

35% DESIGN SUBMITTAL
CONSTRUCTION COST ESTIMATE

KETCHIKAN GATEWAY BOROUGH
RECREATION CENTER EXPANSION
KETCHIKAN, ALASKA

PREPARED FOR:

Architects Alaska
900 W. 5th Avenue, Suite 403
Anchorage Alaska 99501

March 20, 2024



HMS Project No.: 24020

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

DRAWINGS AND DOCUMENTS

Level of Documents: (41) 35% design drawings
Date: February 23, 2024
Provided By: Architects Alaska of Anchorage, 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: May 2025
Start of Construction: June 2025
Months to Complete: Within (4) months

EXCLUDED COSTS

1. A/E design fees
2. Administrative and management costs
3. Furniture, furnishings and equipment (except those specifically included)
4. Remediation of contaminated soils or abatement of any hazardous materials, if found during construction

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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.

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.

GROSS FLOOR AREA

Total Gross Floor Area: 12,980 SF

HMS Project No.: 24020

35% DESIGN COST SUMMARY

	<i>Material</i>	<i>Labor</i>	<i>Total</i>
01 - SITE WORK	\$ 397,137	\$ 267,817	\$ 664,954
02 - SUBSTRUCTURE	146,110	146,508	292,618
03 - SUPERSTRUCTURE	377,158	176,123	553,281
04 - EXTERIOR CLOSURE	288,123	137,717	425,840
05 - ROOF SYSTEMS	151,209	135,085	286,294
06 - INTERIOR CONSTRUCTION	225,801	219,672	445,473
07 - CONVEYING SYSTEMS	0	0	0
08 - MECHANICAL	977,186	612,897	1,590,083
09 - ELECTRICAL	280,722	421,354	702,076
10 - EQUIPMENT	4,825	613	5,438
11 - SPECIAL CONSTRUCTION	0	0	0
<i>SUBTOTAL:</i>	<i>\$ 2,848,271</i>	<i>\$ 2,117,786</i>	<i>\$ 4,966,057</i>
12 - GENERAL REQUIREMENTS			1,891,936
<i>SUBTOTAL:</i>			<i>\$ 6,857,993</i>
13 - CONTINGENCIES			2,503,168
TOTAL ESTIMATED CONSTRUCTION COST:			\$ 9,361,161
<i>COST PER SQUARE FOOT:</i>			<i>\$ 721.20 /SF</i>
<i>GROSS FLOOR AREA:</i>			<i>12,980 SF</i>

HMS Project No.: 24020

ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>	<i>Cost per SF</i>
01 - SITE WORK				\$ 664,954	\$ 51.23
011 - Site Demolition	\$ 3,184	\$ 29,711	\$ 32,895		2.53
012 - Site Preparation	4,250	23,597	27,847		2.15
013 - Site Improvements	144,819	67,093	211,912		16.33
014 - Site Mechanical	136,179	66,515	202,694		15.62
015 - Site Electrical	108,705	80,901	189,606		14.61
02 - SUBSTRUCTURE				\$ 292,618	\$ 22.54
021 - Standard Foundations	\$ 94,847	\$ 115,090	\$ 209,937		16.17
022 - Slab on Grade	51,263	31,418	82,681		6.37
023 - Basement	0	0	0		0.00
024 - Special Foundations	0	0	0		0.00
03 - SUPERSTRUCTURE				\$ 553,281	\$ 42.63
031 - Floor Construction	\$ 213,607	\$ 88,155	\$ 301,762		23.25
032 - Roof Construction	163,551	87,968	251,519		19.38
033 - Stair Construction	0	0	0		0.00
04 - EXTERIOR CLOSURE				\$ 425,840	\$ 32.81
041 - Exterior Walls	\$ 130,188	\$ 101,608	\$ 231,796		17.86
042 - Exterior Doors and Windows	157,935	36,109	194,044		14.95
05 - ROOF SYSTEMS				\$ 286,294	\$ 22.06
051 - Roofing	\$ 151,209	\$ 135,085	\$ 286,294		22.06
052 - Skylights	0	0	0		0.00
06 - INTERIOR CONSTRUCTION				\$ 445,473	\$ 34.32
061 - Partitions and Doors	\$ 72,895	\$ 54,302	\$ 127,197		9.80
062 - Interior Finishes	100,296	150,095	250,391		19.29
063 - Specialties	52,610	15,275	67,885		5.23
07 - CONVEYING SYSTEMS	\$ 0	\$ 0		\$ 0	\$ 0.00

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ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>	<i>Cost per SF</i>
08 - MECHANICAL				\$ 1,590,083	\$ 122.50
081 - Demolition	\$ 0	\$ 0	\$ 0		0.00
082 - Plumbing	46,898	39,361	86,259		6.65
083 - HVAC	891,393	527,525	1,418,918		109.32
084 - Fire Protection	38,895	46,011	84,906		6.54
085 - Special Mechanical Systems	0	0	0		0.00
09 - ELECTRICAL				\$ 702,076	\$ 54.09
091 - Demolition	\$ 405	\$ 3,630	\$ 4,035		0.31
092 - Service and Distribution	57,027	50,333	107,360		8.27
093 - Lighting and Power	140,184	224,942	365,126		28.13
094 - Special Electrical Systems	83,106	142,449	225,555		17.38
10 - EQUIPMENT				\$ 5,438	\$ 0.42
101 - Fixed and Movable Equipment	\$ 4,825	\$ 613	\$ 5,438		0.42
102 - Furnishings	0	0	0		0.00
11 - SPECIAL CONSTRUCTION	\$ 0	\$ 0		\$ 0	\$ 0.00
SUBTOTAL DIRECT WORK:	\$ 2,848,271	\$ 2,117,786		\$ 4,966,057	
12 - GENERAL REQUIREMENTS				\$ 1,891,936	\$ 145.76
121 - Mobilization			\$ 191,450		14.75
122 - Operation Costs			823,589		63.45
123 - Profit			876,897		67.56
13 - CONTINGENCIES				\$ 2,503,168	\$ 192.85
131 - Estimator's Contingency	30.00%		\$ 2,057,398		158.51
132 - Escalation Contingency	5.00%		445,770		34.34
TOTAL ESTIMATED CONSTRUCTION COST:				\$ 9,361,161	\$721.20 /SF
GROSS FLOOR AREA:					12,980 SF

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 3/20/2024

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01 - SITE WORK	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
011 - Site Demolition								
Break and remove existing concrete	878	SF			4.00	3,512	4.00	3,512
Break up and remove AC pavement	3,878	SF			0.80	3,102	0.80	3,102
Cap water main	1	EA	65.00	65	80.00	80	145.00	145
Demolish catch basin	3	EA			250.00	750	250.00	750
Demolish curb	310	LF			5.25	1,628	5.25	1,628
Demolish exterior wall finish	2,467	SF			1.50	3,701	1.50	3,701
Demolish fence	142	LF			5.20	738	5.20	738
Demolish sign base	2	EA			60.00	120	60.00	120
Demolish storm drain piping	231	LF			24.00	5,544	24.00	5,544
Remove hydrant	1	EA			330.00	330	330.00	330
Remove power pole	1	EA			370.00	370	370.00	370
Remove overhead electric	111	LF			2.60	289	2.60	289
Remove transformer	1	EA	88.00	88	600.00	600	688.00	688
Saw cut concrete and AC pavement	34	LF	0.90	31	2.50	85	3.40	116
Demolish window	1	EA			110.00	110	110.00	110

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01 - SITE WORK	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
011 - Site Demolition								
Load and haul AC pavement	4	LDS	300.00	1,200	450.00	1,800	750.00	3,000
Load and haul debris	6	LDS	300.00	1,800	450.00	2,700	750.00	4,500
SUBTOTAL:				\$ 3,184		\$ 25,459		\$ 28,643
Labor Premium Time	16.70%					4,252		4,252
TOTAL ESTIMATED COST:				\$ 3,184		\$ 29,711		\$ 32,895

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			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
012 - Site Preparation			\$	\$	\$	\$	\$	\$
Site survey and staking	1	LOT	1000.00	1,000	3000.00	3,000	4000.00	4,000
SWPPP and implementation	1	LOT	2500.00	2,500	1500.00	1,500	4000.00	4,000
SWPPP maintenance and erosion control	3	MOS	250.00	750	500.00	1,500	750.00	2,250
<u>EARTHWORK</u>								
Excavate and dispose	948	CY			15.00	14,220	15.00	14,220
SUBTOTAL:			\$ 4,250		\$ 20,220		\$ 24,470	
Labor Premium Time	16.70%					3,377		3,377
TOTAL ESTIMATED COST:			\$ 4,250		\$ 23,597		\$ 27,847	

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01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
013 - Site Improvements								

PAVEMENT

3" AC pavement	12,017	SF	3.90	46,866	1.57	18,867	5.47	65,733
Leveling course	268	CY	50.00	13,400	15.00	4,020	65.00	17,420
Match existing AC pavement	23	LF	3.00	69	5.00	115	8.00	184
Tack coat joints to existing pavements	23	LF	0.45	10	1.30	30	1.75	40
Pavement test	13	EA	250.00	3,250			250.00	3,250

CURB

Leveling course	1	CY	50.00	50	12.00	12	62.00	62
Curb and gutter, all types	15	LF	10.00	150	14.00	210	24.00	360

SIDEWALK

Concrete	22	CY	300.00	6,600	95.00	2,090	395.00	8,690
Concrete waste	2	CY	300.00	600	85.00	170	385.00	770
Pump concrete	23	CY	75.00	1,725			75.00	1,725
Bar reinforcement	2,120	LBS	1.15	2,438	0.80	1,696	1.95	4,134
Leveling course, compacted	26	CY	50.00	1,300	12.00	312	62.00	1,612

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01 - SITE WORK 013 - Site Improvements	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

SIDEWALK (Continued)

Cure and finish sidewalk	1,150	SF	0.30	345	1.35	1,553	1.65	1,898
Concrete doweling	6	EA	15.00	90	25.00	150	40.00	240

EXTERIOR RAMP AND STAIRS

Concrete	14	CY	300.00	4,200	95.00	1,330	395.00	5,530
Concrete waste	1	CY	300.00	300	85.00	85	385.00	385
Pump concrete	15	CY	75.00	1,125			75.00	1,125
Bar reinforcement	1,338	LBS	1.15	1,539	0.80	1,070	1.95	2,609
Leveling course, compacted	17	CY	50.00	850	12.00	204	62.00	1,054
Cure and finish ramp	723	SF	0.30	217	1.35	976	1.65	1,193
Concrete stairs and landings	95	SF	10.00	950	20.00	1,900	30.00	2,850
1 1/2"x42" high multi-rail stair guardrail	357	LF	130.00	46,410	24.50	8,747	154.50	55,157

RETAINING WALL (ALLOWANCE)

Excavate and backfill	37	CY			9.00	333	9.00	333
Concrete	12	CY	300.00	3,600	100.00	1,200	400.00	4,800
Concrete waste	1	CY	300.00	300	85.00	85	385.00	385

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01 - SITE WORK 013 - Site Improvements	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

RETAINING WALL (ALLOWANCE) (Continued)

Pump concrete	13	CY	75.00	975			75.00	975
Bar reinforcement	1,250	LBS	1.15	1,438	0.80	1,000	1.95	2,438
Formwork to walls	620	SF	4.04	2,505	9.75	6,045	13.79	8,550
Formwork to footings	124	SF	3.44	427	7.80	967	11.24	1,394
4" diameter perforated PVC pipe with drainage sock	62	LF	6.20	384	8.00	496	14.20	880
Leveling course	2	CY	50.00	100	12.00	24	62.00	124
Sewer rock	8	CY	50.00	400	10.00	80	60.00	480
Woven geofabric over sewer rock	35	SY	1.30	46	0.70	25	2.00	71

MISCELLANEOUS

6" bollard with cover	2	EA	580.00	1,160	350.00	700	930.00	1,860
Restore landscaping	1	LOT	1000.00	1,000	3000.00	3,000	4000.00	4,000
SUBTOTAL:				\$ 144,819		\$ 57,492		\$ 202,311
Labor Premium Time	16.70%					9,601		9,601

TOTAL ESTIMATED COST:				\$ 144,819		\$ 67,093		\$ 211,912
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01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
014 - Site Mechanical								

WATER MAIN

6" diameter DIP pipe	296	LF	102.50	30,340	26.00	7,696	128.50	38,036
6" diameter DIP pipe fitting	30	EA	402.00	12,060	180.00	5,400	582.00	17,460
6" diameter gate valve with valve box assembly	2	EA	1250.00	2,500	650.00	1,300	1900.00	3,800
Connect to existing water main	1	EA	825.00	825	950.00	950	1775.00	1,775
Detectable warning tape	296	LF	0.30	89	0.30	89	0.60	178
Polyethylene encasement	296	LF	1.50	444	2.75	814	4.25	1,258
Excavate and backfill	438	CY	1.65	723	8.50	3,723	10.15	4,446
Dewatering (20% of excavation)	88	CY	10.00	880	12.00	1,056	22.00	1,936
Pipe bedding (compacted)	119	CY	39.00	4,641	9.75	1,160	48.75	5,801

STORM DRAIN

Catch basin	4	EA	4830.00	19,320	2650.00	10,600	7480.00	29,920
6" diameter PVC storm water pipe	383	LF	36.05	13,807	6.95	2,662	43.00	16,469
6" diameter yard cleanout	1	EA	550.00	550	182.50	183	732.50	733
Dewatering (20% of excavation)	114	CY	10.00	1,140	12.00	1,368	22.00	2,508

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

STORM DRAIN (Continued)

Excavate and backfill	568	CY	1.65	937	8.50	4,828	10.15	5,765
Pipe bedding (compacted)	153	CY	39.00	5,967	9.75	1,492	48.75	7,459

MISCELLANEOUS

Fire hydrant assembly	1	EA	6150.00	6,150	2850.00	2,850	9000.00	9,000
Relocated fire hydrant assembly	1	EA	500.00	500	2850.00	2,850	3350.00	3,350

SUBTOTAL:				\$ 100,873		\$ 49,021		\$ 149,894
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Labor Premium Time	16.70%					249		249
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SUBTOTAL:				\$ 100,873		\$ 49,270		\$ 150,143
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Subcontractor's Overhead and Profit on Material and Labor	35.00%			35,306		17,245		52,551
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TOTAL ESTIMATED COST:				\$ 136,179		\$ 66,515		\$ 202,694
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01 - SITE WORK 015 - Site Electrical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

POWER

Power pull box	1	EA	208.00	208	220.00	220	428.00	428
3" diameter rigid steel conduit	832	LF	30.85	25,667	26.56	22,098	57.41	47,765
350 KCMIL copper conductor	3,328	LF	10.80	35,942	3.74	12,447	14.54	48,389
#1 bare copper ground	862	LF	2.25	1,940	1.66	1,431	3.91	3,371
Marker tape	408	LF	0.30	122	0.30	122	0.60	244
Trench and backfill	408	LF	4.50	1,836	8.50	3,468	13.00	5,304
Heat trace cable and connections	1	LOT	1000.00	1,000	400.00	400	1400.00	1,400

TELECOM

Telecom pull box	1	EA	208.00	208	220.00	220	428.00	428
2" diameter rigid steel conduit	120	LF	14.45	1,734	14.77	1,772	29.22	3,506
4" diameter rigid steel conduit	239	LF	42.75	10,217	33.20	7,935	75.95	18,152
24-strand single mode fiber optic cable	300	LF	3.65	1,095	0.75	225	4.40	1,320
Marker tape	115	LF	0.30	35	0.30	35	0.60	70
Trench and backfill	115	LF	4.50	518	8.50	978	13.00	1,496

SUBTOTAL:

\$ 80,522

\$ 51,351

\$ 131,873

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01 - SITE WORK	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
015 - Site Electrical								
Labor Premium Time	16.70%					8,576		8,576
SUBTOTAL:				\$ 80,522		\$ 59,927		\$ 140,449
Subcontractor's Overhead and Profit on Material and Labor	35.00%			28,183		20,974		49,157
TOTAL ESTIMATED COST:				\$ 108,705		\$ 80,901		\$ 189,606

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02 - SUBSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
021 - Standard Foundations								
Spread footing concrete	31	CY	300.00	9,300	110.00	3,410	410.00	12,710
Strip footing concrete	12	CY	300.00	3,600	110.00	1,320	410.00	4,920
Wall concrete	79	CY	300.00	23,700	120.00	9,480	420.00	33,180
Concrete waste	7	CY	300.00	2,100	85.00	595	385.00	2,695
Pump concrete	127	CY	75.00	9,525			75.00	9,525
Spread footing bar reinforcement	3,629	LBS	1.15	4,173	0.80	2,903	1.95	7,076
Strip footing bar reinforcement	847	LBS	1.15	974	0.80	678	1.95	1,652
Wall bar reinforcement	9,430	LBS	1.15	10,845	0.90	8,487	2.05	19,332
Spread footing forms	544	SF	3.10	1,686	7.80	4,243	10.90	5,929
Strip footing forms	458	SF	3.44	1,576	7.80	3,572	11.24	5,148
Wall forms	6,366	SF	4.04	25,719	9.75	62,069	13.79	87,788
Excavate and backfill	181	CY	1.65	299	8.50	1,539	10.15	1,838
Leveling course	27	CY	50.00	1,350	12.00	324	62.00	1,674
SUBTOTAL:				\$ 94,847		\$ 98,620		\$ 193,467
Labor Premium Time	16.70%					16,470		16,470
TOTAL ESTIMATED COST:				\$ 94,847		\$ 115,090		\$ 209,937

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02 - SUBSTRUCTURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
022 - Slab on Grade								
Concrete	81	CY	300.00	24,300	95.00	7,695	395.00	31,995
Concrete waste	5	CY	300.00	1,500	85.00	425	385.00	1,925
Pump concrete	85	CY	75.00	6,375			75.00	6,375
Bar reinforcement	8,008	LBS	1.15	9,209	0.80	6,406	1.95	15,615
Form slab edge	127	SF	1.20	152	6.00	762	7.20	914
Cure and finish slab	6,487	SF	0.30	1,946	1.35	8,757	1.65	10,703
Expansion joint	379	LF	1.40	531	3.00	1,137	4.40	1,668
Leveling course	145	CY	50.00	7,250	12.00	1,740	62.00	8,990
SUBTOTAL:				\$ 51,263		\$ 26,922		\$ 78,185
Labor Premium Time	16.70%					4,496		4,496
TOTAL ESTIMATED COST:				\$ 51,263		\$ 31,418		\$ 82,681

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 3/20/2024

HMS Project No.: 24020

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
031 - Floor Construction								
HSS column	6,581	LBS	3.10	20,401	1.30	8,555	4.40	28,956
Base plate	23	EA	131.00	3,013	65.00	1,495	196.00	4,508
Non-shrink grout	23	SF	21.00	483	18.50	426	39.50	909
W-beam	22,908	LBS	2.75	62,997	1.20	27,490	3.95	90,487
Miscellaneous connections, hardware, and fittings (15%)	5,290	LBS	2.85	15,077	1.50	7,935	4.35	23,012
1 1/2" deep, 20 gauge metal decking	7,069	SF	10.00	70,690	1.20	8,483	11.20	79,173
Concrete	88	CY	300.00	26,400	95.00	8,360	395.00	34,760
Concrete waste	5	CY	300.00	1,500	85.00	425	385.00	1,925
Pump concrete	91	CY	75.00	6,825			75.00	6,825
Cure and finish slab	7,069	SF	0.30	2,121	1.35	9,543	1.65	11,664
Mesh reinforcement	7,069	SF	0.58	4,100	0.40	2,828	0.98	6,928
SUBTOTAL:				\$ 213,607		\$ 75,540		\$ 289,147
Labor Premium Time	16.70%					12,615		12,615
TOTAL ESTIMATED COST:				\$ 213,607		\$ 88,155		\$ 301,762

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 3/20/2024

HMS Project No.: 24020

03 - SUPERSTRUCTURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
032 - Roof Construction								
1/2" plywood sheathing	6,176	SF	1.00	6,176	1.15	7,102	2.15	13,278
1 1/2"x18 gauge galvanized deck	622	SF	11.00	6,842	1.80	1,120	12.80	7,962
HSS column	6,182	LBS	3.10	19,164	1.30	8,037	4.40	27,201
W-beam	40,511	LBS	2.75	111,405	1.20	48,613	3.95	160,018
Miscellaneous angles, bolts, and connections	7,005	LBS	2.85	19,964	1.50	10,508	4.35	30,472
SUBTOTAL:				\$ 163,551		\$ 75,380		\$ 238,931
Labor Premium Time	16.70%					12,588		12,588
TOTAL ESTIMATED COST:				\$ 163,551		\$ 87,968		\$ 251,519

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

04 - EXTERIOR CLOSURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
041 - Exterior Walls								
Metal siding panels	3,932	SF	12.00	47,184	6.50	25,558	18.50	72,742
Phenolic resin panels	1,710	SF	21.00	35,910	8.80	15,048	29.80	50,958
CMU veneer	1,090	SF	10.00	10,900	13.65	14,879	23.65	25,779
1/2" plywood sheathing	6,346	SF	1.00	6,346	1.25	7,933	2.25	14,279
6" batt insulation	6,345	SF	0.85	5,393	0.65	4,124	1.50	9,517
2" rigid insulation	1,710	SF	1.20	2,052	0.60	1,026	1.80	3,078
6" metal studs, 16" o/c	6,345	SF	2.22	14,086	1.50	9,518	3.72	23,604
Vapor barrier	6,345	SF	0.12	761	0.40	2,538	0.52	3,299
Horizontal rain screen	1,710	SF	1.45	2,480	0.80	1,368	2.25	3,848
Weather barrier	6,345	SF	0.80	5,076	0.80	5,076	1.60	10,152
SUBTOTAL:				\$ 130,188		\$ 87,068		\$ 217,256
Labor Premium Time	16.70%					14,540		14,540
TOTAL ESTIMATED COST:				\$ 130,188		\$ 101,608		\$ 231,796

HMS Project No.: 24020

04 - EXTERIOR CLOSURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
042 - Exterior Doors and Windows								

EXTERIOR DOORS

3'0"x7'0" insulated hollow metal door complete with panic hardware and amenities	2	EA	5780.00	11,560	1000.00	2,000	6780.00	13,560
3'0"x7'0" insulated hollow metal door complete with amenities	2	EA	2660.00	5,320	695.00	1,390	3355.00	6,710
6'0"x7'0" insulated hollow metal door complete with panic hardware and amenities	2	EA	8630.00	17,260	1340.00	2,680	9970.00	19,940
6'0"x7'0" insulated hollow metal door complete with amenities	1	EA	4940.00	4,940	1035.00	1,035	5975.00	5,975
8'0"x12'0" overhead door	2	EA	5200.00	10,400	1500.00	3,000	6700.00	13,400
Caulking and sealants around door	256	LF	0.70	179	1.70	435	2.40	614

WINDOWS

Operable window	84	SF	85.00	7,140	15.00	1,260	100.00	8,400
Exterior storefront glazing assembly	943	SF	105.00	99,015	17.00	16,031	122.00	115,046
Exterior trims	76	LF	2.50	190	2.50	190	5.00	380
Interior trims	76	LF	3.50	266	2.75	209	6.25	475
Solid surface window sill	14	LF	12.00	168	6.30	88	18.30	256

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
042 - Exterior Doors and Windows								

WINDOWS (Continued)

Caulking and sealants, both sides	968	LF	0.40	387	1.70	1,646	2.10	2,033
Flashing	292	LF	3.80	1,110	3.35	978	7.15	2,088
SUBTOTAL:				\$ 157,935		\$ 30,942		\$ 188,877
Labor Premium Time	16.70%					5,167		5,167

TOTAL ESTIMATED COST:				\$ 157,935		\$ 36,109		\$ 194,044
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KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 3/20/2024

HMS Project No.: 24020

05 - ROOF SYSTEMS	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
051 - Roofing								

FLAT ROOF

90 mil fully adhered EPDM roofing	622	SF	3.50	2,177	2.05	1,275	5.55	3,452
90 mil fully adhered EPDM roofing up wall or parapet	200	SF	3.50	700	2.30	460	5.80	1,160
DensDeck cover board, fully adhered	622	SF	2.10	1,306	0.95	591	3.05	1,897
DensDeck substrate board, fully adhered	622	SF	2.10	1,306	1.20	746	3.30	2,052
Vapor barrier, adhered	622	SF	0.12	75	0.40	249	0.52	324
8" rigid insulation	622	SF	5.40	3,359	2.40	1,493	7.80	4,852
Extra for tapered insulation	622	SF	1.60	995	0.80	498	2.40	1,493
Roof drain flashing	1	EA	95.00	95	75.00	75	170.00	170

PARAPET

Parapet coping	74	LF	9.50	703	3.80	281	13.30	984
Sloped pressure treated shim at parapets	74	LF	0.80	59	0.80	59	1.60	118

SLOPED ROOF

Standing seam metal roof	6,485	SF	15.00	97,275	13.00	84,305	28.00	181,580
Ice and water shield	6,485	SF	0.85	5,512	0.75	4,864	1.60	10,376

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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05 - ROOF SYSTEMS	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
051 - Roofing								

SLOPED ROOF (Continued)

Edge flashing	284	LF	1.00	284	1.80	511	2.80	795
Ridge cap	33	LF	12.70	419	6.20	205	18.90	624
Valley flashing	81	LF	4.30	348	3.50	284	7.80	632
Wall flashing	82	LF	3.50	287	3.20	262	6.70	549
7" rigid insulation	6,485	SF	4.20	27,237	2.40	15,564	6.60	42,801

CANOPY ROOF

Metal canopy roof (12 lbs. per SF)	2,520	LBS	3.60	9,072	1.60	4,032	5.20	13,104
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SUBTOTAL:				\$ 151,209		\$ 115,754		\$ 266,963
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Labor Premium Time	16.70%					19,331		19,331
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TOTAL ESTIMATED COST:				\$ 151,209		\$ 135,085		\$ 286,294
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KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 3/20/2024

HMS Project No.: 24020

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
061 - Partitions and Doors								

PARTITIONS

4" metal stud framing	2,279	LF	2.45	5,584	1.60	3,646	4.05	9,230
6" metal stud framing	4,540	LF	2.74	12,440	1.70	7,718	4.44	20,158
4" acoustic batt	2,136	SF	0.60	1,282	0.60	1,282	1.20	2,564
6" acoustic batt	4,540	SF	0.80	3,632	0.60	2,724	1.40	6,356
5/8" Type X gypboard	10,975	SF	0.65	7,134	1.70	18,658	2.35	25,792
Add for abuse resistant Type X gypboard	8,602	SF	0.80	6,882			0.80	6,882
Add for moisture resistant Type X gypboard	6,094	SF	0.30	1,828			0.30	1,828
Acoustic sealants	1,335	LF	0.35	467	0.75	1,001	1.10	1,468

INTERIOR DOORS

3'0"x7'0" hollow metal frame and wood interior door complete with amenities	14	EA	2070.00	28,980	680.00	9,520	2750.00	38,500
6'0"x7'0" hollow metal frame and wood interior door complete with amenities	1	EA	4140.00	4,140	1035.00	1,035	5175.00	5,175
24"x24" access panel	1	EA	165.00	165	70.00	70	235.00	235
Caulking and sealants around door frame	516	LF	0.70	361	1.70	877	2.40	1,238

SUBTOTAL:

\$ 72,895

\$ 46,531

\$ 119,426

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

061 - Partitions and Doors

Labor Premium Time	16.70%					7,771		7,771
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TOTAL ESTIMATED COST:				\$ 72,895		\$ 54,302		\$ 127,197
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KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
062 - Interior Finishes								

FLOORING

Carpet	4,373	SF	4.75	20,772	1.25	5,466	6.00	26,238
Carpet tile	1,315	SF	4.68	6,154	1.80	2,367	6.48	8,521
Ceramic floor tile	511	SF	11.00	5,621	8.00	4,088	19.00	9,709
Rubber flooring	4,805	SF	4.70	22,584	3.40	16,337	8.10	38,921
Sealed concrete	1,103	SF	0.40	441	0.85	938	1.25	1,379
Sheet vinyl	218	SF	3.60	785	2.00	436	5.60	1,221

BASE

Ceramic tile base	164	LF	7.75	1,271	4.40	722	12.15	1,993
Integral cove base	65	LF	3.50	228	2.60	169	6.10	397
Rubber base	1,411	LF	1.60	2,258	1.35	1,905	2.95	4,163

WALLS

Paint gypboard walls	22,801	SF	0.30	6,840	1.60	36,482	1.90	43,322
Wainscoting allowance	319	SF	10.50	3,350	8.60	2,743	19.10	6,093

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
062 - Interior Finishes								

CEILING

2'0"x4'0" suspended acoustic ceiling with seismic bracings	218	SF	3.20	698	2.70	589	5.90	1,287
5/8" Type X gypboard and framing	5,820	SF	3.60	20,952	4.30	25,026	7.90	45,978
5/8" Type X gypboard ceiling	6,290	SF	0.65	4,089	1.70	10,693	2.35	14,782
Paint gypboard ceiling	12,150	SF	0.35	4,253	1.70	20,655	2.05	24,908
SUBTOTAL:				\$ 100,296		\$ 128,616		\$ 228,912
Labor Premium Time	16.70%					21,479		21,479

TOTAL ESTIMATED COST:				\$ 100,296		\$ 150,095		\$ 250,391
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KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 3/20/2024

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06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
063 - Specialties								

TOILET AND BATH ACCESSORIES

18" grab bar	1	EA	40.00	40	35.00	35	75.00	75
36" grab bar	1	EA	43.00	43	45.00	45	88.00	88
42" grab bar	1	EA	60.00	60	45.00	45	105.00	105
24"x36" mirror	3	EA	150.00	450	65.00	195	215.00	645
ADA pipe protection enclosure	3	EA	70.00	210	25.00	75	95.00	285
Sanitary napkin disposal	3	EA	39.00	117	28.00	84	67.00	201
Touchless soap dispenser	3	EA	147.00	441	40.00	120	187.00	561
Toilet paper dispenser	3	EA	39.00	117	30.00	90	69.00	207
Toilet seat cover dispenser	3	EA	79.00	237	35.00	105	114.00	342
Wall mounted baby changing station	1	EA	310.00	310	90.00	90	400.00	400

CASEWORK

25" deep solid surface counter	42	LF	180.00	7,560	40.00	1,680	220.00	9,240
25" deep solid surface counter, bracket mounted	88	LF	190.00	16,720	45.00	3,960	235.00	20,680
42" deep solid surface counter	11	LF	300.00	3,300	80.00	880	380.00	4,180

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
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06 - INTERIOR CONSTRUCTION	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
063 - Specialties								

CASEWORK (Continued)

Base cabinets	63	LF	180.00	11,340	40.00	2,520	220.00	13,860
Upper cabinets	34	LF	160.00	5,440	35.00	1,190	195.00	6,630
36" deep floor to ceiling cabinets	13	LF	325.00	4,225	75.00	975	400.00	5,200

MISCELLANEOUS SPECIALTIES

Miscellaneous specialties	1	LOT	2000.00	2,000	1000.00	1,000	3000.00	3,000
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SUBTOTAL:				\$ 52,610		\$ 13,089		\$ 65,699
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Labor Premium Time	16.70%					2,186		2,186
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TOTAL ESTIMATED COST:				\$ 52,610		\$ 15,275		\$ 67,885
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KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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08 - MECHANICAL	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
Wall hung water closet with manual flush valve, ADA	3	EA	940.00	2,820	320.00	960	1260.00	3,780
Wall mount lavatory with automatic faucet, hard wired, ADA	3	EA	700.00	2,100	300.00	900	1000.00	3,000
Multi-purpose room sink with faucet	4	EA	450.00	1,800	225.00	900	675.00	2,700
Garage sink with faucet	1	EA	550.00	550	250.00	250	800.00	800
Single compartment sink with faucet	1	EA	450.00	450	225.00	225	675.00	675
Two compartment sink with faucet	1	EA	650.00	650	270.00	270	920.00	920
Three compartment sink with faucet	1	EA	750.00	750	280.00	280	1030.00	1,030
Dual height drinking fountain with fill station	2	EA	3350.00	6,700	330.00	660	3680.00	7,360
Refrigerator box	1	EA	65.00	65	110.00	110	175.00	175
Washer box	1	EA	97.50	98	120.00	120	217.50	218
1/2" diameter thermostatic mixing valve	3	EA	189.00	567	55.00	165	244.00	732
4" diameter floor drain	2	EA	195.00	390	190.00	380	385.00	770
4" diameter floor cleanout	4	EA	166.00	664	76.00	304	242.00	968

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
082 - Plumbing								
Full plumbing rough-in	17	EA	925.00	15,725	1030.00	17,510	1955.00	33,235
Partial plumbing rough-in	3	EA	470.00	1,410	650.00	1,950	1120.00	3,360
SUBTOTAL:				\$ 34,739		\$ 24,984		\$ 59,723
Labor Premium Time	16.70%					4,172		4,172
SUBTOTAL:				\$ 34,739		\$ 29,156		\$ 63,895
Subcontractor's Overhead and Profit on Material and Labor	35.00%			12,159		10,205		22,364
TOTAL ESTIMATED COST:				\$ 46,898		\$ 39,361		\$ 86,259

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 3/20/2024

HMS Project No.: 24020

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

HEATING

250 gallon buffer tank	1	EA	4000.00	4,000	625.00	625	4625.00	4,625
3" diameter air/dirt separator	1	EA	3050.00	3,050	950.00	950	4000.00	4,000
11.8 MBH, 1.2 GPM, 1/4 HP, 1 phase cabinet unit heater	3	EA	550.00	1,650	325.00	975	875.00	2,625
77 gallon expansion tank	1	EA	6350.00	6,350	400.00	400	6750.00	6,750
17 gallon glycol cooling make-up tank package	1	EA	950.00	950	450.00	450	1400.00	1,400
19.5 MBH, 2 GPM, 350 CFM, 1/8 HP, 1 phase unit heater	2	EA	750.00	1,500	350.00	700	1100.00	2,200
8.9 MBH, 0.9 GPM, 1/12 HP, 1 phase unit heater	1	EA	550.00	550	210.00	210	760.00	760
Auto air vent with gate valve	6	EA	79.00	474	65.00	390	144.00	864
Fin tube with enclosure	102	LF	46.60	4,753	30.50	3,111	77.10	7,864
Modification/connections to existing hydronic system	1	LOT	300.00	300	950.00	950	1250.00	1,250
Hydronic heating distribution system	12,980	SF	12.10	157,058	7.50	97,350	19.60	254,408

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

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

COOLING

15.9 ton air to liquid heat pump	2	EA	11500.00	23,000	3840.00	7,680	15340.00	30,680
250 gallon buffer tank	1	EA	4000.00	4,000	625.00	625	4625.00	4,625
3" diameter air/dirt separator	1	EA	3050.00	3,050	950.00	950	4000.00	4,000
55.7 gallon expansion tank	1	EA	4540.00	4,540	350.00	350	4890.00	4,890
17 gallon glycol cooling make up tank package	1	EA	950.00	950	450.00	450	1400.00	1,400
Hydronic cooling distribution system	12,980	SF	12.10	157,058	7.50	97,350	19.60	254,408

VENTILATION

13,000 CFM air handling unit with heating coil and cooling coil	1	EA	185000.00	185,000	17100.00	17,100	202100.00	202,100
Bathroom ventilation fan	3	EA	300.00	900	85.00	255	385.00	1,155
VAV boxes (allowance)	12	EA	750.00	9,000	300.00	3,600	1050.00	12,600
Ventilation ductwork, grilles, diffusers, dampers, insulation, etc.	12,980	SF	3.25	42,185	3.60	46,728	6.85	88,913
Test, balance, and commission system	100	HRS			160.00	16,000	160.00	16,000

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

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

VENTILATION (Continued)

Direct digital control system	12,980	SF	3.85	49,973	2.90	37,642	6.75	87,615
SUBTOTAL:				\$ 660,291		\$ 334,841		\$ 995,132
Labor Premium Time	16.70%					55,918		55,918
SUBTOTAL:				\$ 660,291		\$ 390,759		\$ 1,051,050
Subcontractor's Overhead and Profit on Material and Labor	35.00%			231,102		136,766		367,868

TOTAL ESTIMATED COST:				\$ 891,393		\$ 527,525		\$ 1,418,918
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KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

08 - MECHANICAL	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
084 - Fire Protection								
Expand wet pipe sprinkler system	12,980	SF	1.95	25,311	2.25	29,205	4.20	54,516
Design fee	1	LOT	3500.00	3,500			3500.00	3,500
SUBTOTAL:				\$ 28,811		\$ 29,205		\$ 58,016
Labor Premium Time	16.70%					4,877		4,877
SUBTOTAL:				\$ 28,811		\$ 34,082		\$ 62,893
Subcontractor's Overhead and Profit on Material and Labor	35.00%			10,084		11,929		22,013
TOTAL ESTIMATED COST:				\$ 38,895		\$ 46,011		\$ 84,906

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 3/20/2024

HMS Project No.: 24020

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
091 - Demolition								
Demolish CT enclosure	1	EA			400.00	400	400.00	400
Demolish meter base and cabinet	1	EA			200.00	200	200.00	200
Demolish service disconnect	1	EA			350.00	350	350.00	350
Demolish telecom pull box	1	EA			100.00	100	100.00	100
Demolish feeder from transformer to building	41	EA			2.10	86	2.10	86
Demolish telecom feeder	109	EA			2.00	218	2.00	218
Salvage camera	4	EA			80.00	320	80.00	320
Demolish light fixture	3	EA			60.00	180	60.00	180
Load and haul debris	1	LDS	300.00	300	450.00	450	750.00	750
SUBTOTAL:					\$ 300	\$ 2,304		\$ 2,604
Labor Premium Time	16.70%					385		385
SUBTOTAL:					\$ 300	\$ 2,689		\$ 2,989
Subcontractor's Overhead and Profit on Material and Labor	35.00%				105	941		1,046
TOTAL ESTIMATED COST:					\$ 405	\$ 3,630		\$ 4,035

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

09 - ELECTRICAL 092 - Service and Distribution	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

SERVICE (ALLOWANCE)

400 amp, 277/480 volt, 3 phase, subpanel	1	EA	6500.00	6,500	3400.00	3,400	9900.00	9,900
150 amp, 120/208 volt, 3 phase, subpanel	4	EA	2000.00	8,000	2100.00	8,400	4100.00	16,400
100 amp, 120/208 volt, 3 phase, 4 wire subpanel	2	EA	1705.00	3,410	1250.00	2,500	2955.00	5,910
112.5 KVA, 480:208/120 volt dry transformer	1	EA	4244.00	4,244	1800.00	1,800	6044.00	6,044
4" diameter rigid steel conduit	30	LF	42.75	1,283	33.20	996	75.95	2,279
2" diameter rigid steel conduit	557	LF	14.45	8,049	14.77	8,227	29.22	16,276
1 1/2" diameter rigid steel conduit	121	LF	11.75	1,422	12.04	1,457	23.79	2,879
600 KCMIL copper conductor	118	LF	19.35	2,283	5.15	608	24.50	2,891
2/0 XHHW copper conductor	210	LF	4.30	903	2.32	487	6.62	1,390
1/0 XHHW copper conductor	1,357	LF	3.45	4,682	2.08	2,823	5.53	7,505
#1 XHHW copper conductor	363	LF	2.85	1,035	1.66	603	4.51	1,638
#6 bare copper ground	557	LF	0.68	379	1.00	557	1.68	936
#8 bare copper ground	121	LF	0.43	52	0.75	91	1.18	143

SUBTOTAL:

\$ 42,242

\$ 31,949

\$ 74,191

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

09 - ELECTRICAL	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
092 - Service and Distribution								
Labor Premium Time	16.70%					5,335		5,335
SUBTOTAL:				\$ 42,242		\$ 37,284		\$ 79,526
Subcontractor's Overhead and Profit on Material and Labor	35.00%			14,785		13,049		27,834
TOTAL ESTIMATED COST:				\$ 57,027		\$ 50,333		\$ 107,360

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

09 - ELECTRICAL	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
093 - Lighting and Power								
Lighting and power	12,980	SF	8.00	103,840	11.00	142,780	19.00	246,620
SUBTOTAL:				\$ 103,840		\$ 142,780		\$ 246,620
Labor Premium Time	16.70%					23,844		23,844
SUBTOTAL:				\$ 103,840		\$ 166,624		\$ 270,464
Subcontractor's Overhead and Profit on Material and Labor	35.00%			36,344		58,318		94,662
TOTAL ESTIMATED COST:				\$ 140,184		\$ 224,942		\$ 365,126

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 3/20/2024

HMS Project No.: 24020

09 - ELECTRICAL	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
094 - Special Electrical Systems								
Reinstall camera, wall mounted	4	EA	20.00	80	200.00	800	220.00	880
Expand security/access control system	12,980	SF	2.60	33,748	3.60	46,728	6.20	80,476
Expand telecommunication system	12,980	SF	0.72	9,346	1.04	13,499	1.76	22,845
Expand fire alarm system	12,980	SF	0.72	9,346	1.04	13,499	1.76	22,845
Expand PA system	12,980	SF	0.50	6,490	0.40	5,192	0.90	11,682
Expand TV system	1	LOT	750.00	750	1500.00	1,500	2250.00	2,250
Equipment training	20	HRS			160.00	3,200	160.00	3,200
Electrical mobilization/demobilization	1	LOT	1500.00	1,500	3000.00	3,000	4500.00	4,500
Test and tag systems	1	LOT	300.00	300	3000.00	3,000	3300.00	3,300
SUBTOTAL:				\$ 61,560		\$ 90,418		\$ 151,978
Labor Premium Time	16.70%					15,100		15,100
SUBTOTAL:				\$ 61,560		\$ 105,518		\$ 167,078
Subcontractor's Overhead and Profit on Material and Labor	35.00%			21,546		36,931		58,477
TOTAL ESTIMATED COST:				\$ 83,106		\$ 142,449		\$ 225,555

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

10 - EQUIPMENT	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
101 - Fixed and Movable Equipment								
Combination microwave range hood	1	EA	500.00	500	120.00	120	620.00	620
Dishwasher	1	EA	925.00	925	165.00	165	1090.00	1,090
Range	1	EA	1200.00	1,200	120.00	120	1320.00	1,320
Residential refrigerator	1	EA	2200.00	2,200	120.00	120	2320.00	2,320
SUBTOTAL:				\$ 4,825		\$ 525		\$ 5,350
Labor Premium Time	16.70%					88		88
TOTAL ESTIMATED COST:				\$ 4,825		\$ 613		\$ 5,438

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

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

MOBILIZATION/DEMOBILIZATION

Mobilization and demobilization	1	LOT	3000.00	3,000	7500.00	7,500	10500.00	10,500
Freight	200	TONS	600.00	120,000	100.00	20,000	700.00	140,000
Return freight	50	TONS	600.00	30,000	100.00	5,000	700.00	35,000
Miscellaneous air freight	500	LBS	1.25	625	0.25	125	1.50	750
Temporary fencing and gates around work area	400	LF	9.00	3,600	4.00	1,600	13.00	5,200

PERSONNEL

Project manager	7	MOS			17000.00	119,000	17000.00	119,000
Superintendent	6	MOS	250.00	1,500	14400.00	86,400	14650.00	87,900
Quality control								By Superintendent
Safety officer								By Superintendent
Field engineering	120	HRS			165.00	19,800	165.00	19,800
Time keeper/clerical staff	6	MOS	150.00	900	3200.00	19,200	3350.00	20,100
Scheduling and estimating	6	MOS	150.00	900	3200.00	19,200	3350.00	20,100
Expediting (part time)	3	MOS	150.00	450	4800.00	14,400	4950.00	14,850

KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 3/20/2024

HMS Project No.: 24020

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

PERSONNEL (Continued)

Daily loading/unloading	6	MOS	100.00	600	5440.00	32,640	5540.00	33,240
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TEMPORARY FACILITIES

Site offices and equipment	6	MOS	950.00	5,700	200.00	1,200	1150.00	6,900
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Temporary utilities and communication	6	MOS	1200.00	7,200	50.00	300	1250.00	7,500
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Consumables	6	MOS	500.00	3,000			500.00	3,000
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On site storage/connex rental (2)	6	MOS	1000.00	6,000	100.00	600	1100.00	6,600
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Construction temporary heating and power	6	MOS	1200.00	7,200	250.00	1,500	1450.00	8,700
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Fuel for temporary heating	6	MOS			100.00	600	100.00	600
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Temporary barriers, protection, signage, etc.	6	MOS	500.00	3,000	150.00	900	650.00	3,900
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Porta cans and maintenance	6	MOS	250.00	1,500	150.00	900	400.00	2,400
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Dumpster	6	MOS	500.00	3,000			500.00	3,000
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Construction debris disposal	1	LOT	500.00	500	1500.00	1,500	2000.00	2,000
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EQUIPMENT

Construction equipment, pick-ups, hoisting, etc.	6	MOS	5000.00	30,000	500.00	3,000	5500.00	33,000
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KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

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

EQUIPMENT (Continued)

Labor for equipment maintenance	480	HRS			120.00	57,600	120.00	57,600
Fuel, oil, grease, for equipment	6	MOS	5000.00	30,000			5000.00	30,000
Small tools, compressors, etc.	6	MOS	1000.00	6,000	200.00	1,200	1200.00	7,200
First aid/safety supplies	6	MOS	100.00	600			100.00	600

MISCELLANEOUS

Regular clean up, snow removal, etc.	6	MOS	250.00	1,500	2000.00	12,000	2250.00	13,500
Final clean up, punch list, etc.	12,980	SF	0.12	1,558	0.22	2,856	0.34	4,414
As-builts, schedules, submittals, etc.	1	LOT	300.00	300	3000.00	3,000	3300.00	3,300
Fire Marshal or AHJ plan review fee	1	LOT	2500.00	2,500			2500.00	2,500
Building permits								By Owner
State of Alaska Dept. of Labor contract filing fee	1	LOT	5000.00	5,000			5000.00	5,000

EMPLOYMENT COSTS

Background checks and drug testing	1	LOT	1500.00	1,500			1500.00	1,500
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KETCHIKAN GATEWAY BOROUGH RECREATION CENTER EXPANSION
 KETCHIKAN, ALASKA
 35% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 24020

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

131 - ESTIMATOR'S CONTINGENCY

The estimator's allowance for architectural and engineering requirements that are not apparent at this level of design documentation

30.00%

2,057,398

132 - ESCALATION CONTINGENCY

The allowance for escalation from the date of estimate to the proposed bid date of spring 2025 at the rate of 4% per annum (14 months)

5.00%

445,770

TOTAL ESTIMATED COST:

\$ 2,503,168