FEASIBILITY ESTIMATE

NEW TOWN HALL, COURT AND POLICE DEPT.
TOWN OF MANLIUS

FAYETTEVILLE, NEW YORK

PREPARED FOR:
VIP ARCHITECTURE

PROJECT NO: TR-20250252

July 08, 2025
(Revision 1)

R. L. Young, LLC dba Trophy Point
Construction Services & Consulting

WWW.TROPHYPOINT.COM

PROJECT SUMMARY	TOTAL COST
NEW BUILDING	**$ 32,677,719**
STORAGE BUILDINGS	**$ 625,823**
SITE	**$ 5,268,977**
FF&E (ALLOWANCE)	**$ 1,000,000**
TOTAL PROJECT CONSTRUCTION COST	**$ 39,572,519**
ALT#1 GEOTHERMAL	**$ 3,716,839**

ESTIMATE NOTES / ASSUMPTIONS / CLARIFICATIONS

- BASED ON DESIGN TEAM PACKAGE DATED 06/23/2025, RECEIVED ON 06/24/2025.
- NEW YORK STATE PREVAILING WAGE RATES FOR ONONDAGA COUNTY.
- CONSTRUCTION START OCTOBER 2026; COMPLETION OCTOBER 2028; MID-POINT OCTOBER 2027.
- NORMAL WORKING HOURS AND CONDITIONS; EXCLUDES ANY PREMIUMS FOR A CONDENSED CONSTRUCTION SCHEDULE.
- SINGLE PRIME CONTRACT (COMPETITIVELY BID).
- PREMISES TO BE VACANT DURING CONSTRUCTION.
- ENTIRE PROJECT BID AT ONE TIME.

EXCLUSIONS:

- SOFT COSTS (DESIGN FEES, ETC.)
- CONSTRUCTION CONTINGENCY (OWNER CHANGE ORDER RESERVE)
- CONSTRUCTION MANAGER FEES, MARKUPS OR GENERAL CONDITIONS
- PROJECT LABOR AGREEMENTS
- ROCK EXCAVATION
- NO PROVISIONS FOR UNSTABLE SOILS
- SOIL REMEDIATION
- ASBESTOS AND HAZARDOUS MATERIALS ABATEMENT (IF APPLICABLE)
- FF&E

Note: This estimate represents a reasonable opinion of cost based on several public and proprietary sources of information. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack of surplus bidders, perception of risk, and so on. Consequently, this estimate is expected to fall within the range of bids from multiple competitive contractors or subcontractors. However, we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

BUILDING SUMMARY

SUMMARY		TOTAL MATERIAL	TOTAL LABOR	TOTAL COST	% OF TOTAL	BLDG $ / GSF
DIVISION 3 - CONCRETE		$628,530	$569,835	$1,198,365	3.67%	$23.97
DIVISION 4 - MASONRY		$524,146	$635,982	$1,160,128	3.55%	$23.20
DIVISION 5 - METALS		$2,131,348	$1,028,871	$3,160,220	9.67%	$63.20
DIVISION 6 - WOOD AND PLASTICS		$556,113	$279,318	$835,430	2.56%	$16.71
DIVISION 7 - THERMAL & MOISTURE PROTECTION		$639,606	$586,607	$1,226,213	3.75%	$24.52
DIVISION 8 - OPENINGS		$1,104,125	$551,650	$1,655,775	5.07%	$33.12
DIVISION 9 - FINISHES		$1,325,312	$2,168,256	$3,493,568	10.69%	$69.87
DIVISION 10 - SPECIALTIES		$342,350	$135,494	$477,844	1.46%	$9.56
DIVISION 11 - EQUIPMENT		$115,000	$56,500	$171,500	0.52%	$3.43
DIVISION 12 - FURNISHINGS		$75,375	$13,819	$89,194	0.27%	$1.78
DIVISION 14 - CONVEYING		$70,000	$60,000	$130,000	0.40%	$2.60
DIVISION 21 - FIRE PROTECTION		$150,000	$175,000	$325,000	0.99%	$6.50
DIVISION 22 - PLUMBING		$684,200	$707,980	$1,392,180	4.26%	$27.84
DIVISION 23 - HVAC		$1,194,500	$1,303,020	$2,497,520	7.64%	$49.95
DIVISION 26 - ELECTRICAL		$1,486,000	$1,333,000	$2,819,000	8.63%	$56.38
SUB-TOTAL		$11,026,604	$9,605,332	$20,631,936	63.14%	$412.64
GENERAL CONDITIONS	10.0%			$2,063,194	6.31%	$41.26
OVERHEAD AND PROFIT	8.0%			$1,815,610	5.56%	$36.31
DESIGN CONTINGENCY	20.0%			$4,902,148	15.00%	$98.04
ESCALATION (TO MID-POINT OCT-2027)	11.1%			$3,264,831	9.99%	$65.30
TOTAL - BUILDING SUMMARY	**50,000 GSF**			**$32,677,719**	**100.00%**	**$653.55**

BUILDING DETAIL

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
DIVISION 3 - CONCRETE						
Form, reinforce and pour concrete frost walls and footings including associated earthwork	392 LF	$165.00	$64,680	$150.00	$58,800	$123,480
Form, reinforce and pour concrete basement retaining walls and footings including associated earthwork	315 LF	$325.00	$102,375	$425.00	$133,875	$236,250
16" mat footing at stair shafts	450 SF	$16.00	$7,200	$10.10	$4,545	$11,745
Form, reinforce and pour concrete column footings and piers including associated earthwork						
- Interior (assume 2 lines avg 25'-0' o.c)	21 EA	$800.00	$16,800	$1,000.00	$21,000	$37,800
- Exterior (assume avg 25'-0" o.c)	29 EA	$2,500.00	$72,500	$1,750.00	$50,750	$123,250
- Exterior (covered parking canopy)	10 EA	$2,500.00	$25,000	$1,750.00	$17,500	$42,500
5" slab on grade	25,000 SF	$7.35	$183,750	$5.45	$136,250	$320,000
Slab on deck	25,000 SF	$5.90	$147,500	$5.56	$139,000	$286,500
Elevator pit	1 LS	$8,725.00	$8,725	$8,115.00	$8,115	$16,840
TOTAL DIVISION 3 - CONCRETE			**$628,530**		**$569,835**	**$1,198,365**
DIVISION 4 - MASONRY						
CMU elevator and stair shafts	4,800 SF	$13.00	$62,400	$26.30	$126,240	$188,640
CMU at cell walls	1,800 SF	$13.00	$23,400	$26.30	$47,340	$70,740
Face brick	9,213 SF	$21.60	$199,001	$30.89	$284,559	$483,560
Masonry columns enclosure at canopy	10 EA	$4,500.00	$45,000	$6,000.00	$60,000	$105,000
Stone veneer	2,512 SF	$45.00	$113,040	$31.16	$78,274	$191,314
Stone coping	707 SF	$115.00	$81,305	$55.97	$39,569	$120,874
TOTAL DIVISION 4 - MASONRY			**$524,146**		**$635,982**	**$1,160,128**
DIVISION 5 - METALS						
STRUCTURAL STEEL						
Structural steel beams and columns						

BUILDING DETAIL

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
- Floors (assume 12lbs/sf)	150 TON	$4,500.00	$675,000	$2,250.00	$337,500	$1,012,500
- Roof (assume 6lbs/sf)	75 TON	$4,500.00	$337,500	$3,000.00	$225,000	$562,500
- Covered parking (assume 8lbs/sf)	7 TON	$4,500.00	$32,400	$2,250.00	$16,200	$48,600
Miscellaneous steel for connections, bracing, supports, base plates etc.	22.5 TON	$6,500.00	$146,250	$2,850.00	$64,125	$210,375
DECKING						
Metal decking						
- 2" floor	25,000 SF	$6.67	$166,750	$1.44	$36,080	$202,830
- Roof	32,680 SF	$6.36	$207,845	$1.44	$47,059	$254,904
COLD-FORMED METAL FRAMING						
Cold formed metal framing at exterior walls	11,725 SF	$7.50	$87,938	$10.39	$121,784	$209,721
Cold formed metal framing at column enclosures (assume 3'-0" wide x 15' high)	1,800 SF	$8.25	$14,850	$13.12	$23,616	$38,466
Cold formed metal framed roof trusses	25,000 SF	$15.12	$378,000	$5.25	$131,200	$509,200
Cold formed metal framed roof trusses covered parking canopy	1,800 SF	$15.12	$27,216	$5.25	$9,446	$36,662
METAL FABRICATIONS						
Concrete filled metal pan stairs including post mounted and wall mounted railings	52 RISERS	$900.00	$46,800	$278.80	$14,498	$61,298
Steel framing and concrete filled metal pan landings	90 SF	$120.00	$10,800	$26.26	$2,364	$13,164
TOTAL DIVISION 5 - METALS			**$2,131,348**		**$1,028,871**	**$3,160,220**
DIVISION 6 - WOOD AND PLASTICS						
ROUGH CARPENTRY						
Wood blocking	50,000 SF	$0.50	$25,000	$0.71	$35,533	$60,533
Plywood roof sheathing	32,680 SF	$2.25	$73,530	$2.46	$80,393	$153,923
Densglass sheathing	13,525 SF	$1.30	$17,583	$2.10	$28,392	$45,974
FINISH CARPENTRY						
Built-in casework	50,000 SF	$7.00	$350,000	$2.00	$100,000	$450,000

BUILDING DETAIL

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
Millwork at courtroom including judges bench, witness stand, jury box, clerks station, wall paneling, gallery rail etc.	1 ALLOW	$90,000.00	$90,000	$35,000.00	$35,000	$125,000
TOTAL DIVISION 6 - WOOD AND PLASTICS			**$556,113**		**$279,318**	**$835,430**
DIVISION 7 - THERMAL & MOISTURE PROTECTION						
<u>ROOFING</u>						
Asphalt roofing system	32,680 SF	$12.00	$392,160	$11.00	$359,480	$751,640
Gutter and downspouts	1 ALLOW	$6,000.00	$6,000	$5,000.00	$5,000	$11,000
<u>EXTERIOR WALL SYSTEMS</u>						
Soffit / fascia	1 ALLOW	$30,000.00	$30,000	$20,000.00	$20,000	$50,000
Soffit at covered canopy (assume EIFS)	1,800 SF	$12.00	$21,600	$10.93	$19,674	$41,274
<u>THERMAL INSULATION</u>						
Rigid insulation						
- Exterior walls	13,525 SF	$2.05	$27,726	$1.05	$14,201	$41,928
Batt insulation	13,525 SF	$0.97	$13,119	$0.35	$4,734	$17,853
Blown-in insulation at attic	25,000 SF	$2.25	$56,250	$2.19	$54,750	$111,000
<u>AIR / VAPOR BARRIER</u>						
Vapor barrier	13,525 SF	$3.75	$50,719	$3.11	$42,063	$92,782
<u>WATERPROOFING</u>						
Foundation waterproofing at basement walls	4,725 SF	$6.25	$29,531	$7.98	$37,706	$67,237
<u>JOINT SEALANTS</u>						
Miscellaneous firestop and caulk	50,000 SF	$0.25	$12,500	$0.58	$29,000	$41,500
TOTAL DIVISION 7 - THERMAL & MOISTURE PROTECTION			**$639,606**		**$586,607**	**$1,226,213**
DIVISION 8 - OPENINGS						
<u>EXTERIOR DOORS AND WINDOWS</u>						
Exterior doors, frames and hardware	50,000 SF	$2.00	$100,000	$0.50	$25,000	$125,000
Aluminum and glass windows (assume 30% of façade)	5,025 SF	$65.00	$326,625	$50.00	$251,250	$577,875

BUILDING DETAIL

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
INTERIOR DOORS AND WINDOWS						
Interior doors, frames, hardware, glazing and accessories	50,000 SF	$12.25	$612,500	$5.00	$250,000	$862,500
Security glazing and transaction windows	1 ALLOW	$50,000.00	$50,000	$20,000.00	$20,000	$70,000
Overhead doors	3 EA	$5,000.00	$15,000	$1,800.00	$5,400	$20,400
TOTAL DIVISION 8 - OPENINGS			**$1,104,125**		**$551,650**	**$1,655,775**
DIVISION 9 - FINISHES						
GYPSUM WALLBOARD ASSEMBLIES						
Gypsum wallboard to metal stud framing	11,725 SF	$0.85	$9,966	$3.00	$35,175	$45,141
Gypsum wallboard partitions including paint (by building sf)	50,000 SF	$7.50	$375,000	$27.00	$1,350,000	$1,725,000
Add for tile backer board	8,204 SF	$1.26	$10,337	$0.95	$7,794	$18,131
Gypsum wallboard ceilings including paint	4,574 SF	$5.00	$22,870	$8.00	$36,592	$59,462
FLOOR FINISHES						
- Circulation (assume epoxy terrazzo)	14,325 SF	$21.00	$300,825	$22.36	$320,288	$621,113
- Toilet/locker rooms (assume tile)	4,574 SF	$13.00	$59,462	$12.03	$55,010	$114,472
- Courtroom (assume carpet)	360 SY	$50.00	$18,000	$8.20	$2,952	$20,952
- Police - Exterior/Garage (assume sealed concrete)	2,944 SF	$0.30	$883	$0.38	$1,127	$2,010
- Police - Comms / Booking / Ops (assume epoxy)	3,654 SF	$7.00	$25,578	$7.93	$28,964	$54,542
- Office, admin support common (assume carpet/resilient)	20,523 SF	$5.50	$112,877	$2.73	$56,096	$168,973
WALL FINISHES						
Wall tile	8,204 SF	$12.10	$99,268	$12.00	$98,448	$197,716
Paint walls (included above)						
Allowance for wall protection / coverings / acoustical treatments / etc.…	1 ALLOW	$35,000.00	$35,000	$15,000.00	$15,000	$50,000
CEILING FINISHES						
Security ceilings	520 SF	$38.00	$19,760	$16.40	$8,528	$28,288
Ceiling at courtroom	3,240 SF	$10.00	$32,400	$3.83	$12,398	$44,798
Suspended metal grid and acoustic lay-in ceilings	37,982 SF	$5.25	$199,406	$3.56	$135,378	$334,783

BUILDING DETAIL

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
Paint exposed ceilings	2,944 SF	$1.25	$3,680	$1.53	$4,506	$8,186
TOTAL DIVISION 9 - FINISHES			**$1,325,312**		**$2,168,256**	**$3,493,568**
DIVISION 10 - SPECIALTIES						
Toilet room accessories - single use	13 EA	$1,200.00	$15,600	$492.00	$6,396	$21,996
Toilet room accessories - Multi use	2 EA	$2,500.00	$5,000	$984.00	$1,968	$6,968
Lockers (assume 15 per locker-room)	90 EA	$250.00	$22,500	$82.00	$7,380	$29,880
Exterior signage including monumental sign	1 ALLOW	$75,000.00	$75,000	$15,000.00	$15,000	$90,000
High density storage	1 ALLOW	$135,000.00	$135,000	$45,000.00	$45,000	$180,000
Moveable partition	690 SF	$75.00	$51,750	$25.00	$17,250	$69,000
Miscellaneous specialties including signage, fire extinguishers and cabinets, etc.	50,000 SF	$0.75	$37,500	$0.85	$42,500	$80,000
TOTAL DIVISION 10 - SPECIALTIES			**$342,350**		**$135,494**	**$477,844**
DIVISION 11 - EQUIPMENT						
Miscellaneous kitchen equipment and appliances (residential grade)	1 ALLOW	$15,000.00	$15,000	$1,500.00	$1,500	$16,500
Miscellaneous detention equipment, gun lockers, cells, benches, etc.…	1 ALLOW	$100,000.00	$100,000	$55,000.00	$55,000	$155,000
TOTAL DIVISION 11 - EQUIPMENT			**$115,000**		**$56,500**	**$171,500**
DIVISION 12 - FURNISHINGS						
Window shades	5,025 SF	$15.00	$75,375	$2.75	$13,819	$89,194
TOTAL DIVISION 12 - FURNISHINGS			**$75,375**		**$13,819**	**$89,194**

BUILDING DETAIL

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
DIVISION 14 - CONVEYING						
Elevator (2 stops)	1 EA	$70,000.00	$70,000	$60,000.00	$60,000	$130,000
TOTAL DIVISION 14 - CONVEYING			**$70,000**		**$60,000**	**$130,000**
DIVISION 21 - FIRE PROTECTION						
Wet sprinkler system (per narrative)	50,000 SF	$3.00	$150,000	$3.50	$175,000	$325,000
TOTAL DIVISION 21 - FIRE PROTECTION			**$150,000**		**$175,000**	**$325,000**
DIVISION 22 - PLUMBING						
EQUIPMENT						
Plumbing equipment per narrative (e.g. water service equipment, hot water system equipment, 75 gpm oil water separator (for garage area), elevator sump pump, etc.)	50,000 SF	$1.20	$60,000	$0.37	$18,500	$78,500
Police fuel filling station - per narrative - vendor material quotation	1 LS	$84,000.00	$84,000	$9,120.00	$9,120	$93,120
PLUMBING FIXTURES						
Plumbing fixtures per narrative and space block diagrams (e.g. fixtures for bathrooms, shower rooms, janitor closets, kitchen, maintenance garage, etc.)	50,000 SF	$2.00	$100,000	$1.83	$91,500	$191,500
PIPING SYSTEMS INCLUDING PIPE FITTINGS AND PIPE HANGER ASSEMBLIES						
Aboveground and under slab storm sewer and rainwater leader piping (e.g. primary and secondary systems) - within the building footprint - expressed per roof area	25,000 SF	$2.00	$50,000	$3.00	$75,000	$125,000
Aboveground and under slab sanitary waste and vent piping within the building footprint, including oil water separator and sump pump discharge piping	50,000 SF	$2.75	$137,500	$3.75	$187,500	$325,000
Domestic cold, hot and recirculated hot water piping	50,000 SF	$2.25	$112,500	$3.25	$162,500	$275,000

BUILDING DETAIL

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
SPECIALTIES						
Plumbing specialties per narrative (e.g. combination primary & secondary roof drains, secondary roof drain downspout nozzles, floor drains, shower drains, trench drains, sanitary vent - thru - roof assemblies, cleanout assemblies, water hammer arrestors, non-freeze exterior wall hydrants, etc.)	50,000 SF	$1.50	$75,000	$0.73	$36,500	$111,500
INSULATION						
Plumbing systems insulation (e.g. insulation of roof bodies, aboveground storm sewer and rainwater leader piping, insulation of domestic water piping - including pvc covers)	50,000 SF	$1.00	$50,000	$2.00	$100,000	$150,000
MISCELLANEOUS						
Material handling, lifting, rigging and hoisting	1 LS	$10,000.00	$10,000	$9,120.00	$9,120	$19,120
Clean, test and sanitize	1 LS	$1,200.00	$1,200	$3,648.00	$3,648	$4,848
Labelling and identification	1 LS	$1,500.00	$1,500	$5,472.00	$5,472	$6,972
Cut, patch and firestop	1 LS	$2,500.00	$2,500	$9,120.00	$9,120	$11,620
TOTAL DIVISION 22 - PLUMBING			**$684,200**		**$707,980**	**$1,392,180**
DIVISION 23 - HVAC						
EQUIPMENT						
Rooftop air source heat pump units, 25-ton (per narrative) - vendor material quotation	4 EA	$104,000.00	$416,000	$7,280.00	$29,120	$445,120
Remainder of hvac equipment - per narrative (e.g. supply air vav air terminal units including electric reheat coil, roof exhaust fans, various types of electric heaters, IT rooms' ductless split cooling systems, etc.)	50,000 SF	$2.50	$125,000	$0.75	$37,500	$162,500
PIPING SYSTEMS INCLUDING PIPE FITTINGS AND PIPE HANGER ASSEMBLIES						
Insulated refrigerant piping and insulated condensate drain piping - for ductless split cooling systems (IT Rooms)	1 LS	$10,000.00	$10,000	$18,240.00	$18,240	$28,240
SHEET METAL WORK INCLUDING DUCT FITTINGS AND DUCT HANGER ASSEMBLIES						
Galvanized steel ductwork	50,000 SF	$3.60	$180,000	$8.96	$448,000	$628,000

BUILDING DETAIL

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
Air inlets and outlets, transfer duct assemblies, fire dampers, etc.	50,000 SF	$2.00	$100,000	$2.25	$112,500	$212,500
<u>INSULATION</u>						
Ductwork insulation	1 LS	$30,000.00	$30,000	$170,000.00	$170,000	$200,000
<u>DIRECT DIGITAL CONTROLS (DDC)</u>						
Direct digital controls (DDC) - per narrative	50,000 SF	$6.00	$300,000	$8.00	$400,000	$700,000
<u>TESTING, ADJUSTING AND BALANCING</u>						
Testing, adjusting and balancing	50,000 SF	$0.00	$0	$0.75	$37,500	$37,500
<u>MISCELLANEOUS</u>						
Crane, material handling, lifting, rigging and hoisting	1 LS	$25,000.00	$25,000	$18,240.00	$18,240	$43,240
Cleaning	1 LS	$2,500.00	$2,500	$9,120.00	$9,120	$11,620
Labelling and identification	1 LS	$2,000.00	$2,000	$7,296.00	$7,296	$9,296
Cut, patch and firestop	1 LS	$4,000.00	$4,000	$15,504.00	$15,504	$19,504
TOTAL DIVISION 23 - HVAC			**$1,194,500**		**$1,303,020**	**$2,497,520**
DIVISION 26 - ELECTRICAL						
<u>TEMPORARY POWER AND LIGHT</u>	50,000 SF	$0.40	$20,000	$0.75	$37,500	$57,500
<u>DISTRIBUTION</u>						
Electrical distribution system including 1600 amp 208/120v main distribution panel, branch circuit panelboards, feeders, and grounding	50,000 SF	$5.00	$250,000	$3.25	$162,500	$412,500
<u>EMERGENCY DISTRIBUTION</u>						
200 kW diesel generator with sound attenuated weatherproof enclosure and sub-base fuel tank including distribution panel, automatic transfer switches, below grade feeders, earthwork, freight and start-up	1 LS	$165,000.00	$165,000	$35,000.00	$35,000	$200,000
<u>LIGHTING</u>						
Energy efficient LED lighting throughout building including exit signage, automatic and manual controls, conduit, and circuiting	50,000 SF	$11.50	$575,000	$7.50	$375,000	$950,000
<u>EXTERIOR LIGHTING</u>						
Exterior building mounted LED lighting, controls, conduit, and circuiting	1 ALLOW	$7,500.00	$7,500	$7,500.00	$7,500	$15,000

BUILDING DETAIL

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
<u>WIRING DEVICES / BRANCH CIRCUITS</u>						
Power receptacles throughout building including junction boxes, EMT conduit pathways, and branch circuit wiring - provide GFI protection as required	50,000 SF	$2.25	$112,500	$4.25	$212,500	$325,000
<u>EQUIPMENT CONNECTIONS</u>						
Mechanical, plumbing, and miscellaneous equipment connections including means of disconnect, conduit, and circuiting back to source power panels	50,000 SF	$1.75	$87,500	$3.75	$187,500	$275,000
<u>AUDIO / VIDEO</u>						
Audio / video systems including displays, devices, 120v and low voltage connections, conduit and cabling	1 ALLOW	$50,000.00	$50,000	$50,000.00	$50,000	$100,000
<u>LOW VOLTAGE (IT / SECURITY)</u>						
IT, PA, and security low voltage infrastructure throughout building including device back boxes, conduit pathways, and cable supports (equipment, cabling, terminations, and testing by others)	50,000 SF	$1.50	$75,000	$2.75	$137,500	$212,500
<u>FIRE ALARM</u>						
Building wide addressable fire alarm system including control and annunciator panels, initiation and notification devices, conduit, circuiting, testing, and programming	50,000 SF	$2.50	$125,000	$2.50	$125,000	$250,000
<u>MISCELLANEOUS</u>						
Cutting, patching, firestopping, coring, and sealing	1 LS	$3,500.00	$3,500	$3,000.00	$3,000	$6,500
Lift / equipment rental	1 LS	$15,000.00	$15,000	$0.00	$0	$15,000
TOTAL DIVISION 26 - ELECTRICAL			**$1,486,000**		**$1,333,000**	**$2,819,000**

SITE WORK

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
DIVISION 31 - EARTHWORK						
SITE EARTHWORK						
Cut site as required	24,390 CY	$2.30	$56,097	$3.89	$94,932	$151,029
Fill site with select material (assume 70%)	6,218 CY	$50.00	$310,900	$7.08	$44,053	$354,953
Fill site with cut material (assume 30%)	2,664 CY	$2.70	$7,193	$8.50	$22,644	$29,837
Dispose of cut material offsite	21,726 CY	$15.75	$342,185	$5.06	$109,980	$452,164
Fine grade site	410,000 SF	$0.06	$24,600	$0.12	$49,309	$73,909
SITE PREP						
Clear and grub site	9.5 ACRES	$4,500.00	$42,750	$4,500.00	$42,750	$85,500
Erosion control	1 ALLOW	$15,000.00	$15,000	$10,000.00	$10,000	$25,000
TOTAL DIVISION 31 - EARTHWORK			**$798,724**		**$373,669**	**$1,172,393**
DIVISION 32 - SITE IMPROVEMENTS						
Asphalt paving including subbase	9,220 SY	$45.00	$414,900	$11.21	$103,344	$518,244
Concrete sidewalks including subbase	5,730 SF	$6.50	$37,245	$4.13	$23,662	$60,907
Form, reinforce and pour concrete curbs	4,614 LF	$14.00	$64,596	$18.40	$84,897	$149,493
Pavement markings/ ADA signage	1 ALLOW	$7,500.00	$7,500	$2,500.00	$2,500	$10,000
SITE AMENITIES						
Concrete retaining walls - 12' height	130 LF	$400.00	$52,000	$485.00	$63,050	$115,050
Security fencing	936 LF	$150.00	$140,400	$45.00	$42,120	$182,520
Security gates - vehicular	1 EA	$30,000.00	$30,000	$8,500.00	$8,500	$38,500
Security gates - pedestrian	1 EA	$1,500.00	$1,500	$600.00	$600	$2,100
Miscellaneous amenities including bike racks, benches, flag poles, bollards etc.	1 ALLOW	$20,000.00	$20,000	$5,000.00	$5,000	$25,000
LANDSCAPING						
Lawn restoration	1 ALLOW	$12,500.00	$12,500	$15,000.00	$15,000	$27,500
Miscellaneous tree and shrub plantings	1 ALLOW	$35,000.00	$35,000	$15,000.00	$15,000	$50,000
TOTAL DIVISION 32 - SITE IMPROVEMENTS			**$815,641**		**$363,673**	**$1,179,314**

SITE WORK

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
DIVISION 33 - SITE UTILITIES						
WATER						
New domestic water service	1 ALLOW	$50,000.00	$50,000	$32,000.00	$32,000	$82,000
New fire protection water service	1 ALLOW	$50,000.00	$50,000	$32,000.00	$32,000	$82,000
SANITARY						
New sanitary service and structures	1 ALLOW	$45,000.00	$45,000	$25,000.00	$25,000	$70,000
STORM						
New storm service and structures	1 ALLOW	$200,000.00	$200,000	$50,000.00	$50,000	$250,000
Storm water facility area (assume bio-retention)	1 ALLOW	$125,000.00	$125,000	$50,000.00	$50,000	$175,000
GAS						
New gas service	1 ALLOW	$15,000.00	$15,000	$7,500.00	$7,500	$22,500
SITE ELECTRICAL						
SITE DISTRIBUTION						
Incoming electrical service including Utility Company fees / coordination, below grade conduit, circuiting, and earthwork	1 ALLOW	$37,500.00	$37,500	$37,500.00	$37,500	$75,000
SITE POWER						
EV charging stations including below grade conduits and circuiting back to source power panels	2 EA	$12,500.00	$25,000	$8,000.00	$16,000	$41,000
Electrical power pedestal serving police / emergency response vehicle including below grade conduit, circuiting, and earthwork	9 EA	$5,000.00	$45,000	$5,000.00	$45,000	$90,000
SITE LIGHTING						
LED pole mounted and bollard lighting including concrete bases, grounding, controls, below grade conduit, circuiting, and earthwork	1 ALLOW	$32,500.00	$32,500	$30,000.00	$30,000	$62,500

SITE WORK

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
SITE COMMUNICATIONS						
Incoming communications service conduits with pullstring including earthwork - cabling by others	1 ALLOW	$12,500.00	$12,500	$12,500.00	$12,500	$25,000
TOTAL DIVISION 33 - SITE UTILITIES			**$637,500**		**$337,500**	**$975,000**
SUB-TOTAL			$2,251,865		$1,074,841	$3,326,707
GENERAL CONDITIONS	10.0%					$332,671
OVERHEAD AND PROFIT	8.0%					$292,750
DESIGN CONTINGENCY	20.0%					$790,426
ESCALATION (TO MID-POINT OCT-2027)	11.1%					$526,423
TOTAL SITE WORK						**$5,268,977**

STORAGE BUILDINGS

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
STORAGE BUILDINGS						
GENERAL CONSTRUCTION						
Form, reinforce and pour concrete frost walls and footings including associated earthwork	260 LF	$165.00	$42,900	$150.00	$39,000	$81,900
Column footings and piers (assume 25'-0" o.c)	12 EA	$2,500.00	$30,000	$1,750.00	$21,000	$51,000
5" slab on grade	2,100 SF	$7.35	$15,435	$5.45	$11,445	$26,880
Over head doors	2 EA	$5,000.00	$10,000	$1,800.00	$3,600	$13,600
Mandoors, frames and hardware	2 EA	$2,500.00	$5,000	$450.00	$900	$5,900
Pre-engineered metal building	2,100 SF	$35.00	$73,500	$21.00	$44,100	$117,600
ELECTRICAL						
Below grade electrical service to site storage building including conduit, circuiting, and earthwork	1 ALLOW	$15,000.00	$15,000	$15,000.00	$15,000	$30,000
Complete electrical system fit out of storage building including distribution equipment, LED lighting, wiring devices, and low voltage infrastructure	2,100 SF	$17.50	$36,750	$15.00	$31,500	$68,250
SUB-TOTAL			$228,585		$166,545	$395,130
GENERAL CONDITIONS	10.0%					$39,513
OVERHEAD AND PROFIT	8.0%					$34,771
DESIGN CONTINGENCY	20.0%					$93,883
ESCALATION (TO MID-POINT OCT-2027)	11.1%					$62,526
TOTAL STORAGE BUILDINGS						**$625,823**

ALT#1 GEOTHERMAL

DESCRIPTION	QUANTITY	MATERIAL UNIT PRICE	MATERIAL TOTAL	LABOR UNIT PRICE	LABOR TOTAL	TOTAL
ALT #1 - GEOTHERMAL						
GENERAL CONSTRUCTION						
ADD						
Excavate for geothermal well field (5'-0" deep)	4,050 CY	$4.50	$18,225	$8.10	$32,805	$51,030
Backfill geothermal well area						
- Assume 50% of select	2,025 CY	$55.00	$111,375	$10.05	$20,351	$131,726
- Assume 50% of excavated material	2,025 CY	$8.00	$16,200	$10.05	$20,351	$36,551
Dispose of excavated material	2,025 CY	$15.15	$30,679	$5.06	$10,247	$40,925
Restore site	1 ALLOW	$75,000.00	$75,000	$50,000.00	$50,000	$125,000
HVAC						
DEDUCT						
Rooftop air source heat pump units, 25-ton (per narrative) - vendor material quotation	4 EA	($104,000.00)	($416,000)	($7,280.00)	($29,120)	($445,120)
ADD						
Rooftop water source heat pump units, 25-ton (per narrative) - vendor material quotation	4 EA	$227,500.00	$910,000	$7,280.00	$29,120	$939,120
Geothermal well field (40 to 50 bores at 500 ft. depth each), including casing as required (assumes no encountering of water, natural gas, salt water, etc. during geothermal boring operations)	1 ALLOW	$550,000.00	$550,000	$825,000.00	$825,000	$1,375,000
Sitework and earthwork for geothermal well field						BY GC
Building hvac to serve the four (4) geothermal rooftop hvac units (e.g. pumps, piping, air control system, ddc controls, etc.) - per building floor area	50,000 SF	$1.50	$75,000	$1.50	$75,000	$150,000
SUB-TOTAL			$1,370,479		$1,033,754	$2,404,233
GENERAL CONDITIONS	10.0%					$240,423
OVERHEAD AND PROFIT	10.0%					$264,466
DESIGN CONTINGENCY	15.0%					$436,368
ESCALATION (TO MID-POINT OCT-2027)	11.1%					$371,349
TOTAL HVAC						**$3,716,839**