



Buncombe County
East Asheville Library
Construction Document Estimate
Asheville, North Carolina

Contact: TJ Hollars
Date: 11/7/2019
Total SF: 13,906

WORK TRADE DESCRIPTION:		TOTAL:	COST PER SF:	% OF TOTAL:
1	BUILDING DEMOLITION/ABATEMENT	\$ 92,240	\$ 6.63	2%
2	SITE DEVELOPMENT	\$ 920,475	\$ 66.19	15%
3	LANDSCAPING	\$ 72,588	\$ 5.22	1%
4	CONCRETE	\$ 269,794	\$ 19.40	5%
5	MASONRY	\$ 149,827	\$ 10.77	3%
6	STRUCTURAL STEEL	\$ 466,519	\$ 33.55	8%
7	ROUGH CARPENTRY	\$ -	\$ -	0%
8	GENERAL REQUIREMENTS	\$ 88,113	\$ 6.34	1%
9	HOISTING, CRANE, RIGGING & EQUIPMENT	\$ -	\$ -	0%
10	FINISH CARPENTRY, MILLWORK, & CASEWORK	\$ 249,782	\$ 17.96	4%
11	SIDING	\$ 138,989	\$ 9.99	2%
12	ROOFING	\$ 254,953	\$ 18.33	4%
13	CAULKING, WATERPROOFING, FIRESTOPPING	\$ 88,305	\$ 6.35	1%
14	DOORS, FRAMES, & HARDWARE	\$ 44,057	\$ 3.17	1%
15	GLASS & GLAZING SYSTEMS	\$ 261,681	\$ 18.82	4%
16	DRYWALL ASSEMBLIES	\$ 650,898	\$ 46.81	11%
17	TILE	\$ 11,764	\$ 0.85	0%
18	CEILING TREATMENTS	\$ -	\$ -	0%
19	RESILIENT FLOORING & CARPET	\$ 47,801	\$ 3.44	1%
20	PAINTING	\$ 46,860	\$ 3.37	1%
21	SPECIALTIES	\$ 46,577	\$ 3.35	1%
22	SIGNAGE - BY OWNER	\$ -	\$ -	0%
23	EQUIPMENT & FURNISHING	\$ -	\$ -	0%
24	WINDOW TREATMENTS - BY OWNER	\$ -	\$ -	0%
25	SPECIAL CONSTRUCTION	\$ -	\$ -	0%
26	CONVEYING SYSTEMS	\$ -	\$ -	0%
27	FIRE SPRINKLERS	\$ 51,360	\$ 3.69	1%
28	PLUMBING SYSTEMS	\$ 141,885	\$ 10.20	2%
29	HVAC & MECHANICAL SYSTEMS	\$ 544,426	\$ 39.15	9%
30	ELECTRICAL SYSTEMS	\$ 351,800	\$ 25.30	6%
31	BUILDING PERMIT FEES - ALLOWANCE	\$ 37,010	\$ 2.66	1%
COST OF WORK		\$ 5,027,704	\$ 361.55	85%
32	GENERAL CONDITIONS	\$ 296,486	\$ 21.32	5.0%
33	PROJECT INSURANCES	\$ 60,803	\$ 4.37	1.0%
34	SUBCONTRACTOR DEFAULT BONDS	\$ 62,384	\$ 4.49	1.0%
35	PERFORMANCE & PAYMENT BOND	\$ 43,884	\$ 3.16	0.7%
36	FEE	\$ 269,557	\$ 19.38	4.5%
37	CONTRACTOR CONTINGENCY	\$ 158,615	\$ 11.41	2.7%
38	DUKE ENERGY ELECTRIC UTILITY RELOCATION ALLOWANCE	\$ 25,000	\$ 1.80	0.4%
39	MATERIAL ESCALATION - NIC	\$ -	\$ -	0.0%
40	DESIGN COMPLETION CONTINGENCY - NIC	\$ -	\$ -	0.0%

TOTAL	\$ 5,944,431	\$ 427.47	100%
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HUB Minority Participation - Included Above	\$ 720,109	12.1%
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ALTERNATES		TOTAL:	Accepted/Rejected
A-1	Courtyard & Supplemental Landscaping	\$ 26,185	
A-2	Trellis	\$ 42,871	
A-3	Sunshade at Reading Room	\$ 42,973	
A-4	Operable Partition at Community Rooms A & B	\$ 26,179	
A-5	Wood Trim in Reading Room	\$ 36,470	
A-6	Crosswalk Work at Tunnel Road	\$ 85,721	
A-7	Existing Basketball Court Upgrades	\$ 62,862	
A-8	Courtyard Hardscapes	\$ 48,804	
A-9	Preferred Brand Porcelain Tile	\$ 872	



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WORK TRADE DESCRIPTION:	DD ESTIMATE TOTAL:	CD ESTIMATE TOTAL:	VARIANCE	Notes
1 BUILDING DEMOLITION/ABATEMENT	\$ 68,580	\$ 92,240	\$ 23,660	Asbestos abatement scope of work added
2 SITE DEVELOPMENT	\$ 698,700	\$ 920,475	\$ 221,775	Market conditions, winter weather install, soil amendments, unsuitable soils, bike racks, book depository, foundation drainage, water meter
3 LANDSCAPING	\$ 50,000	\$ 72,588	\$ 22,588	tree relocations
4 CONCRETE	\$ 406,250	\$ 269,794	\$ (136,456)	CIP wall changed to cmu
5 MASONRY	\$ 12,270	\$ 149,827	\$ 137,557	CIP wall changed to cmu, TAFT coating, caststone cap
6 STRUCTURAL STEEL	\$ 518,294	\$ 466,519	\$ (51,775)	
7 ROUGH CARPENTRY	\$ 64,232	\$ -	\$ (64,232)	included w/ millwork, drywall and roofing packages
8 GENERAL REQUIREMENTS	\$ 88,113	\$ 88,113	\$ -	
9 HOISTING, CRANE, RIGGING & EQUIPMENT	\$ -	\$ -	\$ -	
10 FINISH CARPENTRY, MILLWORK, & CASEWORK	\$ 112,223	\$ 249,782	\$ 137,559	added banquets, seating tables, stainless tops, wood trim, outriggers, etc.
11 SIDING	\$ 203,270	\$ 138,989	\$ (64,281)	subframing included w/ drywall
12 ROOFING	\$ 107,966	\$ 254,953	\$ 146,987	partially due to shingle spec. VE in progress, re-work at e
13 CAULKING, WATERPROOFING, FIRESTOPPING	\$ 64,097	\$ 88,305	\$ 24,208	waterproofing on foundation wall added
14 DOORS, FRAMES, & HARDWARE	\$ 75,555	\$ 44,057	\$ (31,498)	aluminum door hardware included w/ glass/glazing
15 GLASS & GLAZING SYSTEMS	\$ 141,505	\$ 261,681	\$ 120,176	includes upgraded door hardware, sliding glass storefronts, demountable glass partitions, etc.
16 DRYWALL ASSEMBLIES	\$ 474,240	\$ 650,898	\$ 176,658	ACT, siding backing, insulation + vapor barrier, rough carpentry included
17 TILE	in flooring	\$ 11,764	\$ 11,764	
18 CEILING TREATMENTS	\$ 91,022	\$ -	\$ (91,022)	included w/ drywall
19 FLOORING & ACCESSORIES	\$ 120,657	\$ 47,801	\$ (72,856)	partial w/ tile
20 PAINTING	\$ 44,818	\$ 46,860	\$ 2,042	includes stained floor
21 SPECIALTIES	\$ 65,220	\$ 46,577	\$ (18,643)	folding partitions is now an alternate
22 SIGNAGE - BY OWNER	\$ -	\$ -	\$ -	
23 EQUIPMENT & FURNISHING	\$ 750	\$ -	\$ (750)	included w/ specialties
24 WINDOW TREATMENTS - BY OWNER	\$ -	\$ -	\$ -	
25 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	
26 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	
27 FIRE SPRINKLERS	\$ 53,860	\$ 51,360	\$ (2,500)	
28 PLUMBING SYSTEMS	\$ 122,220	\$ 141,885	\$ 19,665	upgraded underground piping to cast iron, added hardware flush valves
29 HVAC & MECHANICAL SYSTEMS	\$ 491,322	\$ 544,426	\$ 53,104	Equipment, ductwork changes
30 ELECTRICAL SYSTEMS	\$ 330,500	\$ 351,800	\$ 21,300	added low voltage, EV car charging station
31 BUILDING PERMIT FEES - ALLOWANCE	\$ 32,915	\$ 37,010	\$ 4,095	
COST OF WORK	\$ 4,438,581	\$ 5,027,704	\$ 589,123	
32 GENERAL CONDITIONS	\$ 296,486	\$ 296,486	\$ -	
33 PROJECT INSURANCES	\$ 54,075	\$ 60,803	\$ 6,728	
34 SUBCONTRACTOR DEFAULT BONDS	\$ 55,071	\$ 62,384	\$ 7,313	
35 PERFORMANCE & PAYMENT BOND	\$ 39,028	\$ 43,884	\$ 4,856	
36 FEE	\$ 238,654	\$ 269,557	\$ 30,902	
37 CONTRACTOR CONTINGENCY	\$ 141,065	\$ 158,615	\$ 17,551	
38 DUKE ENERGY ELECTRIC UTILITY RELOCATION ALLOWANCE	\$ -	\$ 25,000	\$ 25,000	added due to mtgs w/ Duke on-site
39 MATERIAL ESCALATION - NIC	\$ -	\$ -	\$ -	
40 DESIGN COMPLETION CONTINGENCY - NIC	\$ -	\$ -	\$ -	
TOTAL	\$ 5,262,959	\$ 5,944,431	\$ 681,472	



Item No.	Description	Proposed Savings Value	PFA Recommendation	Accepted VE Savings	PFA Conditions/Notes
VE-001	Simplifying tree protection N elevation utilizing silt fence with orange fence where possible. See attachment.	(\$20,936)	Yes	(\$20,936)	Adjust NW corner to accept demolition of existing sidewalk in this area
VE-002a	Delete all foundation drains	(\$14,259)	Yes	(\$14,259)	
VE-002b	Delete all Waterproofing	(\$41,407)	Yes	(\$41,407)	
VE-002c	Delete all Dampproofing	(\$10,131)	No		
VE-003	Eliminate waterproofing on the back side of walls that are 4' or less in depth. Void if VE-002b is accepted.	(\$7,447)	No		
VE-004	Solid surface to use Corian group 1-5 in lieu of group 1-7	(\$2,688)	Yes	(\$2,688)	
VE-005	To Use Wood Grain Plastic Laminate Exterior, White Melamine Interior, CARB-2 MDF Core in lieu of Stained White Maple Veneer Core, Plywood Exterior and Interior at all Cabinets, Shelving Units, and Counters in Scope.	(\$6,716)	No		
VE-006a	Delete all of the casework for Young Adults 118 and round seatwall cubby in Children's reading room 115	(\$33,372)	No		
VE-006b	Delete all framing/drywall and ceilings for Young Adults 118.	(\$6,994)	No		
VE-006c	Delete lighting in Young Adults 118 and change light in high ceiling to lower cost fixtures	(\$1,245)	No		
VE-007	Change Mech Screen wall gate from louvered aluminum to Galvanized steel frame with fiber cement cladding	(\$7,469)	Yes	(\$7,469)	
VE-008	In lieu of relocating Japanese Maple replace with 1" 1 1/2" caliper 5'-6" tall If accepted switches apparent low bidder	(\$30,421)	Yes	(\$30,421)	
VE-009a	Change the demountable partitions to Kawneer 450 storefront and replace 1/2" laminated glass to 3/8" tempered glass at GW-5	(\$1,890)	Yes	(\$1,890)	
VE-009b	Replace 1/2" laminated glass with 3/8" tempered glass in GW-1, GW-2, GW-3, and GW-4	(\$5,489)	Yes	(\$5,489)	
VE-010	Change the 1/2" laminated glass to 3/8" tempered in the sliding glass storefronts at Makers/Arts Space 110	(\$3,961)	Yes	(\$3,961)	
VE-011a	Change to standard hardware single alum. exterior doors	(\$4,708)	Yes*	(\$4,708)	*Need the heavy duty version of the continuous hinge
VE-011b	Change to standard hardware in exterior alum. pairs of doors	(\$4,108)	Yes*	(\$4,108)	*Need the heavy duty version of the continuous hinge
VE-011c	Change to standard hardware in interior alum. pairs of doors	(\$3,237)	Yes*	(\$3,237)	*Need the heavy duty version of the continuous hinge
VE-012	Delete the walk off mats at Vestibule 101 and Vestibule 102	(\$3,955)	Yes	(\$3,955)	Owner to provide minimum of 10' length or removable rubber backed walk-off mats with weekly maintenance contract instead.
VE-013	Substitute the specified toilet partition manufacturer with Accurate	(\$905)	Yes	(\$905)	
VE-014	change electric water heater EWH-5 from instantaneous to 30 gallon tank heater with recirculating pump	(\$4,527)	No		The instantaneous unit is needed to achieve the targeted LEED energy saving. We would lose one point if we make the change. We are currently very tight on point now.
VE-015	Change from Service weight cast iron for the underground sanitary and rainwater piping to PVC	(\$7,922)	Yes	(\$7,922)	Pipe must be installed per ASTM D2321, "Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications
VE-016	Change from Service weight cast iron for the sanitary vent piping to PVC	(\$2,829)	Yes	(\$2,829)	Yes for the vents only. In the gang restrooms where we have some wet vents, the vent portion of the pipe can be pvc. The (wet) drain portion should stay cast iron.



Item No.	Description	Proposed Savings Value	PFA Recommendation	Accepted VE Savings	PFA Conditions/Notes
VE-017	Change specified sinks and flush valves from 24v to battery powered	(\$1,471)	No		Per owner
VE-018	Decouple outside air from the AHU's	NA	No		Required for Leed
VE-019	Delete the printer at the fire alarm panel	(\$566)	Yes	(\$566)	
VE-020	Use MC cable in lieu of conduit where it is concealed Void if VE-022 or VE-023 are accepted	(\$14,259)	No		Per owner
VE-021	Change feeders to Aluminum in lieu of copper	(\$4,866)	No		Per owner
VE-022	Use set screw fittings for EMT	(\$9,393)	Yes	(\$9,393)	Per owner
VE-023	1/2" minimum EMT size in lieu of 3/4"	(\$3,621)	Yes	(\$3,621)	Per owner
VE-024	Provide alternate asphalt shingle ILO specified	(\$14,146)	Yes	(\$14,146)	
VE-025	Provide alternate coating in lieu of TAFT	(\$6,451)	No		It is acceptable to use Dryvit's TAFS Option 2 system without primer (i.e., Dryvit Cementitious or Ready Mix Base Coat + Dryvit Reinforcing Mesh + DPR Finish). Subcontractor response: NO must use lath with damp proofing
VE-026	Provide alternate ceilings to specified.	NA	No		
VE-027	Change Outriggers from fire rated to pressure treated	NA			Clear seal finish. Roof overhangs will need to be reduced to maximum 3'-11" (roughly 4" reduction in certain locations). At deep overhangs at doors 104b and 105b fire retardant treated wood will be required.
VE-028	Delete Outriggers all together	(\$64,507)	No		
VE-029	Reduce height of outriggers to a max of 14"	(\$9,357)	Yes*	(\$9,357)	*Acceptable if dimension of exposed depth (approx. 10" - 10 3/4") can be maintained. Propose replacing eliminated (concealed) outrigger depth with 2x nailer boards cut to width of outrigger and screwed to (concealed) top of outrigger to achieve original overall depth shown in details sheet A6.6.
VE-030a	Mechanical VE #1 Utilize steel construction in lieu of aluminum for air distribution. Delete dampers at ducted air distribution when there are dampers located on the duct take-off serving the air distribution.	(\$566)	Approved	(\$566)	Steel construction is acceptable upon Owner's written approval. Deletion of duplicate dampers are acceptable as long as all ducted terminal units are capable of TAB and damper is readily accessible.
VE-030b	Mechanical VE #2 Deduct to utilize VRF systems manufactured by Panasonic in lieu of Daikin (basis of design). Deduct to utilize energy recovery ventilators manufactured by Cook in lieu of Greenheck (basis of design). Note: we have not verified equivalent performance and or dimensional requirements for the above alternates.	(\$6,988)	Partially Approved	(\$2,306)	Daikin was expressed as the Owner's preferred vendor as the County already has the manufacturer's VRF equipment within existing building(s) and familiarity with the overall system, components, etc. The Contractor will determined that the alternate equipment meet all scheduled performances, efficiencies, dimensional requirements, etc. noted prior to acceptance. Ultimate acceptance shall be with written approval from the Owner. Note: Any reduction in efficiencies may negatively impact LEED credits. The previous statement carries for the ERV. Note: Modifications of the VRF system circuitry, piping, branch selections, etc. shall be by the Contractor in conjunction with the alternate manufacturer(s).



Item No.	Description	Proposed Savings Value	PFA Recommendation	Accepted VE Savings	PFA Conditions/Notes
VE-030c	<p>Mechanical VE #3 Combine AHU-1-12 & AHU-1-13 into one AHU. Combine AHU-1-10 and AHU-1-8 into one AHU. Delete AHU 1-14 serving Women's and AHU-1-15 and Men's and add capacity to the ducted AHU-1-2. Reduce branch selector box from 10 port to 6 port due to AHU combinations. (deduct \$6,198.00 if the above alternate #2 is accepted)</p>	(\$6,814)	Disapproved		<p>McKim & Creed does not recommend combination of AHU-10 & AHU-8 serving the Staff Workroom and Supervisor's office, respectively. These areas have different exposures and occupancy rates/schedules and occupant comfort is a concern.</p> <p>McKim & Creed does not recommend combination of AHU-12 & AHU-13 serving the Study and Activity room, respectively. These areas have different exposures and occupancy rates/schedules and occupant comfort is a concern.</p> <p>Combination of AHU 1-4 and 1-5 serving the restrooms with AHU1-2 serving the lobby appears feasible; however, AHU1-2 would need to be enlarged along with ductwork, etc.</p> <p>If Owner elects to combine spaces, McKim & Creed will defer to Owner with written approval.</p>
VE-030d	<p>Mechanical VE #4 Utilize single wall spiral in lieu of dual wall spiral duct for exposed to view round ducts</p>	(\$4,106)	Disapproved		<p>Double wall insulation has greater noise reduction when compared to single wall. Single wall ductwork would require either insulated liner within the airstream or a field installed jacketing/canvas which 1) M&C does not know if this was included within the cost savings and 2) M&C does not recommend interior liner for this application. Acceptance upon Owner's written approval and acceptance of that mentioned above. Maximum hvac background noise is specified for LEED credit acoustic performance.</p> <p>Note: If the VE item has been misinterpreted and the proposal is for uninsulated single wall spiral ductwork, this is not recommended by McKim & Creed as there is a risk for the ductwork condensing into occupied space(s). Ultimate acceptance/approval shall be by the Owner.</p>
VE-030e	<p>Mechanical VE #5 Per plans this project is a seismic design category 'C'. If seismic calculations are not required, if seismic and wind restraints are not required for suspended equipment and roof mounted</p>	(\$4,759)	Approved	(\$4,759)	<p>The project falls within Seismic Design Category "C" and occupancy Category III. As it is McKim & Creed's understanding that this building is not an essential facility that contains flammable/hazardous material and/or whose failure of mechanical system components could impair the continued operation of the facility during catastrophic event(s), mechanical components are deemed to have an importance factor of Ip = 1.0. Consequently, seismic calculations are not required for the mechanical system.</p>
VE-030f	<p>Mechanical VE #6 Utilize soft copper refrigerant piping in lieu of hard drawn copper refrigerant piping where piping is within mechanical rooms or concealed from view from within the occupied spaces of the building</p>	(\$2,418)	Disapproved		<p>It is McKim & Creed's understanding that various VRF manufacturers do not recommend the use of soft copper at certain diameters due to increased chances the pipe will break from low pressure resistance causing personal harm/injury. The Contractor shall confirm suitability of the alternate material with equipment manufacturer prior to acceptance.</p>
VE-030g	<p>Mechanical VE #7 Utilize 2.2" thick ¼ lb. density duct wrap insulation in lieu of 2" thick 1 lb. density duct wrap insulation Utilize 2.2" thick ¼ lb. density duct wrap insulation in lieu of fiberglass board and canvas jacket</p>	(\$22,645)	Approved	(\$22,645)	<p>R-6 maintained with 2.2" thick 0.75 pcf in lieu of 2" thick 1.0 pcf so no exceptions taken. The mechanical mezzanine space (where the fiberglass board and canvas would be installed) does have conditioning so performance not in question. However, per the manufacturer's product data, duct wrap insulation is typically not installed within areas subject to mechanical abuse (i.e. mechanical spaces) without additional protection. Substitution of fiberglass board and canvas upon Owner's written approval.</p>
Please note that depending on which VE items are accepted, this may affect the value of the different VE item.		(\$403,550)		(\$223,544)	



Item No.	Description	Proposed Savings Value	PFA Recommendation	Accepted VE Savings	PFA Conditions/Notes
Total Base Bid					
					\$5,944,431
Accepted VE Savings					
					(\$223,544)
Total Base Bid Plus Accepted VE					
					\$5,720,887

		Proposed	Accepted
VE-001	Simplify Tree Protection	(\$20,936)	(\$20,936)
	(1.00) \$18,500.00 (\$18,500)		
O/H + Fee	(18,500) Isum @ 13% /Isum = (\$2,436)		
VE-002a	Delete Foundation Drains	(\$14,259)	
Foundation Drains	(700.00) ft @ \$18.00 ft = (\$12,600)		
O/H + Fee	(12,600.00) Isum @ 13% /Isum = (\$1,659)		
VE-002b	Delete Waterproofing	(\$41,407)	
Waterproofing	(1.00) @ \$36,588.00 /sqft = (\$36,588)		
O/H + Fee	(36,588) Isum @ 13% /Isum = (\$4,819)		
VE-002c	Delete Damproofing	(\$10,131)	
Damproofing	(1.00) @ \$8,952.00 /sqft = (\$8,952)		
O/H + Fee	(8,952) Isum @ 13% /Isum = (\$1,179)		
VE-002 Total		(\$65,797)	(\$55,666)
VE-003	Eliminate waterproofing on the back side of walls that are < 4'	(\$7,447)	
Void if VE-002b is accepted			
	(1.00) @ \$6,580.00 = (\$6,580)		
O/H + Fee	(6,580) Isum @ 13% /Isum = (\$867)		
VE-004	Solid surface to use Corian group 1-5 in lieu of group 1-7	(\$2,688)	(\$2,688)
	(1.00) \$2,375.00 (\$2,375)		
O/H + Fee	(2,375) Isum @ 13% /Isum = (\$313)		
VE-005	Millwork VE	(\$6,716)	
	(1.00) @ \$5,934.00 /sqft = (\$5,934)		
O/H + Fee	(5,934) Isum @ 13% /Isum = (\$782)		
VE-006a	Delete Casework in 118 and 115	(\$33,372)	
Millwork	(1.00) @ \$29,488.00 = (\$29,488)		
O/H + Fee	(29,488) Isum @ 13% /Isum = (\$3,884)		
VE-006b	Delete framing drywall, ceilings and lighting in 118	(\$6,994)	
Millwork	(1.00) @ \$6,180.00 = (\$6,180)		
O/H + Fee	(6,180) Isum @ 13% /Isum = (\$814)		
VE-006b	Delete lighting in Young Adults 118 and change light in high ceiling to lower cost fixtur	(\$1,245)	
Framing/Drywall/Ceilings	(1.00) @ \$1,100.00 (\$1,100)		
O/H + Fee	(1,100) Isum @ 13% /Isum = (\$145)		
VE-006 Total		(\$41,611)	
VE-007	Mechanical sreenwall gate	(\$7,469)	(\$7,469)

Steel gate	(1.00) @	\$7,000.00		(\$7,000)	
Fiber Cement Cladding	40.00 sqft @	\$10.00 /sqft =		\$400	
O/H + Fee	(6,600) lsum @	13% /lsum =		(\$869)	
VE-008	Japanese Maple			(\$30,421)	(\$30,421)
	(1.00) Tree	\$26,881.00 /sqft =		(\$26,881)	
O/H + Fee	(26,881) lsum @	13% /lsum =		(\$3,540)	
VE-009a	Change to storefront and 3/8" tempered glass at pair of doors 114			(\$1,890)	(\$1,890)
	(1.00) @	\$1,670.00 =		(\$1,670)	
O/H + Fee	(1,670) lsum @	13% /lsum =		(\$220)	
VE-009b	Change glazing in demountable partitions at Study 1 and Study 2			(\$5,489)	(\$5,489)
	(1.00) @	\$4,850.00 =		(\$4,850)	
O/H + Fee	(4,850) lsum @	13% /lsum =		(\$639)	
VE-010	1/2" laminated glass to 3/8" tempered in the sliding glass storefronts			(\$3,961)	(\$3,961)
	(1.00) @	\$3,500.00 =		(\$3,500)	
O/H + Fee	(3,500) lsum @	13% /lsum =		(\$461)	
VE-011a	Change to standard hardware single alum. exterior doors			(\$4,708)	
	(4.00) @	\$1,040.00 =		(\$4,160)	
O/H + Fee	(4,160) lsum @	13% /lsum =		(\$548)	
VE-011b	Change to standard hardware in exterior alum. pairs of doors			(\$4,108)	
	(2.00) pairs @	\$1,815.00 =		(\$3,630)	
O/H + Fee	(3,630) lsum @	13% /lsum =		(\$478)	
VE-011c	Change to standard hardware in interior alum. pairs of doors			(\$3,237)	
	(2.00) pairs @	\$1,430.00 =		(\$2,860)	
O/H + Fee	(2,860) lsum @	13% /lsum =		(\$377)	
VE-006 Total				(\$12,053)	(\$12,053)
VE-012	Provide walk off carpet in lieu of walk off mats			(\$3,955)	(\$3,955)
	(1.00) @	\$3,495.00 =		(\$3,495)	
O/H + Fee	(3,495) lsum @	13% /lsum =		(\$460)	
VE-013	Substitute the specified toilet partition manufacturer with Accurate			(\$905)	(\$905)
	(1.00) @	\$800.00 /sqft =		(\$800)	
O/H + Fee	(800) lsum @	13% /lsum =		(\$105)	

VE-014	EWB-5 Change to a 30 gallon tank w/ recirculation pump		(\$4,527)	
	(1.00) @	\$4,000.00 /sqft =	(\$4,000)	
O/H + Fee	(4,000) lsum @	13% /lsum =	(\$527)	
VE-015	Service weight cast to PVC for underground		(\$7,922)	(\$7,922)
	(1.00) @	\$7,000.00 /sqft =	(\$7,000)	
O/H + Fee	(7,000) lsum @	13% /lsum =	(\$922)	
VE-016	Service weight cast to PVC for sanitary vent piping		(\$2,829)	(\$2,829)
	(1.00) @	\$2,500.00 =	(\$2,500)	
O/H + Fee	(2,500) lsum @	13% /lsum =	(\$329)	
VE-017	Change specified sinks and flush valves from 24v to battery powered		(\$1,471)	
	(1.00) @	\$1,300.00 =	(\$1,300)	
O/H + Fee	(1,300) lsum @	13% /lsum =	(\$171)	
VE-018	Decouple outside air from the AHU's		NA	NA
	@	/sqft =		
O/H + Fee	lsum @	13% /lsum =		
VE-019	Delete the printer at the fire alarm panel		(\$566)	(\$566)
	(1.00) @	\$500.00 /sqft =	(\$500)	
O/H + Fee	(500) lsum @	13% /lsum =	(\$66)	
VE-020	Use MC in lieu of conduit		(\$14,259)	
	(1.00) @	\$12,600.00 =	(\$12,600)	
O/H + Fee	(12,600) lsum @	13% /lsum =	(\$1,659)	
VE-021	Change feeders to Aluminum in lieu of copper		(\$4,866)	
	(1.00) @	\$4,300.00 =	(\$4,300)	
O/H + Fee	(4,300) lsum @	13% /lsum =	(\$566)	
VE-022	Use set screw fittings for EMT		(\$9,393)	(\$9,393)
	(1.00) @	\$8,300.00 =	(\$8,300)	
O/H + Fee	(8,300) lsum @	13% /lsum =	(\$1,093)	
VE-023	1/2" minimum EMT size in lieu of 3/4"		(\$3,621)	(\$3,621)
	(1.00) @	\$3,200.00 =	(\$3,200)	
O/H + Fee	(3,200) lsum @	13% /lsum =	(\$421)	
VE-024	Provide alternate asphalt shingle ILO specified		(\$14,146)	(\$14,146)
	15,000.00 sqft @	(\$0.83) /sqft =	(\$12,500)	
O/H + Fee	(12,500) lsum @	13% /lsum =	(\$1,646)	

				Proposed	Accepted
VE-025	Provide alternate coating in lieu of TAFT			(\$6,451)	
		(1.00) @	\$5,700.00 =	(\$5,700)	
O/H + Fee		(5,700) Isum @	13% /Isum =	(\$751)	
VE-026	Provide alternate ceilings to specified			NA	NA
		(1.00) @	=		
O/H + Fee		Isum @	13% /Isum =		
VE-027	Change Outriggers from fire rated to pressure treated			NA	NA
		(1.00) @	=		
O/H + Fee		Isum @	13% /Isum =		
VE-028	Delete Outriggers all together			(\$64,507)	
		(1.00) @	\$57,000.00 =	(\$57,000)	
O/H + Fee		(57,000) Isum @	13% /Isum =	(\$7,507)	
VE-029	Reduce height of outriggers to a max of 14"			(\$9,357)	(\$9,357)
		(1.00) @	\$8,268.00 =	(\$8,268)	
O/H + Fee		(8,268) Isum @	13% /Isum =	(\$1,089)	
VE-030a	Mechanical VE #1			(\$566)	(\$566)
		(1.00) @	\$500.00 =	(\$500)	
O/H + Fee		(500) Isum @	13% /Isum =	(\$66)	
VE-030b	Mechanical VE #2			(\$6,988)	(\$2,306)
		(1.00) @	\$6,175.00 =	(\$6,175)	
O/H + Fee		(6,175) Isum @	13% /Isum =	(\$813)	
VE-030c	Mechanical VE #3			(\$6,814)	
	If Mechanical VE #2 is accepted deduct \$6198.00 not \$6814.00	(1.00) @	\$6,021.00 =	(\$6,021)	
O/H + Fee		(6,021) Isum @	13% /Isum =	(\$793)	
VE-030d	Mechanical VE #4			(\$4,106)	
		(1.00) @	\$3,628.00 =	(\$3,628)	
O/H + Fee		(3,628) Isum @	13% /Isum =	(\$478)	
VE-030e	Mechanical VE #5			(\$4,759)	(\$4,759)
		(1.00) @	\$4,205.00 =	(\$4,205)	
O/H + Fee		(4,205) Isum @	13% /Isum =	(\$554)	
VE-030f	Mechanical VE #6			(\$2,418)	
		(1.00) @	\$2,137.00 =	(\$2,137)	

VE Log

				Proposed	Accepted
O/H + Fee	(2,137) lsum @	13% /lsum =		(\$281)	
VE-030g	Mechanical VE #7			(\$22,645)	(\$22,645)
	(1.00) @	\$20,010.00 =		(\$20,010)	
O/H + Fee	(20,010) lsum @	13% /lsum =		(\$2,635)	
Total VE Savings Potential				(\$403,550)	(\$223,544)

**East Asheville Library
Estimate Clarifications**

Item	Description
Division 1 - General	<p>Estimate based upon Bid Set documents prepared by PFA Architects dated 09/13/2019, Addenda 1 & 2, the following clarifications and attached VE list - which take precedence over the drawings and specifications.</p> <p>Water tap fees, Sewer tap fees, and any other impact related fees are not included.</p> <p>We have not included any 3rd party testing</p> <p>FFE is not included in this estimate.</p> <p>Minor patching, as described by the bid documents, is included at the existing Fire House.</p>
Division 2 - Sitework	<p>Site demolition and existing building demolition is included as shown.</p> <p>Demolition of existing playground equipment is included.</p> <p>We have not included any new playground equipment in this proposal.</p> <p>We include the removal of 500 cubic yards of unsuitable soils to be replaced by an equal amount of suitable soils.</p> <p>We include the removal of 75 cubic yards of unsuitable soils to be replaced by an equal amount of #57 washed stone.</p> <p>Storm drainage systems are included as shown.</p> <p>We exclude the Water Meter fee - by Owner.</p> <p>Site water and sewer are included as shown.</p> <p>We include an Allowance of \$25,000 for Duke Energy electric utility relocation.</p> <p>Re-surfacing of the existing basketball court, new fencing, goals and re-stripping is excluded. SEE ALTERNATES.</p> <p>Steel benches are assumed to be owner FF&E and are not included.</p> <p>Landscaping is included. Irrigation system is not included.</p> <p>Relocation of Existing Japanese Maple is excluded per VE-008.</p>
Division 3 - Concrete	<p>Cast-in-place footings, piers, walls, slab-on-grade, slab-on-deck, equipment pads are included.</p> <p>Work associated with the two building canopies/trellis' is not included - SEE ALTERNATES</p>
Division 4 - Masonry	<p>Includes TAFT Coating System.</p>
Division 5 - Metals	<p>Work associated with the two building canopies/trellis' is not included - SEE ALTERNATES</p>
Division 6 - Carpentry	<p>Work associated with the two building canopies/trellis' is not included - SEE ALTERNATES</p>
Division 7 - Moisture Control	<p>Below grade waterproofing and foundation drainage is excluded per VE-002a and VE-002b.</p> <p>Spray applied air barrier is included.</p>

Caulking and sealants are included.

Shingle roofing over R-30 insulation is included as per VE-024.

60 mil TPO roofing over R-30 Rigid tapered insulation is included.

Division 8 - Openings

Division 9 - Finishes

An Allowance of \$7,000 is included for Custom Wall & Ceiling Mural

Per M. Hatter 11-06-2019 email, we have included an additional layer of 5/8" GYP board and 4" SAB (approx. 610 sqft) below the mechanical attic space.

Division 10 - Accessories

No markerboards or tackboards are included.

Operable partitions are not included. SEE ALTERNATES.

Signage assumed to be part of Owner's FF&E package and is not included.

Division 11 - Equipment

We have not included any appliances.

Recessed ceiling mounted projector screens - 2 each are included.

Ceiling mounted projectors are indicated as "by owner" and are not included.

Installation only of 4 Owner Furnished Flat Screen TV's is included.

Division 12 - Furnishings

We have not included any FFE in this estimate.

We have not included window blinds or shades in this estimate.

Division 13 - Special Construction

Division 14 - Conveying Systems

Division 15 - Fire Sprinkler, Plumbing and Mechanical

Included per plans and specs.

Division 16 - Electrical

Included per plans and specs.

Exterior lighting is not included, assumed to be by Duke Energy and outside of this scope.

Project: Buncombe County East Asheville Library Construction Document Estimate	Buncombe County		Estimate Date:	11/7/2019
	Library Building		Revision:	11/7/2019
	New Construction		Addenda:	*
Location: Asheville, North Carolina	TOTAL SF:	13,906.00	Prepared By:	DLF
Architect: PFA Architects	Cost/ SF:	\$ 427.47	Reviewed By:	*



			Building Elevations - Veneer Breakdown %				Verification
Site Development	1.92	AC	Brick Veneer	0%	-	SF	FALSE
Building Square Footage	13,906.00	SF	Stone Veneer	#DIV/0!		SF	FALSE
Design Development Estimate		LF	Fiber Siding	#DIV/0!		SF	FALSE
Building Height (TOW)	-	LF	Metal Panels	#DIV/0!		SF	TRUE
Building Perimeter - B	-	LF	Curtainwall	#DIV/0!		SF	FALSE
Building Height (TOW)	-	LF	Storefront	#DIV/0!		SF	TRUE
Building Elevations - A	-	SF	Wood Siding	#DIV/0!		SF	TRUE
Building Elevations - B	-	SF				SF	TRUE
Building Elevations Square Footage	-	SF				SF	TRUE

			Building Square Footage - Total Breakdown			Verification
First floor (TOW)	-	LF	First floor	13,906.00	SF	TRUE
Second floor (TOW)		LF	Second floor		SF	FALSE
Third floor (TOW)		LF	Third floor	-	SF	FALSE
Fourth floor (TOW)		LF	Fourth floor	-	SF	FALSE
Fifth floor (TOW)		LF	TOTAL	13,906.00	SF	TRUE
TOTAL		LF				

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP001	General Scope	13,906.00	sf	\$ -	\$ -	\$ -	\$ -
	Included in Trades				\$ -		
					\$ -		
					\$ -		
					\$ -		
BP270	Building Demolition					\$ 92,240	\$ 6.63
	Demolition	1.00	ls	\$ 92,240.00	\$ 92,240		
	Asbestos Abatement	1.00	lsum		\$ -		
	Demo Ex East Asheville Library Building	3,326.00	sf		\$ -		
	Demo Ex East Asheville Rec Center	3,342.00	sf		\$ -		
					\$ -		
					\$ -		
BP220	Sitework	-	sf	\$ -	\$ -	\$ 920,475	\$ 66.19
	Turnkey Sitework	1.00	ls	\$ 920,475.00	\$ 920,475.00		
	Mobilization	1.00	ls		\$ -		
	Survey and layout	1.00	ls		\$ -		
	Traffic control	1.00	ls		\$ -		
	Mass Grading						
	Mass grading	1.00	ls	\$ -	\$ -		
	Remove Ex. Japanese Maple/ Retain on Site for Future Transplant	1.00	each		\$ -		
	Demo Concrete Sidewalks	5,291.00	sqft		\$ -		
	Demo Concrete Steps	313.00	sqft		\$ -		
	Demo Paved Path	3,429.00	sqft		\$ -		
	Demo Concrete Pads at Picnic Tables	440.00	sqft		\$ -		
	Demo Picnic Tables	3.00	each		\$ -		
	Demo Asphalt Paving	12,669.00	sqft		\$ -		
	Remove Ex. 6" Asphalt Curb Along Lynnstone Court	249.00	lnft		\$ -		
	Remove Existing Split Rail Fence	424.00	lnft		\$ -		
	Tree Removal	49.00	each		\$ -		
	Demo Courtyard Planter	195.00	sqft		\$ -		
	Demo Playground/Playground Equipment	4,626.00	sqft		\$ -		
	Existing Water Meter to be Removed, Returned to City	1.00	each		\$ -		
	Remove Existing Speed Hump, Relocate Signage	270.00	sqft		\$ -		
					\$ -		
	Clearing	1.97	acres		\$ -		
	Grading	6,365.70	cy		\$ -		
	Foundation excess/ spoils haul from site	81.50	cy		\$ -		
	Disturbed area	9,548.56	sy		\$ -		
	Building pad - stone base	386.28	tn		\$ -		
	Staging/ laydown - stone base	476.00	tn		\$ -		
	Allowance #1: Unsuitable Soil Removal & Replacement - 500 cuyd of Suitable Soil	500.00	cuyd		\$ -		
	Allowance #2: Unsuitable Soil Removal & Replacement - 75 cuyd of #57 Washed Stone	75.00	cuyd		\$ -		
					\$ -		
	Erosion Control				\$ -		
	Erosion control	1.00	ls	\$ -	\$ -		

	Construction entrance	3,064.00	sqft		\$ -		
	Rip Rap/Check Dams	324.00	sqft		\$ -		
	Tree Protection Fencing (2/L2.0)	801.00	lnft		\$ -		
	Silt fence	1,077.00	lf		\$ -		
	Temporary Skimmer Basin	219.00	cuyd		\$ -		
	Temporary seeding	1.00	ls		\$ -		
	Permanent seeding	1.00	ls		\$ -		
	Storm Drainage Systems						
	Storm drainage systems	1.00	ls	\$ -	\$ -		
	MC3500 Stormtech Detention System- 3 rows of 7 chambers	1.00	ea		\$ -		
	Storm drainage piping				\$ -		
	8" HDPE	220.00	lf		\$ -		
	12" HDPE	189.00	lf		\$ -		
	15" HDPE	190.00	lf		\$ -		
	15" HDPP	570.00	lf		\$ -		
	Curb Inlets	8.00	ea		\$ -		
	Drop Inlet	1.00	ea		\$ -		
	Diversion Box	1.00	ea		\$ -		
	Detention Control Box	1.00	ea		\$ -		
	Outlet	1.00	ea		\$ -		
	Junction Box	2.00	ea		\$ -		
	Roof drain final connection	1.00	ls		\$ -		
	Site Utilities						
	Site utilities				\$ -		
	Water						
	6" wet tap on main	1.00	ea		\$ -		
	Water Meter Allowance		allowance	\$ 12,000.00	\$ -		
	3" Combined Fire & Domestic Mueller Mag Meter	1.00	ea		\$ -		
	3" RPZ Backflow Preventer, Above Ground Enclosure w/ FDC	1.00	ea		\$ -		
	6" DIP Waterline - Cut/Bore		lnft		\$ -		
	6" DIP Waterline	102.00	lnft		\$ -		
	6"x6" TTEE 6" GV & Box Fire Hydrant	1.00	ea		\$ -		
	2" Domestic Water Line	12.00	lnft		\$ -		
	Asphalt Repair for Open Cut for Site Utilities	1.00	ls		\$ -		
	Testing & chlorination	1.00	ls		\$ -		
	Sewer						
	6" Sewer Line	64.00	lnft		\$ -		
	New Sewer Manhole	2.00	ea		\$ -		
	Tie to existing sanitary	1.00	lsum		\$ -		
					\$ -		
	Asphalt and Concrete Paving						
	Asphalt Paving - 8" Agg Base/2" S 9.5B Asphalt	1,797.00	sqyd		\$ -		
	Curb and gutter	1,116.00	lf		\$ -		
	Parking Lot Striping	1,421.00	lnft		\$ -		
	Pavement markings	10.00	each		\$ -		
	Parking Bumpers	8.00	each		\$ -		
	New Speed Hump, Markings, Relocated Signage	254.00	sqft		\$ -		
	Conduit and sleeves	1.00	ls		\$ -		
	Concrete sidewalk	8,476.00	sqft		\$ -		
					\$ -		
	Site Accessories & Amenities						
	Bicycle racks	3.00	each		\$ -		
	Single, Two-Port EV Car Charging Station, Signage	1.00	each		\$ -		
					\$ -		
	Fencing & Security					\$ -	
					\$ -		
					\$ -		
					\$ -		
					\$ -		
BP290	Landscaping					\$ 72,588	\$ 5.22
	Landscaping	1.00	ls	\$ 72,587.73	\$ 72,588		
	Irrigation system (NIC)	-	ls	\$ -	\$ -		
BP331	Turnkey Building Concrete	13,906.00	sf	\$ -	\$ -	\$ 269,794	\$ 19.40
	Turnkey Concrete	1.00	ls	\$ 269,794.00	\$ 269,794		
	Foundations						
	Column foundations	56.00	cy		\$ -		
	Continuous foundations	75.00	cy		\$ -		
					\$ -		
	Cast in place concrete - walls/piers						
	10" Stem Wall	11.00	sqft		\$ -		
					\$ -		
	Concrete slabs						

	4" SOG, 6x6 W2.1xW2.1, VB, 4" #57 Stone	14,263.00	sf		\$ -		
	Thickened Slabs	90.22	cuyd		\$ -		
	Rigid insulation underlayment	2,420.00	sf		\$ -		
	5" Lightweight Slab on Deck on 2" Composite Floor Deck	1,174.00	sf		\$ -		
	Mech Eq Pads	74.00	sf		\$ -		
					\$ -		
	Concrete miscellaneous				\$ -		
	Soil treatment	13,906.00	sf		\$ -		
	Perimeter foundation drain	361.00	lf		\$ -		
					\$ -		
					\$ -		
BP421	Turnkey Masonry	13,906.00	sf		\$ -	\$ 149,827	\$ 10.77
	Turnkey Masonry	1.00	ls		\$ 149,827.00	\$ 149,827	
	Concrete masonry units - foundation/ exterior						
	P1 CMU Piers	362.00	sqft		\$ -		
	P2 CMU Piers	314.00	sqft		\$ -		
	P3 CMU Piers	133.00	sqft		\$ -		
	4" CMU Fdn Wall	301.50	sqft		\$ -		
	8" CMU Fdn Wall	897.00	sqft		\$ -		
	12" CMU Fdn Wall	2,074.00	sqft		\$ -		
					\$ -		
	Masonry veneer						
	Natural Stone Veneer	619.00	sf		\$ -		
					\$ -		
	Masonry veneer accessories						
	Honed Cast Stone Wall Cap	60.00	lnft		\$ -		
	04. Textured Acrylic Finish System over CMU	849.00	sqft		\$ -		
					\$ -		
BP512	Turnkey Structural Steel	13,906.00	sf		\$ -	\$ 466,519	\$ 33.55
	Turnkey Structural Steel	1.00	ls		\$ 466,519.00	\$ 466,519	
	Structural steel	60.80	tn		\$ -		
	Steel columns						
	Steel beams						
	Steel joists		tn				
	Joists 14K3	195.00	lnft		\$ -		
	Joists - 18K4	149.00	lnft		\$ -		
	Joists - 18K10	335.00	lnft		\$ -		
	Joists - 20K9	110.00	lnft		\$ -		
	Joists - 20K10	552.00	lnft		\$ -		
	Joists - 22K10	283.00	lnft		\$ -		
					\$ -		
	Metal decking						
	Floor decking	1,174.00	sqft		\$ -		
	Roof decking	16,972.00	sqft		\$ -		
	Miscellaneous metals						
	Support Steel for Operable Partition- Alt # 4	46.00	lnft		\$ -		
	Ships ladder roof access	1.00	ea		\$ -		
	110 Site Guardrail - 3'6" hi at CMU Retaining Wall	60.00	lnft		\$ -		
	Pair if 4'x5'h prefinished alum louvered gates at mechanical screen	1.00	pair		\$ -		
	Channel Hung Beam Support for Sliding Glass Door	32.00	lnft		\$ -		
					\$ -		
					\$ -		
	Steel accessories				\$ -		
					\$ -		
					\$ -		
BP610	Rough Carpentry and Blocking	13,906.00	sf		\$ -	\$ -	\$ -
	Rough Carpentry and Blocking	1.00	ls		\$ -	\$ -	
	Blocking - exterior						
	5/8" FR sheathing - Roof underlayment	-	sf		\$ -		
	Rough carpentry and blocking - roof	1,452.00	lf		\$ -		
					\$ -		
	Blocking - interior						
	Cabinetry and casework	2,360.00	lf		\$ -		
	Division 10 accessories	104.00	lf		\$ -		
	Miscellaneous FFE wood blocking	13,906.00	sf		\$ -		
	Exterior finish carpentry						
	Exterior Steel & Wood Trellis - SEE ALTERNATES	-	sqft		\$ -		
	Rough Sawn Lumber Outriggers	80.00	each		\$ -		
	Patch/Repair Roof Edge at Fire Station	100.00	lnft		\$ -		
	Interior wood framing						
			lnft		\$ -		
			sqft		\$ -		

			Inft		\$ -		
BP620	General Requirements	1	Isum	\$ 88,113		\$ 88,113	\$ 6.34
BP625	Hoisting, Crane, Rigging, & Equipment						\$ -
BP640	Finish Carpentry and Casework	13,906.00	sf	\$ -		\$ 249,782	\$ 17.96
	Finish Carpentry and Casework	1.00	ls	\$ 249,782.00	\$ 249,782		
	Cabinetry						
	Break Room Base Cabinet w/ SS Tops	8.00	lf		\$ -		
	Break Room Wall Cabinet	8.00	lf		\$ -		
	Built-in Open Hardware Shelves-7.5'x6' (Circulation)	1.00	each		\$ -		
	Circulation Desk w/ SS Tops	16.00	lf		\$ -		
	Base Cabinet w/ SS Tops (Circulation)	12.00	lf		\$ -		
	Book Drop, Stained Hardwood (Circulation)	1.00	each		\$ -		
	38. Reading Nook, 2.5' dia, Hardwood (Children's Reading Rm)	1.00	each		\$ -		
	Activities Room Base Cabinet w/ SS Tops	21.00	lf		\$ -		
	Activities Room Wall Cabinet	7.00	lf		\$ -		
	Study 119 Base Cabinet w/ SS Tops	7.00	lf		\$ -		
	39. Built-in Round Banquette Seat - Young Adults	1.00	each		\$ -		
	Built-in Shelving, 3/4" Wood Veneer - Young Adults 118	28.00	lf		\$ -		
	22. Built-in Trash & Recyclable Receptacles-Reading Room	5.00	lf		\$ -		
	Lobby Base Cabinet w/ SS Tops	8.00	lf		\$ -		
	24. Built-in Feature Book Display-10'x6' (Lobby)	1.00	each		\$ -		
	Kitchen 106 Base Cabinet w/ SS Tops	12.00	lf		\$ -		
	Kitchen 106 Wall Cabinet	5.00	lf		\$ -		
	Makers/Arts Space 110 Base Cabinet w/ SS Tops	14.00	lf		\$ -		
	SS Restroom Vanity w/ 3/4" Removable Wood Veneer Access Panel	18.00	lf		\$ -		
	Banquet Seating Table (SS Top)	1.00	each		\$ -		
	3/4" Veneer Plywood at W1 Windows (5/A6.8)	125.00	sqft		\$ -		
	1 1/4" Applied Picture Moulding at Circ Desk West	132.00	Inft		\$ -		
	WB-1 Wood Base Maple, Clear Finish, 4"	748.00	Inft		\$ -		
					\$ -		
	Countertops				\$ -		
	Solid surface countertops	1.00	ls		\$ -		
	SS Tops	99.00	Inft		\$ -		
	SS Restroom Vanity	18.00	Inft		\$ -		
					\$ -		
	Solid surface window sills	119.00	Inft		\$ -		
	Miscellaneous				\$ -		
			sf		\$ -		
BP740	Cement Siding	13,906.00	sf	\$ -		\$ 138,989	\$ 9.99
	Exterior Panels	1.00	ls	\$ 138,989.00	\$ 138,989		
	07. Fiber Cement Board Paneling w/ Battens	4,060.00	sf		\$ -		
	11. Horizontal Fiber Cement Plank Siding	444.00	sf		\$ -		
	Fiber Cement Board Soffits	1,625	sf		\$ -		
	Fiber Cement Board Paneling	201	Inft		\$ -		
	83. Fiber Cement Board Fascia	1,151.00	sf		\$ -		
	84. Mechanical Unit Screen (Clad w/ Horiz. Fiber Cement Plank Siding)	136.00	sf		\$ -		
	89. 3/4" x 2 1/2" Fiber Cement Batten (Smooth) Trim	1.00	Isum		\$ -		
	90. 1" x 3 1/2" Fiber Cement Trim (Smooth) Trim	1.00	Isum		\$ -		
	91. 1" x 7 1/4" Fiber Cement Trim (Smooth) Trim	1.00	Isum		\$ -		
	92. 1" x 11 1/4" Fiber Cement Trim (Smooth) Trim	1.00	Isum		\$ -		
	FCP-1 Fiber Cement Plank Soffit Panels	171.00	sqft		\$ -		
	FCP-2 Fiber Cement Reveal Joint Soffit Panels	1,625.00	sqft		\$ -		
					\$ -		
	04. Textured Acrylic Finish System over CMU	849.00	sqft		\$ -		
					\$ -		
BP750	Roofing	13,906.00	sf	\$ -		\$ 254,953	\$ 18.33
	Roofing	1.00	ls	\$ 254,953.00	\$ 254,953.00		
	Roofing						
	44. Low-Slope TPO Roofing (60 mil)	2,276.00	sqft		\$ -		
	Asphalt shingle roofing over Insulated Nail Base	14,696.00	sqft		\$ -		
	Ice and water shield	1.00	Isum		\$ -		
	Roofing accessories						
	Roof Hatch	1.00	ea		\$ -		
	Aluminum coping	1.00	ls		\$ -		
	86. Seamless Alum. Box Gutter - 6"x6"	383.00	lf		\$ -		
	13. Aluminum Downspout - 7"x7"	61.00	lf		\$ -		
	14. Aluminum Downspout - 4"x6"	22.00	lf		\$ -		
	Boots	19.00	each		\$ -		
	Snow guards	1.00	Isum		\$ -		
	Patch/Repair Gutters/Downspouts at Fire Station	1.00	Isum		\$ -		
BP790	Caulking and Waterproofing	13,906.00	sf	\$ -		\$ 88,305	\$ 6.35
	Caulking, Waterproofing, Firestopping	1.00	ls	\$ 88,305.00	\$ 88,305.00		

	Waterproofing - below grade CMU	2,971.00	sf		\$ -			
	Perimeter foundation drain at CMU Walls	684.00	lf		\$ -			
	Spray applied air barrier	10,335.00	sf		\$ -			
	Exterior wall veneer caulking	13,906.00	sf		\$ -			
	Slab on grade caulking	13,906.00	sf		\$ -			
	Interior fixed partitions caulking	13,906.00	sf		\$ -			
					\$ -			
BP810	Doors, Frames, Hardware, Install	13,906.00	sf		\$ -		\$ 44,057	\$ 3.17
	Doors, Frames, Hardware, Install	1.00	ls		\$ 44,057.00	\$ 44,057.00		
	85. Roof Top Access Door from Mechanical Attic	1.00	pair		\$ -			
	1. HM Frame - Single	24.00	ea		\$ -			
	2. HM Frame - Double	3.00	ea		\$ -			
	3. HM Frame - Single, w/ Sidelight	3.00	ea		\$ -			
	4. HM Frame - Single, w/ Sidelight	3.00	ea		\$ -			
	A. Flush HM Door	3.00	ea		\$ -			
	D. Flush Solid Core Wood Door	15.00	ea		\$ -			
	E. Flush Solid Core Wood Door w/ Vision Lite	9.00	ea		\$ -			
	F. Flush Solid Core Wood Door	6.00	ea		\$ -			
	H. HM Door w/ Surface Battens	1.00	ea		\$ -			
	Door hardware	34.00	ea		\$ -			
	Panic Hardware	14.00	ea		\$ -			
	Automatic Door Operator	4.00	ea		\$ -			
	Aluminum door hardware	10.00	ea		\$ -			
	Installation	96.00	ea		\$ -			
BP840	Aluminum Framed Openings, Glass	13,906.00	sf		\$ -		\$ 261,681	\$ 18.82
	Aluminum Framed Openings, Glass	1.00	ls		\$ 261,681.00	\$ 261,681		
	Exterior							
	Storefront-Exterior	2,309.00	sf		\$ -			
	Temporary dry-in enclosure	2,309.00	sf		\$ -			
	Glass final cleaning	3,424.00	sf		\$ -			
	Automatic entrance doors-Single	6.00	ea		\$ -			
	Automatic entrance doors-Double	2.00	pr		\$ -			
	09. Mechanical Louvers	18.00	sqft		\$ -			
	Interior							
	Storefront-Interior	1,115.00	sf		\$ -			
	Glass Wall System	524.00	sf		\$ -			
	W1 Window-Frameless Glass (Interior)	36.00	sf		\$ -			
	Hollow metal frame/ wood door glass	54.00	sqft		\$ -			
					\$ -			
BP920	Metal Studs, Drywall, Insulation	13,906.00	sf		\$ -		\$ 650,898	\$ 46.81
	Metal Studs, Drywall, Insulation	1.00	ls		\$ 650,898.00	\$ 650,898		
	Exterior partitions							
	Exterior partitions	10,335.00	sqft		\$ -			
	Exterior soffit framing	1,625.00	sf		\$ -			
		-			\$ -			
	Interior partitions				\$ -			
	Interior partitions - 3 5/8"	15,194.00	sqft		\$ -			
	Interior partitions - 6"	4,593.00	sqft		\$ -			
	Interior partitions - 10"	456.00	sqft		\$ -			
	Level 5 finish premium	1,500.00	sf		\$ -			
	Gypsum board ceilings	4,775.00	sf		\$ -			
	Mechanical Screen Framing	121.00	sf		\$ -			
	FRP Fiberglass Reinf. Plastic Wall Panels	38.00	sf		\$ -			
					\$ -			
BP930	Hard Tile						\$ 11,764	
	Tile	1.00	lsum		\$ 11,764.00	\$ 11,764		
	PRT-2 Wall Tile	417.00	sf		\$ -			
	PRT-1 Wall Tile at Maker Space 110	69.00	sf		\$ -			
	PRT Tile Base	154.00	lnft		\$ -			
	Waterproofing behind tile wall	486.00	sf		\$ -			
					\$ -			
BP925	Ceiling Treatments	13,906.00	sf		\$ -		\$ -	\$ -
	Ceiling Treatments	1.00	ls		\$ -			
	ACP-1 2x2 Lay-in Tegular Grid Acoustical Tile Ceilings	5,013.00	sf		\$ -			
	ACP-2 2x8 w/ 2x2 Concealed Grid Lay-in Acoustical Tile Ceiling	2,640.00	sf		\$ -			
	ACP-3 Mixed Plank Size Lay-in Tegular Grid Acoustical Tile Ceiling	270.00	sf		\$ -			
					\$ -			
	TAWP-Tackable Acoustic Wall Panels	135.00	sqft		\$ -			
					\$ -			
BP965	Resilient Flooring & Carpet	13,906.00	sf		\$ -		\$ 47,801	\$ 3.44
	Flooring	1.00	ls		\$ 47,801.00	\$ 47,801		
	Soft flooring				\$ -			

	CPT1 - 8 Carpet Tile	1,092.00	sy		\$ -			
	WC-1 Walk Off Carpet	13.00	sy		\$ -			
	LVT 1A Luxury Vinyl Tile	171.00	sqft		\$ -			
	LVT 1B Luxury Vinyl Tile	505.00	sf		\$ -			
	RB Resilient Base, 4"	1,299.00	lnft		\$ -			
					\$ -			
	Miscellaneous				\$ -			
					\$ -			
					\$ -			
BP990	Painting and Coatings	13,906.00	sf	\$ -	\$ -	\$ 46,860	\$ 3.37	
	Painting and coatings	1.00	ls	\$ 46,860.00	\$ 46,860			
	Exterior painting							
	Exterior partitions	9,413.00	sf		\$ -			
	New Painted Galvanized Steel Guardrail	60.00	lf		\$ -			
	Interior painting							
	Interior partitions	31,077.00	sf		\$ -			
	Painted Gyp Bd Ceilings	3,779.00	sf		\$ -			
	Painted Gyp Bd Ceilings - Accent Color	996.00	sf		\$ -			
	SC Sealed Concrete	348.00	sf		\$ -			
	Open to structure	399.00	sf		\$ -			
	Hollow metal doors/ frames	37.00	ea		\$ -			
	WB-1 Wood Base Maple, Clear Finish, 4"	748.00	lnft		\$ -			
	STC-1 Stained Concrete	2,283.00	sf		\$ -			
	Ships ladder roof access	1.00	ea		\$ -			
	Exterior staining							
	Heavy timber roof outlooker	80.00	each		\$ -			
					\$ -			
	Paint at Roof Edge Repair at Fire Station	1.00	lsum		\$ -			
	Miscellaneous							
	Touch up painting	13,906.00	sf		\$ -			
	Allowance #3: \$7,000 for Custom Wall & Ceiling Mural	1.00	allowance		\$ -			
					\$ -			
BP1016	Division 10 Accessories, Installed	13,906.00	sf	\$ -	\$ -	\$ 46,577	\$ 3.35	
	Division 10 Accessories, Installed	1.00	ls	\$ 46,577.00	\$ 46,577			
	Toilet partitions							
	Toilet partitions phenolic floor mounted	6.00	ea		\$ -			
	Urinal screen	1.00	ea		\$ -			
	Installation	7.00	ea		\$ -			
	Toilet/ bath accessories							
	BC-1 Horiz Baby Changing Station	3.00	ea		\$ -			
	GB-18 Grab Bar 18"	4.00	ea		\$ -			
	GB-36 Grab Bar 36"	4.00	ea		\$ -			
	GB-42 Grab Bar 42"	4.00	ea		\$ -			
	HD Automatic Hand Dryer	2.00	ea		\$ -			
	MBH Mop & Broom Holder	1.00	ea		\$ -			
	MR-1 Stainless Steel Frame Mirror 8x3.33	2.00	ea		\$ -			
	MR-2 Stainless Steel Frame Mirror 2x3	2.00	ea		\$ -			
	PT Auto Paper Towel Dispenser/Waste Receptacle	2.00	ea		\$ -			
	RK ADA Hand Dryer	2.00	ea		\$ -			
	SD-1 Hand Soap Dispenser	6.00	ea		\$ -			
	SD-2 Foam Hand Soap Dispenser	2.00	ea		\$ -			
	SND Sanitary Napkin Disposal	5.00	ea		\$ -			
	TPD-1 Jumbo Roll Toilet Paper Dispenser	9.00	ea		\$ -			
	WG Anti-Microbial Wall Guard	2.00	ea		\$ -			
	WR Recessed Waste Receptacle	2.00	ea		\$ -			
	Installation	52.00	ea		\$ -			
					\$ -			
	Specialty							
	Fire extinguishers and cabinets	6.00	ea		\$ -			
	Walk-off Mat	123.00	sqft		\$ -			
	68. Recessed Ceiling Mounted Projector Screen	2.00	each		\$ -			
	69. Ceiling Mounted Projector - by Owner	2.00	each		\$ -			
					\$ -			
	Hufcor 642 Paired Panel Operable Parttion	44.00	lf		\$ -			
	20" Deep Stacked Laminate Lockers	12.00	ea		\$ -			
					\$ -			
	Signage							
	Signage - By Owner	1.00	ls		\$ -			
	No Smoking Signs	2.00	each		\$ -			
	109. Building Signage, Helvetica font w/ 10-inch capital letters	1.00	ls		\$ -			
	115. Building Signage - Max Occupancy	1.00	each		\$ -			
BP1100	Equipment and Furnishings	13,906.00	sf	\$ -	\$ -	\$ -	\$ -	

	Equipment and Furnishings	1.00	ls	\$ -	\$ -		
	Flat Screen TV OFCI	4.00	ea		\$ -		
	Office furniture		ls	By Owner	\$ -		
	Residential appliances		ls	By Owner	\$ -		
BP1240	Window Treatments	13,906.00	sf	\$ -	\$ -	\$ -	\$ -
	Window Treatments - BY OWNER		ls		\$ -		
	16. Black Out Shade (Manual)	304.00	sf		\$ -		
	18. Surface Mounted Window Shade (Manual)	828.00	sf		\$ -		
	20. Window Shades at Corner of Reading Room-Motorized	174.00	sf		\$ -		
			sf		\$ -		
BP1300	Special Construction	-	sf	\$ -	\$ -	\$ -	\$ -
BP1400	Conveying Systems	-	sf	\$ -	\$ -	\$ -	\$ -
BP1530	Fire Sprinkler Systems	13,906.00	sf	\$ -	\$ -	\$ 51,360	\$ 3.69
	Fire Sprinkler Systems	1.00	ls	\$ 51,360.00	\$ 51,360		
	Fire sprinkler systems	13,906.00	sf		\$ -		
	Alarm check assembly	1.00	ls		\$ -		
	Fire department connection	1.00	ls		\$ -		
	5' to 1' Above	1.00	lsum	\$ -	\$ -		
BP1510	Plumbing Systems	13,906.00	sf	\$ -	\$ -	\$ 141,885	\$ 10.20
	Plumbing Systems	13,906.00	sqft		\$ -		
	Plumbing piping						
	Incoming domestic water main riser	1.00	ls	\$ 141,885.00	\$ 141,885.00		
	Domestic water fittings, hangers, insulation (3/4" - 1-1/2")	1,150.03	lf		\$ -		
	Domestic water fittings, hangers, insulation (2" - 3")	297.59	lf		\$ -		
	Domestic isolation valves	9.73	ea		\$ -		
	Sanitary/ vent piping (2" - 4")	639.68	lf		\$ -		
	Sanitary/ vent piping (3" - 6")	255.87	lf		\$ -		
	Plumbing fixtures & equipment						
	Water closet	9.00	ea		\$ -		
	Lavatory	9.00	ea		\$ -		
	Lavatory double kitchen sink	6.00	ea		\$ -		
	Urinal	2.00	ea		\$ -		
	Water fountain	4.00	ea		\$ -		
	Floor drain/ clean out	5.56	ea		\$ -		
	Water heater	2.00	ea		\$ -		
	Roof drains	3.00	ea		\$ -		
	Plumbing piping						
	Fixture water rough-in	30.00	ea		\$ -		
	Fixture sanitary rough-in	30.00	ea		\$ -		
	Sanitary vent thru roof	30.00	ea		\$ -		
	Roof drain piping	1.00	ls		\$ -		
	Specialty plumbing systems						
	Elevator sump pump	-	ea	\$ -	\$ -		
0	Gas piping	13,906.00	sf		\$ -		
BP1520	Mechanical Systems	13,906.00	sf	\$ -	\$ -	\$ 544,426	\$ 39.15
	Mechanical Systems	1.00	ls	\$ 544,426.00	\$ 544,426		
	HVAC equipment						
	Equipment	13,906.00	sf		\$ -		
	HVAC piping						
	Mechanical piping	13,906.00	sf		\$ -		
	Natural gas piping	13,906.00	sf		\$ -		
	Gas fired equipment hookup	13,906.00	sf		\$ -		
	HVAC air distribution						
	Supply air ductwork (w/ insulation)	3,920.10	lb		\$ -		
	Return air and outside air ductwork (w/ insulation)	2,863.25	lb		\$ -		
	Exhaust air ductwork	953.95	lb		\$ -		
	Grilles, registers, and diffusers	102.90	ea		\$ -		
	Outside air louvers	13.91	sf		\$ -		
	Controls and testing				\$ -		
	Commissioning/ factory assistance	1.00	ls		\$ -		
	Temporary controls/ wiring	13,906.00	sf		\$ -		
	Test and balance	13,906.00	sf		\$ -		
BP1610	Electrical Systems	13,906.00	sf	\$ -	\$ -	\$ 351,800	\$ 25.30
	Electrical Systems	1.00	ls	\$ 351,800.00	\$ 351,800		
	Electrical service						
	Service and distribution	13,906.00	sf		\$ -		
	Equipment and mechanical wiring	13,906.00	sf		\$ -		
	Generator/ ATS	1.00	ls		\$ -		
	Electrical power						
	Receptacle	61.19	ea		\$ -		
	Receptacle - 2 gang	8.34	ea		\$ -		
	Receptacle - GFI	20.86	ea		\$ -		

Receptacle - slab on grade	2.78	ea		\$ -		
Receptacle - slab poke thru	6.95	ea		\$ -		
Branch circuit	13,906.00	sf		\$ -		
Lighting						
Fixture package - material	219.71	ea		\$ -		
Fixture package - labor	219.71	ea		\$ -		
Miscellaneous fixtures	13,906.00	sf		\$ -		
Lighting control system	13,906.00	sf		\$ -		
Branch circuit	13,906.00	sf		\$ -		
Specialty light fixtures - 20%	2,781.20	sf		\$ -		
Electrical special systems						
Fire alarm system	13,906.00	sf		\$ -		
Conduit and cable	13,906.00	sf		\$ -		
Security empty raceway system	13,906.00	sf		\$ -		
Telephone/ data empty raceway system	13,906.00	sf		\$ -		
Voice/ data	1.00	lsum		\$ -		
Security	1.00	lsum		\$ -		
Low voltage equipment/ security cameras	1.00	lsum		\$ -		
Grounding system	13,906.00	sf		\$ -		
Conduit and wiring	13,906.00	sf		\$ -		
Lightning protection	13,906.00	sf		\$ -		
Building Package						
Cost of Work - Subtotal				\$ 4,990,694	\$ 358.89	
*	CMAR General Conditions			\$ 296,486	\$ 21.32	
Subtotal - Cost of Work/ CMAR GC's				\$ 5,287,179	\$ 380.21	
Contractors Contingency	3.0%			\$ 158,615	\$ 11.41	
Procurement Contingency	0.0%			\$ -	\$ -	
Duke Energy Electric Utility Relocation Allowance				\$ 25,000	\$ 58.48	
Project Insurances	1.15%			\$ 60,803	\$ 4.37	
Performance and Payment Bond	0.8%			\$ 43,884	\$ 3.16	
Subcontractor Default Insurance	1.25%			\$ 62,384	\$ 4.49	
Building Permit/ Inspections	0.7%			\$ 37,010	\$ 2.66	
Testing Agency	0.0%			\$ -	\$ -	
Construction Manager - Fees	4.75%			\$ 269,557	\$ 19.38	
Total				\$ 5,944,431	\$ 427.47	

Project:	Buncombe County	Buncombe County		Estimate Date:	11/7/2019
	East Asheville Library	Library Building		Revision:	11/7/2019
	Construction Document Estimate	Alt A-1 - Courtyard & Supplemental Landscaping		Addenda:	*
Location:	Asheville, North Carolina	TOTAL SF:	13,906.00	Prepared By:	DLF
Architect:	PFA Architects	Cost/ SF:	\$ 1.88	Reviewed By:	*



Site Development	1.92	AC	Building Elevations - Veneer Breakdown %			Verification
Building Square Footage	13,906.00	SF	Brick Veneer	0%	SF	FALSE
Design Development Estimate		LF	Stone Veneer	#DIV/0!	SF	FALSE
Building Height (TOW)	-	LF	Fiber Siding	#DIV/0!	SF	FALSE
Building Perimeter - B	-	LF	Metal Panels	#DIV/0!	SF	TRUE
Building Height (TOW)	-	LF	Curtainwall	#DIV/0!	SF	FALSE
Building Elevations - A	-	SF	Storefront	#DIV/0!	SF	TRUE
Building Elevations - B	-	SF	Wood Siding	#DIV/0!	SF	TRUE
Building Elevations Square Footage	-	SF		#DIV/0!	SF	TRUE

First floor (TOW)	-	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)		LF	First floor	13,906.00	SF	TRUE
Third floor (TOW)		LF	Second floor		SF	FALSE
Fourth floor (TOW)		LF	Third floor	-	SF	FALSE
Fifth floor (TOW)		LF	Fourth floor	-	SF	FALSE
TOTAL		LF	TOTAL	13,906.00	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP220	Sitework	13,906.00	sf	\$ -		\$ 2,000	\$ 0.14
	Minor Grading	1.00	lsum	\$ 2,000.00	\$ 2,000		
BP290	Landscaping					\$ 20,910	\$ 1.50
	ALT. # 1	1.00	lsum	\$ 20,910.00	\$ 20,910		
	Courtyard & Supplemental Landscaping	1.00	lsum		\$ -		
BP620	General Requirements	2%	%	\$ 23,378		\$ 468	\$ 0.03
Building Package							
	Cost of Work - Subtotal					\$ 23,378	\$ 1.68
*	CMAR General Conditions						\$ -

Subtotal - Cost of Work/ CMAR GC's				\$ 23,378	\$ 1.68
Contractors Contingency	3.0%			\$ 701	\$ 0.05
Procurement Contingency	0.0%			\$ -	\$ -
Project Insurances	1.15%			\$ 269	\$ 0.02
Performance and Payment Bond	0.8%			\$ 194	\$ 0.01
Subcontractor Default Insurance	1.25%			\$ 292	\$ 0.02
Building Permit/ Inspections	0.7%			\$ 164	\$ 0.01
Testing Agency	0.0%			\$ -	\$ -
Construction Manager - Fees	4.75%			\$ 1,187	\$ 0.09

Total				\$ 26,185	\$ 1.88
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Project:	Buncombe County East Asheville Library Construction Document Estimate	Buncombe County Library Building Alt A-2 - Trellis	Estimate Date:	11/7/2019	
			Revision:	11/7/2019	
			Addenda:	*	
Location:	Asheville, North Carolina	TOTAL SF:	13,906.00	Prepared By:	DLF
Architect:	PFA Architects	Cost/ SF:	\$ 3.08	Reviewed By:	*



		Building Elevations - Veneer Breakdown %			Verification	
Site Development	1.92	AC	Brick Veneer	0%	SF	FALSE
Building Square Footage	13,906.00	SF	Stone Veneer	#DIV/0!	SF	FALSE
Design Development Estimate		LF	Fiber Siding	#DIV/0!	SF	FALSE
Building Height (TOW)	-	LF	Metal Panels	#DIV/0!	SF	TRUE
Building Perimeter - B	-	LF	Curtainwall	#DIV/0!	SF	FALSE
Building Height (TOW)	-	LF	Storefront	#DIV/0!	SF	TRUE
Building Elevations - A		SF	Wood Siding	#DIV/0!	SF	TRUE
Building Elevations - B	-	SF				
Building Elevations Square Footage	-	SF				

		Building Square Footage - Total Breakdown			Verification	
First floor (TOW)	-	LF	First floor	13,906.00	SF	TRUE
Second floor (TOW)		LF	Second floor		SF	FALSE
Third floor (TOW)		LF	Third floor		SF	FALSE
Fourth floor (TOW)		LF	Fourth floor		SF	FALSE
Fifth floor (TOW)		LF	TOTAL	13,906.00	SF	TRUE
TOTAL		LF				

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP512	Turnkey Structural Steel	13,906.00	sf	\$ -		\$ 17,500	\$ 1.26
	Alt. #2	1.00	lsum	\$ 17,500.00	\$ 17,500		
	Exterior Steel & Wood Trellis - Alt #2	1,327.00	sqft		\$ -		
	Steel columns						
	Steel beams						
	Beams W8x24	0.53	ton		\$ -		
	Beams W6x9	0.32	ton		\$ -		
	Beams W8x10	0.35	ton		\$ -		
	Beams W8x13	0.10	ton		\$ -		
	Beams W8x15	0.06	ton		\$ -		
	Beams W16x31	0.12	ton		\$ -		
					\$ -		
BP610	Rough Carpentry and Blocking	13,906.00	sf	\$ -		\$ 18,909	\$ 1.36
	Alt. #2	1.00	lsum	\$ 18,909.00	\$ 18,909		
	Exterior finish carpentry						
	Exterior Steel & Wood Trellis - Alt #2	1,327.00	sqft		\$ -		
	2x2 PT Kiln-dried Trellis Battens at 6" oc				\$ -		
					\$ -		
BP620	General Requirements	2%	%	\$ 38,274		\$ 765	\$ 0.06
BP990	Painting and Coatings	13,906.00	sf	\$ -		\$ 1,100	\$ 0.08
	Alt. #2	1.00	lsum	\$ 1,100.00	\$ 1,100		
	Exterior painting						
	Exterior Steel & Wood Trellis - Alt #2	1,327.00	sqft		\$ -		
	2x2 PT Kiln-dried Trellis Battens at 6" oc				\$ -		
					\$ -		

Building Package					
	Cost of Work - Subtotal			\$ 38,274	\$ 2.75
*	CMAR General Conditions				\$ -

Subtotal - Cost of Work/ CMAR GC's				\$ 38,274	\$ 2.75
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Contractors Contingency	3.0%			\$ 1,148	\$ 0.08
Procurement Contingency	0.0%			\$ -	\$ -
Project Insurances	1.15%			\$ 440	\$ 0.03
Performance and Payment Bond	0.8%			\$ 318	\$ 0.02
Subcontractor Default Insurance	1.25%			\$ 478	\$ 0.03
Building Permit/ Inspections	0.7%			\$ 268	\$ 0.02
Testing Agency	0.0%			\$ -	\$ -
Construction Manager - Fees	4.75%			\$ 1,944	\$ 0.14

Total				\$ 42,871	\$ 3.08
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Project:	Buncombe County	Buncombe County		Estimate Date:	11/7/2019
	East Asheville Library	Library Building		Revision:	11/7/2019
	Construction Document Estimate	Alt A-3 - Sunshade at Reading Room		Addenda:	*
Location:	Asheville, North Carolina	TOTAL SF:	13,906.00	Prepared By:	DLF
Architect:	PFA Architects	Cost/ SF:	\$ 3.09	Reviewed By:	*



			Building Elevations - Veneer Breakdown %				Verification
Site Development	1.92	AC	Brick Veneer	0%	-	SF	FALSE
Building Square Footage	13,906.00	SF	Stone Veneer	#DIV/0!		SF	FALSE
Design Development Estimate		LF	Fiber Siding	#DIV/0!		SF	FALSE
Building Height (TOW)	-	LF	Metal Panels	#DIV/0!		SF	TRUE
Building Perimeter - B	-	LF	Curtainwall	#DIV/0!		SF	FALSE
Building Height (TOW)	-	LF	Storefront	#DIV/0!		SF	TRUE
Building Elevations - A	-	SF	Wood Siding	#DIV/0!		SF	TRUE
Building Elevations - B	-	SF				SF	TRUE
Building Elevations Square Footage	-	SF				SF	TRUE

			Building Square Footage - Total Breakdown			Verification
First floor (TOW)	-	LF	First floor	13,906.00	SF	TRUE
Second floor (TOW)		LF	Second floor		SF	FALSE
Third floor (TOW)		LF	Third floor	-	SF	FALSE
Fourth floor (TOW)		LF	Fourth floor	-	SF	FALSE
Fifth floor (TOW)		LF	TOTAL	13,906.00	SF	TRUE
TOTAL		LF				

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP512	Turnkey Structural Steel	13,906.00	sf	\$ -		\$ 18,100	\$ 1.30
	Alt. #3	1.00	lsum	\$ 18,100.00	\$ 18,100		
	Exterior Steel & Wood Sunshade at Reading Room - Alt #3	1,121.00	sqft		\$ -		
	Steel columns						
	Steel beams						
	Beams W6x15	0.26	ton		\$ -		
	Beams HSS 8x6x3/8	0.25	ton		\$ -		
	Beams W6x9	0.18	ton		\$ -		
	Beams W8x10	0.54	ton		\$ -		
	Beams W8x18	0.32	ton		\$ -		
					\$ -		
BP610	Rough Carpentry and Blocking	13,906.00	sf	\$ -		\$ 18,398	\$ 1.32
	Alt. #3	1.00	lsum	\$ 18,398.00	\$ 18,398		
	Exterior finish carpentry						
	Exterior Steel & Wood Sunshade at Reading Room - Alt #3	1,121.00	sqft		\$ -		
	2x2 PT Kiln-dried Trellis Battens at 6" oc				\$ -		
					\$ -		
BP620	General Requirements	2%	%	\$ 38,365		\$ 767	\$ 0.06
BP990	Painting and Coatings	13,906.00	sf	\$ -		\$ 1,100	\$ 0.08
	Alt. #3	1.00	lsum	\$ 1,100.00	\$ 1,100		
	Exterior painting						
	Exterior Steel & Wood Sunshade at Reading Room - Alt #3	1,121.00	sqft		\$ -		
	2x2 PT Kiln-dried Trellis Battens at 6" oc				\$ -		

Building Package							
	Cost of Work - Subtotal					\$ 38,365	\$ 2.76
*	CMAR General Conditions						\$ -

Subtotal - Cost of Work/ CMAR GC's						\$ 38,365	\$ 2.76
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Contractors Contingency	3.0%				\$ 1,151	\$ 0.08
Procurement Contingency	0.0%				\$ -	\$ -
Project Insurances	1.15%				\$ 441	\$ 0.03
Performance and Payment Bond	0.8%				\$ 318	\$ 0.02
Subcontractor Default Insurance	1.25%				\$ 480	\$ 0.03
Building Permit/ Inspections	0.7%				\$ 269	\$ 0.02
Testing Agency	0.0%				\$ -	\$ -
Construction Manager - Fees	4.75%				\$ 1,949	\$ 0.14

Total						\$ 42,973	\$ 3.09
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Project:	Buncombe County	Buncombe County		Estimate Date:	11/7/2019
	East Asheville Library	Library Building		Revision:	11/7/2019
	Construction Document Estimate	Alt A-4 - Operable Partition at Community Rooms A & B		Addenda:	*
Location:	Asheville, North Carolina	TOTAL SF:	13,906.00	Prepared By:	DLF
Architect:	PFA Architects	Cost/ SF:	\$ 1.88	Reviewed By:	*



Site Development	1.92	AC	Building Elevations - Veneer Breakdown %			Verification
Building Square Footage	13,906.00	SF	Brick Veneer	0%	SF	FALSE
Design Development Estimate		LF	Stone Veneer	#DIV/0!	SF	FALSE
Building Height (TOW)	-	LF	Fiber Siding	#DIV/0!	SF	FALSE
Building Perimeter - B	-	LF	Metal Panels	#DIV/0!	SF	TRUE
Building Height (TOW)	-	LF	Curtainwall	#DIV/0!	SF	FALSE
Building Elevations - A	-	SF	Storefront	#DIV/0!	SF	TRUE
Building Elevations - B	-	SF	Wood Siding	#DIV/0!	SF	TRUE
Building Elevations Square Footage	-	SF		#DIV/0!	SF	TRUE

First floor (TOW)	-	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)		LF	First floor	13,906.00	SF	TRUE
Third floor (TOW)		LF	Second floor		SF	FALSE
Fourth floor (TOW)		LF	Third floor	-	SF	FALSE
Fifth floor (TOW)		LF	Fourth floor	-	SF	FALSE
TOTAL		LF	TOTAL	13,906.00	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP512	Turnkey Structural Steel	13,906.00	sf	\$ -	\$ -	\$ -	\$ -
					\$ -		
					\$ -		
	Miscellaneous metals						
	Support Steel for Operable Partition- Alt # 4	46.00	lnft	included in base bid			
					\$ -		
BP620	General Requirements	2%	%	\$ 23,372		\$ 467	\$ 0.03
BP920	Metal Studs, Drywall, Insulation	13,906.00	sf	\$ -		\$ 1,000	\$ 0.07
	Alt. #4	1.00	lsum	\$ 1,000.00	\$ 1,000		
					\$ -		
BP1016	Division 10 Accessories, Installed	13,906.00	sf	\$ -		\$ 21,905	\$ 1.58
	Alt. #4	1.00	lsum		\$ -		
	Specialty						
	Hufcor 642 Paired Panel Operable Partition	44.00	lf	\$ 497.84	\$ 21,905		
					\$ -		

Building Package							
	Cost of Work - Subtotal					\$ 23,372	\$ 1.68
*	CMAR General Conditions					\$ -	\$ -

Subtotal - Cost of Work/ CMAR GC's						\$ 23,372	\$ 1.68
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Contractors Contingency	3.0%				\$ 701	\$ 0.05
Procurement Contingency	0.0%				\$ -	\$ -
Project Insurances	1.15%				\$ 269	\$ 0.02
Performance and Payment Bond	0.8%				\$ 194	\$ 0.01
Subcontractor Default Insurance	1.25%				\$ 292	\$ 0.02
Building Permit/ Inspections	0.7%				\$ 164	\$ 0.01
Testing Agency	0.0%				\$ -	\$ -
Construction Manager - Fees	4.75%				\$ 1,187	\$ 0.09

Total						\$ 26,179	\$ 1.88
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Project:	Buncombe County East Asheville Library Construction Document Estimate	Buncombe County Library Building Alt A-5 - Wood Trim in Reading Room	Estimate Date:	11/7/2019	
			Revision:	11/7/2019	
			Addenda:	*	
Location:	Asheville, North Carolina	TOTAL SF:	13,906.00	Prepared By:	DLF
Architect:	PFA Architects	Cost/ SF:	\$ 2.62	Reviewed By:	*



Site Development	1.92	AC	Building Elevations - Veneer Breakdown %			Verification
Building Square Footage	13,906.00	SF	Brick Veneer	0%	SF	FALSE
Design Development Estimate		LF	Stone Veneer	#DIV/0!	SF	FALSE
Building Height (TOW)	-	LF	Fiber Siding	#DIV/0!	SF	FALSE
Building Perimeter - B	-	LF	Metal Panels	#DIV/0!	SF	TRUE
Building Height (TOW)	-	LF	Curtainwall	#DIV/0!	SF	FALSE
Building Elevations - A		SF	Storefront	#DIV/0!	SF	TRUE
Building Elevations - B	-	SF	Wood Siding	#DIV/0!	SF	TRUE
Building Elevations Square Footage	-	SF		#DIV/0!	SF	TRUE

First floor (TOW)	-	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)		LF	First floor	13,906.00	SF	TRUE
Third floor (TOW)		LF	Second floor		SF	FALSE
Fourth floor (TOW)		LF	Third floor	-	SF	FALSE
Fifth floor (TOW)		LF	Fourth floor	-	SF	FALSE
TOTAL		LF	TOTAL	13,906.00	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP610	Rough Carpentry and Blocking	13,906.00	sf	\$ -		\$ 27,209	\$ 1.96
	Alt. #5	1.00	lsum	\$27,209	\$ 27,209		
	Interior wood framing						
	Alt 5 - 2x8 Nailer, 10"x3/4" Veneer Plywood at Exposed B	420.00	lnft		\$ -		
					\$ -		
					\$ -		
BP620	General Requirements	2%	%	\$ 32,560		\$ 651	\$ 0.05
BP920	Metal Studs, Drywall, Insulation	13,906.00	sf	\$ -		\$ 3,600	\$ 0.26
	Alt. #5	1.00	lsum	\$ 3,600.00	\$ 3,600		
	Interior partitions				\$ -		
	Alt 5 - 2x8 Nailer, 10"x3/4" Veneer Plywood at Exposed B	420.00	lnft		\$ -		
					\$ -		
BP990	Painting and Coatings	13,906.00	sf	\$ -		\$ 1,100	\$ 0.08
	Alt. #5	1.00	lsum	\$ 1,100.00	\$ 1,100		
	Interior painting						
	Alt 5 - 2x8 Nailer, 10"x3/4" Veneer Plywood at Exposed B	420.00	lnft		\$ -		
					\$ -		

Building Package							
	Cost of Work - Subtotal					\$ 32,560	\$ 2.34
*	CMAR General Conditions					\$ -	

Subtotal - Cost of Work/ CMAR GC's						\$ 32,560	\$ 2.34
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Contractors Contingency	3.0%				\$ 977	\$ 0.07
Procurement Contingency	0.0%				\$ -	\$ -
Project Insurances	1.15%				\$ 374	\$ 0.03
Performance and Payment Bond	0.8%				\$ 270	\$ 0.02
Subcontractor Default Insurance	1.25%				\$ 407	\$ 0.03
Building Permit/ Inspections	0.7%				\$ 228	\$ 0.02
Testing Agency	0.0%				\$ -	\$ -
Construction Manager - Fees	4.75%				\$ 1,654	\$ 0.12

Total						\$ 36,470	\$ 2.62
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Project:	Buncombe County East Asheville Library Construction Document Estimate	Buncombe County Library Building Alt A-6 - Crosswalk Work at Tunnel Road	Estimate Date:	11/7/2019	
			Revision:	11/7/2019	
			Addenda:	*	
Location:	Asheville, North Carolina	TOTAL SF:	13,906.00	Prepared By:	DLF
Architect:	PFA Architects	Cost/ SF:	\$ 6.16	Reviewed By:	*



Site Development	1.92	AC	Building Elevations - Veneer Breakdown %			Verification
Building Square Footage	13,906.00	SF	Brick Veneer	0%	SF	FALSE
Design Development Estimate		LF	Stone Veneer	#DIV/0!	SF	FALSE
Building Height (TOW)	-	LF	Fiber Siding	#DIV/0!	SF	FALSE
Building Perimeter - B	-	LF	Metal Panels	#DIV/0!	SF	TRUE
Building Height (TOW)	-	LF	Curtainwall	#DIV/0!	SF	FALSE
Building Elevations - A	-	SF	Storefront	#DIV/0!	SF	TRUE
Building Elevations - B	-	SF	Wood Siding	#DIV/0!	SF	TRUE
Building Elevations Square Footage	-	SF		#DIV/0!	SF	TRUE

First floor (TOW)	-	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)		LF	First floor	13,906.00	SF	TRUE
Third floor (TOW)		LF	Second floor		SF	FALSE
Fourth floor (TOW)		LF	Third floor	-	SF	FALSE
Fifth floor (TOW)		LF	Fourth floor	-	SF	FALSE
TOTAL		LF	TOTAL	13,906.00	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP220	Sitework	13,906.00	sf	\$ -		\$ 75,000	\$ 5.39
	Asphalt and Concrete Paving						
	Alt. 6	1.00	lsum	\$ 75,000.00	\$ 75,000		
	Alt.6 High Visibility Crosswalk & Signal Work	581.00	sqft		\$ -		
					\$ -		
					\$ -		
BP620	General Requirements	2%	%	\$ 76,531		\$ 1,531	\$ 0.11
					\$ -		

Building Package							
	Cost of Work - Subtotal					\$ 76,531	\$ 5.50
*	CMAR General Conditions						\$ -

Subtotal - Cost of Work/ CMAR GC's							
	Contractors Contingency	3.0%				\$ 2,296	\$ 0.17
	Procurement Contingency	0.0%				\$ -	\$ -
	Project Insurances	1.15%				\$ 880	\$ 0.06
	Performance and Payment Bond	0.8%				\$ 635	\$ 0.05
	Subcontractor Default Insurance	1.25%				\$ 957	\$ 0.07
	Building Permit/ Inspections	0.7%				\$ 536	\$ 0.04
	Testing Agency	0.0%				\$ -	\$ -
	Construction Manager - Fees	4.75%				\$ 3,887	\$ 0.28

Total						\$ 85,721	\$ 6.16
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Project:	Buncombe County East Asheville Library Construction Document Estimate	Buncombe County Library Building Alt A-7 - Existing Basketball Court Upgrades	Estimate Date:	11/7/2019	
			Revision:	11/7/2019	
			Addenda:	*	
Location:	Asheville, North Carolina	TOTAL SF:	13,906.00	Prepared By:	DLF
Architect:	PFA Architects	Cost/ SF:	\$ 4.52	Reviewed By:	*



Site Development	1.92	AC	Building Elevations - Veneer Breakdown %			Verification
Building Square Footage	13,906.00	SF	Brick Veneer	0%	SF	FALSE
Design Development Estimate		LF	Stone Veneer	#DIV/0!	SF	FALSE
Building Height (TOW)	-	LF	Fiber Siding	#DIV/0!	SF	FALSE
Building Perimeter - B	-	LF	Metal Panels	#DIV/0!	SF	TRUE
Building Height (TOW)	-	LF	Curtainwall	#DIV/0!	SF	FALSE
Building Elevations - A	-	SF	Storefront	#DIV/0!	SF	TRUE
Building Elevations - B	-	SF	Wood Siding	#DIV/0!	SF	TRUE
Building Elevations Square Footage	-	SF		#DIV/0!	SF	TRUE

First floor (TOW)	-	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)		LF	First floor	13,906.00	SF	TRUE
Third floor (TOW)		LF	Second floor		SF	FALSE
Fourth floor (TOW)		LF	Third floor	-	SF	FALSE
Fifth floor (TOW)		LF	Fourth floor	-	SF	FALSE
TOTAL		LF	TOTAL	13,906.00	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP220	Sitework	13,906.00	sf	\$ -		\$ 55,000	\$ 3.96
	Asphalt and Concrete Paving						
	Alt. #7	1.00	lsum	\$ 55,000.00	\$ 55,000		
	2" Asphalt Overlay at Basketball Court	300.00	sqyd		\$ -		
	Re-Stripe Basketball Court	341.00	lnft		\$ -		
					\$ -		
	Site Accessories & Amenities						
	Replace Ex. Backboards & Goals	2.00	each		\$ -		
					\$ -		
	Fencing & Security					\$ -	
	Replace Ex. Basketball Court Chain Link Fencing & Gates	216.00	lnft		\$ -		
					\$ -		
					\$ -		
BP620	General Requirements	2%	%	\$ 56,122		\$ 1,122	\$ 0.08
					\$ -		

Building Package							
	Cost of Work - Subtotal					\$ 56,122	\$ 4.04
*	CMAR General Conditions						\$ -

Subtotal - Cost of Work/ CMAR GC's						\$ 56,122	\$ 4.04
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Contractors Contingency	3.0%				\$ 1,684	\$ 0.12
Procurement Contingency	0.0%				\$ -	\$ -
Project Insurances	1.15%				\$ 645	\$ 0.05
Performance and Payment Bond	0.8%				\$ 466	\$ 0.03
Subcontractor Default Insurance	1.25%				\$ 702	\$ 0.05
Building Permit/ Inspections	0.7%				\$ 393	\$ 0.03
Testing Agency	0.0%				\$ -	\$ -
Construction Manager - Fees	4.75%				\$ 2,851	\$ 0.20

Total						\$ 62,862	\$ 4.52
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Project:	Buncombe County East Asheville Library Construction Document Estimate	Buncombe County	Estimate Date:	11/7/2019
		Library Building	Revision:	11/7/2019
		Alt A-8 - Courtyard Hardscapes	Addenda:	*
Location:	Asheville, North Carolina	TOTAL SF:	Prepared By:	DLF
Architect:	PFA Architects	Cost/ SF:	Reviewed By:	*



Site Development	1.92	AC	Building Elevations - Veneer Breakdown %			Verification
Building Square Footage	13,906.00	SF	Brick Veneer	0%	SF	FALSE
Design Development Estimate		LF	Stone Veneer	#DIV/0!	SF	FALSE
Building Height (TOW)	-	LF	Fiber Siding	#DIV/0!	SF	FALSE
Building Perimeter - B	-	LF	Metal Panels	#DIV/0!	SF	TRUE
Building Height (TOW)	-	LF	Curtainwall	#DIV/0!	SF	FALSE
Building Elevations - A	-	SF	Storefront	#DIV/0!	SF	TRUE
Building Elevations - B	-	SF	Wood Siding	#DIV/0!	SF	TRUE
Building Elevations Square Footage	-	SF		#DIV/0!	SF	TRUE

First floor (TOW)	-	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)		LF	First floor	13,906.00	SF	TRUE
Third floor (TOW)		LF	Second floor		SF	FALSE
Fourth floor (TOW)		LF	Third floor	-	SF	FALSE
Fifth floor (TOW)		LF	Fourth floor	-	SF	FALSE
TOTAL		LF	TOTAL	13,906.00	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP220	Sitework	13,906.00	sf	\$ -	\$ -	\$ 34,600	\$ 2.49
	Asphalt and Concrete Paving				\$ -		
	Alt. #8	1.00	lsum	\$ 34,600.00	\$ 34,600		
	61. Sandblasted Concrete	381.00	sqft		\$ -		
	Site Accessories & Amenities						
	55. 18"x 8" Raised Concrete Planter Wall at Courtyard	180.00	lnft		\$ -		
	98. Precast Paver 12x24	1,041.00	sqft		\$ -		
	101. New 5'-9" Bench per FF&E package	4.00	each		\$ -		
BP620	General Requirements	2%	%	\$ 43,571	\$ -	\$ 871	\$ 0.06
					\$ -		
BP790	Caulking and Waterproofing	13,906.00	sf	\$ -	\$ -	\$ 8,100	\$ 0.58
	Alt. #8	1.00	lsum	\$ 8,100.00	\$ 8,100.00		
					\$ -		

Building Package							
	Cost of Work - Subtotal					\$ 43,571	\$ 3.13
*	CMAR General Conditions					\$ -	

Subtotal - Cost of Work/ CMAR GC's						\$ 43,571	\$ 3.13
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Contractors Contingency	3.0%					\$ 1,307	\$ 0.09
Procurement Contingency	0.0%					\$ -	\$ -
Project Insurances	1.15%					\$ 501	\$ 0.04
Performance and Payment Bond	0.8%					\$ 362	\$ 0.03
Subcontractor Default Insurance	1.25%					\$ 545	\$ 0.04
Building Permit/ Inspections	0.7%					\$ 305	\$ 0.02
Testing Agency	0.0%					\$ -	\$ -
Construction Manager - Fees	4.75%					\$ 2,213	\$ 0.16

Total						\$ 48,804	\$ 3.51
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Project:	Buncombe County East Asheville Library Construction Document Estimate	Buncombe County Library Building Alt A-9 - Preferred Brand Porcelain Tile	Estimate Date:	11/7/2019	
			Revision:	11/7/2019	
			Addenda:	*	
Location:	Asheville, North Carolina	TOTAL SF:	13,906.00	Prepared By:	DLF
Architect:	PFA Architects	Cost/ SF:	\$ 0.06	Reviewed By:	*



Site Development	1.92	AC	Building Elevations - Veneer Breakdown %			Verification
Building Square Footage	13,906.00	SF	Brick Veneer	0%	SF	FALSE
Design Development Estimate		LF	Stone Veneer	#DIV/0!	SF	FALSE
Building Height (TOW)	-	LF	Fiber Siding	#DIV/0!	SF	FALSE
Building Perimeter - B	-	LF	Metal Panels	#DIV/0!	SF	TRUE
Building Height (TOW)	-	LF	Curtainwall	#DIV/0!	SF	FALSE
Building Elevations - A	-	SF	Storefront	#DIV/0!	SF	TRUE
Building Elevations - B	-	SF	Wood Siding	#DIV/0!	SF	TRUE
Building Elevations Square Footage	-	SF		#DIV/0!	SF	TRUE

First floor (TOW)	-	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)		LF	First floor	13,906.00	SF	TRUE
Third floor (TOW)		LF	Second floor		SF	FALSE
Fourth floor (TOW)		LF	Third floor	-	SF	FALSE
Fifth floor (TOW)		LF	Fourth floor	-	SF	FALSE
TOTAL		LF	TOTAL	13,906.00	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP620	General Requirements	2%	%	\$ 779		\$ 16	\$ 0.00
					\$ -		
BP930	Hard Tile					\$ 763	
	ALT. #9	1.00	lsum	\$ 763.00	\$ 763		
	PRT-2 Wall Tile	486.00	sqft		\$ -		
					\$ -		

Building Package							
	Cost of Work - Subtotal					\$ 779	\$ 0.06
*	CMAR General Conditions					\$ -	

Subtotal - Cost of Work/ CMAR GC's						\$ 779	\$ 0.06
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Contractors Contingency	3.0%				\$ 23	\$ 0.00
Procurement Contingency	0.0%				\$ -	\$ -
Project Insurances	1.15%				\$ 9	\$ 0.00
Performance and Payment Bond	0.8%				\$ 6	\$ 0.00
Subcontractor Default Insurance	1.25%				\$ 10	\$ 0.00
Building Permit/ Inspections	0.7%				\$ 5	\$ 0.00
Testing Agency	0.0%				\$ -	\$ -
Construction Manager - Fees	4.75%				\$ 40	\$ 0.00

Total						\$ 872	\$ 0.06
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BP-0210 Site Work

Trade Description: **BP-0210 Site Work**
 Specification Sections: _____
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Bid Status:		Will Bid	Will Bid	Apparent Low Bidder
Vannoy Construction Projected Value	Code	Whitmire Denny Whitmire denny@whitmiregrading.com 828.883.3987	NHM Contact Email Phone	Tennoca Brad Goodson brad@tennoca.com Phone

Item Description	Quantity	U/M	Unit Price	Vannoy Construction Projected Value	Code	Whitmire Denny Whitmire denny@whitmiregrading.com 828.883.3987	Code	NHM Contact Email Phone	Code	Tennoca Brad Goodson brad@tennoca.com Phone
Base Bid Before Adjustments:				\$622,391				\$952,580		\$899,675
1 Per Plans & Specs										
2 Sales and Use Tax Included										
3 Will provide submittals and mock-up as required.										
4 Reviewed and Understand Site Logistics Plans										
5 Unload, Uncrate, Shakeout & Distribute										
6 Reviewed and Accept Vannoy Construction Schedule										
7 Reviewed and Accept Vannoy Construction Safety										
8 Reviewed and Accept Vannoy Construction RFP Booklet										
9 Prequalification Base Line Approved										
10 Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.										
11 Have completed & submitted to VC the following items:										
12 Vannoy Construction Bid Form										
13 Bid Breakdown Chart										
14 Bid Bond on Vannoy Construction Form										
15 Bid Package Description Initialed										
16 Have Reviewed & Incorporated Addenda 1 - 2					Y		Y		Y	
17 Business License and Fees										
18 Reviewed and can comply with Vannoy Construction Insurance requirements										
19 Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.										
20 Quantities listed are to be minimum values to be supplied.										
21										
22										
23										
24										
25 General Items										
26										
27										
28 Specific Scope										
29										
30 Mobilization	1	ls	\$50,000.00	\$50,000						
31 Survey and layout	1	ls	\$10,000.00	\$10,000						
32 Traffic control	1	ls	\$10,000.00	\$10,000						
33				\$0						
34 Site demolition				\$0						
35 Remove Ex. Japanese Maple/ Retain on Site for Future Transplanting	1	each	\$500.00	\$500						
36 Demo Concrete Sidewalks	5,291	sqft	\$0.50	\$2,646						
37 Demo Concrete Steps	313	sqft	\$10.00	\$3,130						
38 Demo Paved Path	3,429	sqft	\$0.50	\$1,715						
39 Demo Concrete Pads at Picnic Tables	440	sqft	\$5.00	\$2,200						
40 Demo Picnic Tables	3	each	\$50.00	\$150						
41 Demo Asphalt Paving	12,669	sqft	\$0.50	\$6,335						
42 Remove Ex. 6" Asphalt Curb Along Lynnstone Court	249	lnft	\$5.00	\$1,245						
43 Remove Existing Split Rail Fence	424	lnft	\$5.00	\$2,120						
44 Tree Removal	49	each	\$1,000.00	\$49,000						
45 Demo Courtyard Planter	195	sqft	\$5.00	\$975						
46 Demo Playground/Playground Equipment	4,626	sqft	\$2.00	\$9,252						
47 Existing Water Meter to be Removed, Returned to City	1	each	\$500.00	\$500						
48 Remove Existing Speed Hump, Relocate Signage	270	sqft	\$10.00	\$2,700						
49				\$0						
50 Cleaning	1.97	acres	\$5,000.00	\$9,864						
51 Grading	6,366	cy	\$5.00	\$31,829						
52 Foundation excess/ spoils haul from site	92	cy	\$30.00	\$2,445						
53 Disturbed area	9,549	sy	\$0.75	\$7,162						
54 Building pad - stone base	386	ln	\$45.00	\$17,383						
55 Staging/ laydown - stone base	476	ln	\$45.00	\$21,420						
56 Allowance #1: Unsuitable Soil Removal & Replacement - 500 cuyd of Suitable Soil	500	cuyd	\$40.00	\$20,000						
57 Allowance #2: Unsuitable Soil Removal & Replacement - 75 cuyd of #57 Washed Stone	75	cuyd	\$65.00	\$4,875						
58				\$0						
59 Erosion control				\$0						
60 Construction entrance	3,064	sqft	\$2.50	\$7,660						
61 Rip Rap/Check Dams	324	sqft	\$3.00	\$972						
62 Tree Protection Fencing (2/L2.0)	801	lnft	\$4.50	\$3,606						
63 Silt fence	1,077	lf	\$4.00	\$4,308						
64 Temporary Skimmer Basin	219	cuyd	\$20.00	\$4,380						
65 Temporary seeding	1	ls	\$500.00	\$500						
66 Permanent seeding	1	ls	\$750.00	\$750						
67				\$0						
68 Storm drainage systems				\$0						
69 MC3500 Stormtech Detention System- 3 rows of 7 chambers	1	ea	\$60,000.00	\$60,000						
70 Storm drainage piping				\$0						
71 8" HDPE	220	lf	\$10.00	\$2,200						
72 12" HDPE	189	lf	\$15.00	\$2,835						
73 15" HDPE	190	lf	\$30.00	\$5,700						
74 15" HDPP	570	lf	\$35.00	\$19,950						
75 Curb Inlets	8	ea	\$2,000.00	\$16,000						
76 Drop Inlet	1	ea	\$2,000.00	\$2,000						
77 Diversion Box	1	ea	\$2,000.00	\$2,000						
78 Detention Control Box	1	ea	\$2,000.00	\$2,000						
79 Outlet	1	ea	\$2,000.00	\$2,000						
80 Junction Box	2	ea	\$2,000.00	\$4,000						
81 Roof drain final connection	1	ls	\$500.00	\$500						
82				\$0						
83 Water				\$0						
84 6" wet tap on main	1	ea	\$2,500.00	\$2,500						
85 6" PVC Meter Vault Drained to Daylight	1	allowa	\$12,000.00	\$12,000						
86 3" Combined Fire & Domestic Mueller Mag Meter	1	ea	\$5,000.00	\$5,000						
87 3" RPZ Backflow Preventer, Above Ground Enclosure w/ FDC	1	ea	\$10,000.00	\$10,000						
88 6" DIP Waterline - Cut/Bore		lnft		\$0						
89 6" DIP Waterline	102	lnft	\$75.00	\$7,650						
90 6"x6" Tee 6" GV & Box Fire Hydrant	1	ea	\$1,500.00	\$1,500						
91 2" Domestic Water Line	12	lnft	\$30.00	\$360						
92 Asphalt Repair for Open Cut for Site Utilities	1	ls	\$1,500.00	\$1,500						
93 Testing & chlorination	1	ls	\$500.00	\$500						
94				\$0						
95 Sewer				\$0						
96 6" Sewer Line	64	lnft	\$50.00	\$3,200						
97 New Sewer Manhole	2	ea	\$2,000.00	\$4,000						
98 Tie to existing sanitary	1	ls	\$1,800.00	\$1,800						

99					\$0							
100	Pavements				\$0							
101	Asphalt Paving - 8" Agg Base/2" S 9.5B Asphalt	1,797	sqyd	\$45.00	\$80,865							
102	Curb and gutter	1,116	lf	\$17.00	\$18,972							
103	Parking Lot Striping	1,421	lnft	\$1.00	\$1,421							
104	Pavement markings	10	each	\$75.00	\$750							
105	Parking Bumpers	8	each	\$50.00	\$400							
106	New Speed Hump, Markings, Relocated Signage	254	sqft	\$10.00	\$2,540							
107	Conduit and sleeves	1	ls	\$1,000.00	\$1,000							
108	Concrete sidewalk	8,476	sqft	\$5.00	\$42,380							
109					\$0							
110	Site Accessories & Amenities				\$0							
111	Bicycle racks	3	each	\$750.00	\$2,250							
112	Single, Two-Port EV Car Charging Station, Signage	1	each	\$3,000.00	\$3,000							
113					\$0							
114	Temp Stone	1	lsun	\$10,000.00	\$10,000	N	\$10,000	N	\$10,000	N	\$10,000	
115					\$0							
116					\$0							
117					\$0							
Subtotal:					\$622,391		\$1,045,900		\$962,588		\$909,675	
Trade Contractors 100% Payment & Performance Bond:					0.0%	\$0	0.0%	\$11,800	0.0%	\$11,907	0.0%	\$10,800
Scope Total Including Adjustments:					\$622,391		\$1,057,700		\$974,487		\$920,475	
ALTERNATES:												
Payment & Performance Bond Alternate #1						ADD	\$11,800	ADD	\$11,907		\$10,800	
Alternate A-1 Supplemental Landscaping									N.A.		N.A.	
Alternate A-2 Trellis									N.A.		N.A.	
Alternate A-3 Sunshade at Reading Room									N.A.		N.A.	
Alternate A-4 Operable Partition at Community Rooms A & B									N.A.		N.A.	
Alternate A-5 Wood Trim in Reading Room									N.A.		N.A.	
Alternate A-6 Crosswalk work at Tunnel Rd							\$39,000	ADD	\$79,500		\$75,000	
Alternate A-7 Existing Basketball Court Upgrades							\$34,900	ADD	\$31,000		\$55,000	
Alternate A-8 Courtyard Hardscapes							\$29,800	ADD	\$30,000		\$34,600	
Alternate A-9 Preferred Brand Porcelain Tile									N.A.		N.A.	
UNIT PRICES:												
Hourly Rates												
Super/Foreman							\$47.00 per MH		\$75.00 per MH		\$60.00 per MH	
Tradesman							\$37.00 per MH		\$45.00 per MH		\$32.00 per MH	
Laborer							\$32.00 per MH		\$28.00 per MH		\$25.00 per MH	
Unit Prices												
Allowance #1 Unit Price - Man Hour cost for composite cleanup							\$32.00 per MH		\$28.00 per MH		\$25.00 per MH	
Unit Price No.1 Undercut, haul offsite & replace with suitable fill							\$29.00 per cuyd		\$30.00 per cuyd		\$37.00 per cuyd	
Unit Price No.2 Unsuitable Soil replacement with #57 washed stone							\$59.00 per cuyd		\$85.00 per cuyd		\$82.00 per cuyd	
Unit Price No.3 Mass Rock Excavation and Haul off							\$55.00 per cuyd		\$50.00 per cuyd		\$85.00 per cuyd	
Unit Price No.4 Deliver and Place Ballast stone onsite							\$36.00 per ton		\$35.00 per ton		\$40.00 per ton	
Unit Price No.5 Deliver and Place #57 stone onsite							\$36.00 per ton		\$35.00 per ton		\$40.00 per ton	
Unit Price No.7 Deliver and Place ABC Stone onsite							\$29.00 per ton		\$32.00 per ton		\$30.00 per ton	
Unit Price No.8 Provide sidewalk per CD's							\$6.60 per SF		\$8.50 per SF		\$7.00 per SF	
Unit Price No.9 Provide Concrete Paving per CD's							\$10.75 per SF		\$13.00 per SF		\$12.00 per SF	
Unit Price No.10 Payment & Performance Bond							\$15.00 per \$1,000		\$12.50 per \$1,000		\$1.20 per \$1,000	
Unit Price No.11 Temporary Construction Fence							\$25.00 per LF		\$10.00 per LF		\$12.00 per LF	
Unit Price No.12 Monthly Rental Rate for Temp. Fence							\$400 per MO		\$200 per MO		\$1 per MO	
Unit Price No.13 Offsite fill Compacted in Place							\$14.00 per CY		\$20.00 per CY		\$20.00 per CY	
Allowances:												
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid							260 Mths		25 Mths		180 Mths	
HUB Certified / Minority Business Participation included in bid							\$0		\$10,000		\$50,000	

CODE: Y = Scope is included in the price; N = Scope is NOT included in the price, S = Estimates from Trade Contractors; VC = Vannoy Construction In-House Estimate; H = Vannoy Hold; CA = Contract Allowances

BP-0270 Demolition

Trade Description: **BP-0270 Demolition**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Item Description	Quantity	U/M	Unit Price	Bid Status:		Will Bid		Will Bid		Will Bid		Apparent Low Bidder		Will Bid		
				Vannoy Construction Projected Value		DARI Brian Alexander Email Phone		E. Luke Greene Josephine Greene		N & N Construction Noah Saunier Email Phone		Neo Matt Hanna m.hanna@neoconstruction.com		Target Contractors David Evans		
Base Bid Before Adjustments:				\$67,340		\$109,650		\$137,000		\$185,294		\$89,990		\$150,020		
1																
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59																
Subtotal:				\$67,340		\$109,650		\$137,000		\$185,294		\$89,990		\$150,020		
Trade Contractors 100% Payment & Performance Bond:																
				1.5%		1.5%		0.0%		1.5%		1.5%				
				\$0	\$1,645	\$1,650	\$5,929	\$2,250	\$3,750							
Scope Total Including Adjustments:				\$67,340		\$111,295		\$138,650		\$191,224		\$92,240		\$153,770		
ALTERNATES:																
Payment & Performance Bond Alternate #1						No Bid	ADD	\$1,650.00	ADD	\$5,929	ADD	\$2,250.00	ADD	\$3,750.00		
Alternate A-1 Supplemental Landscaping						N.A.		N.A.		N.A.		N.A.		N.A.		
Alternate A-2 Trellis						N.A.		N.A.		N.A.		N.A.		N.A.		
Alternate A-3 Sunshade at Reading Room						N.A.		N.A.		N.A.		N.A.		N.A.		
Alternate A-4 Operable Partition at Community Rooms A & B						N.A.		N.A.		N.A.		N.A.		N.A.		
Alternate A-5 Wood Trim in Reading Room						N.A.		N.A.		N.A.		N.A.		N.A.		
Alternate A-6 Crosswalk work at Tunnel Rd						N.A.		N.A.		N.A.		N.A.		N.A.		
Alternate A-7 Existing Basketball Court Upgrades						N.A.		N.A.		N.A.		N.A.		N.A.		
Alternate A-8 Courtyard Hardscapes						N.A.		N.A.		N.A.		N.A.		N.A.		
Alternate A-9 Preferred Brand Porcelain Tile						N.A.		N.A.		N.A.		N.A.		N.A.		
UNIT PRICES:																
Hourly Rates																
Super/Foreman						\$65.00 per MH		\$65.00 per MH		\$40.00 per MH		\$45.00 per MH		\$85.00 per MH		
Tradesman						\$45.00 per MH		\$46.00 per MH		\$35.00 per MH		\$38.00 per MH		\$75.00 per MH		
Laborer						\$35.00 per MH		\$40.00 per MH		\$25.00 per MH		\$28.00 per MH		\$65.00 per MH		
Unit Prices																
Allowance #1 Unit Price - Main Hour cost for composite cleanup						\$40.00 per MH		\$47.75 per MH		\$1,734.15		\$28.00 per MH		\$65.00 per MH		
Unit Price No.1 Payment & Performance Bond						No Bid		\$12.00 per \$1,000		\$30.00 per \$1,000		\$2.25 per \$1,000		\$25.00 per \$1,000		
Unit Price No.2A Remove Latent asbestos insulation from piping 6" in diameter and smaller						\$50.00 per LF		\$16.00 per LF		\$150.00 per LF		\$15.00 per LF		\$20.00 per LF		
Unit Price No.2B Remove Latent asbestos insulation from piping elbows 6" in diameter and smaller						\$65.00 per EA		\$18.50 per EA		\$75.00 per EA		\$12.00 per EA		\$38.00 per EA		
Unit Price No.2C Remove Latent asbestos insulation from piping over 6" in diameter						\$65.00 per LF		\$20.00 per LF		\$250.00 per LF		\$18.00 per LF		\$24.00 per LF		
Unit Price No.2D Remove Latent asbestos insulation from piping elbows over 6" in diameter						\$75.00 per EA		\$23.50 per EA		\$125.00 per EA		\$15.00 per EA		\$42.00 per EA		
Allowances:																
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid						\$40.00		100 MHs		60 MHs		20 MHs		60 MHs		
HUB Certified / Minority Business Participation included in bid						\$109,650		\$0		\$0		\$0		\$0		

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BP-0280 Landscaping

Trade Description: **BP-0280 Landscaping**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



				Bid Status:		Apparent Low Bidder		Will Bid		Will Bid	
				Vannoy Construction Projected Value	Code	B.H. Graning Contact Email Phone	Code	Haywood Landscapes, Inc. John Fields Email Phone	Code	Landmark John Thelen Email Phone	Code
Item Description	Quantity	U/M	Unit Price								
Base Bid Before Adjustments:				\$55,000		\$66,515		\$109,410		\$0	
1			Per Plans & Specs								
2			Sales and Use Tax Included								
3			Will provide submittals and mock-up as required.								
4			Reviewed and Understand Site Logistics Plans								
5			Unload, Uncrate, Shakeout & Distribute								
6			Reviewed and Accept Vannoy Construction Schedule								
7			Reviewed and Accept Vannoy Construction Safety								
8			Reviewed and Accept Vannoy Construction RFP Booklet								
9			Prequalification Base Line Approved								
10			Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.								
11			Have completed & submitted to VC the following items:								
12			Vannoy Construction Bid Form								
13			Bid Breakdown Chart								
14			Bid Bond on Vannoy Construction Form								
15			Bid Package Description Initialed								
16			Have Reviewed & Incorporated Addenda 1 - 2			N	Addm 1 only	Y		Y	
17			Business License and Fees								
18			Reviewed and can comply with Vannoy Construction Insurance requirements								
19			Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.								
20			Quantities listed are to be minimum values to be supplied.								
21											
22											
23											
24											
25			General Items								
26											
27											
28			Specific Scope								
29											
30		1 ls	Landscaping - Allowance	\$50,000.00	\$50,000						
31		0 ls	Irrigation system (NIC)	\$0.00	\$0						
32					\$0						
33		1 lsum	Sod for TCO Requirements	\$5,000.00	\$5,000	N	\$5,000	N	\$5,000	N	\$5,000
34					\$0						
35					\$0						
36					\$0						
37					\$0						
38					\$0						
39					\$0						
40					\$0						
41					\$0						
42					\$0						
43					\$0						
44					\$0						
45					\$0						
46					\$0						
47					\$0						
48					\$0						
49					\$0						
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51					\$0						
52					\$0						
53					\$0						
54					\$0						
55					\$0						
56					\$0						
57					\$0						
58					\$0						
59					\$0						
Subtotal:					\$55,000		\$71,515		\$114,410		\$5,000
Trade Contractors 100% Payment & Performance Bond:				1.5%	\$0	1.5%	\$1,073	1.5%	\$1,716		\$1,055
Scope Total Including Adjustments:					\$55,000		\$72,588		\$116,126		\$6,050
ALTERNATES:											
Payment & Performance Bond Alternate #1							No Bid		No Bid	ADD	\$1,050
Alternate A-1 Supplemental Landscaping						ADD	\$20,910		\$18,615	ADD	\$10,056
Alternate A-2 Trellis							N.A.		N.A.		N.A.
Alternate A-3 Sunshade at Reading Room							N.A.		N.A.		N.A.
Alternate A-4 Operable Partition at Community Rooms A & B							N.A.		N.A.		N.A.
Alternate A-5 Wood Trim in Reading Room							N.A.		N.A.		N.A.
Alternate A-6 Crosswalk work at Tunnel Rd							N.A.		N.A.		N.A.
Alternate A-7 Existing Basketball Court Upgrades							N.A.		N.A.		N.A.
Alternate A-8 Courtyard Hardscapes							N.A.		N.A.		N.A.
Alternate A-9 Preferred Brand Porcelain Tile							N.A.		N.A.		N.A.
UNIT PRICES:											
Hourly Rates											
Super/Foreman							\$55.00 per MH		\$70.00 per MH		\$65.00 per MH
Tradesman							\$45.00 per MH		\$50.00 per MH		\$45.00 per MH
Laborer							\$35.00 per MH		\$45.00 per MH		\$37.00 per MH
Unit Prices											
Allowance #1 Unit Price - Man Hour cost for composite cleanup							\$38.00 per MH		\$45.00 per MH		\$37.00 per MH
Unit Price No.1 Payment & Performance Bond											
Allowances:											
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid							49.15 MHs		50 MHs		16 MHs
HUB Certified / Minority Business Participation included in bid											
					\$0		\$0		\$0		\$0

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BP-0331 Concrete

Trade Description: **BP-0331 Concrete**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Bid Status:		Will Bid	Apparent Low Bidder	Will Bid
Vannoy Construction	Projected Value	DSG JR Street jrstreet@dsconsl.com 704.588.2437	Rival Construction Contact Email Phone	Thorsland John Thorsland jhn@thorslandconcrete.com 828.694.3572

Item Description	Quantity	U/M	Unit Price	Vannoy Construction Projected Value	Cost	Will Bid	Cost	Apparent Low Bidder	Cost	Will Bid	Cost	
Base Bid Before Adjustments:				\$236,763		\$289,800		\$259,794		\$287,600		
1			Per Plans & Specs									
2			Sales and Use Tax Included									
3			Will provide submittals and mock-up as required.									
4			Reviewed and Understand Site Logistics Plans									
5			Unload, Uncrate, Shakeout & Distribute									
6			Reviewed and Accept Vannoy Construction Schedule									
7			Reviewed and Accept Vannoy Construction Safety									
8			Reviewed and Accept Vannoy Construction RFP Booklet									
9			Prequalification Base Line Approved									
10			Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.									
11			Have completed & submitted to VC the following items:									
12			Vannoy Construction Bid Form									
13			Bid Breakdown Chart									
14			Bid Bond on Vannoy Construction Form									
15			Bid Package Description Initialed									
16			Have Reviewed & Incorporated Addenda 1 - 2									
17			Business License and Fees									
18			Reviewed and can comply with Vannoy Construction Insurance requirements									
19			Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.									
20			Quantities listed are to be minimum values to be supplied.									
21												
22												
23												
24												
25			General Items									
26												
27												
28			Specific Scope									
29												
30			Foundations			\$0						
31			Column foundations	56	cy	\$450.00	\$25,200					
32			Continuous foundations	75	cy	\$450.00	\$33,750					
33						\$0						
34			Cast in place concrete - walls/piers			\$0						
35			10" Stem Wall	11	sqft	\$75.00	\$825					
36						\$0						
37			Concrete slabs			\$0						
38			4" SOG, 6x6 W2.1xW2.1, VB, 4" #57 Stone	14,263	sf	\$8.00	\$114,104					
39			Thickened Slabs	90	cuyd	\$325.00	\$29,222					
40			Rigid insulation underlayment	2,420	sf	\$1.50	\$3,630					
41			5" Lightweight Slab on Deck on 2" Composite Floor Deck	1,174	sf	\$7.75	\$9,099					
42			Mech Eq Pads	74	sf	\$15.00	\$1,110					
43						\$0						
44			Concrete miscellaneous			\$0						
45			Soil treatment	13,906	sf	\$0.18	\$2,503					
46			Perimeter foundation drain	361	lf	\$20.00	\$7,220					
47						\$0						
48			Cold Weather Protection	1	sum	\$10,000.00	\$10,000	N	\$10,000	N	\$10,000	
49						\$0						
50						\$0						
51						\$0						
52						\$0						
53						\$0						
54						\$0						
55						\$0						
56						\$0						
57						\$0						
58						\$0						
Subtotal:						\$236,763	\$299,800		\$269,794		\$297,600	
Trade Contractors 100% Payment & Performance Bond:				1.5%		\$0	\$3,478	0.0%	\$0		\$7,190	
Scope Total Including Adjustments:						\$236,763	\$303,278		\$269,794		\$304,790	
ALTERNATES:												
Payment & Performance Bond Alternate #1							ADD	\$3,478	ADD	\$299,794	ADD	\$7,190
Alternate A-1 Supplemental Landscaping						\$0						N.A.
Alternate A-2 Trellis						\$0						N.A.
Alternate A-3 Sunshade at Reading Room						\$0						N.A.
Alternate A-4 Operable Partition at Community Rooms A & B						\$0						N.A.
Alternate A-5 Wood Trim in Reading Room						\$0						N.A.
Alternate A-6 Crosswalk work at Tunnel Rd						\$0						N.A.
Alternate A-7 Existing Basketball Court Upgrades						\$0						N.A.
Alternate A-8 Courtyard Hardscapes						\$0						N.A.
Alternate A-9 Preferred Brand Porcelain Tile						\$0						N.A.
UNIT PRICES:												
Hourly Rates												
Super/Foreman						\$60.00/50.00 per MH		\$68.23 per MH		\$55.00 per MH		
Tradesman						\$40.00 per MH		\$40.14 per MH		\$49.50 per MH		
Laborer						\$34.00 per MH		\$27.29 per MH		\$45.00 per MH		
Unit Prices												
Allowance #1 Unit Price - Man Hour cost for composite cleanup						\$26.00 per MH		\$27.29 per MH		\$49.00 per MH		
Unit Price No.1 Undercut, haul offsite and replace with suitable fill						\$38.00 per CY		\$75.00 per CY		\$150.00 per CY		
Unit Price No.1 Unsuitable Soil replacement with #57 washed stone						\$70.00 per CY		\$45.00 per CY		\$36.00 per CY		
Unit Price No.2 Mass Rock Excavation and haul off						\$500.00 per CY		N.A.		N.A.		
Unit Price No.3 Payment & Performance Bond						\$12.00 per \$1,000		\$1000.00 per \$1,000		\$25.00 per \$1,000		
Allowances:												
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid						100 MHs		134 MHs		72 MHs		
HUB Certified / Minority Business Participation included in bid												
						\$0		\$0		\$18,720		

CODE: Y = Scope is included in the price; N = Scope is NOT included in the price, S = Estimates from Trade Contractors; VC = Vannoy Construction In-House Estimate; H = Vannoy Hold; CA = Contract Allowances

BP-0421 Masonry

Trade Description: **BP-0421 Masonry**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Item Description	Quantity	U/M	Unit Price	Bid Status:			
				Vannoy Construction Projected Value	Will Bid Gates Robert Gates Email Phone	Apparent Low Bidder Helms and Company Noel Helms Email Phone	Will Bid Merrill Deborah Stout Email Phone
Base Bid Before Adjustments:				\$127,721	\$152,300	\$147,700	\$151,400
1 Per Plans & Specs							
2 Sales and Use Tax Included							
3 Will provide submittals and mock-up as required.							
4 Reviewed and Understand Site Logistics Plans							
5 Unload, Uncrate, Shakeout & Distribute							
6 Reviewed and Accept Vannoy Construction Schedule							
7 Reviewed and Accept Vannoy Construction Safety							
8 Reviewed and Accept Vannoy Construction RFP Booklet							
9 Prequalification Base Line Approved							
10 Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.							
11 Have completed & submitted to VC the following items:							
12 Vannoy Construction Bid Form							
13 Bid Breakdown Chart							
14 Bid Bond on Vannoy Construction Form							
15 Bid Package Description Initialed							
16 Have Reviewed & Incorporated Addenda 1 - 2					Y	Y	Y
17 Business License and Fees							
18 Reviewed and can comply with Vannoy Construction Insurance requirements							
19 Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.							
20 Quantities listed are to be minimum values to be supplied.							
21							
22							
23							
24							
25 General Items							
26							
27 Specific Scope							
28							
29 Concrete masonry units - foundation/ exterior				\$0			
30 P1 CMU Piers	362	sqft	\$22.00	\$7,964			
31 P2 CMU Piers	314	sqft	\$22.00	\$6,908			
32 P3 CMU Piers	133	sqft	\$22.00	\$2,926			
33 4" CMU Fdn Wall	302	sqft	\$14.00	\$4,221			
34 8" CMU Fdn Wall	897	sqft	\$18.00	\$16,146			
35 12" CMU Fdn Wall	2,074	sqft	\$24.00	\$49,776			
36 TAF Coating	1	lsum	\$25,000.00	\$25,000			
37 Masonry veneer				\$0			
38 Natural Stone Veneer	619	sf	\$20.00	\$12,380			
39				\$0			
40 Masonry miscellaneous				\$0			
41 Honed Cast Stone Wall Cap	60	lnft	\$40.00	\$2,400			
42				\$0			
43				\$0			
44				\$0			
45				\$0			
46				\$0			
47				\$0			
48				\$0			
49				\$0			
50				\$0			
51				\$0			
52				\$0			
53				\$0			
54				\$0			
55				\$0			
56				\$0			
57				\$0			
58				\$0			
59				\$0			
Subtotal:				\$127,721	\$152,300	\$147,700	\$151,400
Trade Contractors 100% Payment & Performance Bond:		0.0%		\$0	\$0	\$2,127	\$3,125
Scope Total Including Adjustments:				\$127,721	\$153,823	\$149,827	\$154,525
ALTERNATES:							
Payment & Performance Bond Alternate #1					\$1,523	\$2,127	\$3,125
Alternate A-1 Supplemental Landscaping					N.A.	N.A.	N.A.
Alternate A-2 Trellis					N.A.	N.A.	N.A.
Alternate A-3 Sunshade at Reading Room					N.A.	N.A.	N.A.
Alternate A-4 Operable Partition at Community Rooms A & B					N.A.	N.A.	N.A.
Alternate A-5 Wood Trim in Reading Room					N.A.	N.A.	N.A.
Alternate A-6 Crosswalk work at Tunnel Rd					N.A.	N.A.	N.A.
Alternate A-7 Existing Basketball Court Upgrades					N.A.	N.A.	N.A.
Alternate A-8 Courtyard Hardscapes					ADD	\$35,000	N.A.
Alternate A-9 Preferred Brand Porcelain Tile						N.A.	N.A.
UNIT PRICES:							
Hourly Rates:							
Super/Foreman					\$80.00 per MH	\$50.00 per MH	\$39.00 per MH
Tradesman					\$60.00 per MH	\$40.00 per MH	\$34.75 per MH
Laborer					\$40.00 per MH	\$28.00 per MH	\$25.00 per MH
Unit Prices:							
Allowance #1 Unit Price - Man Hour cost for composite cleanup					\$25.00 per MH	\$38.00 per MH	\$25.00 per MH
Unit Price No.1 Provide and install natural stone veneer					\$35.00 per SF	\$35.00 per SF	\$30.00 per SF
Unit Price No.2 Provide and install TAF coating System					\$12.00 per SF	\$10.00 per SF	\$9.00 per SF
Unit Price No.1 Provide and install 12" CMU fully grouted block					\$25.00 per Blk	\$20.00 per Blk	\$11.00 per Blk
Unit Price No.10 Payment and Performance Bond					\$10.00 per \$1,000	No Bid	\$15.00 per \$1,000
Allowances:							
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid					30 MHs	60 MHs	48 MHs
HUB Certified / Minority Business Participation included in bid					\$0	\$0	\$151,400

CODE: Y = Scope is included in the price; N = Scope is NOT included in the price, S = Estimates from Trade Contractors; VC = Vannoy Construction In-House Estimate; H = Vannoy Hold; CA = Contract Allowances

BP-0512 Steel

Trade Description: **BP-0512 Steel**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



				Bid Status:		Apparent Low Bidder		Will Bid		Will Bid		Will Bid	
				Vannoy Construction Projected Value		Davis Steel Mark Buff Phone		Henard Metal Fab Morris Henard Email Phone		SteelFab Marsh Spencer		Structural Steel of Caroli Contact Email Phone	
Item Description	Quantity	UM	Unit Price										
Base Bid Before Adjustments:				\$472,539		\$461,900		\$461,400		\$567,390		\$637,575	
1	Per Plans & Specs												
2	Sales and Use Tax Included												
3	Will provide submittals and mock-up as required.												
4	Reviewed and Understand Site Logistics Plans												
5	Unload, Unrattle, Shakeout & Distribute												
6	Reviewed and Accept Vannoy Construction Schedule												
7	Reviewed and Accept Vannoy Construction Safety												
8	Reviewed and Accept Vannoy Construction RFP Booklet												
9	Prequalification Base Line Approved												
10	Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.												
11	Have completed & submitted to VC the following items:												
12	Vannoy Construction Bid Form												
13	Bid Breakdown Chart												
14	Bid Bond on Vannoy Construction Form												
15	Bid Package Description Initialed												
16	Have Reviewed & Incorporated Addenda 1 - 2												
17	Business License and Fees												
18	Reviewed and can comply with Vannoy Construction Insurance requirements												
19	Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.												
20	Quantities listed are to be minimum values to be supplied.												
21													
22													
23													
24													
25	General Items												
26													
27													
28	Specific Scope												
29													
30	Structural steel	60.80	tn	\$5,900.00									
31					\$38,720								
32	Steel joists												
33	Joists - 14K3	195	lnft	\$35.00									
34	Joists - 18K4	149	lnft	\$35.00									
35	Joists - 18K10	335	lnft	\$35.00									
36	Joists - 20K9	110	lnft	\$35.00									
37	Joists - 20K10	552	lnft	\$35.00									
38	Joists - 22K10	283	lnft	\$35.00									
39					\$0								
40	Metal decking				\$0								
41	Floor decking	1,174	sqft	\$2.25									
42	Roof decking	16,972	sqft	\$2.25									
43					\$0								
44	Miscellaneous metals				\$0								
45	Ships ladder roof access	1	ea	\$1,750.00									
46	110 Site Guardrail - 36" hi at CMU Retaining Wall	60	lnft	\$175.00									
47	Pair of 4wx5ln unfinished alum louvered gates at mechanical screen	1	pair	\$1,500.00									
48	Channel Hung Beam Support for Sliding Glass Door	32	lnft	\$75.00									
49	Support Steel for Operable Partition- All # 4	46	lnft		\$0								
50					\$0								
51					\$0								
52					\$0								
Subtotal:				\$472,539		\$461,900		\$461,400		\$567,390		\$637,575	
Trade Contractors 100% Payment & Performance Bond:				0.0%	\$0	0.0%	\$4,619	0.0%	\$5,600	0.0%	\$4,778	0.0%	\$7,031
Scope Total Including Adjustments:				\$472,539		\$466,519		\$467,000		\$572,166		\$644,606	
ALTERNATES:													
Payment & Performance Bond Alternate #1						ADD	\$4,619	ADD	\$5,600	ADD	\$4,778	ADD	\$7,031
Alternate A-1 Supplemental Landscaping							N.A.		\$0		N.A.		N.A.
Alternate A-2 Trellis						ADD	\$17,500		\$20,000		\$21,600	ADD	\$26,583
Alternate A-3 Sunshade at Reading Room						ADD	\$18,100		\$20,000		\$31,070	ADD	\$25,620
Alternate A-4 Operable Partition at Community Rooms A & B							N.A.		\$0		\$7,840	No Chan	\$0
Alternate A-5 Wood Trim in Reading Room							N.A.		\$0		N.A.		N.A.
Alternate A-6 Crosswalk work at Tunnel Rd							N.A.	#####	\$0		N.A.		N.A.
Alternate A-7 Existing Basketball Court Upgrades							N.A.		\$0		N.A.		N.A.
Alternate A-8 Courtyard Hardscapes							N.A.		\$0		N.A.		N.A.
Alternate A-9 Preferred Brand Porcelain Tile							N.A.		\$0		N.A.		N.A.
UNIT PRICES:													
Hourly Rates													
Super/Foreman							\$95.00 per MH		\$90.00 per MH		\$85.00 per MH		\$70.00 per MH
Tradesman							\$85.00 per MH		\$75.00 per MH		\$60.00 per MH		\$65.00 per MH
Laborer							\$75.00 per MH		\$60.00 per MH		\$55.00 per MH		\$30.00 per MH
Unit Prices													
Allowance #1 Unit Price - Man Hour cost for composite cleanup							\$50.00 per MH		\$30.00 per MH		\$25.00 per MH		\$20.00 per MH
Unit Price No. 1 Payment & Performance Bond							\$10.00 per \$1,000		\$125.00 per \$1,000		\$10.00 per \$1,000		\$14.00 per \$1,000
Allowances:													
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid							5 MHs		50 MHs		200 MHs		400 MHs
HUB Certified / Minority Business Participation included in bid							\$0		\$0		\$0		\$637,575

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BP-0640 Millwork

Trade Description: **BP-0640 Millwork**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Bid Status:	Will Bid	Apparent Low Bidder
Vannoy Construction Projected Value	Forest Millwork	Satterfield Woodworking

Item Description	Quantity	U/M	Unit Price	Vannoy Construction Projected Value	Cost	Forest Millwork	Cost	Satterfield Woodworking
Base Bid Before Adjustments:				\$113,174		\$273,550		\$243,772
1			Per Plans & Specs					
2			Sales and Use Tax Included					
3			Will provide submittals and mock-up as required.					
4			Reviewed and Understand Site Logistics Plans					
5			Unload, Uncrate, Shakeout & Distribute					
6			Reviewed and Accept Vannoy Construction Schedule					
7			Reviewed and Accept Vannoy Construction Safety					
8			Reviewed and Accept Vannoy Construction RFP Booklet					
9			Prequalification Base Line Approved					
10			Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.					
11			Have completed & submitted to VC the following items:					
12			Vannoy Construction Bid Form					
13			Bid Breakdown Chart					
14			Bid Bond on Vannoy Construction Form					
15			Bid Package Description Initialed					
16			Have Reviewed & Incorporated Addenda 1 - 2		Y			
17			Business License and Fees					
18			Reviewed and can comply with Vannoy Construction Insurance requirements					
19			Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.					
20			Quantities listed are to be minimum values to be supplied.					
21								
22								
23								
24								
25			General Items					
26								
27								
28			Specific Scope					
29								
30			Cabinetry					
31		8	Break Room Base Cabinet w/ SS Tops	lf	\$350.00	\$2,800		
32		8	Break Room Wall Cabinet	lf	\$225.00	\$1,800		
33		1	Built-in Open Hardware Shelves-7.5x6" (Circulation)	each	\$750.00	\$750		
34		16	Circulation Desk w/ SS Tops	lf	\$475.00	\$7,600		
35		12	Base Cabinet w/ SS Tops (Circulation)	lf	\$350.00	\$4,200		
36		1	Book Drop, Stained Hardwood (Circulation)	each	\$500.00	\$500		
37		1	38. Reading Nook, 2.5' dia, Hardwood (Children's Reading Rm)	each	\$1,500.00	\$1,500		
38		21	Activities Room Base Cabinet w/ SS Tops	lf	\$350.00	\$7,350		
39		7	Activities Room Wall Cabinet	lf	\$225.00	\$1,575		
40		7	Study 119 Base Cabinet w/ SS Tops	lf	\$350.00	\$2,450		
41		1	39. Built-in Round Banquette Seat - Young Adults	each	\$2,500.00	\$2,500		
42		28	Built-in Shelving, 3/4" Wood Veneer - Young Adults 118	lf	\$225.00	\$6,300		
43		5	22. Built-in Trash & Recyclable Receptacles-Reading Room	lf	\$350.00	\$1,750		
44		8	Lobby Base Cabinet w/ SS Tops	lf	\$350.00	\$2,800		
45		1	24. Built-in Feature Book Display-10'x6" (Lobby)	each	\$1,500.00	\$1,500		
46		12	Kitchen 106 Base Cabinet w/ SS Tops	lf	\$350.00	\$4,200		
47		5	Kitchen 106 Wall Cabinet	lf	\$225.00	\$1,125		
48		14	Makers/Arts Space 110 Base Cabinet w/ SS Tops	lf	\$350.00	\$4,900		
49		18	SS Restroom Vanity w/ 3/4" Removable Wood Veneer Access Panel	lf	\$125.00	\$2,250		
50		1	Banquet Seating Table (SS Top)	each	\$2,500.00	\$2,500		
51		125	3/4" Veneer Plywood at W1 Windows (5/A6.8)	sqft	\$20.00	\$2,500		
52		132	1 1/4" Applied Picture Moulding at Circ Desk West	lnft	\$15.00	\$1,980		
53		748	WB-1 Wood Base Maple, Clear Finish, 4"	lnft	\$8.00	\$5,984		
54			Countertops					
55		1	Solid surface countertops	ls		\$0		
56		99	SS Tops	lnft	\$300.00	\$29,700		
57		18	SS Restroom Vanity	lnft	\$300.00	\$5,400		
58						\$0		
59		119	Solid surface window sills	lnft	\$40.00	\$4,760		
60						\$0		
61		1	Misc. Carpentry	lsum	\$2,500.00	\$2,500	N	\$2,500
62						\$0		\$2,500
Subtotal:						\$113,174	\$276,050	\$246,272
Trade Contractors 100% Payment & Performance Bond:				0.0%		\$0	\$8,210	\$3,510
Scope Total Including Adjustments:						\$113,174	\$284,260	\$249,782
ALTERNATES:								
Payment & Performance Bond Alternate #1						ADD	\$8,210	\$3,510
Alternate A-1 Supplemental Landscaping							N.A.	N.A.
Alternate A-2 Trellis							\$14,332	\$18,909
Alternate A-3 Sunshade at Reading Room							\$13,324	\$18,398
Alternate A-4 Operable Partition at Community Rooms A & B							N.A.	N.A.
Alternate A-5 Wood Trim in Reading Room							\$21,580	\$27,209
Alternate A-6 Crosswalk work at Tunnel Rd							N.A.	N.A.
Alternate A-7 Existing Basketball Court Upgrades							N.A.	N.A.
Alternate A-8 Courtyard Hardscapes							N.A.	N.A.
Alternate A-9 Preferred Brand Porcelain Tile							N.A.	N.A.
UNIT PRICES:								
Hourly Rates								
SuperForeman							\$75.00 per MH	\$40.00 per MH
Tradesman							\$60.00 per MH	\$30.00 per MH
Laborer							\$50.00 per MH	\$22.00 per MH
Unit Prices								
Allowance #1 Unit Price - Man Hour cost for composite cleanup							\$50.00 per MH	\$22.00 per MH
Unit Price No.1 Payment & Performance Bond							\$30.00 per \$1,000	\$14.40 per \$1,000
Allowances:								
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid							80 Mhs	58 Mhs
HUB Certified / Minority Business Participation included in bid							\$0	\$0

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BP-0740 Siding

Trade Description: **BP-0740 Siding**
 Specification Sections: _____
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Bid Status:	Apparent Low Bidder	Not Bidding
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Vannoy Construction Projected Value	S&S Alum. Steve Simmons steve@ssaluminum.com 828.312.3992	Sub Name 2 Contact Email Phone
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Item Description	Quantity	U/M	Unit Price	Vannoy Construction Projected Value	%	Apparent Low Bidder	%	Not Bidding
Base Bid Before Adjustments:				\$219,510		\$138,989		
1			Per Plans & Specs					
2			Sales and Use Tax Included					
3			Will provide submittals and mock-up as required.					
4			Reviewed and Understand Site Logistics Plans					
5			Unload, Uncrete, Shakeout & Distribute					
6			Reviewed and Accept Vannoy Construction Schedule					
7			Reviewed and Accept Vannoy Construction Safety					
8			Reviewed and Accept Vannoy Construction RFP Booklet					
9			Prequalification Base Line Approved					
10			Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.					
11			Have completed & submitted to VC the following items:					
12			Vannoy Construction Bid Form					
13			Bid Breakdown Chart					
14			Bid Bond on Vannoy Construction Form					
15			Bid Package Description Initialed					
16			Have Reviewed & Incorporated Addenda 1 - 2					
17			Business License and Fees					
18			Reviewed and can comply with Vannoy Construction Insurance requirements					
19			Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.					
20			Quantities listed are to be minimum values to be supplied.					
21								
22								
23								
24								
25			General Items					
26								
27								
28			Specific Scope					
29								
30			Exterior Panels	1	ls	\$0.00		
31			07. Fiber Cement Board Paneling w/ Battens	4,060	sf	\$22.00	\$89,320	
32			11. Horizontal Fiber Cement Plank Siding	444	sf	\$22.00	\$9,768	
33			Fiber Cement Board Soffits	1,625	sf	\$15.00	\$24,375	
34			Fiber Cement Board Paneling	201	lnft	\$8.00	\$1,608	
35			83. Fiber Cement Board Fascia	1,151	sf	\$22.00	\$25,322	
36			84. Mechanical Unit Screen (Clad w/ Horiz. Fiber Cement Plank Siding)	136	sf	\$22.00	\$2,992	
37			89. 3/4" x 2 1/2" Fiber Cement Batten (Smooth) Trim	1	ls	\$0.00		
38			90. 1" x 3 1/2" Fiber Cement Trim (Smooth) Trim	1	ls	\$0.00		
39			91. 1" x 7 1/4" Fiber Cement Trim (Smooth) Trim	1	ls	\$0.00		
40			92. 1" x 11 1/4" Fiber Cement Trim (Smooth) Trim	1	ls	\$0.00		
41			FCP-1 Fiber Cement Plank Soffit Panels	171	sqft	\$25.00	\$4,275	
42			FCP-2 Fiber Cement Reveal Joint Soffit Panels	1,625	sqft	\$25.00	\$40,625	
43								
44			04. Textured Acrylic Finish System over CMU	849	sqft	\$25.00	\$21,225	
45								
46								
47								
48								
49								
50								
51								
52								
53								
54								
55								
56								
57								
58								
59								
Subtotal:				\$219,510		\$138,989		\$0
Trade Contractors 100% Payment & Performance Bond:					1.5%	\$0	0.0%	\$0
Scope Total Including Adjustments:				\$219,510		\$138,989		\$0
ALTERNATES:								
Payment & Performance Bond Alternate #1								
Alternate A-1 Supplemental Landscaping								
Alternate A-2 Trellis								
Alternate A-3 Sunshade at Reading Room								
Alternate A-4 Operable Partition at Community Rooms A & B								
Alternate A-5 Wood Trim in Reading Room								
Alternate A-6 Crosswalk work at Tunnel Rd								
Alternate A-7 Existing Basketball Court Upgrades								
Alternate A-8 Courtyard Hardscapes								
Alternate A-9 Preferred Brand Porcelain Tile								
UNIT PRICES:								
Hourly Rates								
Super/Foreman								
Tradesman								
Laborer								
Unit Prices								
Allowance #1 Unit Price - Man Hour cost for composite cleanup								
Unit Price No. 1 Payment & Performance Bond								
Allowances:								
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid								
HUB Certified / Minority Business Participation included in bid								

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BP-0761 Roofing

Trade Description: **BP-0761 Roofing**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



				Bid Status:		Will Bid		Apparent Low Bidder		Will Bid		Will Bid		
				Vannoy Construction Projected Value		Alicon Chris Anderson		City Scope Roofing		Nations Roof Steven Miller		Professional Roofing Bryant Simmons		
Item Description				Quantity	UM	Unit Price							Phone	
Base Bid Before Adjustments:							\$116,519	\$0	\$251,953	\$261,000	\$299,950			
1	Per Plans & Specs													
2	Sales and Use Tax Included													
3	Will provide submittals and mock-up as required.													
4	Reviewed and Understand Site Logistics Plans													
5	Unload, Uncrate, Shakedown & Distribute													
6	Reviewed and Accept Vannoy Construction Schedule													
7	Reviewed and Accept Vannoy Construction Safety													
8	Reviewed and Accept Vannoy Construction RFP Booklet													
9	Prequalification Base Line Approved													
10	Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.													
11	Have completed & submitted to VC the following items:													
12	Vannoy Construction Bid Form													
13	Bid Breakdown Chart													
14	Bid Bond on Vannoy Construction Form													
15	Bid Package Description Initialed													
16	Have Reviewed & Incorporated Addenda 1 - 2													
17	Business License and Fees													
18	Reviewed and can comply with Vannoy Construction Insurance requirements													
19	Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.													
20	Quantities listed are to be minimum values to be supplied.													
21														
22														
23														
24														
25	General Items													
26														
27	Specific Scope													
28														
29														
30	44. Low-Slope TPO Roofing (60 mil)			2,276	sqft	\$12.00	\$27,312							
31	Asphalt shingle roofing over Insulated Nail Base			14,696	sqft	\$5.50	\$80,828							
32	Ice and water shield			1	ls	\$0	\$0							
33	Roof Hatch			1	ea	\$1,500.00	\$1,500							
34	Aluminum coping			1	ls	\$0	\$0							
35	86. Seamless Alum Box Gutter - 6"x6"			383	lf	\$6.00	\$2,298							
36	13. Aluminum Downspout - 7"x7"			61	lf	\$8.00	\$488							
37	14. Aluminum Downspout - 4"x6"			22	lf	\$6.50	\$143							
38	Boots			19	each	\$50.00	\$950							
39	Snow guards			1	ls	\$0	\$0							
33	Patch/Repair Gutters/Downspouts at Fire Station			1	ls	\$3,000.00	\$3,000							
34							\$0							
35							\$0							
36							\$0							
37							\$0							
38							\$0							
39							\$0							
40							\$0							
41							\$0							
42							\$0							
43							\$0							
44							\$0							
45							\$0							
46							\$0							
47							\$0							
48							\$0							
49							\$0							
50							\$0							
51							\$0							
52							\$0							
53							\$0							
Subtotal:							\$116,519	\$0	\$251,953	\$261,000	\$299,950			
Trade Contractors 100% Payment & Performance Bond:							\$0	0.0%	\$2,081	0.0%	\$3,000	0.0%	\$5,200	
Scope Total Including Adjustments:							\$116,519		\$254,953	\$266,200	\$303,450			
ALTERNATES:														
Payment & Performance Bond Alternate #1							ADD	\$2,081	ADD	\$3,000	ADD	\$5,200	ADD	\$3,500
Alternate A-1 Supplemental Landscaping								N.A.		N.A.		N.A.		N.A.
Alternate A-2 Trellis								N.A.		N.A.		N.A.		N.A.
Alternate A-3 Sunshade at Reading Room								N.A.		N.A.		N.A.		N.A.
Alternate A-4 Operable Partition at Community Rooms A & B								N.A.		N.A.		N.A.		N.A.
Alternate A-5 Wood Trim in Reading Room								N.A.		N.A.		N.A.		N.A.
Alternate A-6 Crosswalk work at Tunnel Rd								N.A.		N.A.		N.A.		N.A.
Alternate A-7 Existing Basketball Court Upgrades								N.A.		N.A.		N.A.		N.A.
Alternate A-8 Courtyard Hardscapes								N.A.		N.A.		N.A.		N.A.
Alternate A-9 Preferred Brand Porcelain Tile								N.A.		N.A.		N.A.		N.A.
UNIT PRICES:														
Hourly Rates														
Super/Foreman								\$55.00 per MH	\$51.20 per MH	\$85.00 per MH	\$65.00 per MH	\$48.00 per MH	\$34.00 per MH	
Tradesman								\$40.00 per MH	\$42.67 per MH	\$65.00 per MH	\$48.00 per MH	\$34.00 per MH		
Laborer								\$25.00 per MH	\$34.15 per MH	\$50.00 per MH	\$34.00 per MH			
Unit Prices														
Allowance #1 Unit Price - Man Hour cost for composite cleanup								\$25.00 per MH	\$34.15 per MH	\$45.00 per MH	\$48.00 per MH			
Unit Price No. 1 Payment & Performance Bond								\$12.50 per \$1,000	\$300.00 per \$1,000	\$20.00 per \$1,000	\$100.00 per \$1,000			
Allowances:														
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid								67 Mhs	60 Mhs	95 Mhs	30 Mhs			
HUB Certified / Minority Business Participation included in bid								\$0	\$0	\$32,000	\$0			

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BP-0790 Waterproofing

Trade Description: **BP-0790 Waterproofing**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



				Bid Status:		Will Bid		Will Bid		Apparent Low Bidder		Will Bid		
Vannoy Construction Projected Value				ABC	Jeff Campbell	JT Murphy	Jason Murphy	Ben Brookshire	Patients	Ben Brookshire	Patients	Strickland	Randy Strickland	
				423.587.0638				704-620-8286		704-620-8286		Phone	Email	
Item Description				Quantity	UM	Unit Price								
Base Bid Before Adjustments:														
				\$66,403				\$150,000		\$240,000		\$87,000	\$156,200	
1	Per Plans & Specs													
2	Sales and Use Tax Included													
3	Will provide submittals and mock-up as required.													
4	Reviewed and Understand Site Logistics Plans													
5	Unload, Uncrate, Shakeout & Distribute													
6	Reviewed and Accept Vannoy Construction Schedule													
7	Reviewed and Accept Vannoy Construction Safety													
8	Reviewed and Accept Vannoy Construction RFP Booklet													
9	Prequalification Base Line Approved													
10	Reviewed and Accept Vannoy Construction Subcontract with schedules and													
11	exhibits and will sign without exception.													
12	Have completed & submitted to VC the following items:													
13	Vannoy Construction Bid Form													
14	Bid Breakdown Chart													
15	Bid Bond on Vannoy Construction Form													
16	Bid Package Description Initialed													
17	Have Reviewed & Incorporated Addenda 1 - 2													
18	Business License and Fees													
19	Reviewed and can comply with Vannoy Construction Insurance requirements													
20	Any quantities listed below are for information only. Subcontractor is													
21	bound to a complete system not based on set quantities.													
22	Quantities listed are to be minimum values to be supplied.													
23														
24														
25	General Items													
26														
27	Specific Scope													
28														
29														
30	Caulking, Waterproofing, Firestopping			1	ls	\$0.00								
31	Waterproofing - below grade CMU			2,971	sf	\$7.00	\$20,797							
32	Perimeter foundation drain at CMU Walls			684	lf		\$0							
33	Spray applied air barrier			10,335	sf	\$3.00	\$31,005							
34	Exterior wall veneer caulking			13,906	sf	\$0.50	\$6,953							
35	Slab on grade caulking			13,906	sf	\$0.25	\$3,477							
36	Interior fixed partitions caulking			13,906	sf	\$0.30	\$4,172							
37							\$0							
38							\$0							
39							\$0							
40							\$0							
41							\$0							
42							\$0							
43							\$0							
44							\$0							
45							\$0							
46							\$0							
47							\$0							
48							\$0							
49							\$0							
50							\$0							
51							\$0							
52							\$0							
53							\$0							
54							\$0							
55							\$0							
56							\$0							
57							\$0							
Subtotal:							\$66,403		\$150,000		\$240,000		\$87,000	\$156,200
Trade Contractors 100% Payment & Performance Bond:				0.0%			\$0	0.0%	\$3,000	0.0%	\$8,400	0.0%	\$1,305	\$5,000
Scope Total Including Adjustments:							\$66,403		\$153,000		\$248,400		\$88,305	\$161,200
ALTERNATES:														
Payment & Performance Bond Alternate #1							ADD	\$3,000	ADD	\$8,400	ADD	\$1,305	ADD	\$5,000
Alternate A-1 Supplemental Landscaping								N.A.		No Change		N.A.	N.A.	
Alternate A-2 Trellis								N.A.		No Change		N.A.	N.A.	
Alternate A-3 Sunshade at Reading Room								N.A.		No Change		N.A.	N.A.	
Alternate A-4 Operable Partition at Community Rooms A & B								N.A.		No Change		N.A.	N.A.	
Alternate A-5 Wood Trim in Reading Room								N.A.		No Change		N.A.	N.A.	
Alternate A-6 Crosswalk work at Tunnel Rd								N.A.		No Change		N.A.	N.A.	
Alternate A-7 Existing Basketball Court Upgrades								N.A.		No Change		N.A.	N.A.	
Alternate A-8 Courtyard Hardscapes								N.A.		No Change	ADD	\$8,100	N.A.	
Alternate A-9 Preferred Brand Porcelain Tile								N.A.		No Change		N.A.	N.A.	
UNIT PRICES:														
Hourly Rates														
Super/Foreman								\$55.00 per MH		\$55.00 per MH		\$39.00 per MH		\$65.00 per MH
Tradesman								\$45.00 per MH		\$45.00 per MH		\$28.00 per MH		\$55.00 per MH
Laborer								\$35.00 per MH		\$35.00 per MH		\$18.00 per MH		\$45.00 per MH
Unit Prices														
Allowance #1 Unit Price - Man Hour cost for composite cleanup								\$25.00 per MH		\$35.00 per MH		\$15.00 per MH		\$35.00 per MH
Unit Price No. 1 Payment & Performance Bond								\$20.00 per \$1,000		\$35.00 per \$1,000		\$15.00 per \$1,000		\$0.03 per \$1,000
Allowances:														
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid								60 MHs		135 MHs		60 MHs		50 MHs
HUB Certified / Minority Business Participation included in bid								TBD		\$0		\$0		\$0

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BP-0810 Doors/Frames

Trade Description: **BP-0810 Doors/Frames/Hardware**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



				Bid Status:	Will Bid	Apparent Low Bidder
				Vannoy Construction Projected Value	Cook & Boardman Thomas Son t@cookandboardman.c 704.841.2516	Premier Contact Email Phone
Item Description	Quantity	U/M	Unit Price			
Base Bid Before Adjustments:				\$80,205	\$74,360	\$40,557
1	Per Plans & Specs					
2	Sales and Use Tax Included					
3	Will provide submittals and mock-up as required.					
4	Reviewed and Understand Site Logistics Plans					
5	Unload, Uncrete, Shakeout & Distribute					
6	Reviewed and Accept Vannoy Construction Schedule					
7	Reviewed and Accept Vannoy Construction Safety					
8	Reviewed and Accept Vannoy Construction RFP Booklet					
9	Prequalification Base Line Approved					
10	Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.					
11	Have completed & submitted to VC the following items:					
12	Vannoy Construction Bid Form					
13	Bid Breakdown Chart					
14	Bid Bond on Vannoy Construction Form					
15	Bid Package Description Initialed					
16	Have Reviewed & Incorporated Addenda 1 - 2					
17	Business License and Fees					
18	Reviewed and can comply with Vannoy Construction Insurance requirements					
19	Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.					
20	Quantities listed are to be minimum values to be supplied.					
21						
22						
23						
24						
25	General Items					
26						
27						
28	Specific Scope					
29				\$0		
30	Doors, Frames, Hardware, Install	1	ls	\$0.00		
31	85. Roof Top Access Door from Mechanical Attic	1	pair	\$2,500.00	\$2,500	
32	1. HM Frame - Single	24	ea	\$225.00	\$5,400	
33	2. HM Frame - Double	3	ea	\$250.00	\$750	
34	3. HM Frame - Single, w/ Sidelight	3	ea	\$230.00	\$690	
35	4. HM Frame - Single, w/ Sidelight	3	ea	\$230.00	\$690	
36	A. Flush HM Door	3	ea	\$400.00	\$1,200	
37	D. Flush Solid Core Wood Door	15	ea	\$400.00	\$6,000	
38	E. Flush Solid Core Wood Door w/ Vision Lite	9	ea	\$425.00	\$3,825	
32	F. Flush Solid Core Wood Door	6	ea	\$400.00	\$2,400	
33	H. HM Door w/ Surface Battens	1	ea	\$750.00	\$750	
34	Door hardware	34	ea	\$600.00	\$20,400	
35	Panic Hardware	14	ea	\$750.00	\$10,500	
36	Automatic Door Operator		ea	\$1,250.00	\$0	
37	Aluminum door hardware		ea	\$600.00	\$0	
38	Installation	96	ea	\$225.00	\$21,600	
39				\$0		
40				\$0		
41	Door Hardware Upgrades	1	ls	\$3,500.00	\$3,500	\$3,500
42				\$0		
43				\$0		
44				\$0		
45				\$0		
46				\$0		
47				\$0		
48				\$0		
49				\$0		
50				\$0		
51				\$0		
52				\$0		
Subtotal:				\$80,205	\$77,860	\$44,057
Trade Contractors 100% Payment & Performance Bond:				\$0	\$0	\$0
Scope Total Including Adjustments:				\$80,205	\$77,860	\$44,057
ALTERNATES:						
Payment & Performance Bond Alternate #1					No Bid	
Alternate A-1 Supplemental Landscaping					N.A.	\$0
Alternate A-2 Trellis					N.A.	\$0
Alternate A-3 Sunshade at Reading Room					N.A.	\$0
Alternate A-4 Operable Partition at Community Rooms A & B					N.A.	\$0
Alternate A-5 Wood Trim in Reading Room					N.A.	\$0
Alternate A-6 Crosswalk work at Tunnel Rd					N.A.	\$0
Alternate A-7 Existing Basketball Court Upgrades					N.A.	\$0
Alternate A-8 Courtyard Hardscapes					N.A.	\$0
Alternate A-9 Preferred Brand Porcelain Tile					N.A.	\$0
UNIT PRICES:						
Hourly Rates						
SuperForeman				\$96.00 per MH	\$58.00/42.00 per MH	
Tradesman				\$72.00 per MH	\$35.00 per MH	
Laborer				\$48.00 per MH	\$22.00 per MH	
Unit Prices						
Allowance #1 Unit Price - Man Hour cost for composite cleanup				\$48.00 per MH	\$22.00 per MH	
Unit Price No. 1 Payment & Performance Bond				No Bid	No Bid	
Allowances:						
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid				16 MHs	21.6 MHs	
HUB Certified / Minority Business Participation included in bid				\$22,885	\$0	

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BP-0840 Glass & Glazing

Trade Description: **BP-0840 Glass & Glazing**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Item Description	Quantity	UM	Unit Price	Bid Status:				
				Vannoy Construction Projected Value	Will Bid	Apparent Low Bidder	Will Bid	Will Bid
Base Bid Before Adjustments:				\$195,213	\$280,900	\$259,890	\$269,767	\$296,500
1 Per Plans & Specs								
2 Sales and Use Tax Included								
3 Will provide submittals and mock-up as required.								
4 Reviewed and Understand Site Logistics Plans								
5 Unload, Uncrate, Stakedown & Distribute								
6 Reviewed and Accept Vannoy Construction Schedule								
7 Reviewed and Accept Vannoy Construction Safety								
8 Reviewed and Accept Vannoy Construction RFP Booklet								
9 Prequalification Base Line Approved								
10 Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.								
11 Have completed & submitted to VC the following items:								
12 Vannoy Construction Bid Form								
13 Bid Breakdown Chart								
14 Bid Bond on Vannoy Construction Form								
15 Bid Package Description Initialed								
16 Have Reviewed & Incorporated Addenda 1 - 2				Y	Y	Y	Y	Y
17 Business License and Fees								
18 Reviewed and can comply with Vannoy Construction Insurance requirements								
19 Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.								
20 Quantities listed are to be minimum values to be supplied.								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30 Storefront-Exterior	2,309	sf	\$40.00					
31 Temporary dry-in enclosure	2,309	sf	\$5.00					
32 Glass final cleaning	3,424	sf	\$0.25					
33 Automatic entrance doors-Single	6	ea	\$3,000.00					
34 Automatic entrance doors-Double	2	pr	\$5,500.00					
35 09. Mechanical Louvers	18	sqft		By Mechanical				
36								
37 Storefront-Interior	1,115	sf	\$36.00					
38 Glass Wall System	524	sf	\$36.00					
39 W1 Window-Frameless Glass (Interior)	36	sf	\$38.00					
40 Hollow metal frame/wood door glass	54	sqft	\$20.00					
41								
42 Doors at Demountable Partitions				By Others		Y	(\$3,340)	
43								
44								
45								
46								
47								
48								
49								
Subtotal:				\$195,213	\$280,900	\$256,550	\$269,767	\$296,500
Trade Contractors 100% Payment & Performance Bond:	2.0%			\$0	\$5,478	\$5,131	\$5,125	\$7,116
Scope Total Including Adjustments:				\$195,213	\$286,378	\$261,681	\$274,892	\$303,616
ALTERNATES:								
Payment & Performance Bond Alternate #1					ADD \$5,477.55		ADD \$5,125.00	ADD \$7,116.00
Alternate A-1 Supplemental Landscaping					N.A.		N.A.	N.A.
Alternate A-2 Trellis					N.A.		N.A.	N.A.
Alternate A-3 Sunshade at Reading Room					N.A.		N.A.	N.A.
Alternate A-4 Operable Partition at Community Rooms A & B					N.A.		N.A.	N.A.
Alternate A-5 Wood Trim in Reading Room					N.A.		N.A.	N.A.
Alternate A-6 Crosswalk work at Tunnel Rd					N.A.		N.A.	N.A.
Alternate A-7 Existing Basketball Court Upgrades					N.A.		N.A.	N.A.
Alternate A-8 Courtyard Hardscapes					N.A.		N.A.	N.A.
Alternate A-9 Preferred Brand Porcelain Tile					N.A.		N.A.	N.A.
UNIT PRICES:								
Hourly Rates								
SuperForeman					\$65.00 per MH	\$65.00 per MH	\$55.00 per MH	\$75.00 per MH
Tradesman					\$60.00 per MH	\$55.00 per MH	\$50.00 per MH	\$55.00 per MH
Laborer					\$45.00 per MH		\$31.00 per MH	\$40.00 per MH
Unit Prices								
Allowance #1 Unit Price - Man Hour cost for composite cleanup					\$25.00 per MH	\$58.33 per MH	\$31.00 per MH	\$40.00 per MH
Unit Price No. 1 Payment & Performance Bond					\$19.50 per \$1,000	\$30.00 per \$1,000	\$25.00 per \$1,000	\$24.00 per \$1,000
Allowances:								
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid					33 Mhs	54 Mhs	20 Mhs	50 Mhs
HUB Certified / Minority Business Participation included in bid					\$0		\$0	\$0

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BP-0920 Drywall/Acoust

Trade Description: **BP-0920 Drywall/Acoustical**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Item Description	Quantity	UM	Unit Price	Bid Status:		Apparent Low Bidder	Will Bid	Will Bid	Will Bid
				Vannoy Construction Projected Value	Cost	Cherokee Acoustical Tim Anderson	L&L Contracting Robert LaHele	SIS Greg Dese g.dese@sis-carolinas.com 704.912.1352	Styles Corey Winn cwinn@stylescontracting.com 864.834.2395
Base Bid Before Adjustments:				\$527,122		\$649,678	\$811,309	\$1,062,079	\$861,072
1 Per Plans & Specs									
2 Sales and Use Tax Included									
3 Will provide submittals and mock-up as required.									
4 Reviewed and Understand Site Logistics Plans									
5 Unload, Unrattle, Shakeout & Distribute									
6 Reviewed and Accept Vannoy Construction Schedule									
7 Reviewed and Accept Vannoy Construction Safety									
8 Reviewed and Accept Vannoy Construction RFP Booklet									
9 Prequalification Base Line Approved									
10 Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.									
11 Have completed & submitted to VC the following items:									
12 Vannoy Construction Bid Form									
13 Bid Breakdown Chart									
14 Bid Bond on Vannoy Construction Form									
15 Bid Package Description Initialed									
16 Have Reviewed & Incorporated Addenda 1 - 2					Y	Y	Acknowledges 3 Addm	Y	Y
17 Business License and Fees									
18 Reviewed and can comply with Vannoy Construction Insurance requirements									
19 Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.									
20 Quantities listed are to be minimum values to be supplied.									
21									
22									
23									
24									
25 General Items									
26									
27									
28 Specific Scope									
29									
30 Exterior partitions	10,335	sqft	\$14.00	\$144,690					
31 Exterior soffit framing	1,625	sf	\$12.00	\$19,500					
32 Interior partitions - 3 5/8"	15,194	sqft	\$10.50	\$159,537					
33 Interior partitions - 6"	4,593	sqft	\$11.00	\$50,523					
34 Interior partitions - 10"	456	sqft	\$12.00	\$5,472					
35 Level 5 Finish premium	1,500	sf	\$10.00	\$15,000					
36 Rated partition		sf		\$0					
37 Gypsum board ceilings	4,775	sf	\$8.00	\$38,200					
38 Mechanical Screen Framing	121	sf	\$15.00	\$1,815					
39 FRP Fiberglass Reinf. Plastic Wall Panels	38	sf	\$10.00	\$380					
40 (3) 800S200-68 Box Beam	43	lnft	\$150.00	\$6,450					
41 Vapor Barrier		See Waterproofing		\$0					
42				\$0					
43 Ceiling Treatments				\$0					
44				\$0					
45 ACP-1 2x2 Lay-in Regular Grid Acoustical Tile Ceilings	5,013	sf	\$6.50	\$32,585					
46 ACP-2 2x8 w/2x2 Coated Grid Lay-in Acoustical Tile Ceiling	2,640	sf	\$15.00	\$39,600					
47 ACP-3 Mixed Plank Size Lay-in Regular Grid Acoustical Tile Ceiling	270	sf	\$25.00	\$6,750					
48 TAWP-Tackable Acoustic Wall Panels	135	sqft	\$40.00	\$5,400					
49				\$0					
50 Add 1 Layer of GYP board and SAB per M. Hatter e-mail dated 11/6/2019	610	sqft	\$2.00	\$1,220	N	\$1,220	N	\$1,220	N
51				\$0					
52				\$0					
53				\$0					
54				\$0					
55				\$0					
56				\$0					
57				\$0					
58				\$0					
Subtotal:				\$527,122		\$650,898	\$812,529	\$1,063,299	\$862,292
Trade Contractors 100% Payment & Performance Bond:				\$0	0.0%	\$0	\$16,220	\$8,390	\$21,527
Scope Total Including Adjustments:				\$527,122		\$650,898	\$828,749	\$1,071,689	\$883,819
ALTERNATES:									
Payment & Performance Bond Alternate #1					No Bid	ADD	\$16,220	ADD	\$8,390
Alternate A-1 Supplemental Landscaping					N.A.	No Bid		N.A.	N.A.
Alternate A-2 Trellis					N.A.	No Bid		N.A.	N.A.
Alternate A-3 Sunshade at Reading Room					N.A.	No Bid		N.A.	N.A.
Alternate A-4 Operable Partition at Community Rooms A & B					ADD	\$1,000	No Bid	ADD	\$4,548
Alternate A-5 Wood Trim in Reading Room					\$3,600	ADD	\$10,768	N.A.	N.A.
Alternate A-6 Crosswalk work at Tunnel Rd					N.A.	No Bid		N.A.	N.A.
Alternate A-7 Existing Basketball Court Upgrades					N.A.	No Bid		N.A.	N.A.
Alternate A-8 Courtyard Hardscapes					N.A.	No Bid		N.A.	N.A.
Alternate A-9 Preferred Brand Porcelain Tile					N.A.	No Bid		N.A.	N.A.
UNIT PRICES:									
Hourly Rates									
Super/Foreman					\$45.00 per MH	\$42.00 per MH	\$48.00 per MH	\$45.00 per MH	
Tradesman					\$35.00 per MH	\$38.00 per MH	\$40.00 per MH	\$38.00 per MH	
Laborer					\$30.00 per MH	\$32.00 per MH	\$40.00 per MH	\$30.00 per MH	
Unit Prices									
Allowance #1 Unit Price - Man Hour cost for composite cleanup					\$352.00 per MH	\$38.00 per MH	\$40.00 per MH	\$28.00 per MH	
Unit Price No. 1 Payment & Performance Bond					No Bid	\$1.90 per \$1,000	\$8.39 per \$1,000	\$25.00 per \$1,000	
Allowances:									
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid					90 MHs	45 MHs	222 MHs	120 MHs	
HUB Certified / Minority Business Participation included in bid					\$649,678	\$0	\$1,062,079	\$0	

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BP-0930 Tile

Trade Description: **BP-0930 Tile**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



				Bid Status:	Will Bid	Apparent Low Bidder	Will Bid	Will Bid
				Vannoy Construction Projected Value	ICC	Lowest Tile	FBI	Tile-R, Inc.
				Cost	Cost	Laura Hannah lhannah@lonsaxtile.com 704.361.0135	Wes Waldorf wesw@pbisheville.co 828.277.7001	Contact Email Phone
Item Description	Quantity	UM	Unit Price					
Base Bid Before Adjustments:				\$11,633	\$24,103	\$11,764	\$12,862	\$23,205
1	Per Plans & Specs							
2	Sales and Use Tax Included							
3	Will provide submittals and mock-up as required.							
4	Reviewed and Understand Site Logistics Plans							
5	Unload, Uncrate, Showcase & Distribute							
6	Reviewed and Accept Vannoy Construction Schedule							
7	Reviewed and Accept Vannoy Construction Safety							
8	Reviewed and Accept Vannoy Construction RFP Booklet							
9	Prequalification Base Line Approved							
10	Reviewed and Accept Vannoy Construction Subcontract with schedules and							
11	exhibits and will sign without exception.							
12	Have completed & submitted to VC the following items:							
13	Vannoy Construction Bid Form							
14	Bid Breakdown Chart							
15	Bid Bond on Vannoy Construction Form							
16	Bid Package Description Initialed							
17	Have Reviewed & Incorporated Addenda 1 - 2			N	Addm 1 Only	Y	Y	Y
18	Business License and Fees							
19	Reviewed and can comply with Vannoy Construction Insurance requirements							
20	Any quantities listed below are for information only. Subcontractor is							
21	bound to a complete system not based on set quantities.							
22	Quantities listed are to be minimum values to be supplied.							
23								
24								
25	General Items							
26								
27								
28	Specific Scope							
29								
30	PRT-2 Wall Tile	417	sf	\$14.00	\$5,838			
31	PRT-1 Wall Tile at Maker Space 110	69	sf	\$14.00	\$966			
32	PRT Tile Base	154	lnft	\$14.00	\$2,156			
33	Waterproofing behind tile wall	486	sf	\$5.50	\$2,673			
34					\$0			
35					\$0			
36					\$0			
37					\$0			
45					\$0			
38					\$0			
39					\$0			
40					\$0			
41					\$0			
42					\$0			
43					\$0			
44					\$0			
46					\$0			
47					\$0			
48					\$0			
49					\$0			
50					\$0			
51					\$0			
52					\$0			
53					\$0			
54					\$0			
55					\$0			
56					\$0			
57					\$0			
58					\$0			
Subtotal:				\$11,633	\$24,103	\$11,764	\$12,862	\$23,205
Trade Contractors 100% Payment & Performance Bond:				1.5%	\$0	0.0%	\$0	0.0%
Scope Total Including Adjustments:				\$11,633	\$24,103	\$11,764	\$12,862	\$23,205
ALTERNATES:								
Payment & Performance Bond Alternate #1					\$0	ADD	\$167.00	ADD
Alternate A-1 Supplemental Landscaping					N.A.		N.A.	N.A.
Alternate A-2 Trellis					N.A.		N.A.	N.A.
Alternate A-3 Sunshade at Reading Room					N.A.		N.A.	N.A.
Alternate A-4 Operable Partition at Community Rooms A & B					N.A.		N.A.	N.A.
Alternate A-5 Wood Trim in Reading Room					N.A.		N.A.	N.A.
Alternate A-6 Crosswalk work at Tunnel Rd					N.A.		N.A.	N.A.
Alternate A-7 Existing Basketball Court Upgrades					N.A.		N.A.	N.A.
Alternate A-8 Courtyard Hardscapes					N.A.		N.A.	N.A.
Alternate A-9 Preferred Brand Porcelain Tile					ADD	\$763	ADD	\$533.00
							No Change	ADD
								\$318
UNIT PRICES:								
Hourly Rates								
SuperForeman					\$35.00 per MH		\$75.00 per MH	
Tradesman					\$25.00 per MH		\$47.00 per MH	
Laborer					\$17.50 per MH		\$37.00 per MH	
Unit Prices								
Allowance #1 Unit Price - Man Hour cost for composite cleanup					\$17.50 per MH		\$19.50 per MH	
Unit Price No. 1 Payment & Performance Bond					\$15.00 per \$1,000		\$14.00 per \$1,000	
							\$22.57 per MH	\$275.00 per MH
							\$19.82 per \$1,000	N.A.
Allowances:								
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid						9 MHs	10 MHs	6 MHs
HUB Certified / Minority Business Participation included in bid					\$0	\$1,450	\$0	\$0

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BP-0960 Flooring

Trade Description: **BP-0960 Flooring**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Item Description	Quantity	U/M	Unit Price	Bid Status:		Will Bid		Will Bid		Apparent Low Bidder
				Vannoy Construction Projected Value	Code	Bonitz	Code	PBI Wes Waldorf wesw@pbiasheville.com 828.277.7001	Code	Young Office Environment Contact Email Phone
Base Bid Before Adjustments:				\$66,582		\$47,801		\$66,960		\$45,375
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
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48										
49										
50										
51										
52										
53										
54										
55										
56										
57										
58										
Subtotal:				\$66,582		\$47,801		\$66,960		\$45,375
Trade Contractors 100% Payment & Performance Bond:				15%		0.0%		0.0%		0.0%
Scope Total Including Adjustments:				\$66,582		\$47,801		\$66,960		\$45,375
ALTERNATES:										
Payment & Performance Bond Alternate #1										
Alternate A-1 Supplemental Landscaping										
Alternate A-2 Trellis										
Alternate A-3 Sunshade at Reading Room										
Alternate A-4 Operable Partition at Community Rooms A & B										
Alternate A-5 Wood Trim in Reading Room										
Alternate A-6 Crosswalk work at Tunnel Rd										
Alternate A-7 Existing Basketball Court Upgrades										
Alternate A-8 Courtyard Hardscapes										
Alternate A-9 Preferred Brand Porcelain Tile										
UNIT PRICES:										
Hourly Rates										
Super/Foreman										
Tradesman										
Laborer										
Unit Prices										
Allowance #1 Unit Price - Man Hour cost for composite cleanup										
Unit Price No.1 Payment & Performance Bond										
Unit Price No.2 Moisture & Vapor Emission										
Allowances:										
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid										
HUB Certified / Minority Business Participation included in bid										

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BP-0990 Painting

Trade Description: **BP-0990 Painting**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Item Description	Quantity	U/M	Unit Price	Bid Status:			
				Vannoy Construction Projected Value	Apparent Low Bidder Mountain Building & Paint	Will Bid Robinson Kyle Robinson 828.484.7707	Will Bid Superior Paint Contact Email Phone
Base Bid Before Adjustments:				\$59,698	\$46,860	\$97,945	\$91,077
1 Per Plans & Specs							
2 Sales and Use Tax Included							
3 Will provide submittals and mock-up as required.							
4 Reviewed and Understand Site Logistics Plans							
5 Unload, Uncrate, Shakeout & Distribute							
6 Reviewed and Accept Vannoy Construction Schedule							
7 Reviewed and Accept Vannoy Construction Safety							
8 Reviewed and Accept Vannoy Construction RFP Booklet							
9 Prequalification Base Line Approved							
10 Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.							
11 Have completed & submitted to VC the following items:							
12 Vannoy Construction Bid Form							
13 Bid Breakdown Chart							
14 Bid Bond on Vannoy Construction Form							
15 Bid Package Description Initialed							
16 Have Reviewed & Incorporated Addenda 1 - 2				Y	Y		Y
17 Business License and Fees							
18 Reviewed and can comply with Vannoy Construction Insurance requirements							
19 Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.							
20 Quantities listed are to be minimum values to be supplied.							
21							
22							
23							
24							
25 General Items							
26							
27							
28 Specific Scope							
29							
30 Exterior partitions	9,413	sf	\$0.80	\$7,530			
31 New Painted Galvanized Steel Guardrail	60	lf	\$5.00	\$300			
32				\$0			
33 Interior partitions	31,077	sf	\$0.72	\$22,375			
34 Painted Gyp Bd Ceilings	3,779	sf	\$0.74	\$2,796			
35 Painted Gyp Bd Ceilings - Accent Color	996	sf	\$0.85	\$847			
36 SC Sealed Concrete	348	sf	\$2.50	\$870			
37 Open to structure	399	sf	\$3.00	\$1,197			
38 Hollow metal doors/ frames	37	ea	\$85.00	\$3,145			
39 WB-1 Wood Base Maple, Clear Finish, 4"	748	lnft	\$2.00	\$1,496			
40 Ships ladder roof access	1	ea	\$250.00	\$250			
41 Heavy timber roof outlooker	80	each	\$75.00	\$6,000			
42 Paint at Roof Edge Repair at Fire Station	1	lsun	\$4,500.00	\$4,500			
43 Touch up painting	13,906	sf	\$0.10	\$1,391			
44				\$0			
45 Allowance #3: \$7,000 for Custom Wall & Ceiling Mural	1	allow	\$7,000.00	\$7,000			
46				\$0			
47				\$0			
48				\$0			
49				\$0			
50				\$0			
51				\$0			
52				\$0			
53				\$0			
54				\$0			
55				\$0			
56				\$0			
57				\$0			
58				\$0			
59				\$0			
Subtotal:				\$59,698	\$46,860	\$97,945	\$91,077
Trade Contractors 100% Payment & Performance Bond:		0.0%		\$0	\$0	\$0	\$0
Scope Total Including Adjustments:				\$59,698	\$46,860	\$97,945	\$91,077
ALTERNATES:							
Payment & Performance Bond Alternate #1				ADD \$2,500	ADD \$2,448.63	ADD \$5,800	
Alternate A-1 Supplemental Landscaping				N.A.	N.A.	N.A.	
Alternate A-2 Trellis				ADD \$1,100	ADD \$1,180	ADD \$3,500	
Alternate A-3 Sunshade at Reading Room				ADD \$1,100	ADD \$948	ADD \$3,000	
Alternate A-4 Operable Partition at Community Rooms A & B				N.A.	N.A.	N.A.	
Alternate A-5 Wood Trim in Reading Room				ADD \$1,100	N.A.	ADD \$1,500	
Alternate A-6 Crosswalk work at Tunnel Rd				N.A.	N.A.	N.A.	
Alternate A-7 Existing Basketball Court Upgrades				N.A.	ADD \$750	N.A.	
Alternate A-8 Courtyard Hardscapes				N.A.	N.A.	N.A.	
Alternate A-9 Preferred Brand Porcelain Tile				N.A.	N.A.	N.A.	
UNIT PRICES:							
Hourly Rates							
SuperForeman				\$45.00 per MH	\$50.00 per MH	\$40.00 per MH	
Tradesman				\$35.00 per MH	\$45.00 per MH	\$38.00 per MH	
Laborer				\$25.00 per MH	\$40.00 per MH	\$30.00 per MH	
Unit Prices							
Allowance #1 Unit Price - Man Hour cost for composite cleanup				\$25.00 per MH	\$45.00 per MH	\$38.00 per MH	
Unit Price No.1 Payment & Performance Bond				\$63.63 per \$1,000	\$25.00 per \$1,000	\$60.00 per \$1,000	
Allowances:							
Allowance #1-Man Hours for Composite Cleanup; Crew Included in Bid				20 MHs	68 MHs	50 MHs	
HUB Certified / Minority Business Participation included in bid				\$0	\$0	\$0	

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BP-1000 Misc. Specialt

Trade Description: **BP-1000 Misc. Specialties**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



				Bid Status:		Will Bid		Apparent Low Bidder		Will Bid		Will Bid	
				Vannoy Construction Projected Value		ABACO, Inc Kenneth Abrams		Accessories Unlimited Alan Sizemore alan@accounl.com 828.645.1190		RC Specialties Bob Shufford		Warco HG Warren III	
Item Description	Quantity	U/M	Unit Price										
Base Bid Before Adjustments:				\$47,930	\$57,320	\$46,577	\$61,344	\$52,000					
1	Per Plans & Specs												
2	Sales and Use Tax Included												
3	Will provide submittals and mock-up as required.												
4	Reviewed and Understand Site Logistics Plans												
5	Unload, Uncrate, Showcase & Distribute												
6	Reviewed and Accept Vannoy Construction Schedule												
7	Reviewed and Accept Vannoy Construction Safety												
8	Reviewed and Accept Vannoy Construction RFP Booklet												
9	Prequalification Base Line Approved												
10	Reviewed and Accept Vannoy Construction Subcontract with schedules and												
11	exhibits and will sign without exception.												
12	Have completed & submitted to VC the following items:												
13	Vannoy Construction Bid Form												
14	Bid Breakdown Chart												
15	Bid Bond on Vannoy Construction Form												
16	Bid Package Description Initialed												
17	Have Reviewed & Incorporated Addenda 1 - 2												
18	Business License and Fees												
19	Reviewed and can comply with Vannoy Construction Insurance requirements												
20	Any quantities listed below are for information only. Subcontractor is												
21	bound to a complete system not based on set quantities.												
22	Quantities listed are to be minimum values to be supplied.												
23													
24													
25	General Items												
26													
27													
28	Specific Scope												
29													
30	Division 10 Accessories, Installed	1	ls	\$0.00									
31	Toilet partitions												
32	Toilet partitions phenolic floor mounted	6	ea	\$1,850.00	\$11,100								
33	Urinal screen	1	ea	\$850.00	\$850								
34	Installation	7	ea	\$250.00	\$1,750								
35	Toilet/bath accessories				\$0								
36	BC-1 Holz Baby Changing Station	3	ea	\$450.00	\$1,350								
37	GB-18 Grab Bar 18"	4	ea	\$15.00	\$60								
38	GB-36 Grab Bar 36"	4	ea	\$25.00	\$100								
39	GB-42 Grab Bar 42"	4	ea	\$40.00	\$160								
40	HD Automatic Hand Dryer	2	ea	\$350.00	\$700								
41	MBH Mop & Broom Holder	1	ea	\$250.00	\$250								
42	MR-1 Stainless Steel Frame Mirror 8x3.33	2	ea	\$750.00	\$1,500								
43	MR-2 Stainless Steel Frame Mirror 2x3	2	ea	\$450.00	\$900								
44	PT Auto Paper Towel Dispenser/Waste Receptacle	2	ea	\$350.00	\$700								
45	RK-AD4 Hand Dryer	2	ea	\$375.00	\$750								
46	SD-1 Hand Soap Dispenser	6	ea	\$50.00	\$300								
47	SD-2 Foam Hand Soap Dispenser	2	ea	\$50.00	\$100								
48	SND Sanitary Napkin Disposal	5	ea	\$45.00	\$225								
49	TPD-1 Jumbo Roll Toilet Paper Dispenser	9	ea	\$40.00	\$360								
50	WG Anti-Microbial Wall Guard	2	ea	\$75.00	\$150								
51	WR Recessed Waste Receptacle	2	ea	\$150.00	\$300								
52	Installation	52	ea	\$100.00	\$5,200								
53					\$0								
54	Specialty				\$0								
55	Fire extinguishers and cabinets	6	ea	\$350.00	\$2,100								
56	Walk-off Mat	123	soft	\$75.00	\$9,225								
57	68. Recessed Ceiling Mounted Projector Screen	2	each	\$2,500.00	\$5,000								
58	69. Ceiling Mounted Projector - by Owner	2	each		\$0								
59					\$0								
60	Hufcor 642 Paired Panel Operable Partition	44	lf		\$0								
61	20" Deep Stacked Laminate Lockers	12	ea	\$350.00	\$4,200								
62					\$0								
63	Flat Screen TV OFCI	4	ea	\$150.00	\$600								
64					\$0								
65					\$0								
66					\$0								
67					\$0								
68					\$0								
69					\$0								
70					\$0								
Subtotal:				\$47,930	\$57,320	\$46,577	\$61,344	\$52,000					
Trade Contractors 100% Payment & Performance Bond:				1.5%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0
Scope Total Including Adjustments:				\$47,930	\$57,320	\$46,577	\$61,344	\$52,000					
ALTERNATES:													
Payment & Performance Bond Alternate #1						ADD	\$2,290	No Bid	ADD	\$1,197	ADD	\$755	
Alternate A-1 Supplemental Landscaping							N.A.			N.A.		N.A.	
Alternate A-2 Trellis							N.A.			N.A.		N.A.	
Alternate A-3 Sunshade at Reading Room							N.A.			N.A.		N.A.	
Alternate A-4 Operable Partition at Community Rooms A & B							\$13,610		ADD	\$20,195	ADD	\$21,905	
Alternate A-5 Wood Trim in Reading Room							N.A.			N.A.		N.A.	
Alternate A-6 Crosswalk work at Tunnel Rd							N.A.			N.A.		N.A.	
Alternate A-7 Existing Basketball Court Upgrades							N.A.			N.A.		N.A.	
Alternate A-8 Courtyard Hardscapes							N.A.			N.A.		N.A.	
Alternate A-9 Preferred Brand Porcelain Tile							N.A.			N.A.		N.A.	
UNIT PRICES:													
Hourly Rates													
Super/Foreman							\$30.00 per MH	\$58.00/42.00 per MH		\$54.00 per MH		\$50.80 per MH	
Tradesman							\$25.00 per MH	\$35.00 per MH		\$38.50 per MH		\$46.58 per MH	
Laborer							\$12.00 per MH	\$22.00 per MH		\$21.00 per MH		\$38.10 per MH	
Unit Prices													
Allowance #1 Unit Price - Man Hour cost for composite cleanup							\$12.00 per MH	\$22.00 per MH		\$20.00 per MH		\$38.10 per MH	
Unit Price No. 1 Payment & Performance Bond							\$2,290 per \$1,000	No Bid		\$19.50 per \$1,000		\$15.00 per \$1,000	
Allowances:													
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid							50 Mths	21.6 Mths		7.5 Mths		8 Mths	
HUB Certified / Minority Business Participation included in bid							\$6,000	\$10,355		\$0		\$0	

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BP-2100 Fire Protection

Trade Description: **BP-2100 Fire Protection**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Item Description	Quantity	U/M	Unit Price	Bid Status:			
				Vannoy Construction Projected Value	Apparent Low Bidder	Will Bid	Will Bid
Base Bid Before Adjustments:				\$62,688	\$51,360	\$71,000	\$90,000
1 Per Plans & Specs							
2 Sales and Use Tax Included							
3 Will provide submittals and mock-up as required.							
4 Reviewed and Understand Site Logistics Plans							
5 Unload, Uncrate, Shakeout & Distribute							
6 Reviewed and Accept Vannoy Construction Schedule							
7 Reviewed and Accept Vannoy Construction Safety							
8 Reviewed and Accept Vannoy Construction RFP Booklet							
9 Prequalification Base Line Approved							
10 Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.							
11 Have completed & submitted to VC the following items:							
12 Vannoy Construction Bid Form							
13 Bid Breakdown Chart							
14 Bid Bond on Vannoy Construction Form							
15 Bid Package Description Initialed							
16 Have Reviewed & Incorporated Addenda 1 - 2				Y	Y	Y	
17 Business License and Fees							
18 Reviewed and can comply with Vannoy Construction Insurance requirements							
19 Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.							
20 Quantities listed are to be minimum values to be supplied.							
21							
22							
23							
24							
25 General Items							
26							
27							
28 Specific Scope							
29				\$0			
30 Fire Sprinkler Systems				\$0			
31 Fire sprinkler systems	13,906	sf	\$3.85	\$53,538			
32 Alarm check assembly	1	ls	\$5,500.00	\$5,500			
33 Fire department connection	1	ls	\$1,150.00	\$1,150			
34				\$0			
35				\$0			
36 5' to 1' Above	1	ls	\$2,500.00	\$2,500			
37				\$0			
38				\$0			
39				\$0			
40				\$0			
41				\$0			
42				\$0			
43				\$0			
44				\$0			
45				\$0			
46				\$0			
47				\$0			
48				\$0			
49				\$0			
50				\$0			
51				\$0			
52				\$0			
Subtotal:				\$62,688	\$51,360	\$71,000	\$90,000
Trade Contractors 100% Payment & Performance Bond:		0.0%		\$0	\$0	\$0	\$0
Scope Total Including Adjustments:				\$62,688	\$51,360	\$71,000	\$90,000
ALTERNATES:							
Payment & Performance Bond Alternate #1					No Bid	ADD \$1,200	ADD \$2,700
Alternate A-1 Supplemental Landscaping					N.A.	\$0	N.A.
Alternate A-2 Trellis					N.A.	\$0	N.A.
Alternate A-3 Sunshade at Reading Room					N.A.	\$0	N.A.
Alternate A-4 Operable Partition at Community Rooms A & B					N.A.	\$0	N.A.
Alternate A-5 Wood Trim in Reading Room					N.A.	\$0	N.A.
Alternate A-6 Crosswalk work at Tunnel Rd					N.A.	\$0	N.A.
Alternate A-7 Existing Basketball Court Upgrades					N.A.	\$0	N.A.
Alternate A-8 Courtyard Hardscapes					N.A.	\$0	N.A.
Alternate A-9 Preferred Brand Porcelain Tile					N.A.	\$0	N.A.
UNIT PRICES:							
Hourly Rates							
Super/Foreman				\$55.00 per MH	\$85.00 per MH	\$55.00 per MH	
Tradesman				\$42.00 per MH	\$65.00 per MH	\$42.50 per MH	
Laborer				\$31.00 per MH	\$65.00 per MH	\$35.00 per MH	
Unit Prices							
Allowance #1 Unit Price - Man Hour cost for composite cleanup				\$4.00 per MH	\$35.00 per MH	\$35.00 per MH	
Unit Price No.1 Payment & Performance Bond				No Bid	\$15.00 per \$1,000	\$30.00 per \$1,000	
Allowances:							
Allowance #1-Man Hours for Composite Cleanup; Crew Included in Bid				20 MHs	36 MHs	23 MHs	
HUB Certified / Minority Business Participation included in bid				\$0	\$0	\$0	

CODE: Y = Scope is included in the price; N = Scope is NOT included in the price, S = Estimates from Trade Contractors; VC = Vannoy Construction In-House Estimate; H = Vannoy Hold; CA = Contract Allowances



**Buncombe County
East Asheville Library
CMAR General Requirements**

Code	Description	Qty	Unit	Labor	Material	Sub	Equip	Labor	Material	Sub	Equip	Item Total
GENERAL REQUIREMENTS												
I. Safety, Security and Services												
	Safety Equipment/ OSHA Compliance	10	mo			250.00		-	-	2,500.00	-	2,500
	Construction Layout and Survey	0	ls			15,000.00		-	-	-	-	-
	Identification Badges	0	ea			-		-	-	-	-	-
	Background Checks	0	ea			-		-	-	-	-	-
	First Aid Supplies	10	mo		60.00			-	600.00	-	-	600
	Temporary Construction Fencing		lf			12.00		-	-	-	-	-
	Misc Building Protection	10	mo			250.00		-	-	2,500.00	-	2,500
	Fire Extinguishers	10	mo		25.00			-	250.00	-	-	250
	Communications on Site	0	ea					-	-	-	-	-
	Dumpster Costs	10	mo				3,100.00	-	-	-	31,000.00	31,000
	Cleaning of Streets	0	mo					-	-	-	-	-
	Snow and Ice Removal	0	mo					-	-	-	-	-
	Subtotal							-	850.00	5,000.00	31,000.00	36,850
II. Facilities, Equipment and Services												
	Personnel, Material Hoist w/ Operator	0	mo					-	-	-	-	-
	Heavy Equipment Rentals	0	mo			-		-	-	-	-	-
	Temp Utilities (Power, Heating, Cooling, Water)	10	mo			2,600.00		-	-	26,000.00	-	26,000
	Temp Toilets	10	mo			700.00		-	-	7,000.00	-	7,000
	Fuel/ Repairs/ Maintenance	0	mo			-		-	-	-	-	-
	Subtotal							-	-	33,000.00	-	33,000
III. Vertical Hoisting												
	Subtotal							-	-	-	-	-
V. Quality Control												
	Project Photographs	10	mo			375.00		-	-	3,750.00	-	3,750
	Final Cleaning	13,906.00	sf			0.5		-	-	6,730.78	-	6,731
	Field Mockup Panel - Verification	1	ls			5,000.00		-	-	5,000.00	-	5,000
	DHSR Consultant	0	ls			-		-	-	-	-	-
	Waterproofing Consultant	1	ls			2,500.00		-	-	2,500.00	-	2,500
	Scheduling Coordinator	0	ls			-		-	-	-	-	-
	BIM Coordination	0	ls			-		-	-	-	-	-
	Subtotal							-	-	17,980.78	-	17,981
GENERAL REQUIREMENTS								Labor	Material	Sub	Equip	Item Total
								-	850.00	55,980.78	31,000.00	87,831
INSURANCES, BONDS AND TAXES												
I. Insurance and Bonds												
	Subtotal							-	-	-	-	-
IX. Other Costs												
	Material State Sales Tax	7.00%	1	ls		282.40		-	282.40	-	-	282
	Subtotal							-	282.40	-	-	282
TOTAL - GENERAL REQUIREMENTS								-	1,132.40	55,980.78	31,000.00	88,113

BP-1510 Plumbing

Trade Description: **BP-1510 Plumbing**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Item Description	Quantity	UM	Unit Price	Bid Status						Apparent Low Bidder
				Vannoy Construction Projected Value	Will Bid	Will Bid	Will Bid	Will Bid	Will Bid	
					Bolton Mark Bolton Email Phone	Duncan Phillip Duncan Email Phone	Haynes Plumbing David Woods woods@mbhaynes.com 828.225.5348	HVAC Inc. Kevin Johnson kjohnson@hvac-inc.com 423.989.5000	TP Howard Rick Haney r@tphowardplumbing.com 828.628.1369	
Base Bid Before Adjustments:				\$132,107	\$180,400	\$142,000	\$152,200	\$203,160	\$141,885	
1 Per Plans & Specs										
2 Sales and Use Tax Included										
3 Will provide submittals and pick-up as required.										
4 Reviewed and Understand Site Logistics Plans										
5 Unload, Uncrate, Shakeout & Distribute										
6 Reviewed and Accept Vannoy Construction Schedule										
7 Reviewed and Accept Vannoy Construction Safety										
8 Reviewed and Accept Vannoy Construction RFP Booklet										
9 Prequalification Base Line Approved										
10 Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.										
11 Have completed & submitted to VC the following items:										
12 Vannoy Construction Bid Form										
13 Bid Breakdown Chart										
14 Bid Bond on Vannoy Construction Form										
15 Bid Package Description Initialed										
16 Have Reviewed & Incorporated Addenda 1 - 2				Y	Y	Y	Y	N	1 only	
17 Business License and Fees										
18 Reviewed and can comply with Vannoy Construction Insurance requirements										
19 Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.										
20 Quantities listed are to be minimum values to be supplied.										
21										
22										
23										
24										
25										
26										
27										
28										
29										
30 Plumbing Systems	13,906	sqft	\$9.50	\$132,107						
31 Incoming domestic water main riser	1	ls		\$0						
32 Domestic water fittings, hangers, insulation (3/4" - 1-1/2")	1,150	lf		\$0						
33 Domestic water fittings, hangers, insulation (2" - 3")	298	lf		\$0						
34 Domestic isolation valves	10	ea		\$0						
35 Sanitary vent piping (2" - 4")	640	lf		\$0						
36 Sanitary vent piping (5" - 6")	256	lf		\$0						
37 Water closet	9	ea		\$0						
38 Lavatory	9	ea		\$0						
32 Lavatory double kitchen sink	6	ea		\$0						
33 Urinal	2	ea		\$0						
34 Water fountain	4	ea		\$0						
35 Floor drain/clean out	6	ea		\$0						
36 Water heater	2	ea		\$0						
37 Roof drains	3	ea		\$0						
38 Fixture water rough-in	30	ea		\$0						
39 Fixture sanitary rough-in	30	ea		\$0						
40 Sanitary vent thru roof	30	ea		\$0						
41 Roof drain piping	1	ls		\$0						
42 Gas piping	13,906	lf		\$0						
43				\$0						
44				\$0						
45				\$0						
46				\$0						
47				\$0						
48				\$0						
49				\$0						
50				\$0						
51				\$0						
52				\$0						
Subtotal:				\$132,107	\$180,400	\$142,000	\$152,200	\$203,160	\$141,885	
Trade Contractors 100% Payment & Performance Bond:	0.0%			\$0	\$0	\$0	\$0	\$0	\$0	
Scope Total Including Adjustments:				\$132,107	\$180,400	\$142,000	\$152,200	\$203,160	\$141,885	
ALTERNATES:										
Payment & Performance Bond Alternate #1				ADD	\$2,700	ADD	\$4,300	ADD	\$1,370	
Alternate A-1 Supplemental Landscaping				N.A.	N.A.	N.A.	N.A.	N.A.	\$1,850	
Alternate A-2 Trellis				N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Alternate A-3 Sunshade at Reading Room				N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Alternate A-4 Operable Partition at Community Rooms A & B				N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Alternate A-5 Wood Trim in Reading Room				N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Alternate A-6 Crosswalk work at Tunnel Rd				N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Alternate A-7 Existing Basketball Court Upgrades				N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Alternate A-8 Courtyard Hardscapes				N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Alternate A-9 Preferred Brand Porcelain Tile				N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
UNIT PRICES:										
Hourly Rates										
Super/Foreman				\$90.00 per MH	\$25.00 per MH	\$40.50 per MH	\$35.00 per MH	\$70.00 per MH		
Tradesman				\$60.00 per MH	\$18.00 per MH	\$45.50 per MH	\$40.00 per MH	\$55.00 per MH		
Laborer				\$45.00 per MH	\$11.00 per MH	\$36.50 per MH	\$25.00 per MH	\$40.00 per MH		
Unit Prices										
Allowance #1 Unit Price - Man Hour cost for composite cleanup				\$45.00 per MH	\$29.00 per MH	\$17.50 per MH	\$24.50 per MH	\$35.00 per MH		
Unit Price No. 1 Payment & Performance Bond				\$15.00 per \$1,000	\$9.00 per \$1,000	\$9.00 per \$1,000	\$11.50 per \$1,000	\$15.13 per \$1,000		
Allowances:										
Allowance #1 Man Hours for Composite Cleanup Crew Included in Bid				86 MHs	20 MHs	120 MHs	95 MHs	60 MHs		
HUB Certified / Minority Business Participation included in bid				\$0	\$0	\$0	\$9,308	\$8,626		

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BP-1520 HVAC

Trade Description: **BP-1520 HVAC**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



				Yannoy Construction Projected Value	Will Bid Haynes Heating & Cooling Steve Warner	Will Bid HVAC Inc. Kevin Johnson kjohanson@hvac-inc.com 423.989.5000	Will Bid MSS Tom Goslin goslin@mssolutions.com 828.232.8321	Will Bid Pyatt Heating & A/C Matt Fensterer Email Phone				
Item Description	Quantity	UM	Unit Price									
Base Bid Before Adjustments:				\$493,663	\$570,000	\$565,850	\$539,036	\$429,331				
1	Per Plans & Specs											
2	Sales and Use Tax Included											
3	Will provide submittals and mock-up as required.											
4	Reviewed and Understand Site Logistics Plans											
5	Unload, Uncrate, Shakeout & Distribute											
6	Reviewed and Accept Vannoy Construction Schedule											
7	Reviewed and Accept Vannoy Construction Safety											
8	Reviewed and Accept Vannoy Construction RFP Booklet											
9	Prequalification Base Line Approved											
10	Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.											
11	Have completed & submitted to VC the following items:											
12	Vannoy Construction Bid Form											
13	Bid Breakdown Chart											
14	Bid Bond on Vannoy Construction Form											
15	Bid Package Description Initialed											
16	Have Reviewed & Incorporated Addenda 1 - 2				Y	Y	N	Y				
17	Business License and Fees											
18	Reviewed and can comply with Vannoy Construction Insurance requirements											
19	Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.											
20	Quantities listed are to be minimum values to be supplied.											
21												
22												
23												
24												
25	General Items											
26												
27												
28	Specific Scope											
29												
30	Equipment	13,906	sf	\$35.50	\$493,663							
31	Mechanical piping	13,906	sf	\$0	\$0							
32	Natural gas piping	13,906	sf	\$0	\$0							
33	Gas fired equipment hookup	13,906	sf	\$0	\$0							
34	Supply air ductwork (w/ insulation)	3,920	lb	\$0	\$0							
35	Return air and outside air ductwork (w/ insulation)	2,863	lb	\$0	\$0							
36	Exhaust air ductwork	954	lb	\$0	\$0							
37	Grilles, registers, and diffusers	103	ea	\$0	\$0							
38	Outside air louvers	14	sf	\$0	\$0							
39	Commissioning/ factory assistance	1	ls	\$0	\$0							
40	Temporary controls/wiring	13,906	sf	\$0	\$0							
41	Test and balance	13,906	sf	\$0	\$0							
42					\$0							
43					\$0							
44					\$0							
45					\$0							
46					\$0							
47					\$0							
48					\$0							
49					\$0							
50					\$0							
51					\$0							
52					\$0							
Subtotal:				\$493,663	\$570,000	\$565,850	\$539,036	\$429,331				
Trade Contractors 100% Payment & Performance Bond:				0.0%	\$0	\$3,931	0.0%	\$5,745	0.0%	\$5,390	0.0%	\$4,981
Scope Total Including Adjustments:				\$493,663	\$573,931	\$571,595	\$544,426	\$434,312				
ALTERNATES:												
Payment & Performance Bond Alternate #1					ADD \$3,931	ADD \$5,745	ADD \$5,390	ADD \$4,981				
Alternate A-1 Supplemental Landscaping					N.A.	N.A.	N.A.	N.A.				
Alternate A-2 Trellis					N.A.	N.A.	N.A.	N.A.				
Alternate A-3 Sunshade at Reading Room					N.A.	N.A.	N.A.	N.A.				
Alternate A-4 Operable Partition at Community Rooms A & B					N.A.	N.A.	N.A.	N.A.				
Alternate A-5 Wood Trim in Reading Room					N.A.	N.A.	N.A.	N.A.				
Alternate A-6 Crosswalk work at Tunnel Rd					N.A.	N.A.	N.A.	N.A.				
Alternate A-7 Existing Basketball Court Upgrades					N.A.	N.A.	N.A.	N.A.				
Alternate A-8 Courtyard Hardscapes					N.A.	N.A.	N.A.	N.A.				
Alternate A-9 Preferred Brand Porcelain Tile					N.A.	N.A.	N.A.	N.A.				
UNIT PRICES:												
Hourly Rates												
SuperForeman					\$58.00 per MH	\$55.00 per MH	\$68.00 per MH	\$74.00 per MH				
Tradesman					\$52.00 per MH	\$40.00 per MH	\$57.00 per MH	\$59.00 per MH				
Laborer					\$39.00 per MH	\$25.00 per MH	\$30.00 per MH	\$48.00 per MH				
Unit Prices												
Allowance #1 Unit Price - Man Hour cost for composite cleanup					\$39.00 per MH	\$24.50 per MH	\$35.00 per MH	\$48.00 per MH				
Unit Price No. 1 Payment & Performance Bond					\$8.55 per \$1,000	\$11.50 per \$1,000	\$10 per \$1,000	\$4.981				
Allowances:												
Allowance #1-Man Hours for Composite Cleanup Crew Included in Bid					130 MHs	286 MHs	110 MHs	40 MHs				
HUB Certified / Minority Business Participation included in bid					\$0	\$35,228	\$0	\$0				

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BP-1610 Electrical

Trade Description: **BP-1610 Electrical**
 Specification Sections:
 Bid Date / Time: **10/10/19 3:00 PM**
 Project Name / Phase: **East Asheville Library**
 Project Number: **Construction Document Estimate**
 Location: **Asheville, North Carolina**
 Bid Leader: **TJ Hollars**
 Estimator: **David Floyd**



Bid Status:		Will Bid	Will Bid	Apparent Low Bidder		
Vannoy Construction Projected Value	Code	Emory Electric Luke Brown lke@emoryelectric.co 828.658.8300 x-316	Code	Fountain Blake Ferguson bferguson@fountainelectric.com 828.287.4343 x-1102	Code	Haynes Electric John Smith jclontz@mhaynes.com 828.225.5306

Item Description	Quantity	U/M	Unit Price	Vannoy Construction Projected Value	Code	Emory Electric Luke Brown lke@emoryelectric.co 828.658.8300 x-316	Code	Fountain Blake Ferguson bferguson@fountainelectric.com 828.287.4343 x-1102	Code	Haynes Electric John Smith jclontz@mhaynes.com 828.225.5306
Base Bid Before Adjustments:				\$333,744		\$387,445		\$408,000		\$351,800
1 Per Plans & Specs										
2 Sales and Use Tax Included										
3 Will provide submittals and mock-up as required.										
4 Reviewed and Understand Site Logistics Plans										
5 Unload, Uncrate, Shakeout & Distribute										
6 Reviewed and Accept Vannoy Construction Schedule										
7 Reviewed and Accept Vannoy Construction Safety										
8 Reviewed and Accept Vannoy Construction RFP Booklet										
9 Prequalification Base Line Approved										
10 Reviewed and Accept Vannoy Construction Subcontract with schedules and exhibits and will sign without exception.										
11 Have completed & submitted to VC the following items:										
13 Vannoy Construction Bid Form										
14 Bid Breakdown Chart										
15 Bid Bond on Vannoy Construction Form										
16 Bid Package Description Initialed										
17 Have Reviewed & Incorporated Addenda 1 - 2					Y		Y		Y	
18 Business License and Fees										
19 Reviewed and can comply with Vannoy Construction Insurance requirements										
20 Any quantities listed below are for information only. Subcontractor is bound to a complete system not based on set quantities.										
21 Quantities listed are to be minimum values to be supplied.										
22										
23										
24										
25 General Items										
26										
27										
28 Specific Scope										
29				\$0						
30 Service and distribution	13,906	sf	\$24.00	\$333,744						
31 Equipment and mechanical wiring	13,906	sf		\$0						
32 Generator/ ATS	1	ls		\$0						
33 Receptacle	61	ea		\$0						
34 Receptacle - 2 gang	8	ea		\$0						
35 Receptacle - GFI	21	ea		\$0						
36 Receptacle - slab on grade	3	ea		\$0						
37 Receptacle - slab poke thru	7	ea		\$0						
38 Fixture package - material	13,906	sf		\$0						
39 Fixture package - labor	220	ea		\$0						
40 Miscellaneous fixtures	220	ea		\$0						
41 Lighting control system	13,906	sf		\$0						
42 Branch circuit	13,906	sf		\$0						
43 Specialty light fixtures - 20%	13,906	sf		\$0						
44 Fire alarm system	2,781	sf		\$0						
45 Conduit and cable	13,906	sf		\$0						
46 Security empty raceway system	13,906	sf		\$0						
47 Telephone/ data empty raceway system	13,906	sf		\$0						
48 Voice/ data	13,906	sf		\$0						
49 Security	0	sf	By Owner	\$0						
50 Low voltage equipment/ security cameras	0	sf	By Owner	\$0						
51 Grounding system	0	sf	By Owner	\$0						
52 Conduit and wiring	13,906	sf		\$0						
53 Lightning protection	13,906	sf		\$0						
54				\$0						
55				\$0						
56				\$0						
57				\$0						
58				\$0						
Subtotal:				\$333,744		\$387,445		\$408,000		\$351,800
Trade Contractors 100% Payment & Performance Bond:		0.0%		\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0
Scope Total Including Adjustments:				\$333,744		\$387,445		\$408,000		\$351,800
ALTERNATES:										
Payment & Performance Bond Alternate #1					ADD	\$3,487	ADD	\$5,000	ADD	\$2,555
Alternate A-1 Supplemental Landscaping						N.A.		N.A.		N.A.
Alternate A-2 Trellis						N.A.		N.A.		N.A.
Alternate A-3 Sunshade at Reading Room						N.A.		N.A.		N.A.
Alternate A-4 Operable Partition at Community Rooms A & B						N.A.		N.A.		N.A.
Alternate A-5 Wood Trim in Reading Room						N.A.		N.A.		N.A.
Alternate A-6 Crosswalk work at Tunnel Rd						N.A.		N.A.		N.A.
Alternate A-7 Existing Basketball Court Upgrades						N.A.		N.A.		N.A.
Alternate A-8 Courtyard Hardscapes						N.A.		N.A.		N.A.
Alternate A-9 Preferred Brand Porcelain Tile						N.A.		N.A.		N.A.
UNIT PRICES:										
Hourly Rates										
Super/Foreman						\$65.00 per MH		\$85.00 per MH		\$68.00 per MH
Tradesman						\$48.00 per MH		\$59.00 per MH		\$51.00 per MH
Laborer						\$35.00 per MH		\$44.00 per MH		\$43.00 per MH
Unit Prices										
Allowance #1 Unit Price - Man Hour cost for composite cleanup						\$28.00 per MH		\$20.00 per MH		\$20.00 per MH
Unit Price No.1 Payment & Performance Bond						\$9.00 per \$1,000		\$12.00 per \$1,000		\$00.6533 per \$1,000
Allowances:										
Allowance #1-Man Hours for Composite Cleanup; Crew Included in Bid						225 MHs		100 MHs		178 MHs
HUB Certified / Minority Business Participation included in bid						\$0		\$0		\$0

CODE: Y = Scope is included in the price; N = Scope is NOT included in the price, S = Estimates from Trade Contractors; VC = Vannoy Construction In-House Estimate; H = Vannoy Hold; CA = Contract Allowances



**Buncombe County
East Asheville Library
CMAR General Conditions**

Code	Description	Qty	Unit	Labor	Material	Sub	Equip	Labor	Material	Sub	Equip	Item Total
GENERAL CONDITIONS												
II. Facilities, Equipment and Services												
Office Rental		10	mo			550.00		-	-	5,500.00	-	5,500.00
Office Trailer Setup/ Breakdown		1	times	150.00	150.00	600.00		150.00	150.00	600.00	-	900.00
Office Equipment		10	mo		250.00			-	2,500.00	-	-	2,500.00
Office Supplies		10	mo		150.00			-	1,500.00	-	-	1,500.00
Water/ Ice		10	mo		75.00			-	750.00	-	-	750.00
Project Signs		2	ea			1,500.00		-	-	3,000.00	-	3,000.00
On Site Network Connection		1	ea			2,100.00		-	-	2,100.00	-	2,100.00
Telephone Expense		10	mo			250.00		-	-	2,500.00	-	2,500.00
Telephone Installation		1	ls			300.00		-	-	300.00	-	300.00
Subsistence for Out of Town/ Travel		0	mo			-		-	-	-	-	-
Subtotal								150.00	4,900.00	14,000.00	-	19,050.00
IV. Reproduction and Printing												
Duplication Expense		10	mo		300.00			-	3,000.00	-	-	3,000.00
Shop Drawing Printing		1	ls		2,500.00			-	2,500.00	-	-	2,500.00
Postage and Delivery Expense		10	mo		500.00			-	5,000.00	-	-	5,000.00
Subtotal								-	10,500.00	-	-	10,500.00
I. Staffing Rates												
Project Superintendent		1732	hrs	75.00				129,900.00	-	-	-	129,900.00
Assistant Project Manager		866	hrs	55.00				47,630.00	-	-	-	47,630.00
Project Manager		433	hrs	80.00				34,640.00	-	-	-	34,640.00
Project Engineer		0	hrs	-				-	-	-	-	-
Project Executive		120	hrs	90.00				10,800.00	-	-	-	10,800.00
Principle in Charge		0	hrs	-				-	-	-	-	-
Office Support - Clerical, Accounting, Safety		10	mo	350.00				3,500.00	-	-	-	3,500.00
Subtotal								226,470.00	-	-	-	226,470.00
II. Staff Support												
Staffing Vehicles, Computers, Cell Phones		3151	hrs			12.50		-	-	39,387.50	-	39,387.50
Subtotal								-	-	39,387.50	-	39,387.50
GENERAL CONDITIONS								Labor	Material	Sub	Equip	Item Total
								226,620.00	15,400.00	53,387.50	-	295,407.50
INSURANCES, BONDS AND TAXES												
I. Insurance and Bonds												
Subtotal								-	-	-	-	-
IX. Other Costs												
Material State Sales Tax	7.00%	1	ls			1,078.00		-	1,078.00	-	-	1,078.00
Subtotal								-	1,078.00	-	-	1,078.00
TOTAL GENERAL CONDITIONS								226,620.00	16,478.00	53,387.50	-	296,485.50