

95% DESIGN SUBMITTAL
CONSTRUCTION COST ESTIMATE (REVISION 1)

CRAIG ELEMENTARY SCHOOL
BOILER REPLACEMENT
CRAIG, ALASKA

PREPARED FOR:

MRV Architects
1420 Glacier Avenue, Suite 101
Juneau, Alaska 99801

July 19, 2023



HMS Project No.: 23085

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

DRAWINGS AND DOCUMENTS

Level of Documents: (9) 95% design drawings and narratives
Date: June 30, 2023
Provided By: MRV Architects of Juneau, Alaska

RATES

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

Labor Rates: A.S. Title 36 working 60 hours per week
Premium Time: 16.70%
Subcontractor's Mark-Up: 35.00%

BIDDING ASSUMPTIONS

Contract: Standard construction contract without restrictive bidding clauses
Bidding Situation: Competitive bids assumed
Bid Date: August 2023
Start of Construction: Fall 2023
Months to Complete: Within (1) month
Note: Mechanical contractor is prime

EXCLUDED COSTS

1. A/E design fees
2. Administrative and management costs
3. Remediation of contaminated soils or abatement of any hazardous materials, if found during construction

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)

GENERAL

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

Due to the lingering effects of the COVID-19 pandemic on the global supply chain and labor market, as well as ongoing geopolitical impacts to energy prices, HMS Inc. has included an additional contingency titled '**Unique Market Risk**'. This amount provided for in the estimate will be adjusted as the situation continues to change and the effect on construction pricing becomes better understood.

This estimate assumes escalation based on the most recent 3-month rolling average of the U.S. Consumer Price Index. HMS Inc. will continue to monitor this, as well as other international, domestic and local events, and the resulting construction climate, and will adjust costs and contingencies as deemed appropriate.

Review comments received July 17, 2023, have been incorporated into this submittal.

GROSS FLOOR AREA

N/A

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95% DESIGN COST SUMMARY

	<i>Material</i>	<i>Labor</i>	<i>Total</i>
01 - SITE WORK	\$ 7,180	\$ 8,910	\$ 16,090
02 - SUBSTRUCTURE	0	0	0
03 - SUPERSTRUCTURE	0	0	0
04 - EXTERIOR CLOSURE	4,400	6,068	10,468
05 - ROOF SYSTEMS	250	584	834
06 - INTERIOR CONSTRUCTION	150	408	558
07 - CONVEYING SYSTEMS	0	0	0
08 - MECHANICAL	47,754	47,781	95,535
09 - ELECTRICAL	1,648	3,414	5,062
10 - EQUIPMENT	0	0	0
11 - SPECIAL CONSTRUCTION	0	0	0
<i>SUBTOTAL:</i>	<i>\$ 61,382</i>	<i>\$ 67,165</i>	<i>\$ 128,547</i>
12 - GENERAL REQUIREMENTS			92,366
<i>SUBTOTAL:</i>			<i>\$ 220,913</i>
13 - CONTINGENCIES			35,364
TOTAL ESTIMATED CONSTRUCTION COST:			\$ 256,277

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ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>
01 - SITE WORK				\$ 16,090
011 - Hazmat Abatement	\$ 0	\$ 0	\$ 0	
012 - Site Preparation	0	0	0	
013 - Site Improvements	0	0	0	
014 - Site Mechanical	7,180	8,910	16,090	
015 - Site Electrical	0	0	0	
02 - SUBSTRUCTURE				\$ 0
021 - Standard Foundations	\$ 0	\$ 0	\$ 0	
022 - Slab on Grade	0	0	0	
023 - Basement	0	0	0	
024 - Special Foundations	0	0	0	
03 - SUPERSTRUCTURE				\$ 0
031 - Floor Construction	\$ 0	\$ 0	\$ 0	
032 - Roof Construction	0	0	0	
033 - Stair Construction	0	0	0	
04 - EXTERIOR CLOSURE				\$ 10,468
041 - Exterior Walls	\$ 4,400	\$ 6,068	\$ 10,468	
042 - Exterior Doors and Windows	0	0	0	
05 - ROOF SYSTEMS				\$ 834
051 - Roofing	\$ 250	\$ 584	\$ 834	
052 - Skylights	0	0	0	
06 - INTERIOR CONSTRUCTION				\$ 558
061 - Partitions and Doors	\$ 0	\$ 0	\$ 0	
062 - Interior Finishes	150	408	558	
063 - Specialties	0	0	0	
07 - CONVEYING SYSTEMS				\$ 0
	\$ 0	\$ 0		

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ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>
08 - MECHANICAL				\$ 95,535
081 - Demolition	\$ 400	\$ 9,044	\$ 9,444	
082 - Plumbing	4,607	3,445	8,052	
083 - HVAC	37,290	28,700	65,990	
084 - Fire Protection	0	0	0	
085 - Special Mechanical Systems	5,457	6,592	12,049	
09 - ELECTRICAL				\$ 5,062
091 - Demolition	\$ 0	\$ 220	\$ 220	
092 - Service and Distribution	0	0	0	
093 - Lighting and Power	0	0	0	
094 - Special Electrical Systems	1,648	3,194	4,842	
10 - EQUIPMENT				\$ 0
101 - Fixed and Movable Equipment	\$ 0	\$ 0	\$ 0	
102 - Furnishings	0	0	0	
11 - SPECIAL CONSTRUCTION	\$ 0	\$ 0		\$ 0
SUBTOTAL DIRECT WORK:	\$ 61,382	\$ 67,165		\$ 128,547
12 - GENERAL REQUIREMENTS				\$ 92,366
121 - Mobilization			\$ 10,376	
122 - Operation Costs			53,882	
123 - Profit			28,108	
13 - CONTINGENCIES				\$ 35,364
131 - Estimator's Contingency	10.00%		\$ 22,091	
131 - Unique Market Risk	5.00%		12,150	
132 - Escalation Contingency	0.44%		1,123	
TOTAL ESTIMATED CONSTRUCTION COST:				\$ 256,277

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01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
014 - Site Mechanical								

PROPANE SYSTEM

500 gallon propane tank, pad mounted	1	EA	2400.00	2,400	700.00	700	3100.00	3,100
6" concrete tank pad	50	SF	8.00	400	11.00	550	19.00	950
Pipe bollard at propane tank	2	EA	550.00	1,100	390.00	780	940.00	1,880
3/4" diameter polyethylene piping	50	LF	2.10	105	4.20	210	6.30	315
Trench and backfill	40	LF	5.20	208	10.50	420	15.70	628
Warning tape	40	LF	0.30	12	0.30	12	0.60	24
Allowance to remove/modify/replace exterior decking as required for pipe installation	1	LOT	500.00	500	1500.00	1,500	2000.00	2,000
3/4" diameter Schedule 40 steel pipe at propane tanks, above grade	40	LF	3.00	120	10.20	408	13.20	528
3/4" diameter fitting	8	EA	11.50	92	45.00	360	56.50	452
Paint above grade piping exposed to weather	40	LF	0.30	12	2.00	80	2.30	92
Allowance for unistrut support assembly	1	LOT	750.00	750	1500.00	1,500	2250.00	2,250
3/4" diameter stainless steel flex connection	2	EA	73.00	146	38.00	76	111.00	222
3/4" diameter isolation valve	3	EA	67.00	201	32.00	96	99.00	297

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01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
014 - Site Mechanical								

PROPANE SYSTEM (Continued)

2" diameter isolation valve	1	EA	214.00	214	57.00	57	271.00	271
3/4" diameter pressure regulator	1	EA	160.00	160	56.00	56	216.00	216
2" diameter pressure regulator	1	EA	510.00	510	80.00	80	590.00	590
Test and certify system	1	LOT	250.00	250	750.00	750	1000.00	1,000
SUBTOTAL:				\$ 7,180		\$ 7,635		\$ 14,815
Labor Premium Time	16.70%					1,275		1,275

TOTAL ESTIMATED COST:				\$ 7,180		\$ 8,910		\$ 16,090
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04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
041 - Exterior Walls								

Cut and patch wall associated with new construction	200	SF	22.00	4,400	26.00	5,200	48.00	9,600
SUBTOTAL:				\$ 4,400		\$ 5,200		\$ 9,600
Labor Premium Time	16.70%					868		868

TOTAL ESTIMATED COST:				\$ 4,400		\$ 6,068		\$ 10,468
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05 - ROOF SYSTEMS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
051 - Roofing								

Allowance to cut and patch roofing as necessary for installation of new	1	LOT	250.00	250	500.00	500	750.00	750
SUBTOTAL:				\$ 250		\$ 500		\$ 750
Labor Premium Time	16.70%					84		84

TOTAL ESTIMATED COST:				\$ 250		\$ 584		\$ 834
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06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
062 - Interior Finishes								

Miscellaneous cut, patch, and protect as required	1	LOT	150.00	150	350.00	350	500.00	500
SUBTOTAL:				\$ 150		\$ 350		\$ 500
Labor Premium Time	16.70%					58		58

TOTAL ESTIMATED COST:				\$ 150		\$ 408		\$ 558
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08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
081 - Demolition								

HVAC DEMOLITION

Demolish boiler and associated appurtenances	2	EA			2750.00	5,500	2750.00	5,500
Demolish expansion tank	1	EA			95.00	95	95.00	95
Demolish flue piping	35	LF			10.00	350	10.00	350
Drain and capture glycol for reuse	50	GAL			2.00	100	2.00	100
Demolish glycol make-up tank	1	EA			105.00	105	105.00	105
Demolish miscellaneous piping, associated valves, fittings, and devices	100	LF			10.00	1,000	10.00	1,000
Drain down hydronic system, capture and dispose of glycol	1	LOT	150.00	150	250.00	250	400.00	400
Dispose of debris	1	LD	250.00	250	350.00	350	600.00	600
SUBTOTAL:					\$ 400	\$ 7,750		\$ 8,150
Labor Premium Time	16.70%					1,294		1,294

TOTAL ESTIMATED COST:	\$ 400	\$ 9,044	\$ 9,444
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CRAIG ELEMENTARY SCHOOL BOILER REPLACEMENT
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08 - MECHANICAL 082 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
HWH-1: 180 MBH, 200 watt, propane fired, condensing tankless water heater	1	EA	1850.00	1,850	430.00	430	2280.00	2,280
Condensate neutralizing kit	1	EA	156.00	156	71.00	71	227.00	227
ET-2: 2 gallon expansion tank	1	EA	85.00	85	79.00	79	164.00	164
1" diameter copper pipe	50	LF	10.00	500	10.00	500	20.00	1,000
1" diameter copper fitting	10	EA	20.50	205	40.25	403	60.75	608
1" insulation to 1" diameter pipe	50	LF	3.50	175	6.00	300	9.50	475
Connect to existing 1" diameter piping	5	EA	49.50	248	79.00	395	128.50	643
Thermometer	2	EA	82.00	164	46.00	92	128.00	256
Drain valve with hose connection	1	EA	34.00	34	37.00	37	71.00	71
1" diameter gate valve	5	EA	90.00	450	35.00	175	125.00	625
1" diameter check valve	1	EA	180.00	180	40.00	40	220.00	220
Pressure relief valve	2	EA	160.00	320	55.00	110	215.00	430
3" diameter double wall vent pipe	20	LF	12.00	240	16.00	320	28.00	560
SUBTOTAL:				\$ 4,607		\$ 2,952		\$ 7,559

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

Labor Premium Time	16.70%					493		493
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TOTAL ESTIMATED COST:						\$ 4,607	\$ 3,445	\$ 8,052
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08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HEATING

B-1 and B-2: 301 MBH, Navien NFB-301c condensing, stainless steel propane fired tube boiler	2	EA	7000.00	14,000	1850.00	3,700	8850.00	17,700
BP-1 and BP-2: 25 GPM, 1/6 HP, Taco 2400-30 boiler circulating pump	2	EA	760.00	1,520	275.00	550	1035.00	2,070
AS-1: 2" diameter Spirotherm VDT200FA air separator	1	EA	2185.00	2,185	230.00	230	2415.00	2,415
ET-1: 35 gallon Amtrol 35LBC expansion tank, bladder type	1	EA	5099.00	5,099	210.00	210	5309.00	5,309
6" diameter boiler exhaust flue	20	LF	22.00	440	19.00	380	41.00	820
3" diameter boiler exhaust flue	30	LF	12.00	360	16.00	480	28.00	840
6" weather cap at vent	1	EA	18.00	18	32.00	32	50.00	50
Wall thimble	1	EA	30.00	30	38.00	38	68.00	68
Neutralizer assembly	1	EA	156.00	156	71.00	71	227.00	227
2 1/2" diameter copper hydronic heating pipe	50	LF	36.00	1,800	21.00	1,050	57.00	2,850
2" diameter copper hydronic heating pipe	30	LF	26.00	780	16.00	480	42.00	1,260
1/2" diameter copper hydronic heating pipe	30	LF	5.00	150	8.50	255	13.50	405

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08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HEATING (Continued)

2 1/2" to 2" diameter copper fitting	16	EA	68.00	1,088	96.00	1,536	164.00	2,624
3/4" diameter copper fitting	6	EA	4.00	24	33.00	198	37.00	222
Connect to existing hydronic piping	3	EA	35.00	105	55.00	165	90.00	270
2 1/2" diameter isolation valve	2	EA	272.00	544	75.00	150	347.00	694
2" diameter isolation valve	8	EA	190.00	1,520	70.00	560	260.00	2,080
3/4" diameter ball valve	4	EA	42.00	168	38.00	152	80.00	320
2" diameter check valve	2	EA	430.00	860	150.00	300	580.00	1,160
1/2" diameter check valve	1	EA	75.00	75	30.00	30	105.00	105
2 1/2" diameter balancing valve	1	EA	875.00	875	275.00	275	1150.00	1,150
2" diameter balancing valve	2	EA	400.00	800	75.00	150	475.00	950
1/2" diameter balancing valve	1	EA	75.00	75	50.00	50	125.00	125
2 1/2" diameter pipe cap	2	EA	112.00	224	80.00	160	192.00	384
3/4" diameter drain with cap	3	EA	34.00	102	37.00	111	71.00	213
Insulation to 2 1/2" diameter pipe	50	LF	11.00	550	6.00	300	17.00	850

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08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HEATING (Continued)

Insulation to 2" diameter pipe	30	LF	6.00	180	4.50	135	10.50	315
Insulation to 1/2" diameter pipe	30	LF	3.00	90	3.00	90	6.00	180
Pressure and temperature relief valve to boiler	2	EA	180.00	360	60.00	120	240.00	480
Auto air vent with valve	1	EA	82.00	82	65.00	65	147.00	147
Temperature sensor	2	EA	90.00	180	40.00	80	130.00	260
Thermometer	5	EA	90.00	450	46.00	230	136.00	680
Pipe guides, hangers, sleeves, etc.	1	LOT	250.00	250	500.00	500	750.00	750
Pipe identification labels	1	LOT	150.00	150	250.00	250	400.00	400
Reinstall existing glycol	50	GAL			2.20	110	2.20	110

CONTROLS, TESTING, AND BALANCING

Test, balance, and commission system	30	HRS			160.00	4,800	160.00	4,800
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MISCELLANEOUS

Equipment operations training	10	HRS			160.00	1,600	160.00	1,600
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08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

MISCELLANEOUS (Continued)

Mechanical mobilization, demobilization, submittals, etc.	1	LOT	2000.00	2,000	5000.00	5,000	7000.00	7,000
SUBTOTAL:				<u>\$ 37,290</u>		<u>\$ 24,593</u>		<u>\$ 61,883</u>
Labor Premium Time	16.70%					4,107		4,107

TOTAL ESTIMATED COST:				\$ 37,290		\$ 28,700		\$ 65,990
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08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
085 - Special Mechanical Systems								

PROPANE SYSTEM

2" diameter Schedule 40 steel pipe	50	LF	20.00	1,000	22.00	1,100	42.00	2,100
1 1/2" diameter Schedule 40 steel pipe	50	LF	13.00	650	18.00	900	31.00	1,550
1 1/4" diameter Schedule 40 steel pipe	20	LF	12.00	240	16.00	320	28.00	560
1" diameter Schedule 40 steel pipe	50	LF	5.00	250	12.00	600	17.00	850
3/4" diameter Schedule 40 steel pipe	60	LF	3.00	180	10.50	630	13.50	810
1 1/2" to 2" diameter fitting	13	EA	35.00	455	50.00	650	85.00	1,105
3/4" to 1 1/4" diameter fitting	22	EA	16.00	352	36.00	792	52.00	1,144
1" diameter flex connection	2	EA	78.00	156	40.00	80	118.00	236
3/4" diameter flex connection	1	EA	73.00	73	38.00	38	111.00	111
2" diameter isolation valve	2	EA	214.00	428	60.00	120	274.00	548
1 1/2" diameter isolation valve	1	EA	160.00	160	50.00	50	210.00	210
1 1/4" diameter isolation valve	1	EA	155.00	155	48.00	48	203.00	203
1" diameter isolation valve	2	EA	90.00	180	35.00	70	125.00	250
3/4" diameter isolation valve	4	EA	70.00	280	35.00	140	105.00	420

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08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
085 - Special Mechanical Systems								

PROPANE SYSTEM (Continued)

1 1/2" diameter motorized emergency shut-off valve	1	EA	898.00	898	111.00	111	1009.00	1,009
SUBTOTAL:				\$ 5,457		\$ 5,649		\$ 11,106
Labor Premium Time	16.70%					943		943

TOTAL ESTIMATED COST:	\$ 5,457	\$ 6,592	\$ 12,049
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09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
091 - Demolition								
Disconnect existing boiler	2	EA			70.00	140	70.00	140
<i>SUBTOTAL:</i>							\$ 140	\$ 140
Labor Premium Time	16.70%					23		23
<i>SUBTOTAL:</i>							\$ 163	\$ 163
Subcontractor's Overhead and Profit on Material and Labor	35.00%					57		57
TOTAL ESTIMATED COST:							\$ 220	\$ 220

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09 - ELECTRICAL 094 - Special Electrical Systems	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Emergency push button stop with hinged cover	1	EA	195.00	195	76.00	76	271.00	271
Fractional boiler connection	2	EA	75.00	150	110.00	220	185.00	370
Fractional motor connection	2	EA	75.00	150	110.00	220	185.00	370
Connection at boiler shut-off valve	1	EA	20.00	20	56.00	56	76.00	76
Junction box	3	EA	8.00	24	20.00	60	28.00	84
3/4" diameter rigid steel conduit	40	LF	3.00	120	9.00	360	12.00	480
1/2" diameter rigid steel conduit	70	LF	2.80	196	7.50	525	10.30	721
#10 XHHW copper conductor	600	LF	0.61	366	0.85	510	1.46	876
SUBTOTAL:				\$ 1,221		\$ 2,027		\$ 3,248
Labor Premium Time	16.70%					339		339
SUBTOTAL:				\$ 1,221		\$ 2,366		\$ 3,587
Subcontractor's Overhead and Profit on Material and Labor	35.00%			427		828		1,255
TOTAL ESTIMATED COST:				\$ 1,648		\$ 3,194		\$ 4,842

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

MOBILIZATION/DEMOBILIZATION

Mobilize/demobilize (set-up and move off)	1	LOT	1500.00	1,500	2500.00	2,500	4000.00	4,000
Barge freight	10	TONS	500.00	5,000	100.00	1,000	600.00	6,000
Miscellaneous air freight and handling	250	LBS	1.25	313	0.25	63	1.50	376

OPERATION COSTS

Project manager	40	HRS			115.00	4,600	115.00	4,600
Superintendent	1.5	MOS	200.00	300	13500.00	20,250	13700.00	20,550
Inspection/quality control (part time)	1	MO						By Superintendent
Building permits	1	LOT						By Owner
Plan check and inspection fees	1	LOT	2500.00	2,500			2500.00	2,500
Expediting (part time)	1	MO	150.00	150	2250.00	2,250	2400.00	2,400
Equipment and scaffolding, etc.	1	MO	2500.00	2,500	300.00	300	2800.00	2,800
Tools, safety equipment, etc.	1	MO	750.00	750	50.00	50	800.00	800
Field office and consumables (minimal)	1	MO	850.00	850	250.00	250	1100.00	1,100
Fuel oil, grease, etc.	1	MO	1250.00	1,250			1250.00	1,250

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13 - CONTINGENCIES	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

131 - ESTIMATOR'S CONTINGENCY

The estimator's allowance for architectural and engineering requirements that may change due to unknown site conditions, by addendum or RFI, or unique contract requirements not specifically accounted for in this estimate

10.00%

\$ 22,091

Unique market risk

5.00%

\$ 12,150

132 - ESCALATION CONTINGENCY

The allowance for escalation from the date of estimate to the proposed bid date of August 2023 at the rate of 5.3% per annum (one month)

0.44%

\$ 1,123

TOTAL ESTIMATED COST:

\$ 35,364