02
HDPE 12	93.99	lf	\$35.00	\$3,290	\$0.51
HDPE 8	194.95	lf	\$30.00	\$5,849	\$0.90
Pond Outlet Structures	1.00	ls	\$5,000.00	\$5,000	\$0.77
TOTAL 33 40 00 Stormwater Utilities				\$33,238	\$5.14