

Construction Document Estimate 6/5/20	BCC Building Cost Consultants, Inc. Pottawattamie County Secondary Roads New Maintenance Building Hancock, Iowa BCC Job No.: 20-06-0060	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
ITEM	DESCRIPTION				
FINAL SUMMARY SHEET		Cost Per Square Foot			
Pottawattamie County - New Maintenance Building					
	Sitework (Pages 2-3)	12,000	S.F.	\$42.33	\$508,000.00
	New Construction - General (Pages 4-7)	12,000	S.F.	\$73.58	882,930.00
	New Construction - Mechanical (Pages 8-9)	12,000	S.F.	\$22.25	267,020.00
	New Construction - Electrical (Pages 10-11)	12,000	S.F.	\$11.28	135,400.00
	SUBTOTAL =				\$1,793,350.00
	General Conditions, Overhead, Profit, Insurance and Bond - 14%				\$251,070.00
	SUBTOTAL =				\$2,044,420.00
	Design Contingency - 2%				\$40,890.00
	SUBTOTAL =				\$2,085,310.00
	Escalation - 3%				\$62,560.00
	CONSTRUCTION TOTAL =				\$2,147,870.00
	COST PER SQUARE FOOT FOR	12,000	S.F.	=	\$178.99
QUALIFICATIONS					
1	No sales tax is included. Assumed facility is tax exempt.				
2	No costs are included for furniture, furnishings or movable equipment.				
3	No costs are included for maintenance equipment.				
4	The estimated construction costs assumed the project will be competitively bid with a minimum of 3-4 bidders.				
5	Assumed construction to be during normal working hours.				
6	The construction costs shall be used for budgeting and planning purposes only and shall not be used as an actual bid as given by a contractor to build the project.				
7	The construction totals are rounded to the nearest \$10.00.				

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ITEM	DESCRIPTION				
Sitework (Pages 2-3)					
1	Construction entrance.	500	S.F.	3.00	\$1,500.00
2	Concrete wash-out - 10' x 10'.	1	EA.	1,100.00	1,100.00
3	Silt fence.	2,100	L.F.	3.00	6,300.00
4	Haul-on fill with scrapper within half mile (if haul by dump truck cost per cubic yard = \$9.00 per C.Y.).	12,460	C.Y.	3.50	43,610.00
5	Fine grading and layout of parking, drives and buildings.	140,000	S.F.	0.15	21,000.00
6	9" concrete paving.	3,150	S.Y.	60.00	189,000.00
7	10" aggregate surfacing.	3,010	S.Y.	6.00	18,060.00
8	4" concrete sidewalks.	500	S.F.	5.00	2,500.00
9	Concrete structural stoops.	60	S.F.	30.00	1,800.00
10	6" concrete filled galvanized steel pipe bollards at building and site.	28	EA.	485.00	13,580.00
11	Footings for galvanized steel bollards at garage.	10	C.Y.	240.00	2,400.00
12	1-1/2" propane copper line.	70	L.F.	35.00	2,450.00
13	Fire line post indicator valve.	1	EA.	3,200.00	3,200.00
14	6" fire line valve.	1	EA.	2,500.00	2,500.00
15	6" PVC fire water line.	890	L.F.	40.00	35,600.00
16	2" PVC domestic water line.	40	L.F.	30.00	1,200.00
17	2-1/2" water valve.	1	EA.	1,900.00	1,900.00
18	Sand / oil interceptor.	1	EA.	8,500.00	8,500.00
19	Double grade clean-out.	1	EA.	1,700.00	1,700.00

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ITEM	DESCRIPTION				
Sitework (Pages 2-3)					
20	No fire line is included.	200	L.F.	0.00	0.00
21	4" P.V.C. sanitary sewer forced lines.	950	L.F.	35.00	33,250.00
22	Sanitary lift station - concrete pit, 2-4" 200 GPM pumps and 4 valve.	1	L.S.	25,000.00	25,000.00
23	Sanitary and water manhole.	1	EA.	5,500.00	5,500.00
24	Creek pipe crossing:				
	Concrete footings at each end.	3	C.Y.	250.00	750.00
	Steel bar joists.	1	Ton	5,500.00	5,500.00
	Steel channel - 1'-6" long.	12	EA.	150.00	1,800.00
25	Sanitary clean-outs.	2	EA.	850.00	1,700.00
26	No storm drainage is included.	1	L.S.	0.00	0.00
27	Primary electrical feeder - 2" empty conduit and cables by utility company.	950	L.F.	25.00	23,750.00
28	Primary transformer by Utility Company.	1	EA.	0.00	0.00
29	400 amp secondary electrical feeder.	50	L.F.	60.00	3,000.00
30	1" PVC conduit and cables for telephone service and fiber optic.	950	L.F.	20.00	19,000.00
31	Electrical handhole.	1	EA.	1,900.00	1,900.00
32	Grass seeding Type 1.	74,349	S.F.	0.20	14,870.00
33	Grass seeding Type 2.	33,264	S.F.	0.25	8,320.00
34	6" deep decorative gravel with geotextile fabric mirific 140 N. - 640' x 2' =	1,280	S.F.	4.50	5,760.00
	SUBTOTAL =				\$508,000.00

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ITEM	DESCRIPTION				
New Construction - General (Pages 4-7)					
1	Trench excavation at concrete foundations at exterior / interior building.	634	C.Y.	10.00	\$6,340.00
2	Excavation at column footings.	117	C.Y.	14.00	1,640.00
3	Concrete exterior grade beam footings at building.	76	C.Y.	250.00	19,000.00
4	Concrete footings at columns.	61	C.Y.	260.00	15,860.00
5	Concrete piers at column footings.	10	C.Y.	580.00	5,800.00
6	Concrete tension footings at interior.	16	C.Y.	255.00	4,080.00
7	Concrete tension footing at shelter walls.	9	C.Y.	250.00	2,250.00
8	10' concrete roof over storm shelter.	11	C.Y.	650.00	7,150.00
9	Interior concrete walls at storm shelter.	18	C.Y.	450.00	8,100.00
10	Interior concrete wall at wash bay.	12	C.Y.	450.00	5,400.00
11	2" rigid foundation insulation 525' x 4' =	2,100	S.F.	1.90	3,990.00
12	Compacted backfill at exterior foundations, interior concrete footings and column footings.	354	C.Y.	15.00	5,310.00
13	Waste excess excavation on site.	280	C.Y.	5.00	1,400.00
14	Interior concrete curb at entrance.	10	L.F.	20.00	200.00
15	6" concrete slab-on-grade with vapor barrier and granular fill at building.	12,000	S.F.	7.00	84,000.00
16	Add for warp concrete slab-on-grade at entrance.	150	S.F.	3.50	530.00
17	2X exterior wood blocking at exterior walls, doors, and windows.	1	L.S.	7,000.00	7,000.00
18	Exterior caulking and sealant.	1	L.S.	4,000.00	4,000.00

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ITEM	DESCRIPTION				
New Construction - General (Pages 4-7)					
19	Pre-engineered steel structure at equipment area metal panel walls, roof/wall, insulation and metal interior liners - 24' eave.	12,200	S.F.	33.00	402,600.00
20	12" insulated precast concrete base panels at exterior walls.	1,435	S.F.	45.00	64,580.00
21	Prefinished gutter system at building perimeter.	200	L.F.	12.00	2,400.00
22	Prefinished downspouts with splashblocks at building perimeter.	10	EA.	280.00	2,800.00
23	Exterior sign above entrance by others.	1	EA.	0.00	0.00
24	Exterior wall system aluminum frame windows.	270	S.F.	42.00	11,340.00
25	Exterior single full glass door, frame and hardware.	1	S.F.	1,700.00	1,700.00
26	Exterior wall system - louvers / dampers.	30	S.F.	67.00	2,010.00
27	Exterior single hollow metal door, frame and hardware.	1	EA.	1,150.00	1,150.00
28	Overhead automatic / insulated sectional doors at garage - 16'-0" x 16'-0".	7	EA.	9,500.00	66,500.00
29	Interior 8" CMU walls - 90' x 24' = 2,160 S.F. + 70' x 14' = 980 =	3,140	S.F.	12.00	37,680.00
30	Interior alternating tread stair to upper mechanical - 14 L.F.	1	EA.	5,100.00	5,100.00
31	Interior access doors, frames and hardware at plumbing wall in toilet room.	22	EA.	470.00	10,340.00
32	Interior single hollow metal doors, frames and hardware.	5	EA.	1,050.00	5,250.00
33	Interior double hollow metal doors, frame and hardware.	1	Set	1,850.00	1,850.00

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ITEM	DESCRIPTION				
34	Base cabinets.	10	L.F.	230.00	2,300.00

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ITEM	DESCRIPTION				
New Construction - General (Pages 4-7)					
35	Wall cabinets.	10	L.F.	120.00	1,200.00
36	2-stall toilet accessories.	1	EA.	3,900.00	3,900.00
37	Janitor closet sink accessories.	1	EA.	550.00	550.00
38	Shower accessories.	1	EA.	600.00	600.00
39	Single sink accessories.	1	EA.	400.00	400.00
40	Full height lockers and concrete base:				
	1'-6" wide.	8	EA.	250.00	2,000.00
	2'-6" wide.	1	EA.	400.00	400.00
41	Fire extinguishers and cabinets.	3	EA.	650.00	1,950.00
42	Interior signage at doors and walls.	26	EA.	60.00	1,560.00
43	Interior 2X wood blocking.	1	L.S.	2,000.00	2,000.00
44	Interior plywood backing.	1	L.S.	1,000.00	1,000.00
45	Interior caulking and sealant.	1	L.S.	1,500.00	1,500.00
46	Horizontal window shades at partial interior of exterior windows.	160	S.F.	12.00	1,920.00
47	Wall finishes:				
	Paint - 980' x 12' =	3,140	S.F.	1.25	3,930.00
	Porcelain tile - 80' x 9' =	720	S.F.	12.00	8,640.00
48	Flooring and base - 12,000 S.F.:				
	Porcelain tile.	180	S.F.	14.00	2,520.00
	Concrete sealer.	11,510	S.F.	2.00	23,020.00
	Vinyl tile.	310	S.F.	4.50	1,400.00
49	Ceilings - 12,000 S.F.:				
	2 x 4 ATC and suspension system.	630	S.F.	3.25	2,050.00

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ITEM	DESCRIPTION				
New Construction - General (Pages 4-7)					
50	Paint exposed structure at roof.	11,370	S.F.	2.00	22,740.00
51	Owner provided maintenance equipment.	1	EA.	0.00	0.00
SUBTOTAL =					\$882,930.00

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ITEM	DESCRIPTION				
New Construction - Mechanical (Pages 8-9)					
1	Sprinkler heads and piping.	12,000	S.F.	4.00	\$48,000.00
2	Plumbing fixtures and rough-in:				
	Water closet.	1	EA.	2,100.00	\$2,100.00
	Wall hung lavatory.	1	EA.	1,700.00	1,700.00
	Urinal.	1	EA.	2,000.00	2,000.00
	Eye wash.	1	EA.	1,500.00	1,500.00
	Emergency eye wash / shower.	1	EA.	3,100.00	3,100.00
	Floor drains.	7	EA.	650.00	4,550.00
	Interior hose bibs.	5	EA.	275.00	1,380.00
	Exterior water hydrants.	4	EA.	350.00	1,400.00
	Truck well solid separator - 6' x 4' x 6'.	1	EA.	6,000.00	6,000.00
	Trench drain.	170	L.F.	110.00	18,700.00
3	Plumbing piping and fittings:				
	1/2".	120	L.F.	22.00	2,640.00
	1".	460	L.F.	31.00	14,260.00
	1-1/4" - 1-1/2".	140	L.F.	34.00	4,760.00
	2".	30	L.F.	39.00	1,170.00
	3".	180	L.F.	44.00	7,920.00
	4".	90	L.F.	54.00	4,860.00
	6".	80	L.F.	66.00	5,280.00
4	Clean-outs.	4	EA.	650.00	2,600.00
5	50 MBH propane water heater - 30 gallons.	1	EA.	2,500.00	2,500.00
6	Tempering valves.	2	EA.	415.00	830.00
7	Shut-off control valves.	11	EA.	450.00	4,950.00
8	Propane gas and shut-off / regulator.	1	EA.	950.00	950.00
9	Expansion tank at water heater.	1	EA.	400.00	400.00
10	Electric unit heaters.	4	EA.	1,500.00	6,000.00
11	C.O. and N.O. 2 sensors.	3	EA.	390.00	1,170.00

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New Construction - Mechanical (Pages 8-9)					
12	Owner provided compressor.	1	EA.	0.00	0.00
13	800 CFM furnace.	1	EA.	4,500.00	4,500.00
14	Condensing unit - 24 MBH.	1	EA.	2,500.00	2,500.00
15	8' diameter ceiling fans.	3	EA.	1,750.00	5,250.00
16	Gas radiant heaters.	400	L.F.	175.00	70,000.00
17	Supply and exhaust ductwork.	700	lbs.	12.00	8,400.00
18	Duct insulation.	500	S.F.	4.00	2,000.00
19	Exhaust fans:				
	75-80 CFM.	4	EA.	550.00	2,200.00
	150 CFM.	1	EA.	700.00	700.00
	465 CFM.	1	EA.	850.00	850.00
	6,890 CFM.	1	EA.	4,900.00	4,900.00
20	Temperature controls, testing and balancing.	1	L.S.	15,000.00	15,000.00
	SUBTOTAL =				\$267,020.00

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New Construction - Electrical (Pages 10-11)					
1	Electrical service entrance disconnect.	1	L.S.	900.00	\$900.00
2	400 amp main distribution electrical panel, breakers and feeders.	1	EA.	8,800.00	8,800.00
3	Grounding system.	1	L.S.	2,000.00	2,000.00
4	Electrical disconnects.	10	EA.	400.00	4,000.00
5	Electrical supply / pull boxes and connection to overhead door operators.	7	EA.	650.00	4,550.00
6	No lighting protection is included.	1	L.S.	0.00	0.00
7	Electrical supply and connection to mechanical equipment.	27	EA.	400.00	10,800.00
8	Electrical supply and connection at air compressor.	1	EA.	750.00	750.00
9	Electric lights, switches, conduit and wiring:				
	Type 1.	8	EA.	420.00	3,360.00
	Type 2.	10	EA.	300.00	3,000.00
	Type 3.	28	EA.	1,000.00	28,000.00
	Type 3W.	8	EA.	1,150.00	9,200.00
	Type 4.	7	EA.	700.00	4,900.00
	Type 5.1.	1	EA.	800.00	800.00
	Type 5.2.	8	EA.	900.00	7,200.00
	Type 6.	5	EA.	270.00	1,350.00
	Switches.	14	EA.	90.00	1,260.00
	Occupancy sensors.	3	EA.	190.00	570.00
10	Conduit and wiring at lights.	2,100	L.F.	4.25	8,930.00
11	No lighting control system is included.	1	EA.	0.00	0.00
12	Electrical outlets:				
	Standard duplex.	20	EA.	100.00	2,000.00
	G.F.I.	22	EA.	150.00	3,300.00
	Welding outlets.	3	EA.	250.00	750.00

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New Construction - Electrical (Pages 10-11)					
13	Conduit and wiring at outlets.	1,700	L.F.	4.50	7,650.00
14	Fire alarm panel.	1	EA.	4,500.00	4,500.00
15	Fire alarm devices.	8	EA.	570.00	4,560.00
16	Smoke detectors.	6	EA.	225.00	1,350.00
17	4' x 4' x 3/4" telephone plywood backboard.	1	EA.	170.00	170.00
18	Weather security keypads.	7	EA.	1,100.00	7,700.00
19	NEMA 4X disconnect.	1	EA.	950.00	950.00
20	Telephone / data outlets, conduit and cables.	6	EA.	350.00	2,100.00
	SUBTOTAL =				\$135,400.00