

# Snohomish County Superior Court

3000 Rockefeller Ave, M/S 502

Everett, WA 98201

425-388-3421

## Memorandum

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**To:** Snohomish County Council  
**From:** Andrew Somers, Court Administrator   
**Date:** June 17, 2022  
**Re:** 2022 Budget Note- Denney Juvenile Justice Center (DJJC) Staffing

This memorandum is in response to the 2022 Budget Note concerning DJJC Staffing, specifically relating to staffing and facility needs within the DJJC secure detention operations. This topic is ripe for discussion given the continued drop in average daily population of our detention center, and the current efforts that our Superior Court has done to balance detention operations in a manner that is commensurate with our average daily population.

### Budget Note

The Snohomish County Council has asked the Snohomish County Superior Court to respond to the following budget note:

*“DJJC Staffing- Council requests the Superior Court analyze staffing levels and facility needs at Denney Juvenile Justice Center for the juvenile detention population and provide Council with options to adjust required staff and or/an alternative physical location or footprint given the small average census; analysis shall include impacts, if any, to existing collective bargaining agreements. Council requests the options be presented to council at a Law & Justice/Human Services Committee prior to June 30, 2022.”*

### Average daily population and staffing

The DJJC was constructed in 1997 which included a detention center with an original bed capacity of 124. Average daily census from 1997-2001 hovered around 75 kids. Around 2002, the average daily census of detention started to trend downwards. By 2010 the detention center’s average daily population had plummeted to 41 youth, and by 2016 the detention center averaged 26 youth per day. The trend continued even further through 2020, resulting in an average daily population of around 5-8 kids. This average has remained consistent for the last three years.

### Recent Projects to Repurpose Unused Space at DJJC

The drop in population has resulted in a significant amount of unused detention space, which has precipitated conversations about how the space could be used more efficiently. The DJJC detention center has already gone through a significant reduction in size in recent years, when four living units within secure detention were repurposed and incorporated into a new, *adult* treatment facility known

as the North Sound Behavioral Health Center. That construction project was finished in 2021. The treatment center started its operations in the summer of 2021. Post-construction, the DJJC detention facility is currently capable of housing 72 juveniles.

Our rapid decline in average daily population over the last 20 years has also precipitated staffing pattern changes. In 2002 the detention center employed 68 custody staff, comprised of Juvenile Detention Officers, Juvenile Detention Leads and Juvenile Detention Supervisors. Also included at the time were 4.5 kitchen staff, 4.5 nursing staff, 3 classification staff and 3 FTEs devoted to detention administration and clerical support. In 2016 the number of custody staff was reduced to 39. In 2021 the number of custody staff was reduced to 32. We have also reduced non-custody staff involved with our kitchen, nursing services and classification. This has resulted in a savings of roughly \$100,00 back to the County for each dissolved position.

Even with all these recent reductions in the amount of detention personnel, we believe there is further opportunity to reduce personnel and operations in a proportional manner with the number of kids that we are serving in detention. However, any further reduction in staffing patterns and operations will require additional facility changes.

Detention operations are currently spread across roughly 30,000 sq. ft, spanning two floors. The original floorplan of detention placed school operations and certain housing arrangements on the second floor, while visitation, medical services, staff break areas and other living unit arrangements were fixed on the first floor. This was necessary to accommodate the potential census of 124 youth. Covering operations on two separate floors requires a minimum staffing level, but our current number of youth do not warrant operations on two separate floors. A smaller area of operations that is redesigned for our current census is overdue. A smaller area of operations on a single floor will also allow us to reduce even more cost. Reducing our detention operations to a smaller area and eliminating our need for the second floor is the best path to a more fiscally responsible and pragmatic detention operation.

### **Proposed changes**

The idea to reduce detention operations and staffing even further isn't new to our court. Over the last three years, our court has been engaged in conversations with Snohomish County Facilities and outside vendors to determine how detention operations could be modified to fit our needs. Our court has developed a plan that achieves these goals, and we plan to submit a priority package and/or American Rescue Plan Act (ARPA) request for the corresponding capital improvement funds in the 2023 budget.

The plan eliminates our presence on the second floor and moves all detention operations to a collected area on the first floor. This includes all educational services and office space and co-locates nearly all youth-service areas with housing units, visitation, and court services. This reduced area of operations also provides greater flexibility with our custody staff, which will in turn produce opportunities to reduce staffing patterns. The result of this plan will place detention operations at a living unit capacity of 30 beds. It will also result in staffing efficiencies and reduce delays in transporting youths from secure detention and classrooms to the DJJC courtrooms. Moving detention operations off of the second floor will also free up over 15,000 square feet of available space, including 36 living unit beds that are no longer needed.

### **Proposed staffing and related savings**

We employ 32 custody positions in order to cover current detention operations. The reduced area of operations creates a need for less coverage and mandatory posts, resulting in an opportunity to examine even more custody positions that may no longer be needed. The changes will inevitably result in less mandatory shift coverage, which will in turn reduce our overtime costs. The new and reduced footprint also creates opportunity to examine additional reduction in ancillary services such as nursing, which could also create additional savings.

The estimated cost of the remodel is \$1.5 million. This amount was developed in conjunction with KMD Architects and the Snohomish County Facilities Department. The particulars of this concept are identified as "Option B" and included within the attached materials.

21-Dec-21

**DJJC Consolidation - Draft Budget Estimate**

		Option B	Hybrid Option	Estimate Source
<b>Direct Construction Cost Total:</b>		\$ 501,032	\$ 481,673	Cumming Estimate
<b>Markups Total:</b>		\$ 238,829	\$ 229,601	Cumming Estimate
	B&O Taxes @ 0.571%	\$ 4,225	\$ 4,061	Excl. in Cumming Estimate
<b>Construction Cost:</b>		\$ 739,861	\$ 711,274	Excl. in Cumming Estimate
	Escalation @ 4%	\$ 29,594	\$ 28,451	Excl. in Cumming Estimate
	Construction Contingency @ 5%	\$ 38,473	\$ 36,986	Excl. in Cumming Estimate
<b>Subtotal:</b>		\$ 807,928	\$ 776,711	Excl. in Cumming Estimate
	WSST @ 9.8%	\$ 79,177	\$ 76,118	Excl. in Cumming Estimate
<b>Total Construction Cost:</b>		<b>\$ 887,105</b>	<b>\$ 852,829</b>	Excl. in Cumming Estimate
<b>Project Soft Costs - Owner-direct Work</b>				
	Design Fees	<i>incl. below*</i>	<i>incl. below*</i>	Excl. in Cumming Estimate
	City of Everett Permit Fees	<i>incl. below*</i>	<i>incl. below*</i>	Excl. in Cumming Estimate
	Special Testing & Inspections	<i>incl. below*</i>	<i>incl. below*</i>	Excl. in Cumming Estimate
	Siemens Security & Access Control	<i>incl. below*</i>	<i>incl. below*</i>	Excl. in Cumming Estimate
	Moves/Staff Relocations	<i>incl. below*</i>	<i>incl. below*</i>	Excl. in Cumming Estimate
	FF&E	<i>incl. below*</i>	<i>incl. below*</i>	Excl. in Cumming Estimate
	Owner Contingency @ 5% of Const.	\$ 44,355	\$ 42,641	Excl. in Cumming Estimate
	<b>*Est. Soft Costs @ 20% on Total Budget</b>	\$ 266,132	\$ 255,849	Excl. in Cumming Estimate
<b>Total Soft Costs:</b>		<b>\$ 310,487</b>	<b>\$ 298,490</b>	Excl. in Cumming Estimate
<b>Total Project Budget Estimate:</b>		<b>\$ 1,197,592</b>	<b>\$ 1,151,319</b>	
	SF of Options:	6,609	5,450	
	Cost per SF:	\$ 181	\$ 211	

\$ 1,108,881      \$ 1,066,036  
 \$ 239,518

## Denney Juvenile Justice Center

Schematic Design Statement of Probable Cost

December 20, 2021

Project # 21-01353



Prepared for KMD Architects

**CUMMING**  
Building Value Through Expertise

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# Denney Juvenile Justice Center

Everett, WA

Schematic Design Statement of Probable Cost

12/20/21

## EXECUTIVE SUMMARY

### 1.1 Introduction

This estimate has been prepared, pursuant to an agreement between KMD Architects and Cumming, for the purpose of establishing a probable cost of construction at the Schematic Development stage.

This project is located in Everett, Washington and the scope consists of three renovation options to an existing corrections facility.

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

#### TOTAL CONSTRUCTION COSTS - BY SYSTEM

System	Area	Cost/GFA	Total Cost	Escalated Cost
01 Option A	3,740 SF	\$122.68	\$458,840	
				Excluded

#### TOTAL CONSTRUCTION COSTS - BY TRADE (MASTERFORMAT)
















Description	Total Cost	Cost/GFA	
02 Existing Conditions	\$31,221	\$8.35	10%
04 Masonry	\$7,203	\$1.93	2%
05 Metals	\$2,800	\$0.75	1%
06 Wood, Plastics, And Composites	\$35,559	\$9.51	11%
08 Openings	\$9,773	\$2.61	3%
09 Finishes	\$49,360	\$13.20	16%
10 Specialties	\$34,656	\$9.27	11%
11 Equipment	\$7,800	\$2.09	3%
21 Fire Suppression	\$1,164	\$0.31	0%
22 Plumbing	\$6,747	\$1.80	2%
23 Heating, Ventilating, And Air Conditioning (HVAC)	\$3,454	\$0.92	1%
25 Integrated Automation	\$1,241	\$0.33	0%
26 Electrical	\$98,022	\$26.21	32%
27 Communications	\$21,725	\$5.81	7%
<b>TOTAL DIRECT COSTS</b>	<b>\$310,725</b>	<b>\$83.08</b>	<b>100%</b>
Markups	\$148,115	\$39.60	
<b>TOTAL WITH MARKUPS</b>	<b>\$458,840</b>	<b>\$122.68</b>	
Escalation	Excluded		
<b>GRAND TOTAL</b>	<b>\$458,840</b>	<b>\$122.68</b>	

**EXECUTIVE SUMMARY**

**TOTAL CONSTRUCTION COSTS - BY SYSTEM**

System	Area	Cost/GFA	Total Cost	Escalated Cost
02 Option B	6,609 SF	\$111.95	\$739,861	
				<b>Excluded</b>

**TOTAL CONSTRUCTION COSTS - BY TRADE (MASTERFORMAT)**

Description	Total Cost	Cost/GFA		
02 Existing Conditions	\$62,373	\$9.44		12%
03 Concrete	\$1,189	\$0.18		0%
04 Masonry	\$36,762	\$5.56		7%
05 Metals	\$7,700	\$1.17		2%
06 Wood, Plastics, And Composites	\$25,584	\$3.87		5%
08 Openings	\$30,305	\$4.59		6%
09 Finishes	\$75,042	\$11.35		15%
10 Specialties	\$42,593	\$6.44		9%
11 Equipment	\$20,000	\$3.03		4%
21 Fire Suppression	\$582	\$0.09		0%
22 Plumbing	\$5,482	\$0.83		1%
23 Heating, Ventilating, And Air Conditioning (HVAC)	\$2,681	\$0.41		1%
25 Integrated Automation	\$1,912	\$0.29		0%
26 Electrical	\$161,246	\$24.40		32%
27 Communications	\$27,582	\$4.17		6%
<b>TOTAL DIRECT COSTS</b>	<b>\$501,032</b>	<b>\$75.81</b>		<b>100%</b>
Markups	\$238,829	\$36.14		
<b>TOTAL WITH MARKUPS</b>	<b>\$739,861</b>	<b>\$111.95</b>		
Escalation	Excluded			
<b>GRAND TOTAL</b>	<b>\$739,861</b>	<b>\$111.95</b>		


















**EXECUTIVE SUMMARY**

**TOTAL CONSTRUCTION COSTS - BY SYSTEM**

System	Area	Cost/GFA	Total Cost	Escalated Cost
03 Hybrid Option	5,450 SF	\$130.51	\$711,275	
				<b>Excluded</b>

**TOTAL CONSTRUCTION COSTS - BY TRADE (MASTERFORMAT)**

Description	Total Cost	Cost/GFA		
02 Existing Conditions	\$56,570	\$10.38		12%
03 Concrete	\$1,189	\$0.22		0%
04 Masonry	\$41,381	\$7.59		9%
05 Metals	\$7,700	\$1.41		2%
06 Wood, Plastics, And Composites	\$35,559	\$6.52		7%
08 Openings	\$35,639	\$6.54		7%
09 Finishes	\$89,645	\$16.45		19%
10 Specialties	\$39,290	\$7.21		8%
11 Equipment	\$7,800	\$1.43		2%
21 Fire Suppression	\$582	\$0.11		0%
22 Plumbing	\$5,482	\$1.01		1%
23 Heating, Ventilating, And Air Conditioning (HVAC)	\$4,795	\$0.88		1%
25 Integrated Automation	\$2,868	\$0.53		1%
26 Electrical	\$129,138	\$23.69		27%
27 Communications	\$24,036	\$4.41		5%
<b>TOTAL DIRECT COSTS</b>	<b>\$481,673</b>	<b>\$88.38</b>		100%
Markups	\$229,601	\$42.13		
<b>TOTAL WITH MARKUPS</b>	<b>\$711,275</b>	<b>\$130.51</b>		
Escalation	Excluded			
<b>GRAND TOTAL</b>	<b>\$711,275</b>	<b>\$130.51</b>		

**1.3 Key Assumptions & Exclusions**

This document should be read in association with the Appendices which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include:

Key Assumptions

- Design / Bid / Build project procurement
- Single Phase Construction

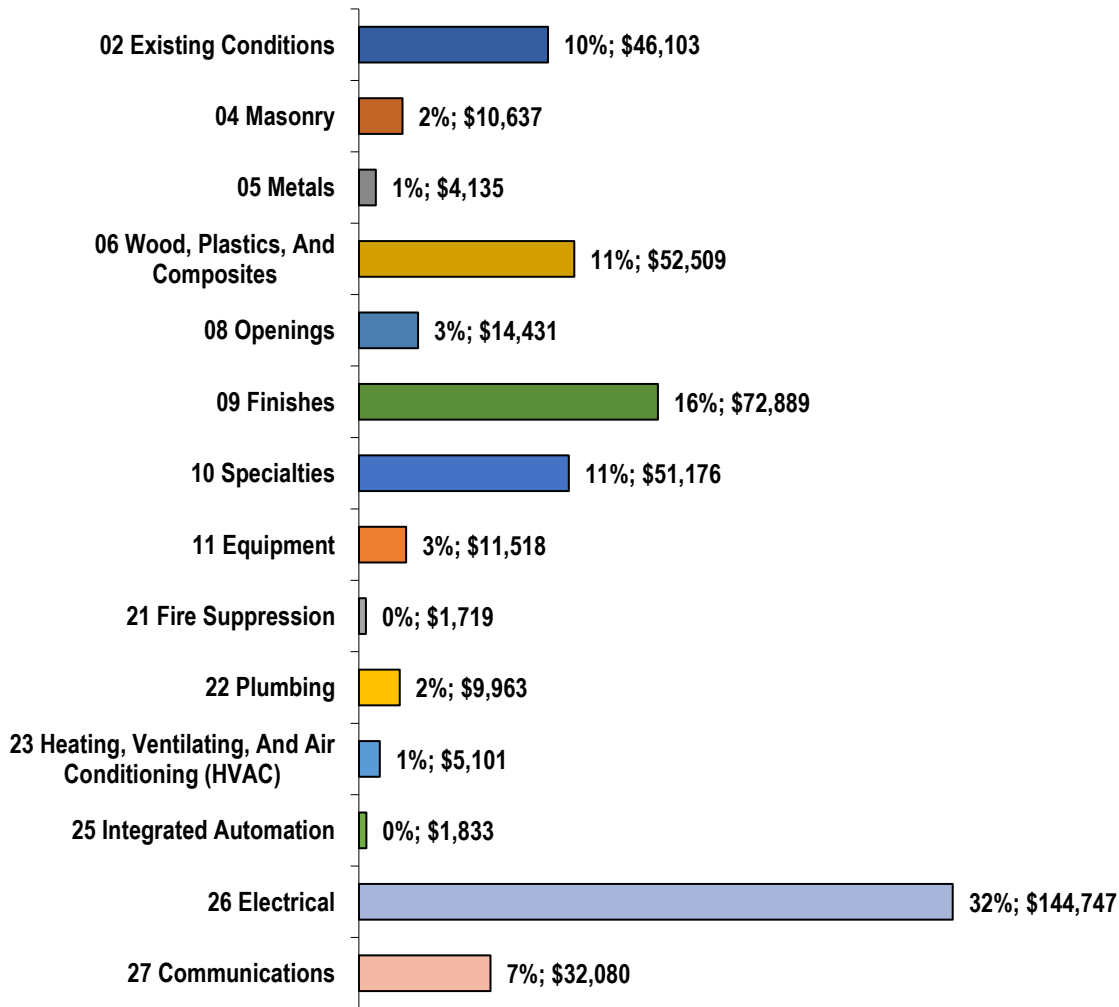
Key Exclusions

- Project Soft Costs
- Department Relocation
- Seismic Upgrades
- Escalation
- Construction Contingency
- WSST
- B&O Tax

**CONSTRUCTION COST SUMMARY - 01 OPTION A**

Element	Area	Cost/GFA	Total Cost	Escalation %	Escalated Cost
01 Option A	3,740 SF	\$122.68	\$458,840	0.00%	
<b>Total Estimated Construction Cost</b>	3,740 SF	\$122.68	\$458,840	0.00%	Excluded

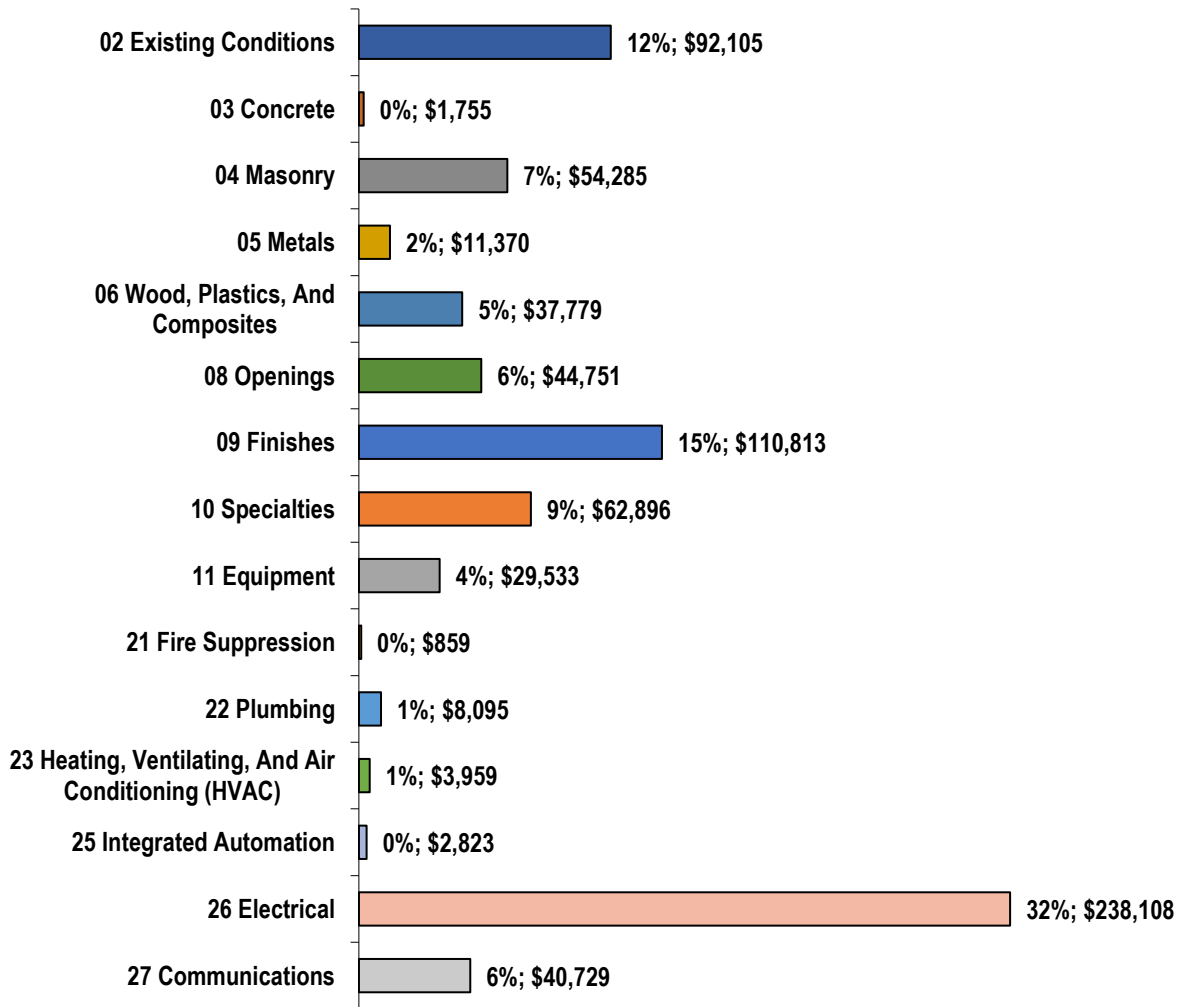
**Distribution of Construction Costs by Trade (MasterFormat)**  
**Current \$ including Markups**



**CONSTRUCTION COST SUMMARY - 02 OPTION B**

Element	Area	Cost/GFA	Total Cost	Escalation %	Escalated Cost
02 Option B	6,609 SF	\$111.95	\$739,861	0.00%	
<b>Total Estimated Construction Cost</b>	6,609 SF	\$111.95	\$739,861	0.00%	Excluded

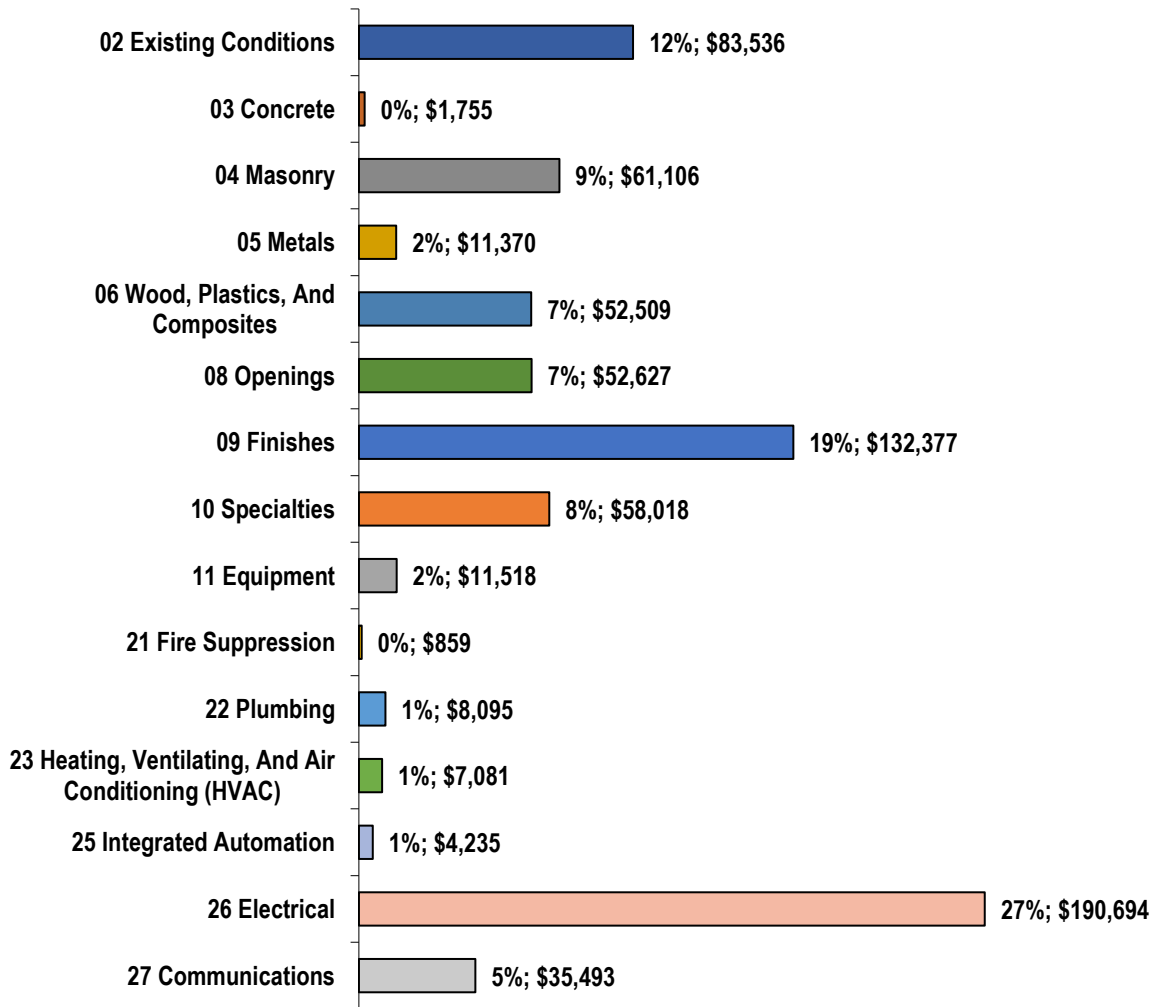
**Distribution of Construction Costs by Trade (MasterFormat)**  
**Current \$ including Markups**



**CONSTRUCTION COST SUMMARY - 03 HYBRID OPTION**

Element	Area	Cost/GFA	Total Cost	Escalation %	Escalated Cost
03 Hybrid Option	5,450 SF	\$130.51	\$711,275	0.00%	
<b>Total Estimated Construction Cost</b>	<b>5,450 SF</b>	<b>\$130.51</b>	<b>\$711,275</b>	<b>0.00%</b>	<b>Excluded</b>

**Distribution of Construction Costs by Trade (MasterFormat)**  
**Current \$ including Markups**



Denney Juvenile Justice Center  
 Everett, WA  
 Schematic Design Statement of Probable Cost  
 12/20/21

**SUMMARY A MATRIX - MASTERFORMAT**

Description	01 Option A 3,740 SF		02 Option B 6,609 SF		03 Hybrid Option 5,450 SF	
	Cost	Cost/GFA	Cost	Cost/GFA	Cost	Cost/GFA
<b>Direct Construction Costs</b>						
02 Existing Conditions	\$31,221	\$8.35	\$62,373	\$9.44	\$56,570	\$10.38
03 Concrete			\$1,189	\$0.18	\$1,189	\$0.22
04 Masonry	\$7,203	\$1.93	\$36,762	\$5.56	\$41,381	\$7.59
05 Metals	\$2,800	\$0.75	\$7,700	\$1.17	\$7,700	\$1.41
06 Wood, Plastics, And Composites	\$35,559	\$9.51	\$25,584	\$3.87	\$35,559	\$6.52
08 Openings	\$9,773	\$2.61	\$30,305	\$4.59	\$35,639	\$6.54
09 Finishes	\$49,360	\$13.20	\$75,042	\$11.35	\$89,645	\$16.45
10 Specialties	\$34,656	\$9.27	\$42,593	\$6.44	\$39,290	\$7.21
11 Equipment	\$7,800	\$2.09	\$20,000	\$3.03	\$7,800	\$1.43
21 Fire Suppression	\$1,164	\$0.31	\$582	\$0.09	\$582	\$0.11
22 Plumbing	\$6,747	\$1.80	\$5,482	\$0.83	\$5,482	\$1.01
23 Heating, Ventilating, And Air Conditioning (HVAC)	\$3,454	\$0.92	\$2,681	\$0.41	\$4,795	\$0.88
25 Integrated Automation	\$1,241	\$0.33	\$1,912	\$0.29	\$2,868	\$0.53
26 Electrical	\$98,022	\$26.21	\$161,246	\$24.40	\$129,138	\$23.69
27 Communications	\$21,725	\$5.81	\$27,582	\$4.17	\$24,036	\$4.41
<b>Direct Construction Costs Total</b>	<b>\$310,725</b>	<b>\$83.08</b>	<b>\$501,032</b>	<b>\$75.81</b>	<b>\$481,673</b>	<b>\$88.38</b>
<b>Markups</b>						
A. General Conditions, 7.00%	\$21,751	\$5.82	\$35,072	\$5.31	\$33,717	\$6.19
B. General Requirements, 4.00%	\$12,429	\$3.32	\$20,041	\$3.03	\$19,267	\$3.54
C. Contractor's Fee, 4.50%	\$15,521	\$4.15	\$25,027	\$3.79	\$24,060	\$4.41
D. Bonds & Insurance, 2.50%	\$9,011	\$2.41	\$14,529	\$2.20	\$13,968	\$2.56
E. Design Contingency, 15.00%	\$55,415	\$14.82	\$89,355	\$13.52	\$85,903	\$15.76
F. Temporary Security Allowance, 8%	\$33,988	\$9.09	\$54,805	\$8.29	\$52,687	\$9.67
<b>Markups Total</b>	<b>\$148,115</b>	<b>\$39.60</b>	<b>\$238,829</b>	<b>\$36.14</b>	<b>\$229,601</b>	<b>\$42.13</b>
<b>Grand Total</b>	<b>\$458,840</b>	<b>\$122.68</b>	<b>\$739,861</b>	<b>\$111.95</b>	<b>\$711,275</b>	<b>\$130.51</b>

**SUMMARY B MATRIX - MASTERFORMAT**

Description	01 Option A 3,740 SF		02 Option B 6,609 SF		03 Hybrid Option 5,450 SF	
	Cost	Cost/GFA	Cost	Cost/GFA	Cost	Cost/GFA
<b>Direct Construction Costs</b>						
<b>02 Existing Conditions</b>						
02 40 00 Demolition And Structure Moving	\$31,221	\$8.35	\$62,373	\$9.44	\$56,570	\$10.38
<b>02 Existing Conditions Total</b>	<b>\$31,221</b>	<b>\$8.35</b>	<b>\$62,373</b>	<b>\$9.44</b>	<b>\$56,570</b>	<b>\$10.38</b>
<b>03 Concrete</b>						
03 30 00 Cast-In-Place Concrete			\$1,189	\$0.18	\$1,189	\$0.22
<b>03 Concrete Total</b>			<b>\$1,189</b>	<b>\$0.18</b>	<b>\$1,189</b>	<b>\$0.22</b>
<b>04 Masonry</b>						
04 00 00 Masonry	\$680	\$0.18	\$1,240	\$0.19	\$1,560	\$0.29
04 20 00 Unit Masonry	\$6,523	\$1.74	\$35,522	\$5.37	\$39,821	\$7.31
<b>04 Masonry Total</b>	<b>\$7,203</b>	<b>\$1.93</b>	<b>\$36,762</b>	<b>\$5.56</b>	<b>\$41,381</b>	<b>\$7.59</b>
<b>05 Metals</b>						
05 10 00 Structural Metal Framing	\$2,800	\$0.75	\$7,700	\$1.17	\$7,700	\$1.41
<b>05 Metals Total</b>	<b>\$2,800</b>	<b>\$0.75</b>	<b>\$7,700</b>	<b>\$1.17</b>	<b>\$7,700</b>	<b>\$1.41</b>
<b>06 Wood, Plastics, And Composites</b>						
06 40 00 Architectural Woodwork	\$35,559	\$9.51	\$25,584	\$3.87	\$35,559	\$6.52
<b>06 Wood, Plastics, And Composites Total</b>	<b>\$35,559</b>	<b>\$9.51</b>	<b>\$25,584</b>	<b>\$3.87</b>	<b>\$35,559</b>	<b>\$6.52</b>
<b>08 Openings</b>						
08 10 00 Doors And Frames	\$9,773	\$2.61	\$19,780	\$2.99	\$24,936	\$4.58
08 50 00 Windows			\$10,525	\$1.59	\$10,702	\$1.96
<b>08 Openings Total</b>	<b>\$9,773</b>	<b>\$2.61</b>	<b>\$30,305</b>	<b>\$4.59</b>	<b>\$35,639</b>	<b>\$6.54</b>
<b>09 Finishes</b>						
09 20 00 Plaster And Gypsum Board	\$7,632	\$2.04	\$13,303	\$2.01	\$27,380	\$5.02
09 50 00 Ceilings	\$9,080	\$2.43	\$14,160	\$2.14	\$15,229	\$2.79
09 60 00 Flooring	\$22,729	\$6.08	\$33,775	\$5.11	\$32,952	\$6.05
09 80 00 Acoustic Treatment	\$279	\$0.07	\$544	\$0.08	\$1,124	\$0.21
09 90 00 Painting And Coating	\$9,640	\$2.58	\$13,260	\$2.01	\$12,960	\$2.38
<b>09 Finishes Total</b>	<b>\$49,360</b>	<b>\$13.20</b>	<b>\$75,042</b>	<b>\$11.35</b>	<b>\$89,645</b>	<b>\$16.45</b>
<b>10 Specialties</b>						
10 10 00 Information Specialties	\$11,839	\$3.17	\$19,045	\$2.88	\$16,473	\$3.02
10 20 00 Interior Specialties	\$22,817	\$6.10	\$23,548	\$3.56	\$22,817	\$4.19
<b>10 Specialties Total</b>	<b>\$34,656</b>	<b>\$9.27</b>	<b>\$42,593</b>	<b>\$6.44</b>	<b>\$39,290</b>	<b>\$7.21</b>
<b>11 Equipment</b>						
11 40 00 Foodservice Equipment	\$7,800	\$2.09	\$20,000	\$3.03	\$7,800	\$1.43
<b>11 Equipment Total</b>	<b>\$7,800</b>	<b>\$2.09</b>	<b>\$20,000</b>	<b>\$3.03</b>	<b>\$7,800</b>	<b>\$1.43</b>

Denney Juvenile Justice Center  
 Everett, WA  
 Schematic Design Statement of Probable Cost  
 12/20/21

**SUMMARY B MATRIX - MASTERFORMAT**

Description	01 Option A 3,740 SF		02 Option B 6,609 SF		03 Hybrid Option 5,450 SF	
	Cost	Cost/GFA	Cost	Cost/GFA	Cost	Cost/GFA
<b>21 Fire Suppression</b>						
21 10 00 Water-Based Fire-Suppression Systems	\$1,164	\$0.31	\$582	\$0.09	\$582	\$0.11
<b>21 Fire Suppression Total</b>	<b>\$1,164</b>	<b>\$0.31</b>	<b>\$582</b>	<b>\$0.09</b>	<b>\$582</b>	<b>\$0.11</b>
<b>22 Plumbing</b>						
22 00 00 Plumbing	\$1,337	\$0.36	\$1,154	\$0.17	\$1,154	\$0.21
22 40 00 Plumbing Fixtures	\$5,410	\$1.45	\$4,328	\$0.65	\$4,328	\$0.79
<b>22 Plumbing Total</b>	<b>\$6,747</b>	<b>\$1.80</b>	<b>\$5,482</b>	<b>\$0.83</b>	<b>\$5,482</b>	<b>\$1.01</b>
<b>23 Heating, Ventilating, And Air Conditioning (HVAC)</b>						
23 00 00 Heating, Ventilating, And Air Conditioning (HVAC)	\$42	\$0.01	\$168	\$0.03	\$126	\$0.02
23 30 00 HVAC Air Distribution	\$3,412	\$0.91	\$2,513	\$0.38	\$4,669	\$0.86
<b>23 Heating, Ventilating, And Air Conditioning (HVAC) Total</b>	<b>\$3,454</b>	<b>\$0.92</b>	<b>\$2,681</b>	<b>\$0.41</b>	<b>\$4,795</b>	<b>\$0.88</b>
<b>25 Integrated Automation</b>						
25 50 00 Integrated Automation Facility Controls	\$1,241	\$0.33	\$1,912	\$0.29	\$2,868	\$0.53
<b>25 Integrated Automation Total</b>	<b>\$1,241</b>	<b>\$0.33</b>	<b>\$1,912</b>	<b>\$0.29</b>	<b>\$2,868</b>	<b>\$0.53</b>
<b>26 Electrical</b>						
26 00 00 Electrical	\$35,914	\$9.60	\$54,371	\$8.23	\$43,664	\$8.01
26 20 00 Low-Voltage Electrical Distribution	\$11,627	\$3.11	\$16,289	\$2.46	\$13,746	\$2.52
26 50 00 Lighting	\$27,063	\$7.24	\$54,126	\$8.19	\$41,635	\$7.64
26 60 00 Electrical Connections			\$3,042	\$0.46	\$1,141	\$0.21
26 80 00 Electronic Monitoring and Control	\$6,854	\$1.83	\$10,731	\$1.62	\$8,247	\$1.51
26 90 00 Other Electrical	\$16,564	\$4.43	\$22,687	\$3.43	\$20,704	\$3.80
<b>26 Electrical Total</b>	<b>\$98,022</b>	<b>\$26.21</b>	<b>\$161,246</b>	<b>\$24.40</b>	<b>\$129,138</b>	<b>\$23.69</b>
<b>27 Communications</b>						
27 00 00 Communications	\$15,822	\$4.23	\$20,147	\$3.05	\$17,516	\$3.21
27 10 00 Structured Cabling	\$4,941	\$1.32	\$6,794	\$1.03	\$5,559	\$1.02
27 20 00 Data Communications	\$961	\$0.26	\$641	\$0.10	\$961	\$0.18
<b>27 Communications Total</b>	<b>\$21,725</b>	<b>\$5.81</b>	<b>\$27,582</b>	<b>\$4.17</b>	<b>\$24,036</b>	<b>\$4.41</b>
<b>Direct Construction Costs Total</b>	<b>\$310,725</b>	<b>\$83.08</b>	<b>\$501,032</b>	<b>\$75.81</b>	<b>\$481,673</b>	<b>\$88.38</b>

**SUMMARY B MATRIX - MASTERFORMAT**

Description	01 Option A 3,740 SF		02 Option B 6,609 SF		03 Hybrid Option 5,450 SF	
	Cost	Cost/GFA	Cost	Cost/GFA	Cost	Cost/GFA
<b>Markups</b>						
<b>Markups</b>						
A. General Conditions, 7.00%	\$21,751	\$5.82	\$35,072	\$5.31	\$33,717	\$6.19
B. General Requirements, 4.00%	\$12,429	\$3.32	\$20,041	\$3.03	\$19,267	\$3.54
C. Contractor's Fee, 4.50%	\$15,521	\$4.15	\$25,027	\$3.79	\$24,060	\$4.41
D. Bonds & Insurance, 2.50%	\$9,011	\$2.41	\$14,529	\$2.20	\$13,968	\$2.56
E. Design Contingency, 15.00%	\$55,415	\$14.82	\$89,355	\$13.52	\$85,903	\$15.76
F. Temporary Security Allowance, 8%	\$33,988	\$9.09	\$54,805	\$8.29	\$52,687	\$9.67
<b>Markups Total</b>	<b>\$148,115</b>	<b>\$39.60</b>	<b>\$238,829</b>	<b>\$36.14</b>	<b>\$229,601</b>	<b>\$42.13</b>
<b>Markups Total</b>	<b>\$148,115</b>	<b>\$39.60</b>	<b>\$238,829</b>	<b>\$36.14</b>	<b>\$229,601</b>	<b>\$42.13</b>
<b>Grand Total</b>	<b>\$458,840</b>	<b>\$122.68</b>	<b>\$739,861</b>	<b>\$111.95</b>	<b>\$711,275</b>	<b>\$130.51</b>



**MASTERFORMAT DETAIL - 01 OPTION A**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>02 Existing Conditions</b>					
<b>02 40 00 Demolition And Structure Moving</b>					
<b>02 41 00 Demolition</b>					
	Electrical demolition / safe off	1	ea	\$3,064.26	\$3,064
	Interior demo, allowance	3,740	gsf	\$4.02	\$15,049
	Remove diffuser/grille w/flex duct	1	ea	\$69.30	\$69
	Remove fixtures and associated local pipe	5	ea	\$548.00	\$2,740
	Demo door, single	9	ea	\$56.48	\$508
	Demo interior partition	62	lf	\$19.93	\$1,236
	Demo casework	55	lf	\$16.61	\$914
	Demo flooring	3,176	sf	\$1.00	\$3,165
	Demo ceiling	1,995	sf	\$1.33	\$2,651
	Remove existing pass through and install sheet metal cover	1	lf	\$350.00	\$350
	Create a new opening in the CMU wall for new pass through	1	ea	\$500.00	\$500
	Demo CMU	25	lf	\$39.00	\$975
<b>02 40 00 Demolition And Structure Moving Total</b>					<b>\$31,221</b>
<b>02 Existing Conditions Total</b>					<b>\$31,221</b>
<b>04 Masonry</b>					
<b>04 00 00 Masonry</b>					
<b>04 05 00 Common Work Results For Masonry</b>					
	Anchor CMU wall to slab and floor above	17	lf	\$40.00	\$680
<b>04 00 00 Masonry Total</b>					<b>\$680</b>
<b>04 20 00 Unit Masonry</b>					
<b>04 22 00 Concrete Unit Masonry</b>					
	CMU, reinforced, 8" thick, split-face, interior	220	sf	\$29.65	\$6,523
<b>04 20 00 Unit Masonry Total</b>					<b>\$6,523</b>
<b>04 Masonry Total</b>					<b>\$7,203</b>
<b>05 Metals</b>					
<b>05 10 00 Structural Metal Framing</b>					
<b>05 12 00 Structural Steel Framing</b>					
	Steel beam, including post installed anchors at each end	8	lf	\$350.00	\$2,800
<b>05 10 00 Structural Metal Framing Total</b>					<b>\$2,800</b>
<b>05 Metals Total</b>					<b>\$2,800</b>

**MASTERFORMAT DETAIL - 01 OPTION A**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>06 Wood, Plastics, And Composites</b>					
<b>06 40 00 Architectural Woodwork</b>					
<b>06 41 00 Architectural Wood Casework</b>					
	Upper cabinets	19	lf	\$211.94	\$4,027
	Worktop, laminated, incl. all supports	27	lf	\$193.45	\$5,223
	Base cabinets, solid surface countertops	37	lf	\$591.65	\$21,891
	Wall shelves	19	lf	\$232.53	\$4,418
<b>06 40 00 Architectural Woodwork Total</b>					<b>\$35,559</b>
<b>06 Wood, Plastics, And Composites Total</b>					<b>\$35,559</b>
<b>08 Openings</b>					
<b>08 10 00 Doors And Frames</b>					
<b>08 11 00 Metal Doors And Frames</b>					
	Interior HM door in HM frame, full glazed, incl. hardware, single, type D	1	ea	\$2,620.33	\$2,620
	Interior HM door in HM frame, half glazed, incl. hardware, single, type C	2	ea	\$2,535.83	\$5,072
	Interior HM door in HM frame, incl. hardware, single	1	ea	\$2,080.83	\$2,081
<b>08 10 00 Doors And Frames Total</b>					<b>\$9,773</b>
<b>08 Openings Total</b>					<b>\$9,773</b>
<b>09 Finishes</b>					
<b>09 20 00 Plaster And Gypsum Board</b>					
<b>09 22 00 Supports For Plaster And Gypsum Board</b>					
	Interior metal stud furring, 3 5/8", 25 Ga., at 16" o.c.	87	sf	\$11.08	\$963
	Interior metal stud framing, 6", 18 Ga., at 16" o.c.	232	sf	\$13.74	\$3,189
	Bolt bottom stud channel to concrete floor	29	lf	\$13.23	\$384
	Bolt top stud channel to structure above incl. double top track	29	lf	\$25.63	\$743
	Additional blocking, support backing, stiffeners, etc.	290	sf	\$1.00	\$289
<b>09 29 00 Gypsum Board</b>					
	Gypsum board, 5/8" thick, finished (14), type X	576	sf	\$3.58	\$2,063
<b>09 20 00 Plaster And Gypsum Board Total</b>					<b>\$7,632</b>
<b>09 50 00 Ceilings</b>					
<b>09 51 00 Acoustical Ceilings</b>					
	Acoustic Tile Ceiling, 2' x 4'	1,995	sf	\$4.55	\$9,080
<b>09 50 00 Ceilings Total</b>					<b>\$9,080</b>

**MASTERFORMAT DETAIL - 01 OPTION A**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>09 60 00 Flooring</b>					
<b>09 61 00 Flooring Treatment</b>					
	Patch and repair floor at demolished partitions	174	sf	\$5.05	\$878
	Infill abandoned sink drains and plumbing	4	ea	\$250.00	\$1,000
<b>09 65 00 Resilient Flooring</b>					
	Resilient base	996	lf	\$5.24	\$5,217
	Resilient sheet flooring	176	sf	\$6.77	\$1,192
	Resilient tile	1,854	sf	\$4.73	\$8,769
<b>09 68 00 Carpeting</b>					
	Carpet tile	1,146	sf	\$4.95	\$5,674
<b>09 60 00 Flooring Total</b>					<b>\$22,729</b>
<b>09 80 00 Acoustic Treatment</b>					
<b>09 81 00 Acoustic Insulation</b>					
	Sound batt insulation, unbacked, interior	211	sf	\$1.32	\$279
<b>09 80 00 Acoustic Treatment Total</b>					<b>\$279</b>
<b>09 90 00 Painting And Coating</b>					
<b>09 91 00 Painting</b>					
	Paint interior walls	10,956	sf	\$0.88	\$9,640
<b>09 90 00 Painting And Coating Total</b>					<b>\$9,640</b>
<b>09 Finishes Total</b>					<b>\$49,360</b>
<b>10 Specialties</b>					
<b>10 10 00 Information Specialties</b>					
<b>10 11 00 Visual Display Units</b>					
	Marker boards	72	sf	\$23.68	\$1,705
<b>10 14 00 Signage</b>					
	Interior code and wayfinding signage, on a sf basis	3,740	gsf	\$2.71	\$10,134
<b>10 10 00 Information Specialties Total</b>					<b>\$11,839</b>
<b>10 20 00 Interior Specialties</b>					
<b>10 20 00 Interior Specialties</b>					
	Monitor mounts	3	ea	\$500.00	\$1,500

**MASTERFORMAT DETAIL - 01 OPTION A**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
10 22 00	Partitions				
	Operable partitions	277	sf	\$76.96	\$21,317
<b>10 20 00 Interior Specialties Total</b>					<b>\$22,817</b>
<b>10 Specialties Total</b>					<b>\$34,656</b>

**11 Equipment**

<b>11 40 00 Foodservice Equipment</b>					
<b>11 40 00 Foodservice Equipment</b>					
	Cooktop and rangehood	2	ea	\$900.00	\$1,800
	Microwave	2	ea	\$500.00	\$1,000
	Refrigerator, two door	2	ea	\$2,500.00	\$5,000
<b>11 40 00 Foodservice Equipment Total</b>					<b>\$7,800</b>
<b>11 Equipment Total</b>					<b>\$7,800</b>

**21 Fire Suppression**

<b>21 10 00 Water-Based Fire-Suppression Systems</b>					
<b>21 13 00 Fire-Suppression Sprinkler Systems</b>					
	Relocate sprinkler piping and head	4	ea	\$291.00	\$1,164
<b>21 10 00 Water-Based Fire-Suppression Systems Total</b>					<b>\$1,164</b>
<b>21 Fire Suppression Total</b>					<b>\$1,164</b>

**22 Plumbing**

<b>22 00 00 Plumbing</b>					
<b>22 05 00 Common Work Results For Plumbing</b>					
	Core drilling	2	ea	\$211.00	\$422
<b>22 08 00 Commissioning Of Plumbing</b>					
	Clean & test	5	ea	\$183.00	\$915
<b>22 00 00 Plumbing Total</b>					<b>\$1,337</b>
<b>22 40 00 Plumbing Fixtures</b>					
<b>22 42 00 Commercial Plumbing Fixtures</b>					
	Sink faucet and trim only (sink by others)	5	ea	\$660.00	\$3,300
	Local rough-in at fixture	5	ea	\$422.00	\$2,110
<b>22 40 00 Plumbing Fixtures Total</b>					<b>\$5,410</b>
<b>22 Plumbing Total</b>					<b>\$6,747</b>

**MASTERFORMAT DETAIL - 01 OPTION A**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b><u>23 Heating, Ventilating, And Air Conditioning (HVAC)</u></b>					
<b>23 00 00 Heating, Ventilating, And Air Conditioning (HVAC)</b>					
<b>23 05 00 Common Work Results For HVAC</b>					
	Test / balance	1	ea	\$42.00	\$42
<b>23 00 00 Heating, Ventilating, And Air Conditioning (HVAC) Total</b>					<b>\$42</b>
<b>23 30 00 HVAC Air Distribution</b>					
<b>23 31 00 HVAC Ducts And Casings</b>					
	Ductwork, galv	120	lb	\$15.50	\$1,860
	Conn to existing ductwork	1	ea	\$208.00	\$208
<b>23 33 00 Air Duct Accessories</b>					
	Manual volume damper	1	ea	\$94.30	\$94
	Flexible duct, insulated, various sizes	5	lf	\$28.80	\$144
<b>23 34 00 HVAC Fans</b>					
	Range hood exhaust fan	1	ea	\$924.00	\$924
<b>23 37 00 Air Outlets And Inlets</b>					
	Ceiling diffusers	1	ea	\$182.00	\$182
<b>23 30 00 HVAC Air Distribution Total</b>					<b>\$3,412</b>
<b>23 Heating, Ventilating, And Air Conditioning (HVAC) Total</b>					<b>\$3,454</b>
<b><u>25 Integrated Automation</u></b>					
<b>25 50 00 Integrated Automation Facility Controls</b>					
<b>25 55 00 Integrated Automation Control Of HVAC</b>					
	Relocate sensor	2	ea	\$285.00	\$570
	New sensor	1	ea	\$671.00	\$671
<b>25 50 00 Integrated Automation Facility Controls Total</b>					<b>\$1,241</b>
<b>25 Integrated Automation Total</b>					<b>\$1,241</b>
<b><u>26 Electrical</u></b>					
<b>26 00 00 Electrical</b>					
<b>26 05 00 Common Work Results For Electrical</b>					
	Branch power, 20 amp	1,820	lf	\$19.73	\$35,914
<b>26 00 00 Electrical Total</b>					<b>\$35,914</b>

**MASTERFORMAT DETAIL - 01 OPTION A**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>26 20 00 Low-Voltage Electrical Distribution</b>					
<b>26 24 00 Switchboards And Panelboards</b>					
	Rework Existing panels / terminations	1	ea	\$3,709.24	\$3,709
<b>26 27 00 Low-Voltage Distribution Equipment</b>					
	Duplex receptacle, 20 amp	48	ea	\$112.67	\$5,408
	Double duplex receptacle, 20 amp	13	ea	\$150.36	\$1,955
	Duplex receptacle, 20 amp GFCI	4	ea	\$138.80	\$555
<b>26 20 00 Low-Voltage Electrical Distribution Total</b>					<b>\$11,627</b>
<b>26 50 00 Lighting</b>					
<b>26 51 00 Interior Lighting</b>					
	Lighting fixtures	39	ea	\$693.92	\$27,063
<b>26 50 00 Lighting Total</b>					<b>\$27,063</b>
<b>26 80 00 Electronic Monitoring and Control</b>					
<b>26 82 00 Electronic Lighting Controls</b>					
	Dimmer switch	15	ea	\$348.26	\$5,224
	Three way switch	2	ea	\$136.81	\$274
	Occupancy sensor, ceiling mounted	3	ea	\$371.35	\$1,114
	Daylight sensor	1	ea	\$242.62	\$243
<b>26 80 00 Electronic Monitoring and Control Total</b>					<b>\$6,854</b>
<b>26 90 00 Other Electrical</b>					
<b>26 96 00 Miscellaneous Electrical</b>					
	Temp power, coordination, testing, seismic, consumables	1	ea	\$16,563.59	\$16,564
<b>26 90 00 Other Electrical Total</b>					<b>\$16,564</b>
<b>26 Electrical Total</b>					<b>\$98,022</b>
<b>27 Communications</b>					
<b>27 00 00 Communications</b>					
<b>27 05 00 Common Work Results For Communications</b>					
	J-hook support	72	ea	\$72.43	\$5,215
	Tele/data outlet, 2 port	24	ea	\$160.30	\$3,847
	Conduit, 3/4" emt	360	lf	\$12.47	\$4,489
	Conduit, 1 1/4" emt	120	lf	\$18.93	\$2,271
<b>27 00 00 Communications Total</b>					<b>\$15,822</b>

**MASTERFORMAT DETAIL - 01 OPTION A**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>27 10 00</b>	<b>Structured Cabling</b>				
27 13 00	Communications Backbone Cabling				
	CAT-6, 4 pair 23 AWG, UTP	3,600	lf	\$1.37	\$4,941
<b>27 10 00</b>	<b>Structured Cabling Total</b>				<b>\$4,941</b>
<b>27 20 00</b>	<b>Data Communications</b>				
27 20 00	Data Communications				
	HDMI connection	6	ea	\$160.24	\$961
<b>27 20 00</b>	<b>Data Communications Total</b>				<b>\$961</b>
<b>27</b>	<b>Communications Total</b>				<b>\$21,725</b>
<b>Grand Total</b>					<b>\$310,725</b>

**MASTERFORMAT DETAIL - 02 OPTION B**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>02 Existing Conditions</b>					
<b>02 40 00 Demolition And Structure Moving</b>					
<b>02 41 00 Demolition</b>					
	Electrical demolition / safe off	1	ea	\$5,465.98	\$5,466
	Interior demo, allowance	6,609	gsf	\$4.02	\$26,593
	Remove diffuser/grille w/flex duct	6	ea	\$69.30	\$416
	Remove fixtures and associated local pipe	5	ea	\$548.00	\$2,740
	Demo door, single	12	ea	\$56.48	\$678
	Demo interior partition	51	lf	\$19.93	\$1,016
	Demo casework	69	lf	\$16.61	\$1,146
	Demo flooring	4,688	sf	\$1.00	\$4,672
	Demo ceiling	3,111	sf	\$1.33	\$4,134
	Sawcut / patch slab	62	lf	\$92.78	\$5,752
	Sawcut new opening in the CMU wall for a single door	60	lf	\$40.00	\$2,400
	Sawcut new opening in the CMU wall for interior windows	36	lf	\$40.00	\$1,440
	Remove existing pass through and install sheet metal cover	1	lf	\$350.00	\$350
	Create a new opening in the CMU wall for new pass through	1	ea	\$500.00	\$500
	Demo CMU	130	lf	\$39.00	\$5,070
<b>02 40 00 Demolition And Structure Moving Total</b>					<b>\$62,373</b>
<b>02 Existing Conditions Total</b>					<b>\$62,373</b>
<b>03 Concrete</b>					
<b>03 30 00 Cast-In-Place Concrete</b>					
<b>03 31 00 Structural Concrete</b>					
	Infill depressed slab	1	cy	\$221.86	\$222
	New thickened slab footing for CMU	4	cy	\$241.74	\$967
<b>03 30 00 Cast-In-Place Concrete Total</b>					<b>\$1,189</b>
<b>03 Concrete Total</b>					<b>\$1,189</b>
<b>04 Masonry</b>					
<b>04 00 00 Masonry</b>					
<b>04 05 00 Common Work Results For Masonry</b>					
	Anchor CMU wall to slab and floor above	23	lf	\$40.00	\$920
	Dowels into ext footing for CMU	8	lf	\$40.00	\$320
<b>04 00 00 Masonry Total</b>					<b>\$1,240</b>



**MASTERFORMAT DETAIL - 02 OPTION B**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>04 20 00 Unit Masonry</b>					
04 22 00	Concrete Unit Masonry CMU, reinforced, 8" thick, split-face, interior	1,198	sf	\$29.65	\$35,522
<b>04 20 00 Unit Masonry Total</b>					<b>\$35,522</b>
<b>04 Masonry Total</b>					<b>\$36,762</b>
<b>05 Metals</b>					
<b>05 10 00 Structural Metal Framing</b>					
05 12 00	Structural Steel Framing Steel beam, including post installed anchors at each end	22	lf	\$350.00	\$7,700
<b>05 10 00 Structural Metal Framing Total</b>					<b>\$7,700</b>
<b>05 Metals Total</b>					<b>\$7,700</b>
<b>06 Wood, Plastics, And Composites</b>					
<b>06 40 00 Architectural Woodwork</b>					
06 41 00	Architectural Wood Casework				
	Upper cabinets	3	lf	\$211.94	\$636
	Worktop, laminated, incl. all supports	23	lf	\$193.45	\$4,449
	Base cabinets, solid surface countertops	26	lf	\$591.65	\$15,383
	Wall shelves	22	lf	\$232.53	\$5,116
<b>06 40 00 Architectural Woodwork Total</b>					<b>\$25,584</b>
<b>06 Wood, Plastics, And Composites Total</b>					<b>\$25,584</b>
<b>08 Openings</b>					
<b>08 10 00 Doors And Frames</b>					
<b>08 11 00 Metal Doors And Frames</b>					
	Interior HM door in HM frame, full glazed, incl. hardware, single, type D	3	ea	\$2,620.33	\$7,861
	Interior HM door in HM frame, half glazed, incl. hardware, single, type C	3	ea	\$2,535.83	\$7,607
	Interior HM door in HM frame, incl. hardware, single	1	ea	\$2,080.83	\$2,081
	Interior HM sliding door in HM frame, incl. hardware, single, type E	1	ea	\$2,230.83	\$2,231
<b>08 10 00 Doors And Frames Total</b>					<b>\$19,780</b>

**MASTERFORMAT DETAIL - 02 OPTION B**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>08 50 00 Windows</b>					
<b>08 51 00 Metal Windows</b>					
	Interior glazing	52	sf	\$88.74	\$4,615
	Safety glass window	24	sf	\$120.00	\$2,880
	Door sidelights or transom	28	sf	\$108.22	\$3,030
<b>08 50 00 Windows Total</b>					<b>\$10,525</b>
<b>08 Openings Total</b>					<b>\$30,305</b>
<b>09 Finishes</b>					
<b>09 20 00 Plaster And Gypsum Board</b>					
<b>09 22 00 Supports For Plaster And Gypsum Board</b>					
	Interior metal stud furring, 3 5/8", 25 Ga., at 16" o.c.	87	sf	\$11.08	\$963
	Interior metal stud framing, 6", 18 Ga., at 16" o.c.	453	sf	\$13.74	\$6,228
	Bolt bottom stud channel to concrete floor	49	lf	\$13.23	\$648
	Bolt top stud channel to structure above incl. double top track	49	lf	\$25.63	\$1,256
	Additional blocking, support backing, stiffeners, etc.	491	sf	\$1.00	\$490
<b>09 29 00 Gypsum Board</b>					
	Gypsum board, 5/8" thick, finished (I4), type X	1,038	sf	\$3.58	\$3,718
<b>09 20 00 Plaster And Gypsum Board Total</b>					<b>\$13,303</b>
<b>09 50 00 Ceilings</b>					
<b>09 51 00 Acoustical Ceilings</b>					
	Acoustic Tile Ceiling, 2' x 4'	3,111	sf	\$4.55	\$14,160
<b>09 50 00 Ceilings Total</b>					<b>\$14,160</b>
<b>09 60 00 Flooring</b>					
<b>09 61 00 Flooring Treatment</b>					
	Patch and repair floor at demolished partitions	362	sf	\$5.05	\$1,827
	Infill abandoned sink drains and plumbing	6	ea	\$250.00	\$1,500
<b>09 65 00 Resilient Flooring</b>					
	Resilient base	1,370	lf	\$5.24	\$7,176
	Resilient sheet flooring	176	sf	\$6.77	\$1,192
	Resilient tile	1,168	sf	\$4.73	\$5,524
<b>09 68 00 Carpeting</b>					
	Carpet tile	3,344	sf	\$4.95	\$16,557
<b>09 60 00 Flooring Total</b>					<b>\$33,775</b>

**MASTERFORMAT DETAIL - 02 OPTION B**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>09 80 00</b>	<b>Acoustic Treatment</b>				
09 81 00	Acoustic Insulation				
	Sound batt insulation, unbacked, interior	412	sf	\$1.32	\$544
<b>09 80 00 Acoustic Treatment Total</b>					<b>\$544</b>
<b>09 90 00</b>	<b>Painting And Coating</b>				
09 91 00	Painting				
	Paint interior walls	15,070	sf	\$0.88	\$13,260
<b>09 90 00 Painting And Coating Total</b>					<b>\$13,260</b>
<b>09 Finishes Total</b>					<b>\$75,042</b>
<b>10</b>	<b>Specialties</b>				
10 10 00	Information Specialties				
10 11 00	Visual Display Units				
	Marker boards	48	sf	\$23.68	\$1,137
10 14 00	Signage				
	Interior code and wayfinding signage, on a sf basis	6,609	gsf	\$2.71	\$17,908
<b>10 10 00 Information Specialties Total</b>					<b>\$19,045</b>
10 20 00	Interior Specialties				
10 20 00	Interior Specialties				
	Monitor mounts	2	ea	\$500.00	\$1,000
10 22 00	Partitions				
	Operable partitions	293	sf	\$76.96	\$22,548
<b>10 20 00 Interior Specialties Total</b>					<b>\$23,548</b>
<b>10 Specialties Total</b>					<b>\$42,593</b>
<b>11</b>	<b>Equipment</b>				
11 40 00	Foodservice Equipment				
11 40 00	Foodservice Equipment				
	Mobile kitchen, allowance	2	ea	\$10,000.00	\$20,000
<b>11 40 00 Foodservice Equipment Total</b>					<b>\$20,000</b>
<b>11 Equipment Total</b>					<b>\$20,000</b>

**MASTERFORMAT DETAIL - 02 OPTION B**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>21 Fire Suppression</b>					
<b>21 10 00 Water-Based Fire-Suppression Systems</b>					
<b>21 13 00 Fire-Suppression Sprinkler Systems</b>					
	Relocate sprinkler piping and head	2	ea	\$291.00	\$582
<b>21 10 00 Water-Based Fire-Suppression Systems Total</b>					<b>\$582</b>
<b>21 Fire Suppression Total</b>					<b>\$582</b>
<b>22 Plumbing</b>					
<b>22 00 00 Plumbing</b>					
<b>22 05 00 Common Work Results For Plumbing</b>					
	Core drilling	2	ea	\$211.00	\$422
<b>22 08 00 Commissioning Of Plumbing</b>					
	Clean & test	4	ea	\$183.00	\$732
<b>22 00 00 Plumbing Total</b>					<b>\$1,154</b>
<b>22 40 00 Plumbing Fixtures</b>					
<b>22 42 00 Commercial Plumbing Fixtures</b>					
	Sink faucet and trim only (sink by others)	4	ea	\$660.00	\$2,640
	Local rough-in at fixture	4	ea	\$422.00	\$1,688
<b>22 40 00 Plumbing Fixtures Total</b>					<b>\$4,328</b>
<b>22 Plumbing Total</b>					<b>\$5,482</b>
<b>23 Heating, Ventilating, And Air Conditioning (HVAC)</b>					
<b>23 00 00 Heating, Ventilating, And Air Conditioning (HVAC)</b>					
<b>23 05 00 Common Work Results For HVAC</b>					
	Test / balance	4	ea	\$42.00	\$168
<b>23 00 00 Heating, Ventilating, And Air Conditioning (HVAC) Total</b>					<b>\$168</b>
<b>23 30 00 HVAC Air Distribution</b>					
<b>23 31 00 HVAC Ducts And Casings</b>					
	Conn to existing ductwork	4	ea	\$208.00	\$832
<b>23 33 00 Air Duct Accessories</b>					
	Manual volume damper	4	ea	\$94.30	\$377
	Flexible duct, insulated, various sizes	20	lf	\$28.80	\$576

**MASTERFORMAT DETAIL - 02 OPTION B**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>23 37 00</b>	<b>Air Outlets And Inlets</b>				
	Ceiling diffusers	4	ea	\$182.00	\$728
<b>23 30 00 HVAC Air Distribution Total</b>					<b>\$2,513</b>
<b>23 Heating, Ventilating, And Air Conditioning (HVAC) Total</b>					<b>\$2,681</b>
<b>25 Integrated Automation</b>					
<b>25 50 00 Integrated Automation Facility Controls</b>					
<b>25 55 00 Integrated Automation Control Of HVAC</b>					
	Relocate sensor	2	ea	\$285.00	\$570
	New sensor	2	ea	\$671.00	\$1,342
<b>25 50 00 Integrated Automation Facility Controls Total</b>					<b>\$1,912</b>
<b>25 Integrated Automation Total</b>					<b>\$1,912</b>
<b>26 Electrical</b>					
<b>26 00 00 Electrical</b>					
<b>26 05 00 Common Work Results For Electrical</b>					
	Branch power, 20 amp	2,380	lf	\$19.73	\$46,965
	Equipment feeder, 20 amp	360	lf	\$20.57	\$7,406
<b>26 00 00 Electrical Total</b>					<b>\$54,371</b>
<b>26 20 00 Low-Voltage Electrical Distribution</b>					
<b>26 24 00 Switchboards And Panelboards</b>					
	Rework Existing panels / terminations	1	ea	\$5,563.86	\$5,564
<b>26 27 00 Low-Voltage Distribution Equipment</b>					
	Duplex receptacle, 20 amp	53	ea	\$112.67	\$5,972
	Double duplex receptacle, 20 amp	27	ea	\$150.36	\$4,060
	Duplex receptacle, 20 amp GFCI	5	ea	\$138.80	\$694
<b>26 20 00 Low-Voltage Electrical Distribution Total</b>					<b>\$16,289</b>
<b>26 50 00 Lighting</b>					
<b>26 51 00 Interior Lighting</b>					
	Lighting fixtures	78	ea	\$693.92	\$54,126
<b>26 50 00 Lighting Total</b>					<b>\$54,126</b>

**MASTERFORMAT DETAIL - 02 OPTION B**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>26 60 00</b>	<b>Electrical Connections</b>				
<b>26 61 00</b>	<b>Equipment Connections</b>				
	Equipment connection	8	ea	\$199.25	\$1,594
	Disconnect switch, motor rated N1	8	ea	\$180.94	\$1,448
<b>26 60 00</b>	<b>Electrical Connections Total</b>				<b>\$3,042</b>
<b>26 80 00</b>	<b>Electronic Monitoring and Control</b>				
<b>26 82 00</b>	<b>Electronic Lighting Controls</b>				
	Dimmer switch	24	ea	\$348.26	\$8,358
	Three way switch	2	ea	\$136.81	\$274
	Occupancy sensor, ceiling mounted	5	ea	\$371.35	\$1,857
	Daylight sensor	1	ea	\$242.62	\$243
<b>26 80 00</b>	<b>Electronic Monitoring and Control Total</b>				<b>\$10,731</b>
<b>26 90 00</b>	<b>Other Electrical</b>				
<b>26 96 00</b>	<b>Miscellaneous Electrical</b>				
	Temp power, coordination, testing, seismic, consumables	1	ea	\$22,687.09	\$22,687
<b>26 90 00</b>	<b>Other Electrical Total</b>				<b>\$22,687</b>
<b>26</b>	<b>Electrical Total</b>				<b>\$161,246</b>
<b>27</b>	<b>Communications</b>				
<b>27 00 00</b>	<b>Communications</b>				
<b>27 05 00</b>	<b>Common Work Results For Communications</b>				
	J-hook support	99	ea	\$72.43	\$7,170
	Tele/data outlet, 2 port	33	ea	\$160.30	\$5,290
	Conduit, 3/4" emt	495	lf	\$12.47	\$6,172
	Conduit, 1 1/4" emt	80	lf	\$18.93	\$1,514
<b>27 00 00</b>	<b>Communications Total</b>				<b>\$20,147</b>
<b>27 10 00</b>	<b>Structured Cabling</b>				
<b>27 13 00</b>	<b>Communications Backbone Cabling</b>				
	CAT-6, 4 pair 23 AWG, UTP	4,950	lf	\$1.37	\$6,794
<b>27 10 00</b>	<b>Structured Cabling Total</b>				<b>\$6,794</b>

**MASTERFORMAT DETAIL - 02 OPTION B**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>27 20 00</b>	<b>Data Communications</b>				
27 20 00	Data Communications				
	HDMI connection	4	ea	\$160.24	\$641
<b>27 20 00 Data Communications Total</b>					<b>\$641</b>
<b>27 Communications Total</b>					<b>\$27,582</b>
<b>Grand Total</b>					<b>\$501,032</b>

**MASTERFORMAT DETAIL - 03 HYBRID OPTION**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>02 Existing Conditions</b>					
<b>02 40 00 Demolition And Structure Moving</b>					
<b>02 41 00 Demolition</b>					
	Electrical demolition / safe off	1	ea	\$4,554.99	\$4,555
	Interior demo, allowance	5,450	gsf	\$4.02	\$21,929
	Remove diffuser/grille w/flex duct	4	ea	\$69.30	\$277
	Remove fixtures and associated local pipe	7	ea	\$548.00	\$3,836
	Demo door, single	13	ea	\$56.48	\$734
	Demo interior partition	94	lf	\$19.93	\$1,873
	Demo casework	56	lf	\$16.61	\$930
	Demo flooring	4,725	sf	\$1.00	\$4,709
	Demo ceiling	3,346	sf	\$1.33	\$4,446
	Sawcut / patch slab	64	lf	\$92.78	\$5,938
	Sawcut new opening in the CMU wall for a single door	60	lf	\$40.00	\$2,400
	Sawcut new opening in the CMU wall for interior windows	36	lf	\$40.00	\$1,440
	Remove existing pass through and install sheet metal cover	1	lf	\$350.00	\$350
	Create a new opening in the CMU wall for new pass through	1	ea	\$500.00	\$500
	Demo CMU	68	lf	\$39.00	\$2,652
<b>02 40 00 Demolition And Structure Moving Total</b>					<b>\$56,570</b>
<b>02 Existing Conditions Total</b>					<b>\$56,570</b>
<b>03 Concrete</b>					
<b>03 30 00 Cast-In-Place Concrete</b>					
<b>03 31 00 Structural Concrete</b>					
	Infill depressed slab	1	cy	\$221.86	\$222
	New thickened slab footing for CMU	4	cy	\$241.74	\$967
<b>03 30 00 Cast-In-Place Concrete Total</b>					<b>\$1,189</b>
<b>03 Concrete Total</b>					<b>\$1,189</b>
<b>04 Masonry</b>					
<b>04 00 00 Masonry</b>					
<b>04 05 00 Common Work Results For Masonry</b>					
	Anchor CMU wall to slab and floor above	31	lf	\$40.00	\$1,240
	Dowels into ext footing for CMU	8	lf	\$40.00	\$320
<b>04 00 00 Masonry Total</b>					<b>\$1,560</b>



**MASTERFORMAT DETAIL - 03 HYBRID OPTION**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>04 20 00 Unit Masonry</b>					
04 22 00	Concrete Unit Masonry CMU, reinforced, 8" thick, split-face, interior	1,343	sf	\$29.65	\$39,821
<b>04 20 00 Unit Masonry Total</b>					<b>\$39,821</b>
<b>04 Masonry Total</b>					<b>\$41,381</b>
<b>05 Metals</b>					
<b>05 10 00 Structural Metal Framing</b>					
05 12 00	Structural Steel Framing Steel beam, including post installed anchors at each end	22	lf	\$350.00	\$7,700
<b>05 10 00 Structural Metal Framing Total</b>					<b>\$7,700</b>
<b>05 Metals Total</b>					<b>\$7,700</b>
<b>06 Wood, Plastics, And Composites</b>					
<b>06 40 00 Architectural Woodwork</b>					
06 41 00	Architectural Wood Casework				
	Upper cabinets	19	lf	\$211.94	\$4,027
	Worktop, laminated, incl. all supports	27	lf	\$193.45	\$5,223
	Base cabinets, solid surface countertops	37	lf	\$591.65	\$21,891
	Wall shelves	19	lf	\$232.53	\$4,418
<b>06 40 00 Architectural Woodwork Total</b>					<b>\$35,559</b>
<b>06 Wood, Plastics, And Composites Total</b>					<b>\$35,559</b>
<b>08 Openings</b>					
<b>08 10 00 Doors And Frames</b>					
<b>08 11 00 Metal Doors And Frames</b>					
	Interior HM door in HM frame, full glazed, incl. hardware, single, type D	4	ea	\$2,620.33	\$10,481
	Interior HM door in HM frame, half glazed, incl. hardware, single, type C	4	ea	\$2,535.83	\$10,143
	Interior HM door in HM frame, incl. hardware, single	1	ea	\$2,080.83	\$2,081
	Interior HM sliding door in HM frame, incl. hardware, single, type E	1	ea	\$2,230.83	\$2,231
<b>08 10 00 Doors And Frames Total</b>					<b>\$24,936</b>

**MASTERFORMAT DETAIL - 03 HYBRID OPTION**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>08 50 00 Windows</b>					
<b>08 51 00 Metal Windows</b>					
	Interior glazing	54	sf	\$88.74	\$4,792
	Safety glass window	24	sf	\$120.00	\$2,880
	Door sidelights or transom	28	sf	\$108.22	\$3,030
<b>08 50 00 Windows Total</b>					<b>\$10,702</b>
<b>08 Openings Total</b>					<b>\$35,639</b>
<b>09 Finishes</b>					
<b>09 20 00 Plaster And Gypsum Board</b>					
<b>09 22 00 Supports For Plaster And Gypsum Board</b>					
	Interior metal stud furring, 3 5/8", 25 Ga., at 16" o.c.	174	sf	\$11.08	\$1,926
	Interior metal stud framing, 6", 18 Ga., at 16" o.c.	936	sf	\$13.74	\$12,864
	Bolt bottom stud channel to concrete floor	101	lf	\$13.23	\$1,336
	Bolt top stud channel to structure above incl. double top track	101	lf	\$25.63	\$2,589
	Additional blocking, support backing, stiffeners, etc.	1,009	sf	\$1.00	\$1,007
<b>09 29 00 Gypsum Board</b>					
	Gypsum board, 5/8" thick, finished (I4), type X	2,139	sf	\$3.58	\$7,659
<b>09 20 00 Plaster And Gypsum Board Total</b>					<b>\$27,380</b>
<b>09 50 00 Ceilings</b>					
<b>09 51 00 Acoustical Ceilings</b>					
	Acoustic Tile Ceiling, 2' x 4'	3,346	sf	\$4.55	\$15,229
<b>09 50 00 Ceilings Total</b>					<b>\$15,229</b>
<b>09 60 00 Flooring</b>					
<b>09 61 00 Flooring Treatment</b>					
	Patch and repair floor at demolished partitions	324	sf	\$5.05	\$1,635
	Infill abandoned sink drains and plumbing	4	ea	\$250.00	\$1,000
<b>09 65 00 Resilient Flooring</b>					
	Resilient base	1,339	lf	\$5.24	\$7,013
	Resilient sheet flooring	176	sf	\$6.77	\$1,192
	Resilient tile	1,854	sf	\$4.73	\$8,769
<b>09 68 00 Carpeting</b>					
	Carpet tile	2,695	sf	\$4.95	\$13,343
<b>09 60 00 Flooring Total</b>					<b>\$32,952</b>

**MASTERFORMAT DETAIL - 03 HYBRID OPTION**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>09 80 00</b>	<b>Acoustic Treatment</b>				
09 81 00	Acoustic Insulation				
	Sound batt insulation, unbacked, interior	851	sf	\$1.32	\$1,124
<b>09 80 00 Acoustic Treatment Total</b>					<b>\$1,124</b>
<b>09 90 00</b>	<b>Painting And Coating</b>				
09 91 00	Painting				
	Paint interior walls	14,729	sf	\$0.88	\$12,960
<b>09 90 00 Painting And Coating Total</b>					<b>\$12,960</b>
<b>09 Finishes Total</b>					<b>\$89,645</b>
<b>10</b>	<b>Specialties</b>				
10 10 00	Information Specialties				
10 11 00	Visual Display Units				
	Marker boards	72	sf	\$23.68	\$1,705
10 14 00	Signage				
	Interior code and wayfinding signage, on a sf basis	5,450	gsf	\$2.71	\$14,767
<b>10 10 00 Information Specialties Total</b>					<b>\$16,473</b>
10 20 00	Interior Specialties				
10 20 00	Interior Specialties				
	Monitor mounts	3	ea	\$500.00	\$1,500
10 22 00	Partitions				
	Operable partitions	277	sf	\$76.96	\$21,317
<b>10 20 00 Interior Specialties Total</b>					<b>\$22,817</b>
<b>10 Specialties Total</b>					<b>\$39,290</b>
<b>11</b>	<b>Equipment</b>				
11 40 00	Foodservice Equipment				
11 40 00	Foodservice Equipment				
	Cooktop and rangehood	2	ea	\$900.00	\$1,800
	Microwave	2	ea	\$500.00	\$1,000
	Refrigerator, two door	2	ea	\$2,500.00	\$5,000
<b>11 40 00 Foodservice Equipment Total</b>					<b>\$7,800</b>
<b>11 Equipment Total</b>					<b>\$7,800</b>

**MASTERFORMAT DETAIL - 03 HYBRID OPTION**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>21 Fire Suppression</b>					
<b>21 10 00 Water-Based Fire-Suppression Systems</b>					
<b>21 13 00 Fire-Suppression Sprinkler Systems</b>					
	Relocate sprinkler piping and head	2	ea	\$291.00	\$582
<b>21 10 00 Water-Based Fire-Suppression Systems Total</b>					<b>\$582</b>
<b>21 Fire Suppression Total</b>					<b>\$582</b>
<b>22 Plumbing</b>					
<b>22 00 00 Plumbing</b>					
<b>22 05 00 Common Work Results For Plumbing</b>					
	Core drilling	2	ea	\$211.00	\$422
<b>22 08 00 Commissioning Of Plumbing</b>					
	Clean & test	4	ea	\$183.00	\$732
<b>22 00 00 Plumbing Total</b>					<b>\$1,154</b>
<b>22 40 00 Plumbing Fixtures</b>					
<b>22 42 00 Commercial Plumbing Fixtures</b>					
	Sink faucet and trim only (sink by others)	4	ea	\$660.00	\$2,640
	Local rough-in at fixture	4	ea	\$422.00	\$1,688
<b>22 40 00 Plumbing Fixtures Total</b>					<b>\$4,328</b>
<b>22 Plumbing Total</b>					<b>\$5,482</b>
<b>23 Heating, Ventilating, And Air Conditioning (HVAC)</b>					
<b>23 00 00 Heating, Ventilating, And Air Conditioning (HVAC)</b>					
<b>23 05 00 Common Work Results For HVAC</b>					
	Test / balance	3	ea	\$42.00	\$126
<b>23 00 00 Heating, Ventilating, And Air Conditioning (HVAC) Total</b>					<b>\$126</b>
<b>23 30 00 HVAC Air Distribution</b>					
<b>23 31 00 HVAC Ducts And Casings</b>					
	Ductwork, galv	120	lb	\$15.50	\$1,860
	Conn to existing ductwork	3	ea	\$208.00	\$624
<b>23 33 00 Air Duct Accessories</b>					
	Manual volume damper	3	ea	\$94.30	\$283
	Flexible duct, insulated, various sizes	15	lf	\$28.80	\$432

**MASTERFORMAT DETAIL - 03 HYBRID OPTION**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>23 34 00 HVAC Fans</b>					
	Range hood exhaust fan	1	ea	\$924.00	\$924
<b>23 37 00 Air Outlets And Inlets</b>					
	Ceiling diffusers	3	ea	\$182.00	\$546
<b>23 30 00 HVAC Air Distribution Total</b>					<b>\$4,669</b>
<b>23 Heating, Ventilating, And Air Conditioning (HVAC) Total</b>					<b>\$4,795</b>
<b><u>25 Integrated Automation</u></b>					
<b>25 50 00 Integrated Automation Facility Controls</b>					
<b>25 55 00 Integrated Automation Control Of HVAC</b>					
	Relocate sensor	3	ea	\$285.00	\$855
	New sensor	3	ea	\$671.00	\$2,013
<b>25 50 00 Integrated Automation Facility Controls Total</b>					<b>\$2,868</b>
<b>25 Integrated Automation Total</b>					<b>\$2,868</b>
<b><u>26 Electrical</u></b>					
<b>26 00 00 Electrical</b>					
<b>26 05 00 Common Work Results For Electrical</b>					
	Branch power, 20 amp	2,072	lf	\$19.73	\$40,887
	Equipment feeder, 20 amp	135	lf	\$20.57	\$2,777
<b>26 00 00 Electrical Total</b>					<b>\$43,664</b>
<b>26 20 00 Low-Voltage Electrical Distribution</b>					
<b>26 24 00 Switchboards And Panelboards</b>					
	Rework Existing panels / terminations	1	ea	\$4,700.54	\$4,701
<b>26 27 00 Low-Voltage Distribution Equipment</b>					
	Duplex receptacle, 20 amp	54	ea	\$112.67	\$6,084
	Double duplex receptacle, 20 amp	16	ea	\$150.36	\$2,406
	Duplex receptacle, 20 amp GFCI	4	ea	\$138.80	\$555
<b>26 20 00 Low-Voltage Electrical Distribution Total</b>					<b>\$13,746</b>
<b>26 50 00 Lighting</b>					
<b>26 51 00 Interior Lighting</b>					
	Lighting fixtures	60	ea	\$693.92	\$41,635
<b>26 50 00 Lighting Total</b>					<b>\$41,635</b>

**MASTERFORMAT DETAIL - 03 HYBRID OPTION**

Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>26 60 00</b>	<b>Electrical Connections</b>				
<b>26 61 00</b>	<b>Equipment Connections</b>				
	Equipment connection	3	ea	\$199.25	\$598
	Disconnect switch, motor rated N1	3	ea	\$180.94	\$543
<b>26 60 00 Electrical Connections Total</b>					<b>\$1,141</b>
<b>26 80 00</b>	<b>Electronic Monitoring and Control</b>				
<b>26 82 00</b>	<b>Electronic Lighting Controls</b>				
	Dimmer switch	19	ea	\$348.26	\$6,617
	Three way switch	2	ea	\$136.81	\$274
	Occupancy sensor, ceiling mounted	3	ea	\$371.35	\$1,114
	Daylight sensor	1	ea	\$242.62	\$243
<b>26 80 00 Electronic Monitoring and Control Total</b>					<b>\$8,247</b>
<b>26 90 00</b>	<b>Other Electrical</b>				
<b>26 96 00</b>	<b>Miscellaneous Electrical</b>				
	Temp power, coordination, testing, seismic, consumables	1	ea	\$20,704.49	\$20,704
<b>26 90 00 Other Electrical Total</b>					<b>\$20,704</b>
<b>26 Electrical Total</b>					<b>\$129,138</b>
<b>27</b>	<b>Communications</b>				
<b>27 00 00</b>	<b>Communications</b>				
<b>27 05 00</b>	<b>Common Work Results For Communications</b>				
	J-hook support	81	ea	\$72.43	\$5,867
	Tele/data outlet, 2 port	27	ea	\$160.30	\$4,328
	Conduit, 3/4" emt	405	lf	\$12.47	\$5,050
	Conduit, 1 1/4" emt	120	lf	\$18.93	\$2,271
<b>27 00 00 Communications Total</b>					<b>\$17,516</b>
<b>27 10 00</b>	<b>Structured Cabling</b>				
<b>27 13 00</b>	<b>Communications Backbone Cabling</b>				
	CAT-6, 4 pair 23 AWG, UTP	4,050	lf	\$1.37	\$5,559
<b>27 10 00 Structured Cabling Total</b>					<b>\$5,559</b>

**MASTERFORMAT DETAIL - 03 HYBRID OPTION**

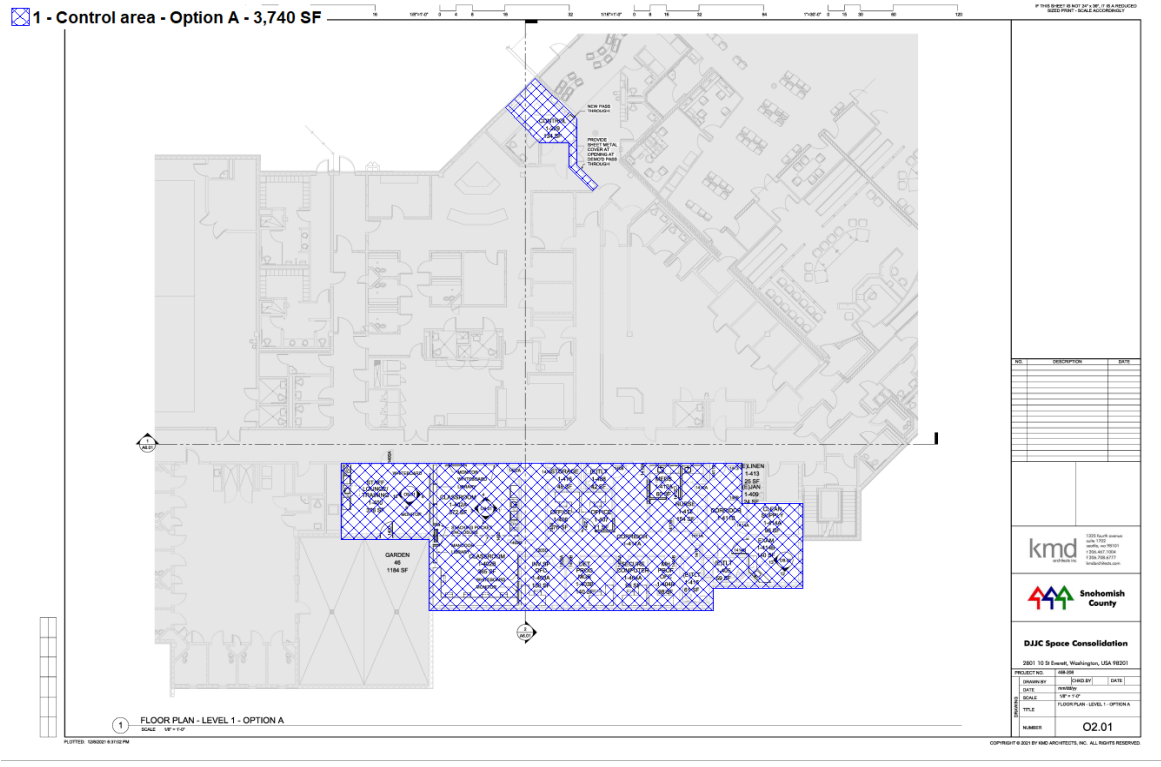
Code	Description	Quantity	Unit	Unit Rate	Total Cost
<b>27 20 00</b>	<b>Data Communications</b>				
27 20 00	Data Communications				
	HDMI connection	6	ea	\$160.24	\$961
<b>27 20 00</b>	<b>Data Communications Total</b>				<b>\$961</b>
<b>27</b>	<b>Communications Total</b>				<b>\$24,036</b>
<b>Grand Total</b>					<b>\$481,673</b>

## SCHEDULE OF GROSS FLOOR AREAS

Schedule of Building Areas	01 Option A	02 Option B	03 Hybrid Option
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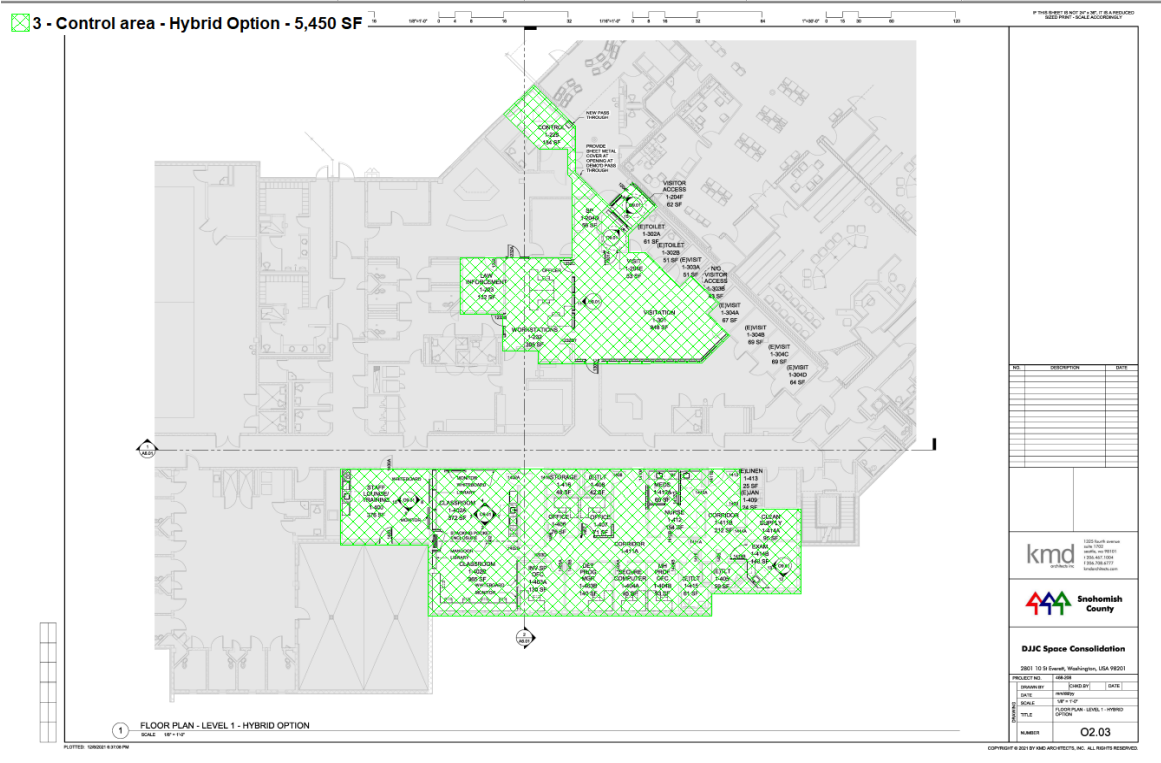
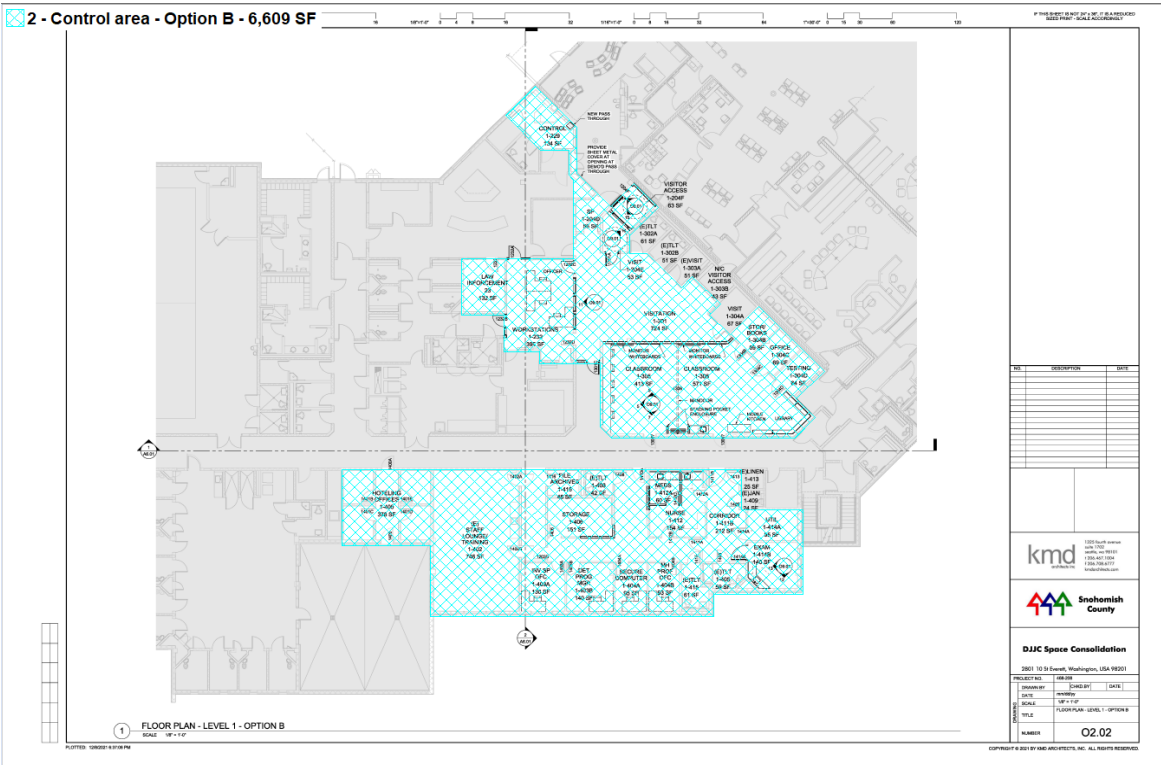
1. Enclosed Areas (x 100%)

Level 1	3,740	6,609	5,450
<b>Total Enclosed</b>	3,740	6,609	5,450
<b>Total Gross Floor Area</b>	<b>3,740</b>	<b>6,609</b>	<b>5,450</b>





## SCHEDULE OF GROSS FLOOR AREAS



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## APPENDIX 1 - APPROACH & METHODOLOGY

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<b>Basis of Estimate</b>	<ul style="list-style-type: none"><li>• Documents used:</li><li>• Drawings:<ul style="list-style-type: none"><li>• DJJC Space Consolidation_12082021</li><li>• DJJC Space Consolidation_12102021</li></ul></li></ul>
<b>Estimate Format</b>	A MasterFormat cost classification format has been used for the preparation of this estimate. It classifies costs by construction trades.
<b>Cost Mark Ups</b>	The following % mark ups have been included in each design option: <ul style="list-style-type: none"><li>• A. General Conditions, 7.00%</li><li>• B. General Requirements, 4.00%</li><li>• C. Contractor's Fee, 4.50%</li><li>• D. Bonds &amp; Insurance, 2.50%</li><li>• E. Design Contingency, 15.00%</li><li>• F. Temporary Security Allowance, 8%</li><li>• G. Escalation is Excluded</li></ul>
<b>Design Contingency</b>	An allowance of 15% for undeveloped design details has been included in this estimate. As the design of each system is further developed, details which historically increase cost become apparent and must be incorporated into the estimate while decreasing the %
<b>Construction Contingency</b>	It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 5% to 10% construction contingency is carried in this respect. This cost is not included within the estimate.
<b>Escalation</b>	Escalation is excluded.
<b>Construction Schedule</b>	No construction schedule is currently included.
<b>Method of Procurement</b>	The estimate is based on a Design / Bid / Build delivery model.
<b>Bid Conditions</b>	This estimate has been based upon competitive bid situations (minimum of 3 bidders) for all items of subcontracted work.
<b>Basis For Quantities</b>	Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.
<b>Basis for Unit Costs</b>	Unit costs as contained herein are based on current bid prices in Everett, Washington. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, field overhead, home office overhead, and profit. The general contractor's overhead is shown separately on the master summary.

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## APPENDIX 1 - APPROACH & METHODOLOGY

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### Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for renovation construction, updated to reflect current conditions in Everett, Washington.

### Key Exclusions

The following items have been excluded from our estimate:

- Project Soft Costs
- Department Relocation
- Seismic Upgrades
- Escalation
- Construction Contingency
- WSST
- B&O Tax

### Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

### Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub and general contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

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## **APPENDIX 1 - APPROACH & METHODOLOGY**

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### **COVID-19 Disclosure**

The outbreak of the novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on March 11th 2020, has impacted global financial markets.

Market activity is being impacted in many sectors and circumstances remain very fluid and variable in different jurisdictions. Accordingly, as of this date, we are concerned with the market related impacts on the deliverables we are furnishing to you as part of our Services including cost estimates, budgets, and schedules. Indeed, the current response to this pandemic means that we are faced with an unprecedented set of circumstances on which to base a judgement of the effects on the availability of labor, materials, and access and other impacts, although we are monitoring those on a continuing basis. Particularly including productivity impacts as a result of the CDC directives regarding social distancing.

Our Deliverables must be regarded with a degree of 'material uncertainty' – and a higher degree of caution – than would normally be the case. Given the unknown future impact that the COVID-19 pandemic might have on the construction and real estate markets, we recommend that you keep the Deliverables of this project under frequent review. For your information, we have not added or considered a COVID-19 additional contingency within this Deliverable.

### **Recommendations**

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.

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## APPENDIX 2 - SCOPE ASSUMPTIONS

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Description	Assumed Scope
<b>General Project Info</b>	<ul style="list-style-type: none"> <li>• Escalation is excluded.</li> <li>• Local GC laydown / compound area within proximity.</li> <li>• Local trade parking available both onsite (partial) and offsite.</li> <li>• All sub trades to be competitively bid.</li> <li>• Labor pool from Puget Sound area.</li> </ul>
<b>Detailed Assumptions</b>	
1. Substructure / Foundations	<ul style="list-style-type: none"> <li>• CMU walls - new thickened slab footing, anchoring at slab and floor above, fasten with dowels into existing footing.</li> <li>• Cut and repair slab on grade.</li> </ul>
2. Structure	<ul style="list-style-type: none"> <li>• CMU walls.</li> <li>• Steel beam support.</li> <li>• Structural drawings assumed to supersede architectural drawings.</li> </ul>
3. Envelope / Roofing	<ul style="list-style-type: none"> <li>• No scope included.</li> </ul>
4. Interiors	<ul style="list-style-type: none"> <li>• Temporary work area perimeter security allowances.</li> <li>• Metal stud framed interior construction.</li> <li>• Relite and sidelites.</li> <li>• HM interior door sets.</li> <li>• Floors: sheet vinyl, VCT, carpet.</li> <li>• Ceilings / soffits: ACT.</li> <li>• Walls: paint.</li> <li>• P-lam finished casework &amp; storage, and solid surface countertops.</li> <li>• Staff support break rooms, classroom - appliances.</li> <li>• TV brackets, markerboards.</li> <li>• Code required signage.</li> <li>• Specialties - Operable partition wall.</li> </ul>
5. Vert. Transportation	<ul style="list-style-type: none"> <li>• No scope included.</li> </ul>
6. Plumbing	<ul style="list-style-type: none"> <li>• New faucet, trim and rough-in at replaced sinks by others as noted on plans.</li> </ul>
7. HVAC	<ul style="list-style-type: none"> <li>• New and relocated diffusers including 5' flex duct and manual damper as noted on plans.</li> <li>• New range hood fan including new ductwork to exterior.</li> <li>• New and relocated temperature sensors.</li> </ul>

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## APPENDIX 2 - SCOPE ASSUMPTIONS

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Description	Assumed Scope
8. Electrical	<ul style="list-style-type: none"><li>• Temporary Power.</li><li>• Demolition and safe off.</li><li>• Rework Switchgear and electrical equipment as per drawings.</li><li>• All Branch circuits, conduit, junction boxes, wiring devices as per drawings.</li><li>• New LED lighting and lighting controls as per drawings.</li><li>• Single point power connections for mechanical equipment.</li><li>• Low voltage system includes testing, cabling termination for data jacks, access point, HDMI connection.</li></ul>
9. Fire Protection	<ul style="list-style-type: none"><li>• Relocate sprinkler head and piping in areas noted on plans.</li></ul>
10. Sitework	<ul style="list-style-type: none"><li>• No scope included.</li></ul>
11. Exclusions	<ul style="list-style-type: none"><li>• Project Soft Costs</li><li>• Department Relocation</li><li>• Seismic Upgrades</li><li>• Escalation</li><li>• Construction Contingency</li><li>• WSST</li><li>• B&amp;O Tax</li></ul>