

**United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
BASIS OF ESTIMATE**

PROJECT INFORMATION

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park:
Park Alpha: WASO
PMIS Number: 310314
Estimate Date: May 6, 2021
Prepared By: Cobb Quarles
Company: Lord Aeck Sargent
Address: 1175 Peachtree Street NE
City, State Zip: Atlanta, GA 30361
Phone: 877-929-1400

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Class C estimate includes preliminary pricing for the "Modular" construction of the Historic Preservation Training Center and site improvements at the Hargett Farm site. Documentation defining the scope of the Class C estimate includes NPS Project Narrative Outline prepared by Lord Aeck Sargent and Samuel Anderson Architects, undated and received on 4/8/21; Description of MEP Systems prepared by Newcomb & Boyd, dated 3/24/21, revised 3/25/21; preliminary drawings C-02, SK-6.04, SK-6.05, SK-6.06, SSK-1, SSK-2, SSK-3, SSK-4, and SSK-5 (9 sheets) dated 3/17/21, 2/24/21, 3/22/21, 3/19/21, 3/12/21, and 3/17/21 and Space Diagrams/Room Data Sheets SK-0.C through SK-5.3-04 (46 sheets) dated 3/1/21 prepared by Lord Aeck Sargent, Samuel Anderson Architects and Silman Structural Engineers.

SOURCE OF COST DATA:

RS Means Building Construction Costs 2021; historic cost data from projects of similar size and scope. Mechanical, plumbing, fire protection and electrical pricing is prepared by Boswell & Associates, Inc.

ESTIMATE ASSUMPTIONS:

Class C estimate assumes that the work will be performed during regular working hours and completed in a single, continuous phase. Material costs are calculated at 57% of total direct costs per RS Means for application of sales tax.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

Not applicable.

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	<u>-7.0%</u>	The closest commercial center to the project site is Hagerstown, MD with a City Cost Index of 93.0 through the 1st quarter of 2021.
Remoteness Factor:	<u>2.5%</u>	The Remoteness Factor is calculated at a rate of 1% per 10 miles from the closest commercial center. The project site is located approximately 25.0 miles from Hagerstown, MD.
Wage Rate Factor:	<u>0.0%</u>	RS Means wage rates (adjusted for location) used in this estimate meet or exceed published Davis-Bacon wage rates for Jefferson County, WV per Beta.SAM.gov.
State & Local Taxes:	<u>7.0%</u>	Sales tax rate per Sale-Tax.com for state and local taxes in Hagerstown, MD applied to a weighted national average of 57% of direct construction costs for material.

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Design Contingency:	<u>20.0%</u>	Contingency to allow for further development of the design and/or unanticipated scope.
Standard General Conditions:	<u>20.0%</u>	General Contractor's direct costs associated with the management, supervision and coordination of the project including field engineering, submittals, quality control, temporary construction and the delivery, storage & handling of material and equipment.
Government General Conditions:	<u>5.0%</u>	Governmental General Conditions included for additional overhead and administrative services associated with NPS contract requirements.
Historic Preservation Factor:	<u>1.0%</u>	Premium for the protection and maintenance of existing historic fabric and incorporating historical materials, means and methods for construction.
Contractor Overhead:	<u>5.0%</u>	Contractor's indirect costs associated with main office overhead included in the current estimate for the Contractor's cost of doing business, main office administrative costs and associated NPS contract requirements.
Contractor Profit:	<u>5.0%</u>	General Contractor's profit.
Bonds and Permits:	<u>3.5%</u>	General Contractor's permits, insurance, payment and performance bonds.
Contracting Method Adjustment:	<u>10.0%</u>	Anticipated premium for limited participation by NPS pre-qualified, limited or set-aside contracting requirements.
Annual Inflation Escalation Factor:	<u>3.5%</u>	Projected annual escalation rate per RS Means Historical Data through the 1st Quarter of 2021.
Time Until Project Midpoint (Months)	<u>27</u>	Number of months from the estimate date to the midpoint of construction; includes 18 months to start of construction plus 9 months to midpoint.

OTHER COMMENTS:

Provide any additional information, qualifications, etc.

PROJECT COST SUMMARY

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Date: 05/06/21
Reviewed By:
Date:

* GFP costs are only used when the Government pre-purchases items, or provides other materials out of Government inventory, to be installed by contractor. Adjustments and Markup on GFP only include Inflation Escalation; No other adjustment factors or O&P markup have been applied.

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Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
A10	FOUNDATIONS					
A1010	Standard Foundations					
A1010	footing (spread) x7'0	70	ea	\$ 1,572.08	\$110,596	
A1010	footing (spread) x9'0	4	ea	\$ 2,970.00	\$12,474	
A1010	footing (mat) x1'0	183	sf	\$ 17.41	\$3,180	
A1010	grade beam () 2x2	1,629	lf	\$ 48.89	\$79,618	
A1010	pier (column) x'0	33	cy	\$ 790.00	\$26,421	
A1010	wall (conc) 8" x5'0 @ dock	1,040	sf	\$ 27.40	\$28,485	
A1010	pumping (conc)	556	cy	\$ 10.00	\$5,559	
A1020	Special Foundations					
A1030	Slab On Grade					
A1030	slab on grade (std) x5"	54,380	sf	\$ 4.34	\$236,007	
A1020	slab on grade (std) x6" @ dock	2,885	sf	\$ 5.21	\$15,027	
A1030	turn-down (edge) x30"	1,385	lf	\$ 58.00	\$80,327	
A1030	pit wall (conc) x6" @ sump	21	sf	\$ 20.00	\$420	
A1030	pit wall (conc) x6" @ dock	46	sf	\$ 25.00	\$1,155	
A1030	pit wall (conc) x12" @ elv	210	sf	\$ 30.00	\$6,300	
A1030	pit frame x"	8	lf	\$ 20.00	\$168	
A1030	pit cover (grate) x"	4	sf	\$ 25.00	\$105	
A1030	pad/base (mech) x8" 30% allowance	339	sf	\$ 13.89	\$4,704	
A1030	control joint (saw) x"	9,245	lf	\$ 0.60	\$5,547	
A1030	expansion joint x"	1,631	lf	\$ 4.30	\$7,015	
A1030	fine grading	57,265	sf	\$ 0.26	\$14,762	
A1030	insulation (perimeter) 2" x3'0	4,155	sf	\$ 1.59	\$6,606	
A1030	reinforcement (wmm)	54,380	sf	\$ 0.65	\$35,347	
A1030	subbase (gravel) x4"	54,380	sf	\$ 1.47	\$79,938	

revised 5/6/21

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Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
A1030	vapor barrier (poly) x10mil	57,098	sf	\$ 0.27	\$15,417	
A1030	waterproofing (crystalline)	414	sf	\$ 4.00	\$1,655	
A1030	pumping (conc)	1,151	cy	\$ 10.00	\$11,514	
A1030	foundation drainage (pvc) x6" perf	1,385	lf	\$ 5.91	\$8,190	
A1030	granular fill	51	cy	\$ 43.00	\$2,206	
A1030	filter fabric	6,925	sf	\$ 1.04	\$7,202	
A1030	radon mitigation (excluded)	0	sf	\$ -	\$0	
A1030	methane mitigation (excluded)	0	sf	\$ -	\$0	
SUBTOTAL FOUNDATIONS		74,432	GSF	\$ 10.83	\$805,944	

A20 BASEMENT CONSTRUCTION						
A2010	Basement Excavation					
A2010	excavation (hand) @ pit	41	cy	\$ 15.00	\$609	
A2010	backfill/compaction (machine) @ dock	385	cy	\$ 19.84	\$7,629	
A2010	haul-in (structural fill)	385	cy	\$ 20.00	\$7,691	
A2010	soil treatment (termite control)	58,582	sf	\$ 0.15	\$8,787	
A2020	Basement Walls					
A2020	waterproofing ()	1,296	sf	\$ 3.00	\$3,887	
A2020	drain board () x"	1,296	sf	\$ 1.46	\$1,888	
A2020	protection board (exp) x1"	1,296	sf	\$ 1.08	\$1,399	
A2020	foundation drainage (pvc) x6" perf	271	lf	\$ 5.91	\$1,602	
A2020	granular fill	77	cy	\$ 43.00	\$3,311	

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A2020	filter fabric	3,111	sf	\$ 1.04	\$3,235	
SUBTOTAL BASEMENT CONSTRUCTION		74,432	GSF	\$ 0.33	\$24,716	

B10 SUPERSTRUCTURE						
B1010	Floor Construction					
B1010	structural frame (steel) beam W21x44	2,210	lf	\$ 79.00	\$174,610	
B1010	structural frame (steel) beam W24x62	110	lf	\$ 108.00	\$11,907	
B1010	structural frame (steel) beam W24x68	56	lf	\$ 118.00	\$6,567	
B1010	structural frame (steel) beam W27x84	953	lf	\$ 142.00	\$135,383	
B1010	structural frame (steel) col 8x48	588	lf	\$ 83.50	\$49,098	
B1010	structural frame (steel) col 10x54	118	lf	\$ 94.80	\$11,148	
B1010	decking (mtl) comp x3" x18ga galv	22,848	sf	\$ 4.59	\$104,873	
B1010	decking (bent PL) pour stop	1,135	lf	\$ 8.45	\$9,591	
B1010	slab/topping (conc) x5.5"	20,811	sf	\$ 4.13	\$85,845	
B1010	slab/topping (conc) x6.25"	949	sf	\$ 4.69	\$4,449	
B1010	slab/topping (reinf) wwm	22,848	sf	\$ 0.65	\$14,851	
B1010	misc metal/fabrications/connections	5	%	\$503,177	\$25,159	
B1020	Roof Construction					
B1020	canopy framing () @ loading dock	3,528	sf	\$ 25.00	\$88,200	
B1020	misc metal/fabrications/connections	5	%	\$ 88,200	\$4,410	
SUBTOTAL SUPESTRUCTURE		74,432	GSF	\$ 9.76	\$726,092	

B20 EXTERIOR CLOSURE						
B2010	Exterior Walls					

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B2010	veneer (mtl panel) struc insul panel 36x4"	0	sf	\$ 35.00	\$0	
B2010	structure (mtl std) 6" x18ga	29,684	sf	\$ 10.00	\$296,840	
B2010	sheathing (gyp) x1/2"	29,684	sf	\$ 1.92	\$56,993	
B2010	air/vapor barrier (sheet) @ ext	29,684	sf	\$ 2.29	\$67,976	
B2010	insulation (batt) MF x5.5"	29,684	sf	\$ 1.76	\$52,244	
B2010	lintels x"	675	lf	\$ 13.22	\$8,919	
B2010	flashing (CU) x'0	1,255	lf	\$ 14.10	\$17,692	
B2010	sills () x"	580	lf	\$ 20.00	\$11,604	
B2010	rough carpentry	200	lf	\$ 2.50	\$500	
B2010	louver (fixed) x'0	372	sf	\$ 80.00	\$29,773	
B2010	louver (fixed) 30% wall @ storage	0	sf	\$ 80.00	\$0	
B2020	Exterior Windows					
B2020	storefront (allowance) 16% @ 6x10	4,749	sf	\$ 60.00	\$284,966	
B2020	glazed curtain wall	3,228	sf	\$ 80.00	\$258,216	
B2020	rough carpentry	3,055	lf	\$ 2.50	\$7,638	
B2020	sealant/caulk () @ int	3,055	lf	\$ 1.00	\$3,055	
B2030	Exterior Doors					
B2030	ENTR door/frame (AL/GL) sgl 3070	1	ea	\$ 2,205.00	\$2,205	
B2030	ENTR door/frame (AL/GL) pr 6070	2	pr	\$ 3,150.00	\$6,300	
B2030	HM door/frame (F) sgl 3070	3	ea	\$ 1,182.50	\$3,548	
B2030	HM door/frame (F) sgl 4070	5	ea	\$ 1,576.67	\$7,883	
B2030	oversize door/frame (OH) coiling 14x12 elec	3	ea	\$ 7,806.24	\$23,419	
B2030	oversize door/frame (OH) coiling 19x12 elec	0	ea	\$ 8,404.54	\$0	
B2030	finish hardware (set) sgl	12	ea	\$ 445.00	\$5,340	

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B2030	finish hardware (set) pr	2	ea	\$ 815.00	\$1,630	
B2030	finish hardware (egress) sgl	12	ea	\$ 750.00	\$9,000	
B2030	finish hardware (egress) pr	2	ea	\$ 1,500.00	\$3,000	
B2030	elec/mech hardware () sgl	2	ea	\$ 2,000.00	\$4,000	
B2030	elec/mech hardware () pr	2	ea	\$ 2,500.00	\$5,000	
B2030	rough carpentry	295	lf	\$ 2.50	\$738	
B2030	sealant/caulk	590	lf	\$ 1.00	\$590	
SUBTOTAL EXTERIOR CLOSURE		74,432	GSF	\$ 15.71	\$1,169,068	

B30 ROOFING						
B3010	Roof Coverings					
B3010	membrane roofing (TPO) x60mil	0	sf	\$ 10.00	\$0	revised 5/6/21 revised 5/6/21
B3010	turn-up (TPO) x2'0	0	sf	\$ 4.48	\$0	
B3010	canopy roofing () @ loading dock	3,528	sf	\$ 20.00	\$70,560	
B3010	substrate board (gyp) x1/4"	0	sf	\$ 0.96	\$0	revised 5/6/21 revised 5/6/21 revised 5/6/21
B3010	deck insulation (polyiso) x3.5"	0	sf	\$ 2.51	\$0	
B3010	air/vapor barrier () x45mil	0	sf	\$ 2.52	\$0	
B3010	coping (AL) x16"	0	lf	\$ 16.40	\$0	
B3010	counterflashing (SS) x24ga	0	lf	\$ 11.91	\$0	
B3010	rough carpentry	0	lf	\$ 2.50	\$0	
B3010	conductor head (CU) 16oz x4" @ 100'oc	0	ea	\$ 215.40	\$0	
B3010	gutter (AL) x5"	685	lf	\$ 9.85	\$6,743	
B3010	downspout (CU) x5"	192	vlf	\$ 22.00	\$4,217	
B3010	scupper (SS) 12x8x16" @ 100'oc	0	ea	\$ 93.60	\$0	

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B3010	splash block	7	ea	\$ 15.00	\$103	revised 5/6/21
B3010	rough carpentry	0	lf	\$ 2.50	\$0	
B3020	Roof Openings					
B3020	roof hatch (AL) 4x4	1	ea	\$ 2,250.00	\$2,250	
B3020	rough carpentry	24	lf	\$ 2.50	\$60	
B3020	sealant/caulk	24	lf	\$ 1.00	\$24	
SUBTOTAL ROOFING		74,432	GSF	\$ 1.13	\$83,957	

C10	INTERIOR CONSTRUCTION					
C1010	Partitions					
C1010	partition (cmu) x8" x1hr	1,264	sf	\$ 12.38	\$15,644	
C1010	wallboard (gyp) water resistant +	1,237	sf	\$ 0.15	\$186	
C1010	partition (0S1G) x1 struc @ ext wall	29,684	sf	\$ 4.13	\$122,595	
C1010	partition (0S49G) x2 struc w/batt	53,493	sf	\$ 7.04	\$376,593	
C1010	partition (2CH48G) x1 struc w/batt	1,014	sf	\$ 11.33	\$11,492	
C1010	partition (2S56G) x2 struc w/batt	9,761	sf	\$ 9.26	\$90,385	
C1010	storefront (AL/GL) x9'0	2,741	sf	\$ 60.00	\$164,430	
C1010	operable partition (panel) x10'0 folding w/whtboard	578	sf	\$ 100.00	\$57,750	
C1010	grilles/screens (security) x8'0 storage cage	428	sf	\$ 30.00	\$12,852	
C1010	firestopping	697	lf	\$ 31.50	\$21,962	
C1010	rough carpentry	1,722	lf	\$ 2.50	\$4,304	
C1020	Interior Doors					

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C1020	WD door/frame (F) sgl 3070	79	ea	\$ 741.50	\$58,579	
C1020	WD door/frame (F) upr 4670	2	pr	\$ 958.25	\$1,917	
C1020	WD door/frame (F) pr 6070	8	pr	\$ 1,175.00	\$9,400	
C1020	WD door/frame (F) sgl 3070 rated	11	ea	\$ 931.50	\$10,247	
C1020	WD door/frame (F) pr 6070 rated	3	pr	\$ 1,485.00	\$4,455	
C1020	ENTR door/frame (AL/GL) pr 6070	2	pr	\$ 3,150.00	\$6,300	
C1020	door/frame (access) 2x2 allowance	5	ea	\$ 128.00	\$640	
C1020	oversize door/frame (OH) coiling 10x12 elec	2	ea	\$ 7,327.60	\$14,655	
C1020	oversize door/frame (OH) coiling 12x12 elec	1	ea	\$ 7,566.92	\$7,567	
C1020	oversize door/frame (OH) coiling 14x12 elec	1	ea	\$ 7,806.24	\$7,806	
C1020	finish hardware (set) sgl	90	ea	\$ 445.00	\$40,050	
C1020	finish hardware (set) upr/pr	15	ea	\$ 815.00	\$12,225	
C1020	finish hardware (egress) upr/pr	2	ea	\$ 1,500.00	\$3,000	
C1020	elec/mech hardware () upr/pr	1	ea	\$ 2,500.00	\$2,500	
C1020	rough carpentry	1,932	lf	\$ 2.50	\$4,830	
C1020	sealant/caulk	1,932	lf	\$ 1.00	\$1,932	revised 5/6/21
C1030	Specialties					
C1030	markerboard (glass) 8x4 OFOI	6	ea	\$ -	\$0	revised 5/6/21
C1030	markerboard (glass) 12x4 OFOI	6	ea	\$ -	\$0	revised 5/6/21
C1030	markerboard (glass) 16x4 OFOI	1	ea	\$ -	\$0	revised 5/6/21
C1030	markerboard (glass) 20x4 OFOI	1	ea	\$ -	\$0	revised 5/6/21
C1030	markerboard (white) 20x4 OFOI	2	ea	\$ -	\$0	revised 5/6/21
C1030	tackboard (allowance) 5% @ corr	1,299	sf	\$ 10.00	\$12,985	revised 5/6/21
C1030	interior signage (room)	103	ea	\$ 75.00	\$7,725	

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C1030	interior signage (directory)	2	ea	\$ 1,500.00	\$3,000	
C1030	interior signage (wayfinding)	1	ls	\$ 10,000.00	\$10,000	
C1030	toilet partitions (SS) flr mtd	6	ea	\$ 1,725.00	\$10,570	
C1030	toilet partitions (SS) flr mtd ADA	2	ea	\$ 1,925.00	\$3,850	
C1030	urinal screens (SS) wall mtd	1	ea	\$ 795.00	\$795	
C1030	corner guard (SS) x7'0	30	ea	\$ 140.00	\$4,200	
C1030	toilet accessories (janitor)	1	ea	\$ 300.00	\$300	
C1030	toilet accessories (men)	2	ea	\$ 200.00	\$400	
C1030	toilet accessories (men) ADA	1	ea	\$ 300.00	\$300	
C1030	toilet accessories (men) vanity x3	1	ea	\$ 1,500.00	\$1,500	
C1030	toilet accessories (shower)	1	ea	\$ 250.00	\$250	
C1030	toilet accessories (sink) wall mtd	1	ea	\$ 375.00	\$375	
C1030	toilet accessories (women)	4	ea	\$ 275.00	\$1,135	
C1030	toilet accessories (women) ADA	1	ea	\$ 375.00	\$375	
C1030	toilet accessories (women) vanity x3	1	ea	\$ 1,800.00	\$1,800	
C1030	toilet accessories (unisex)	7	ea	\$ 675.00	\$4,725	
C1030	toilet accessory (mirror) fixed x4'0	73	sf	\$ 18.03	\$1,317	
C1030	lockers () 12x24" x6	36	opng	\$ 175.00	\$6,300	
C1030	lockers () 15x20" x2	8	opng	\$ 300.00	\$2,400	
C1030	lockers () 15x20" x6	78	opng	\$ 175.00	\$13,650	
C1030	lockers (bench) x4'0	1	ea	\$ 160.00	\$160	
C1030	postal specialties (mail box unit) 30x18" x6 front load Ref. Millwork	0	opng	\$ 250.00	\$0	revised 5/6/21
C1030	storage racks (pallette rack) x4'0	433	lf	\$ 104.00	\$45,032	
C1030	storage racks (bicycle) @ int OFOI	8	ea	\$ -	\$0	revised 5/6/21
C1030	storage racks (bicycle) @ ext OFOI	4	ea	\$ -	\$0	revised 5/6/21
				[		

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Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
C1030	rough carpentry	863	lf	\$ 2.50	\$2,158	
SUBTOTAL INTERIOR CONSTRUCTION		74,432	GSF	\$ 16.12	\$1,199,596	

C20	STAIRCASES					
C2010	Stair Construction					
C2010	step (conc) x'0 @ dock	26	lf	\$ 35.00	\$919	
C2010	tread/riser (mtl pan) x4'0	92	lf	\$ 105.00	\$9,702	
C2010	tread/riser (mtl pan) x5'0	121	lf	\$ 105.00	\$12,679	
C2010	landing (mtl pan)	17	sf	\$ 105.00	\$1,764	
C2010	tread/riser (mtl pan) x5'0 ornm	116	lf	\$ 141.75	\$16,372	
C2010	landing (mtl pan) ornm	58	sf	\$ 141.75	\$8,186	
C2010	soffit (gyp)	631	sf	\$ 8.00	\$5,050	
C2010	hand rail (pipe) wall mtd	102	lf	\$ 41.50	\$4,227	
C2010	guard rail (pipe)	164	lf	\$ 188.00	\$30,794	
C2010	guard/hand rail (pipe)	7	lf	\$ 229.50	\$1,687	
C2010	stair/hand rail (pipe)	28	lf	\$ 285.90	\$8,105	
C2010	guard rail (ornm)	49	lf	\$ 376.00	\$18,556	
C2010	stair/hand rail (ornm)	61	lf	\$ 596.70	\$36,339	
C2010	ladder (pit) x10'0	10	vlf	\$ 81.00	\$810	
C2010	ladder (roof) x12'5	1	ea	\$ 1,102.50	\$1,103	
C2020	Stair Finishes					
C2020	tread/riser (rubber)	92	lf	\$ 18.80	\$1,737	
C2020	landing (rubber) tile	17	sf	\$ 8.75	\$147	

United States Department of the Interior
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Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
Park Alpha: WASO
PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
C2020	landing (wood)	58	sf	\$ 11.20	\$647	
C2020	tread/riser (wood) x4'0	116	lf	\$ 35.64	\$4,116	
C2020	guard rail (paint)	171	lf	\$ 14.00	\$2,396	
C2020	hand rail (paint)	102	lf	\$ 4.00	\$407	
C2020	stair rail (paint)	28	lf	\$ 14.00	\$397	
C2020	stringer/soffit	631	sf	\$ 1.29	\$813	
SUBTOTAL STAIRCASES		74,432	GSF	\$ 2.24	\$166,952	

C30 INTERIOR FINISHES						
C3010	Wall Finishes					
C3010	ceramic tile (porcelain) x8'0 @ wet wall	1,237	sf	\$ 11.00	\$13,607	
C3010	interior wall painting	165,755	sf	\$ 1.12	\$185,646	
C3010	wall covering (graphic) x12'0	794	sf	\$ 15.00	\$11,907	
C3020	Floor Finishes					
C3020	floor treatment (moisture mitigation)	18,370	sf	\$ 2.00	\$36,740	
C3020	concrete (sealer) x2 coat	50,413	sf	\$ 0.93	\$46,884	
C3020	wood (strip)	1,049	sf	\$ 11.20	\$11,751	
C3020	resilient (tile) rubber	410	sf	\$ 11.00	\$4,505	
C3020	carpet (tile)	1,925	sy	\$ 45.00	\$86,603	
C3020	wood furring	1,049	sf	\$ 2.26	\$2,375	
C3020	underlayment	1,049	sf	\$ 2.92	\$3,064	
C3020	base (ceramic tile) porcelain x"	144	lf	\$ 12.60	\$1,812	
C3020	base (rubber) x4"	12,668	lf	\$ 2.50	\$31,670	
C3030	Ceiling Finishes					
C3030	gyp board	6,809	sf	\$ 6.00	\$40,856	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
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Estimate By: Cobb Quarles
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Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
C3030	gyp board (soffit) 20% @ lobby/corridor	2,066	sf	\$ 7.00	\$14,465	
C3030	gyp board (bulkhead) x'0	2,066	sf	\$ 8.00	\$16,531	
C3030	other (OH suppt) SS x6'0 @ fume extractors	3	ea	\$ 585.00	\$1,755	
C3030	other (OH suppt) x4'0 @ fold partn	58	lf	\$ 150.00	\$8,663	
C3030	other (OH suppt) x4'0 @ proj screen	98	lf	\$ 100.00	\$9,800	
C3030	exposed structure ()	30,733	sf	\$ 1.00	\$30,733	
C3030	acoustical treatment (ACT) 2x2 tile/grid	30,447	sf	\$ 4.00	\$121,787	
C3030	painting/coating ()	10,942	sf	\$ 1.29	\$14,093	
SUBTOTAL INTERIOR FINISHES		74,432	GSF	\$ 9.34	\$695,245	

D10 CONVEYING SYSTEMS						
D1010	Elevators					
D1010	hydraulic elevator ()	2	stop	\$ 30,000.00	\$60,000	
D1010	cabs/doors (custom)	1	ea	\$ 10,000.00	\$10,000	
D1020	Escalators & Moving Walks					
D1030	Material Handling Systems					
SUBTOTAL CONVEYING SYSTEMS		74,432	GSF	\$ 0.94	\$70,000	

D20 PLUMBING						
D2010	Plumbing Fixtures					
D2010	Water closets, wall hung with sensors	8	ea	\$ 2,500.00	\$20,000	
D2010	Urinals	2	ea	\$ 2,350.00	\$4,700	
D2010	Lavatories	9	ea	\$ 750.00	\$6,750	
D2010	Water fountains/coolers	2	ea	\$ 2,800.00	\$5,600	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

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Park: 0
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Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
D2010	Service sinks, janitor mop type	1	ea	\$ 3,800.00	\$3,800	
D2010	Break room sinks	1	ea	\$ 700.00	\$700	
D2010	Work room sinks	4	ea	\$ 900.00	\$3,600	
D2010	Showers, stnadard	1	ea	\$ 2,000.00	\$2,000	
D2010	Showers, ADA type	1	ea	\$ 2,700.00	\$2,700	
D2010	Floor drains w/ Trap primers	10	ea	\$ 425.00	\$4,250	
D2010	Water heaters w/ recirc pumps	1	ea	\$ 4,500.00	\$4,500	
D2010	Fixture rough-ins	40	ea	\$ 175.00	\$7,000	
D2020	Domestic Water Distribution					
D2020	Backflow preventers	1	alw	\$ 7,500.00	\$7,500	
D2020	DW piping type L copper	1040	lf	\$ 29.00	\$30,160	
D2020	hangers/supports	104	ea	\$ 35.00	\$3,640	
D2020	heat tracing	1	alw	\$ 1,200.00	\$1,200	
D2020	identification	1	alw	\$ 600.00	\$600	
D2020	water hammer arrestors	1	alw	\$ 400.00	\$400	
D2020	DW pipe insulation	1040	lf	\$ 6.00	\$6,240	
D2030	Sanitary Waste					
D2030	waste/vent piping	840	lf	\$ 28.00	\$23,520	
D2030	VTR assemblies	1	alw	\$ 1,500.00	\$1,500	
D2030	Sleeves/fire stop	1	alw	\$ 2,500.00	\$2,500	
D2030	hangers/supports	95	ea	\$ 30.00	\$2,850	
D2040	Rain Water Drainage					
D2040	stormwater piping, cast iron, primary & secondary system	74,432	sf	\$ 1.65	\$122,813	
D2040	stormwater drains	74,432	sf	\$ 0.40	\$29,773	
D2050	Special Plumbing Systems					

United States Department of the Interior
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Class C Construction Cost Estimate
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Estimate By: Cobb Quarles
Date: 5/6/21
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Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
D2050	compressed-air systems, complete piping typ L CU	74,432	sf	\$ 3.50	\$260,512	
D2050	natural gas systems, indoor Sch/40 blk steel	74,432	sf	\$ 1.60	\$119,091	
D2050	U/G gas piping on site to bldg, polyethylene pipe Sch/40	125	lf	\$ 80.00	\$10,000	
D2050	natural gas terminations w/ valves at fume hoods	1	alw	\$ 4,500.00	\$4,500	
D2050	gas meter connection	1	ea	\$ 900.00	\$900	
D2050	excavation/backfill for U/G gas piping	125	lf	\$ 17.00	\$2,125	
D2050	HVAC condensate drain piping	1	alw	\$ 4,500.00	\$4,500	
D2050	DW isolation valves	1	alw	\$ 6,500.00	\$6,500	
D2050	Deionized water system	74,432	sf	\$ 1.75	\$130,256	
D2050	chemical-waste systems	74,432	sf	\$ 2.00	\$148,864	
SUBTOTAL PLUMBING		74,432	GSF	\$ 13.24	\$985,544	

D30	HVAC					
D3010	Energy Supply					
D3020	Heat Generating Systems					
D3020	HHW pumps, primary	2	ea	\$ 8,500.00	\$17,000	
D3020	HHW pumps, secondary	2	ea	\$ 10,000.00	\$20,000	
D3020	VFDs at secondary pumps	2	ea	\$ 2,000.00	\$4,000	
D3020	Chemical treatment system, HHW	1	ea	\$ 7,500.00	\$7,500	
D3020	Boilers, hot water	3	ea	\$ 35,000.00	\$105,000	
D3020	HHW piping	74,432	sf	\$ 3.95	\$294,006	
D3020	HHW pipe insulation	74,432	sf	\$ 1.75	\$130,256	
D3030	Cooling Generating Systems					
D3030	water chillers, air cooled (3 each) 90 tons each x 3	330	tons	\$ 1,800.00	\$594,000	
D3030	chilled water pumps	1	lot	\$ 10,000.00	\$10,000	
D3030	chilled water piping, supply & return A/G	74,432	sf	\$ 3.60	\$267,955	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
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Estimate By: Cobb Quarles
Date: 5/6/21
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Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
D3030	underground chilled water piping	1	lot	\$ 14,500.00	\$14,500	
D3030	chilled water pipe insulation	74,432	sf	\$ 1.45	\$107,926	
D3030	chilled water instrumentation/control valves	1	ls	\$ 15,000.00	\$15,000	
D3040	Distribution Systems					
D3040	sheetmetal ductwork & fittings	74,432	sf	\$ 8.40	\$625,229	
D3040	transfer air ducting	1	alw	\$ 16,000.00	\$16,000	
D3040	fume hood exhaust duct stainless steel, welded	1	alw	\$ 45,000.00	\$45,000	
D3040	Snorkels	3	ea	\$ 7,500.00	\$22,500	
D3040	Grilles, registers & diffusers	74,432	sf	\$ 0.65	\$48,381	
D3040	fire and fire/smoke dampers	1	alw	\$ 3,800.00	\$3,800	
D3040	duct insulation	74,432	sf	\$ 1.50	\$111,648	
D3040	duct liner	1	alw	\$ 9,000.00	\$9,000	
D3040	air plenums w/ internal liner/sound attenuation	1	alw	\$ 10,000.00	\$10,000	
D3040	louvers	1	alw	\$ 6,500.00	\$6,500	
D3040	plenums at AHUs w/ liner	1	alw	\$ 3,500.00	\$3,500	
D3050	Terminal & Package Units					
D3050	Air handlers, std single zone type	108,671	cfm	\$ 6.00	\$652,024	
D3050	AHU filters	1	lot	\$ 5,000.00	\$5,000	
D3050	humidification system, "dri-steam" or equal	1	ea	\$ 15,000.00	\$15,000	
D3050	vibration isolation	1	alw	\$ 8,500.00	\$8,500	
D3050	general exhaust systems	1	alw	\$ 35,000.00	\$35,000	
D3050	special exhaust, hazardous/chem storage	1	alw	\$ 15,000.00	\$15,000	
D3050	ventilation fume hoods w/ snorkels	1	alw	\$ 75,000.00	\$75,000	
D3050	outside air	1	ls	\$ 7,000.00	\$7,000	
D3050	VV terminal units, elec heating	74,432	sf	\$ 3.75	\$279,120	
D3050	exhaust fans including the fume hood exhaust	74,432	sf	\$ 0.65	\$48,381	
D3050	gen exhaust valves & SA valves for fume exh system	1	alw	\$ 65,000.00	\$65,000	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
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PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
D3050	energy recovery system	74,432	sf	\$ 3.00	\$223,296	
D3050	identification	1	ls	\$ 3,500.00	\$3,500	
D3060	Controls & Instrumentation					
D3060	instrumentation/temp control/lab air monitoring	74,432	sf	\$ 8.75	\$651,280	
D3060	CO2 monitoring	1	alw	\$ 9,500.00	\$9,500	
D3060	conservation & science area airflow controls	1	alw	\$ 60,000.00	\$60,000	
D3070	Special HVAC Systems & Equipment					
D3070	Chemical treatment system	1	ea	\$ 8,500.00	\$8,500	
D3080	Systems Testing & Balancing					
D3080	testing, adjusting/balancing & commissioning	74,432	sf	\$ 1.85	\$137,699	
SUBTOTAL HVAC		74,432	GSF	\$ 64.32	\$4,787,502	

D40	FIRE PROTECTION					
D4010	Fire Protection Sprinkler Systems					
D4010	fire pump & jockey	1	ea	\$ 35,000.00	\$35,000	
D4010	pipng, underground, sch/40 blk steel w/ excavation	100	lf	\$ 80.00	\$8,000	
D4010	standpipes	250	vlf	\$ 56.00	\$14,000	
D4010	sprinkler systems, wet	74,432	gsf	\$ 3.50	\$260,512	
D4010	sprinkler systems, dry (at loading dock)	1	alw	\$ 20,000.00	\$20,000	
D4010	inspector test tee and drain	1	alw	\$ 2,000.00	\$2,000	
D4010	Flow switch & tamper switches	1	alw	\$ 5,500.00	\$5,500	
D4020	Stand-Pipe & Hose Systems					
D4030	Fire Protection Specialties					

United States Department of the Interior
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Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

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Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
D4030	fire protection cabinets	25	ea	\$ 300.00	\$7,500	
D4030	fire extinguisher	25	ea	\$ 150.00	\$3,750	
D4040	Special Fire Protection Systems					
SUBTOTAL FIRE PROTECTION		74,432	GSF	\$ 4.79	\$356,262	

D50	ELECTRICAL					
D5010	Electrical Service & Distribution					
D5010	electrical service, 1200 Amp	1	ea	\$ 35,000.00	\$35,000	
D5010	electronic power monitor	1	ea	\$ 1,500.00	\$1,500	
D5010	power distribution panelboards	1	alw	\$ 25,000.00	\$25,000	
D5010	facility grounding & TVSS	1	lot	\$ 4,000.00	\$4,000	
D5010	panel distribution conduit & wiring	1	alw	\$ 15,000.00	\$15,000	
D5010	convenience outlets, duplex, quad, GFIC, WPGFIC, etc	74,432	sf	\$ 2.75	\$204,688	
D5010	dedicated outlets, 125V, 20A	1	alw	\$ 35,000.00	\$35,000	
D5010	cable trays & surface mtd metal raceways	1	alw	\$ 12,500.00	\$12,500	
D5010	equipment supports	1	alw	\$ 2,500.00	\$2,500	
D5010	grounding/bonding	1	alw	\$ 2,000.00	\$2,000	
D5010	hangers/supports	1	alw	\$ 1,800.00	\$1,800	
D5010	identification	1	alw	\$ 1,200.00	\$1,200	
D5010	instrumentation/control	1	alw	\$ 5,000.00	\$5,000	
D5010	raceways/boxes, miscellaneous	1	alw	\$ 2,000.00	\$2,000	
D5010	emerg'y power ATS	74,432	sf	\$ 0.20	\$14,886	
D5010	emerg'y power distribution	74,432	sf	\$ 1.45	\$107,926	
D5010	temp generator connection cabinet (bldg exterior)	1	alw	\$ 2,500.00	\$2,500	
D5010	emerg'y power connect to fire pump	1	ea	\$ 1,500.00	\$1,500	
D5010	Connections to owners FF&E (miscellaneous)	1	alw	\$ 55,000.00	\$55,000	

United States Department of the Interior
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Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

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Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
D5020	Lighting & Branch Wiring					
D5020	lighting control	74,432	sf	\$ 0.45	\$33,494	
D5020	branch wiring (lighting)	74,432	sf	\$ 2.00	\$148,864	
D5020	lighting fixtures	74,432	sf	\$ 12.00	\$893,184	
D5020	lighting (special purpose)	1	alw	\$ 50,000.00	\$50,000	
D5030	Communication & Security Systems					
D5030	data network equipment	74,432	sf	\$ 0.90	\$66,989	
D5030	data outlets	74,432	sf	\$ 2.50	\$186,080	
D5030	data cabling	74,432	sf	\$ 0.40	\$29,773	
D5030	communication grounding system	1	alw	\$ 3,500.00	\$3,500	
D5030	commo backboards	1	alw	\$ 5,000.00	\$5,000	
D5030	audio-video systems (conduit & boxes only)	1	alw	\$ 12,000.00	\$12,000	
D5030	cable trays	1	alw	\$ 5,500.00	\$5,500	
D5030	identification	1	alw	\$ 1,000.00	\$1,000	
D5030	access control (conduit & boxes only)	1	alw	\$ 15,000.00	\$15,000	
D5030	intrusion detection (conduit & boxes only)	1	alw	\$ 9,500.00	\$9,500	
D5030	video surveillance (conduit & boxes only)	1	alw	\$ 9,000.00	\$9,000	
D5030	fire detection/alarm	74,432	sf	\$ 3.00	\$223,296	
D5030	identification	1	ea	\$ 1,200.00	\$1,200	
D5040	Special Electrical Systems					
D5040	lightning protection	74,432	sf	\$ 1.20	\$89,318	
D5040	arc-fault and short circuit study/reports	1	alw	\$ 3,500.00	\$3,500	
SUBTOTAL ELECTRICAL		74,432	GSF	\$ 31.10	\$2,315,199	

United States Department of the Interior
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Class C Construction Cost Estimate
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Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
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E10	EQUIPMENT					
E1010	Commercial Equipment					
E1020	Institutional Equipment					
E1020	industrial (blast cleaning cabinet) 8050 OFOI	0	alw	\$ 12,500.00	\$0	revised 5/6/21
E1020	industrial (blast cleaning cabinet) compressor	1	alw	\$ 7,500.00	\$7,500	
E1020	library	0	ea	\$ -	\$0	
E1020	audio-visual (projector) wall mtd	5	ea	\$ 1,200.00	\$6,000	
E1020	audio-visual (screen) OH elec 9x8	6	ea	\$ 4,680.00	\$28,080	
E1020	audio-visual (screen) OH elec 12x8	2	ea	\$ 6,240.00	\$12,480	
E1020	audio-visual (screen) OH elec 20x8	1	ea	\$ 10,400.00	\$10,400	
E1020	vocational shop	0	ea	\$ -	\$0	
E1020	exhibit	0	ea	\$ -	\$0	
E1030	Vehicular Equipment					
E1030	loading dock (lift) scissor 8x10	1	ea	\$ 10,000.00	\$10,000	
E1030	loading dock (bumper) x15"	8	ea	\$ 100.00	\$800	
E1030	loading dock (bollard) 10" x10'0	4	ea	\$ 948.63	\$3,795	
E1040	Other Equipment					
E1040	garbage disposal	2	ea	\$ 200.00	\$400	
E1040	ice machine/water	1	ea	\$ 2,500.00	\$2,500	
E1040	microwave	3	ea	\$ 400.00	\$1,200	
E1040	refrigerator/freezer (full ht)	2	ea	\$ 2,000.00	\$4,000	
E1040	washer (dish)	1	ea	\$ 750.00	\$750	

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Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
E1040	darkroom	0	ea	\$ -	\$0	
SUBTOTAL EQUIPMENT		74,432	GSF	\$ 1.18	\$87,905	

E20 FURNISHINGS						
E2010	Fixed Furnishings					
E2010	artwork (excluded)	0	ls	\$ -	\$0	
E2010	millwork (base cab) plam/ss x2'0	26	lf	\$ 200.00	\$5,250	
E2010	millwork (base cab) plam/ss x2'0 @ recp	13	lf	\$ 250.00	\$3,150	
E2010	millwork (base cab) plam/ss x2'6	16	lf	\$ 250.00	\$3,938	
E2010	millwork (counter) ss x1'6 wall suppt	25	lf	\$ 150.00	\$3,780	
E2010	millwork (shelving) plam 18" wall mtd x6	28	lf	\$ 120.00	\$3,402	
E2010	millwork (tall cab) plam x18" open x6	20	lf	\$ 350.00	\$6,983	
E2010	millwork (vanity) ss/plam x2'0	18	lf	\$ 190.00	\$3,468	
E2010	millwork (wall cab) plam x3'0	25	lf	\$ 175.00	\$4,410	
E2010	millwork (wall cab) wd x3'0	0	lf	\$ 175.00	\$0	
E2010	millwork (tall cab) plam 6x8" opng @ mailbox unit	19	lf	\$ 450.00	\$8,505	revised 5/6/21
E2010	casework (base cab) wood x2'0	96	lf	\$ 225.00	\$21,600	
E2010	casework (base cab) wood x2'6	77	lf	\$ 257.50	\$19,737	
E2010	casework (base cab) wood x3'0	12	lf	\$ 290.00	\$3,480	
E2010	casework (base cab) wood x4'6	14	lf	\$ 387.50	\$5,425	
E2010	casework (cylinder restraint) dbl	1	ea	\$ 150.00	\$150	
E2010	casework (fixture) DI/RO	2	ea	\$ 350.00	\$700	
E2010	casework (fixture) HCW	2	ea	\$ 500.00	\$1,000	
E2010	casework (fixture) emerg shower/eyewash	4	ea	\$ 1,500.00	\$6,000	
E2010	casework (fume extractor) OH articulated 6" x12'0	3	ea	\$ 2,500.00	\$7,500	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
Park Alpha: WASO
PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
E2010	casework (fume hood) x5'0	1	ea	\$ 7,500.00	\$7,500	
E2010	casework (pegboard) x24"	2	ea	\$ 450.00	\$900	
E2010	casework (sink) epoxy sgl 25x15x10"	2	ea	\$ 600.00	\$1,200	
E2010	casework (towel dispenser)	2	ea	\$ 75.00	\$150	
E2010	casework (table) wd/epoxy 2660 adj	5	lf	\$ 155.00	\$814	
E2010	casework (table) wd/epoxy 2680 adj	21	lf	\$ 155.00	\$3,255	
E2010	casework (table) wd/epoxy 3060 adj w/drwr	36	lf	\$ 240.00	\$8,568	
E2010	casework (table) wd/epoxy 4080 adj	55	lf	\$ 248.00	\$13,541	
E2010	casework (table) wd/epoxy 4080 adj/mbi	83	lf	\$ 256.00	\$21,235	
E2010	casework (tall cab) wd/gl x30"	71	lf	\$ 500.00	\$35,500	
E2010	casework (tall cab) wd/gl x32" objects cabinet	42	lf	\$ 534.00	\$22,428	
E2010	casework (tall cab) wood x36" bookshelf x6	6	lf	\$ 600.00	\$3,600	
E2010	casework (tall cab) metal x20" flam/chem	38	lf	\$ 292.25	\$11,047	
E2010	casework (tall cab) metal x24" flam/chem	7	lf	\$ 350.00	\$2,573	
E2010	casework (wall cab) x3'0	15	lf	\$ 200.00	\$2,940	
E2010	casework (sink) SS scullery 2670	3	ea	\$ 2,100.00	\$6,300	
E2010	casework (service panel) OH	13	ea	\$ 1,200.00	\$15,600	
E2010	window treatment (Mecho-Shade) manual	7,977	sf	\$ 12.50	\$99,714	
E2010	window treatment (Mecho-Shade) manual black-out	7,977	sf	\$ 12.50	\$99,714	
E2010	rough carpentry	1,567	lf	\$ 2.50	\$3,918	
E2020	Movable Furnishings					
SUBTOTAL FURNISHINGS		74,432	GSF	\$ 6.30	\$468,974	

F10	SPECIAL CONSTRUCTION					
F1010	Special Structures					

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
Park Alpha: WASO
PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 1 Option 3.1 - Historic Preservation Training Center (Modular)

Total Cost: \$14,778,006

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
F1010	pre-engr building (mtl) 110 x14'0 clear span	0	sf	\$ 17.95	\$0	
F1010	pre-engr building (mtl) 158 x28'0 x2-span	50,478	sf	\$ 15.30	\$772,313	
F1010	pre-engr building (mtl) eave overhang x2'0 w/soffit	1,004	lf	\$ 62.50	\$62,738	
F1020	Integrated Construction					
F1030	Special Construction Systems					
F1040	Special Facilities					
F1050	Special Controls & Instrumentation					
SUBTOTAL SPECIAL CONSTRUCTION		74,432	GSF	\$ 11.22	\$835,051	

F20	SELECTIVE BUILDING DEMOLITION					
G10	SITE PREPARATION					
G20	SITE IMPROVEMENTS					
G30	SITE CIVIL/MECHANICAL UTILITIES					
G 40	SITE ELECTRICAL UTILITIES					
G50	OTHER SITE CONSTRUCTION					
Option 3.1 - Historic Preservation Training Center (Modular)						
		74,432	GSF	\$ 198.54	\$14,778,006	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
Park Alpha: WASO
PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 2 Option 3.1 - HPTC Storage (Modular)

Total Cost: \$2,267,262

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
A10	FOUNDATIONS					
A1010	Standard Foundations					
A1010	footing (spread) x7'0	16	ea	\$ 1,572.08	\$24,760	
A1010	grade beam () 2x2	776	lf	\$ 48.89	\$37,935	
A1010	pier (column) x'0	6	cy	\$ 790.00	\$4,608	
A1010	pumping (conc)	171	cy	\$ 10.00	\$1,708	
A1020	Special Foundations					
A1030	Slab On Grade					
A1030	slab on grade (std) x5"	24,566	sf	\$ 4.34	\$106,616	
A1030	turn-down (edge) x30"	664	lf	\$ 58.00	\$38,489	
A1030	pad/base (mech) x8" 30% allowance	248	sf	\$ 13.89	\$3,450	
A1030	control joint (saw) x"	4,176	lf	\$ 0.60	\$2,506	
A1030	expansion joint x"	737	lf	\$ 4.30	\$3,169	
A1030	fine grading	24,566	sf	\$ 0.26	\$6,333	
A1030	insulation (perimeter) 2" x3'0	1,991	sf	\$ 1.59	\$3,165	
A1030	reinforcement (wvm)	24,566	sf	\$ 0.65	\$15,968	
A1030	subbase (gravel) x4"	24,566	sf	\$ 1.47	\$36,112	
A1030	vapor barrier (poly) x10mil	25,794	sf	\$ 0.27	\$6,964	
A1030	pumping (conc)	501	cy	\$ 10.00	\$5,007	
A1030	foundation drainage (pvc) x6" perf	664	lf	\$ 5.91	\$3,924	
A1030	granular fill	25	cy	\$ 43.00	\$1,057	
A1030	filter fabric	3,318	sf	\$ 1.04	\$3,451	
A1030	radon mitigation (excluded)	0	sf	\$ -	\$0	
A1030	methane mitigation (excluded)	0	sf	\$ -	\$0	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
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PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 2 Option 3.1 - HPTC Storage (Modular)

Total Cost: \$2,267,262

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
	SUBTOTAL FOUNDATIONS	22,932	GSF	\$ 13.31	\$305,222	

A20	BASEMENT CONSTRUCTION					
A2010	Basement Excavation					
A2010	soil treatment (termite control)	24,566	sf	\$ 0.15	\$3,685	
A2020	Basement Walls					
	SUBTOTAL BASEMENT CONSTRUCTION	22,932	GSF	\$ 0.16	\$3,685	

B10	SUPERSTRUCTURE					
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B20	EXTERIOR CLOSURE					
B2010	Exterior Walls					
B2010	veneer (mtl panel) struc insul panel 36x4"	0	sf	\$ 35.00	\$0	
B2010	structure (mtl std) 6" x18ga @ 24"oc	7,388	sf	\$ 7.50	\$55,409	
B2010	sheathing (gyp) x1/2"	7,388	sf	\$ 1.92	\$14,185	
B2010	air/vapor barrier (sheet) @ ext	7,388	sf	\$ 2.29	\$16,918	
B2010	insulation (batt) MF x5.5"	7,388	sf	\$ 1.76	\$13,003	
B2010	lintels x"	193	lf	\$ 13.22	\$2,546	
B2010	flashing (CU) x'0	355	lf	\$ 14.10	\$5,003	
B2010	sills () x"	162	lf	\$ 20.00	\$3,245	
B2010	rough carpentry	331	lf	\$ 2.50	\$827	
B2010	louver (fixed) x'0	0	sf	\$ 80.00	\$0	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
Park Alpha: WASO
PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 2 Option 3.1 - HPTC Storage (Modular)

Total Cost: \$2,267,262

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
B2010	louver (fixed) 30% wall @ storage	2,315	sf	\$ 80.00	\$185,220	
B2020	Exterior Windows					
B2020	storefront (allowance) 16% @ 6x10	1,328	sf	\$ 60.00	\$79,690	
B2020	rough carpentry	708	lf	\$ 2.50	\$1,771	
B2020	sealant/caulk () @ int	708	lf	\$ 1.00	\$708	
B2030	Exterior Doors					
B2030	HM door/frame (F) sgl 3070	7	ea	\$ 1,182.50	\$8,278	
B2030	oversize door/frame (OH) coiling 19x12 elec	1	ea	\$ 8,404.54	\$8,405	
B2030	finish hardware (set) sgl	7	ea	\$ 445.00	\$3,115	
B2030	finish hardware (egress) sgl	7	ea	\$ 750.00	\$5,250	
B2030	rough carpentry	162	lf	\$ 2.50	\$405	
B2030	sealant/caulk	324	lf	\$ 1.00	\$324	
SUBTOTAL EXTERIOR CLOSURE		22,932	GSF	\$ 17.63	\$404,301	

B30	ROOFING					
B3010	Roof Coverings					
B3010	counterflashing (SS) x24ga	89	lf	\$ 11.91	\$1,063	
B3010	rough carpentry	179	lf	\$ 2.50	\$446	
B3010	gutter (AL) x5"	440	lf	\$ 9.85	\$4,334	
B3010	downspout (CU) x5"	141	vlf	\$ 22.00	\$3,097	
B3010	splash block	9	ea	\$ 15.00	\$132	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
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PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 2 Option 3.1 - HPTC Storage (Modular)

Total Cost: \$2,267,262

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
B3020	Roof Openings					
SUBTOTAL ROOFING		22,932	GSF	\$ 0.40	\$9,072	

C10	INTERIOR CONSTRUCTION					
C1010	Partitions					
C1010	partition (0S1G) x1 struc @ ext wall	7,388	sf	\$ 4.13	\$30,512	
C1010	partition (0S49G) x2 struc w/batt	6,292	sf	\$ 7.04	\$44,293	
C1010	partition (2S56G) x2 struc w/batt	1,220	sf	\$ 9.26	\$11,298	
C1010	firestopping	87	lf	\$ 31.50	\$2,745	
C1020	Interior Doors					
C1020	WD door/frame (F) sgl 3070	2	ea	\$ 741.50	\$1,483	
C1020	WD door/frame (F) pr 6070	4	pr	\$ 1,175.00	\$4,700	
C1020	WD door/frame (F) pr 6070 rated	2	pr	\$ 1,485.00	\$2,970	
C1020	finish hardware (set) sgl	2	ea	\$ 445.00	\$890	
C1020	finish hardware (set) upr/pr	6	ea	\$ 815.00	\$4,890	
C1020	rough carpentry	154	lf	\$ 2.50	\$385	
C1020	sealant/caulk	154	lf	\$ 1.00	\$154	
C1030	Specialties					
C1030	tackboard (allowance) 5% @ corr	231	sf	\$ 10.00	\$2,310	
C1030	interior signage (room)	8	ea	\$ 75.00	\$600	
C1030	storage racks (pallette rack) x4'0	1251	lf	\$ 104.00	\$130,104	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
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PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 2 Option 3.1 - HPTC Storage (Modular)

Total Cost: \$2,267,262

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
C1030	rough carpentry	11	lf	\$ 2.50	\$27	
SUBTOTAL INTERIOR CONSTRUCTION		22,932	GSF	\$ 10.35	\$237,361	

C20	STAIRCASES					
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C30	INTERIOR FINISHES					
C3010	Wall Finishes					
C3010	interior wall painting	22,092	sf	\$ 1.12	\$24,743	
C3020	Floor Finishes					
C3020	concrete (sealer) x2 coat	22,138	sf	\$ 0.93	\$20,588	
C3020	base (rubber) x4"	1,696	lf	\$ 2.50	\$4,241	
C3030	Ceiling Finishes					
C3030	gyp board (soffit) 20% @ lobby/corridor	341	sf	\$ 7.00	\$2,387	
C3030	gyp board (bulkhead) x'0	341	sf	\$ 8.00	\$2,728	
C3030	exposed structure ()	20,259	sf	\$ 1.00	\$20,259	
C3030	acoustical treatment (ACT) 2x2 tile/grid	1,679	sf	\$ 4.00	\$6,716	
C3030	painting/coating ()	682	sf	\$ 1.29	\$879	
SUBTOTAL INTERIOR FINISHES		22,932	GSF	\$ 3.60	\$82,541	

D10	CONVEYING SYSTEMS					
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United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
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PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 2 Option 3.1 - HPTC Storage (Modular)

Total Cost: \$2,267,262

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
D20	PLUMBING					
D2010	Plumbing Fixtures					
D2010	Water fountains/coolers	1	ea	\$ 2,800.00	\$2,800	
D2010	Work room sinks	2	ea	\$ 900.00	\$1,800	
D2010	Floor drains w/ Trap primers	2	ea	\$ 425.00	\$850	
D2010	Fixture rough-ins	5	ea	\$ 175.00	\$875	
D2020	Domestic Water Distribution					
D2020	DW piping type L copper	130	lf	\$ 29.00	\$3,770	
D2020	hangers/supports	13	ea	\$ 35.00	\$455	
D2020	DW pipe insulation	130	lf	\$ 6.00	\$780	
D2030	Sanitary Waste					
D2030	waste/vent piping	105	lf	\$ 28.00	\$2,940	
D2040	Rain Water Drainage					
D2040	stormwater piping, cast iron, primary & secondary system	22,932	sf	\$ 1.65	\$37,838	
D2040	stormwater drains	22,932	sf	\$ 0.40	\$9,173	
D2050	Special Plumbing Systems					
D2050	compressed-air systems, complete piping typ L CU	0	sf	\$ 3.50	\$0	
D2050	natural gas systems, indoor Sch/40 blk steel	0	sf	\$ 1.60	\$0	
D2050	Deionized water system	0	sf	\$ 1.75	\$0	
D2050	chemical-waste systems	0	sf	\$ 2.00	\$0	
SUBTOTAL PLUMBING		22,932	GSF	\$ 2.67	\$61,281	

D30	HVAC					
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United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
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PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 2 Option 3.1 - HPTC Storage (Modular)

Total Cost: \$2,267,262

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
D3010	Energy Supply					
D3020	Heat Generating Systems					
D3020	HW unit heaters	22,932	sf	\$ 1.30	\$29,812	
D3020	HHW piping	22,932	sf	\$ 1.25	\$28,665	
D3020	HHW pipe insulation	22,932	sf	\$ 1.00	\$22,932	
D3030	Cooling Generating Systems					
D3030	chilled water piping, supply & return A/G	0	sf	\$ 3.60	\$0	
D3030	chilled water pipe insulation	0	sf	\$ 1.45	\$0	
D3030	ceiling fans	22,932	gsf	\$ 1.50	\$34,398	
D3030	louvers	22,932	gsf	\$ 0.75	\$17,199	
D3040	Distribution Systems					
D3040	sheetmetal ductwork & fittings	22,932	sf	\$ 0.25	\$5,733	
D3040	Grilles, registers & diffusers	0	sf	\$ 0.65	\$0	
D3040	duct insulation	22,932	sf	\$ 0.12	\$2,752	
D3050	Terminal & Package Units					
D3050	Air handlers, std single zone type	0	cfm	\$ 6.00	\$0	
D3050	VV terminal units, elec heating	0	sf	\$ 3.75	\$0	
D3050	exhaust fans including the fume hood exhaust	0	sf	\$ 0.65	\$0	
D3050	energy recovery system	0	sf	\$ 3.00	\$0	
D3060	Controls & Instrumentation					
D3060	instrumentation/temp control/lab air monitoring	22,932	sf	\$ 0.25	\$5,733	
D3070	Special HVAC Systems & Equipment					
D3080	Systems Testing & Balancing					

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
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PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 2 Option 3.1 - HPTC Storage (Modular)

Total Cost: \$2,267,262

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
D3080	testing, adjusting/balancing & commissioning	22,932	sf	\$ 0.12	\$2,752	
SUBTOTAL HVAC		22,932	GSF	\$ 6.54	\$149,975	

D40 FIRE PROTECTION						
D4010	Fire Protection Sprinkler Systems					
D4010	sprinkler systems, wet	0	gsf	\$ 3.50	\$0	
D4010	sprinkler systems, dry @ storage	22,932	gsf	\$ 3.60	\$82,555	
D4020	Stand-Pipe & Hose Systems					
D4030	Fire Protection Specialties					
D4030	fire protection cabinets	8	ea	\$ 300.00	\$2,400	
D4030	fire extinguisher	8	ea	\$ 150.00	\$1,200	
D4040	Special Fire Protection Systems					
SUBTOTAL FIRE PROTECTION		22,932	GSF	\$ 3.76	\$86,155	

D50 ELECTRICAL						
D5010	Electrical Service & Distribution					
D5010	convenience outlets, duplex, quad, GFIC, WPGFIC, etc	22,932	sf	\$ 1.65	\$37,838	
D5010	emerg'y power ATS	0	sf	\$ 0.20	\$0	
D5010	emerg'y power distribution	0	sf	\$ 1.45	\$0	
D5020	Lighting & Branch Wiring					
D5020	lighting control	22,932	sf	\$ 0.40	\$9,173	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
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PMIS Number: 310314

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Date: 5/6/21
Reviewed By: 0
Date: 1/0/00

Summary Item 2 Option 3.1 - HPTC Storage (Modular)

Total Cost: \$2,267,262

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
D5020	branch wiring (lighting)	22,932	sf	\$ 1.90	\$43,571	
D5020	lighting fixtures	22,932	sf	\$ 11.00	\$252,252	
D5030	Communication & Security Systems					
D5030	data network equipment	0	sf	\$ 0.90	\$0	
D5030	data outlets	0	sf	\$ 2.50	\$0	
D5030	data cabling	0	sf	\$ 0.40	\$0	
D5030	fire detection/alarm	22,932	sf	\$ 3.00	\$68,796	
D5040	Special Electrical Systems					
D5040	lightning protection	22,932	sf	\$ 1.20	\$27,518	
SUBTOTAL ELECTRICAL		22,932	GSF	\$ 19.15	\$439,148	

E10	EQUIPMENT					
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E20	FURNISHINGS					
E2010	Fixed Furnishings					
E2010	artwork (excluded)	0	ls	\$ -	\$0	
E2010	casework (table) wd/epoxy 3060 adj w/drwr	8	lf	\$ 240.00	\$2,016	
E2010	window treatment (Mecho-Shade) manual	1,328	sf	\$ 12.50	\$16,602	
E2010	window treatment (Mecho-Shade) manual black-out	1,328	sf	\$ 12.50	\$16,602	
E2020	Movable Furnishings					

United States Department of the Interior
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Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

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Park: 0
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Reviewed By: 0
Date: 1/0/00

Summary Item 2 Option 3.1 - HPTC Storage (Modular)

Total Cost: \$2,267,262

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
SUBTOTAL FURNISHINGS		22,932	GSF	\$ 1.54	\$35,220	

F10	SPECIAL CONSTRUCTION					
F1010	Special Structures					
F1010	pre-engr building (mtl) 110 x14'0 clear span	22,932	sf	\$ 17.95	\$411,629	
F1010	pre-engr building (mtl) eave overhang x2'0 w/soffit	667	lf	\$ 62.50	\$41,672	
F1020	Integrated Construction					
F1030	Special Construction Systems					
F1040	Special Facilities					
F1050	Special Controls & Instrumentation					
SUBTOTAL SPECIAL CONSTRUCTION		22,932	GSF	\$ 19.77	\$453,301	

F20	SELECTIVE BUILDING DEMOLITION					
G10	SITE PREPARATION					
G20	SITE IMPROVEMENTS					
G30	SITE CIVIL/MECHANICAL UTILITIES					
G 40	SITE ELECTRICAL UTILITIES					
G50	OTHER SITE CONSTRUCTION					
Option 3.1 - HPTC Storage (Modular)						
		22,932	GSF	\$ 98.87	\$2,267,262	

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate
LINE ITEM COST SUMMARY

Project: Option 3.1 - Historic Preservation Training Center (Modular) @ Hargett Farm
Park: 0
Park Alpha: WASO
PMIS Number: 310314

Estimate By: Cobb Quarles
Date: 05/06/21
Reviewed By: 0
Date: 01/00/00

Summary Item 3 Option 3 - Hargett Farm Site Improvements

Total Cost: \$1,404,712

Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
A10	FOUNDATIONS					
A20	BASEMENT CONSTRUCTION					
B10	SUPERSTRUCTURE					
B20	EXTERIOR CLOSURE					
B30	ROOFING					
C10	INTERIOR CONSTRUCTION					
C20	STAIRCASES					
C30	INTERIOR FINISHES					
D10	CONVEYING SYSTEMS					
D20	PLUMBING					
D30	HVAC					
D40	FIRE PROTECTION					
D50	ELECTRICAL					
E10	EQUIPMENT					
E20	FURNISHINGS					
F10	SPECIAL CONSTRUCTION					
F20	SELECTIVE BUILDING DEMOLITION					

G10	SITE PREPARATION					
G1010	Site Clearing					
G1010	strip/pile topsoil x6"	5,238	cy	\$ 1.15	\$6,024	
G1010	clear/ grub (light) 100%	6	acr	\$ 5,125.00	\$33,278	
G1010	haul off debris	5,238	cy	\$ 10.00	\$52,379	
G1020	Site Demolition & Relocations					
G1020	site demo (sanitary) piping, equip & struc allw.	0	lf	\$ 11.20	\$0	
G1020	site demo (water) piping, equip & struc allw	0	lf	\$ 11.20	\$0	

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G1020	site demo (paving) sawcut x"	1,448	lf	\$ 4.80	\$6,950	
G1020	site demo (paving) asphalt x" cutout	4,243	sf	\$ 3.94	\$16,718	
G1020	haul off debris	83	cy	\$ 10.00	\$829	
G1030	Site Earthwork					
G1030	grading (rough) bank cut/fill x1.00'	10,476	cy	\$ 7.05	\$73,855	
G1030	grading (finish)	31,428	sy	\$ 1.21	\$38,027	
G1030	grading (fine) hardscape	5,605	sf	\$ 2.32	\$13,003	
G1030	erosion control (silt fence)	2,448	lf	\$ 3.43	\$8,395	
G1030	inlet protection	5	ea	\$ 274.40	\$1,372	
G1030	construction entrance	5,000	sf	\$ 1.60	\$8,017	
G1040	Hazardous Waste Remediation					
SUBTOTAL SITE PREPARATION		31,428	SY	\$ 8.24	\$258,847	

G20	SITE IMPROVEMENTS					
G2010	Roadways					
G2010	flexible paving (asphalt) medium @ drive	3,713	sy	\$ 30.78	\$114,294	
G2010	flexible paving (asphalt) heavy @ loading	1,982	sy	\$ 38.97	\$77,250	
G2010	flexible paving (asphalt) heavy @ patch	471	sy	\$ 77.94	\$36,745	
G2010	curb/gutter	594	lf	\$ 20.00	\$11,886	
G2010	appurtenances (signage) allowance	4	ea	\$ 150.00	\$600	
G2020	Parking Lots					
G2010	flexible paving (asphalt) light @ parking	6,045	sy	\$ 26.46	\$159,941	
G2020	curb/gutter	1,503	lf	\$ 20.00	\$30,051	
G2020	marking (striping) x"	2,217	lf	\$ 0.81	\$1,795	
G2020	marking (hatching)	531	sf	\$ 2.69	\$1,429	

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G2020	marking (symbol) large	10	ea	\$ 158.00	\$1,580	
G2020	appurtenances (signage) allowance	15	ea	\$ 150.00	\$2,250	
G2030	Pedestrian Paving					
G2030	rigid paving (conc) sidewalk x"	3,236	sf	\$ 6.92	\$22,394	
G2040	Site Development					
G2040	fences/gates (gate) @ dumpster	20	lf	\$ 75.00	\$1,500	
G2040	site/street furnishings () allowance	1	ls	\$ 7,500.00	\$7,500	
G2040	exterior signs	1	ea	\$ 7,500.00	\$7,500	
G2040	covers/shelters () 10x20 covered vehicular storage	5	sf	\$ 10,000.00	\$50,000	
G2040	site walls (fnd) conc	7	cy	\$ 330.00	\$2,310	
G2040	site walls (screen) @ dumpster x8'0	480	sf	\$ 41.38	\$19,860	
G2040	pads/bases (conc) x8"	272	sf	\$ 13.89	\$3,777	
G2050	Landscaping					
G2050	irrigation systems	0	sf	\$ -	\$0	
G2050	soil preparation () x8"	425	cy	\$ 65.00	\$27,640	
G2050	lawns/grasses (hydroseed)	46,058	sf	\$ 0.10	\$4,811	
G2050	lawns/grasses (sodding)	4,601	sf	\$ 0.50	\$2,301	
G2050	plants, shrubs & trees	17,136	sf	\$ 5.00	\$85,680	
G2050	groundcover (mulch)	17,136	sf	\$ 1.08	\$18,469	
SUBTOTAL SITE IMPROVEMENTS		31,428	SY	\$ 22.00	\$691,561	

G30	SITE CIVIL/MECHANICAL UTILITIES					
G3010	Water Supply & Distribution Systems					
G3010	domestic piping () x4"	76	lf	\$ 70.00	\$5,292	

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G3010	domestic valves (TS+V) x4"	1	ea	\$ 1,500.00	\$1,500	
G3010	domestic valves (allowance) x"	5	ea	\$ 3,500.00	\$17,500	
G3010	domestic structure (meter) pit x'0	1	ea	\$ 4,500.00	\$4,500	
G3010	domestic equipment (meter)	1	ls	\$ 7,500.00	\$7,500	
G3010	fire piping (allowance) x"	50	lf	\$ 70.00	\$3,500	
G3020	Sanitary Sewer Systems					
G3020	piping (pvc) x4"	64	lf	\$ 20.00	\$1,281	
G3020	piping (pvc) x8"	599	lf	\$ 26.65	\$15,950	
G3020	fitting (TS+V) x8"	1	ea	\$ 2,500.00	\$2,500	
G3020	structure (manhole) x'0	1	ea	\$ 3,500.00	\$3,500	
G3030	Storm Sewer Systems					
G3030	piping (rcp) x24"	352	lf	\$ 76.00	\$26,733	
G3030	structure (tap) x'0	1	ea	\$ 750.00	\$750	
G3030	structure (catch basin) x'0	2	ea	\$ 3,500.00	\$7,000	
G3030	structure (overflow inlet) x'0	1	ea	\$ 3,500.00	\$3,500	
G3030	ponds/reservoirs (bioretention basin) x18"	36,770	sf	\$ 2.22	\$81,711	
G3030	ponds/reservoirs (detention basin) x4'0	15,798	sf	\$ 2.22	\$35,107	
G3030	ponds/reservoirs (forebay/sand filter) x3'0	3,857	sf	\$ 8.89	\$34,281	
G3040	Heating Distribution					
G3050	Cooling Distribution					
G3060	Fuel Distribution					
G3060	piping (natural gas) TS+V x2"	1	ea	\$ 1,200.00	\$1,200	
G3060	piping (natural gas) x2" allowance	48	lf	\$ 13.50	\$652	

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Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
G3070	Other Civil/Mechanical Utilities					
SUBTOTAL SITE CIVIL/MECHANICAL UTILITES		31,428	SY	\$ 8.08	\$253,958	

G 40	SITE ELECTRICAL UTILITIES					
G4010	Electrical Distribution					
G4010	transformer, pad mtd	1	Is	\$ 15,000.00	\$15,000	
G4010	distribution power from transfm into elec room	65	If	\$ 95.00	\$6,175	
G4010	Emergy generator 200 KW, diesel powered	1	Ea	\$ 65,000.00	\$65,000	
G4010	Emergy power circuitry into Elec room U/G	65	If	\$ 68.00	\$4,420	
G4010	Generator pad & grounding	1	Ea	\$ 2,800.00	\$2,800	
G4010	Diesel fuel & testing	1	lot	\$ 450.00	\$450	
G4020	Exterior Lighting					
G4020	area lighting	1	allow	\$ 3,000.00	\$3,000	
G4020	landscape lighting	1	Allow	\$ 3,500.00	\$3,500	
G4020	Parking area lighting	1	Allow	\$ 75,000.00	\$75,000	
G4030	Exterior Communications & Security					
G4040	Other Electrical Utilities					
G4040	equipment (car charging station)	5	ea	\$ 5,000.00	\$25,000	
SUBTOTAL SITE ELECTRICAL UTILITIES		31,428	SY	\$ 6.37	\$200,345	

G50	OTHER SITE CONSTRUCTION					

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Uniformat II WBS Code	Description	Quantity	Unit	Cost/Unit	Total Cost	Remarks
TOTAL COST - Option 3 - Hargett Farm Site Improvemen		31,428	SY	\$ 44.70	\$1,404,712	

6.5 acres