

PROJECT:

**FIRE PLACE NORTH FORTY HOUSING
ASPEN FIRE DISTRICT HOUSING
ASPEN, CO**

PREPARED FOR:
**ASPEN FIRE DISTRICT
ASPEN, CO**

**GMP ESTIMATE R2
February 13, 2021**

PREPARED BY: **FCI Constructors, Inc.**

FCI Constructors, Inc.

Date:
Project:

February 13, 2021

FIRE PLACE NORTH FORTY HOUSING
ASPEN FIRE DISTRICT HOUSING
GMP ESTIMATE R2

GMP ESTIMATE R2			
DESCRIPTION	TOTAL SF	37,365	
	TOTAL COST	COST/SF	NOTES
010000 GENERAL CONDITIONS	\$ 907,363	\$ 24.28	
020000 EXISTING CONDITIONS	\$ 7,500	\$ 0.20	
030000 CONCRETE	\$ 2,042,931	\$ 54.67	
040000 MASONRY	\$ 34,068	\$ 0.91	
050000 METALS	\$ 407,400	\$ 10.90	
060000 WOOD & PLASTICS	\$ 1,362,160	\$ 36.46	
070000 THERMAL & MOISTURE PROTECTION	\$ 1,522,468	\$ 40.75	
080000 DOORS & WINDOWS	\$ 244,369	\$ 6.54	
090000 FINISHES	\$ 704,952	\$ 18.87	
100000 SPECIALTIES	\$ 87,193	\$ 2.33	
110000 EQUIPMENT	\$ 64,182	\$ 1.72	
120000 FURNISHINGS	\$ 75,281	\$ 2.01	
130000 SPECIAL CONSTRUCTION	\$ 240,000	\$ 6.42	
140000 CONVEYING SYSTEMS	\$ 99,100	\$ 2.65	
210000 FIRE SUPPRESSION	\$ 141,030	\$ 3.77	
220000 PLUMBING	\$ 1,809,656	\$ 48.43	
230000 HVAC	\$ 32,000	\$ 0.86	
260000 ELECTRICAL	\$ 774,977	\$ 20.74	
27/280000 LOW VOLTAGE/SPECIAL SYSTEMS	\$ 8,000	\$ 0.21	
310000 EARTHWORK	\$ 1,703,058	\$ 45.58	
310000 EARTHWORK - BUILDING	\$ 289,246	\$ 7.74	
320000 SITE IMPROVEMENTS	\$ 349,920	\$ 9.36	
330000 UTILITIES	\$ -	\$ -	INCLUDED IN DIV 31
SUBTOTAL - DIRECT COST	\$ 12,906,854	\$ 345.43	
PRECONSTRUCTION FEE	\$ -	\$ -	INCLUDED IN FEE
CONTINGENCY-BID/ESTIMATING	\$ -	\$ -	0.00%
CONTINGENCY- CONSTRUCTION	\$ 387,206	\$ 10.36	3.00%
BUILDERS RISK INSURANCE	\$ 62,400	\$ 1.67	Actual
GENERAL LIABILITY INSURANCE	\$ 106,563	\$ 2.85	0.75%
PROPERTY SURVEY	\$ -	\$ -	BY OWNER
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING	\$ -	\$ -	BY OWNER
MATERIALS TESTING / INSPECTION	\$ -	\$ -	BY OWNER
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES	\$ -	\$ -	BY OWNER
BUILDING PERMIT	\$ -	\$ -	BY OWNER
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M&E)	\$ -	\$ -	BY OWNER
FCI PAYMENT/PERFORMANCE BONDS	\$ 68,828	\$ 1.84	
FCI CONSTRUCTION PHASE FEE	\$ 676,593	\$ 18.11	5.00%
TOTAL ESTIMATED COST	\$ 14,208,443	\$ 380.26	

Item	Description	COST	ACCEPTED	Pending	REJECTED	Notes
1	REPLACE UNIT PAVERS SHOWN WITH CONCRETE FLATWORK	\$ -		\$ -		THIS ALTERNATE NO LONGER APPLICABLE
2	ALTERNATE LIGHT FIXTURE PACKAGE	\$ (19,457)		\$ (19,457)		
3	CANOPY OVER CENTER STAIR ILO SNOWMELT TREADS	\$	\$			INCLUDED IN GMP ESTIMATE ROM PRICING
2	ADD BUILDING 5	\$ 258,556		\$ 258,556		INCLUDED IN GMP ESTIMATE
4	TRIPLE PANE WINDOWS ILO DOUBLE PANE	\$			\$ 166,806	
5	THIN BRICK ILO STUCCO	\$ 166,806				INCLUDED IN GMP ESTIMATE
6	ADD GARAGE DOOR REMOTES	\$				
7	ADD GARAGE FLOOR SEALER	\$ 17,769			\$ 17,769	
			\$	\$ 258,556	\$ 184,575	

*****ALL TOTALS ARE ROUGH ORDER MAGNITUDE SAVINGS - CONFIRMATION NEEDED WITH SUBCONTRACTORS AND DESIGN*****

Item	Description	SAVINGS	ACCEPTED	Pending	REFLECTED	Notes
1	STUCCO ILO COMPOSITE SIDING	\$ (163,391)			\$ (163,391)	CANNOT BE ACCEPTED WITH VE ITEM 36
2	STUCCO ILO STANDING SEAM WALL PANELS	\$ (59,500)			\$ (59,500)	CANNOT BE ACCEPTED WITH VE ITEM 37
3	ELIMINATE COMPOSITE SCREENS	\$ (47,121)			\$ (47,121)	
4	CONCRETE ILO PAVERS AT ALL AREAS					RAMP CHANGED TO CONCRETE IN GMP ESTIMATE
5	HYDRAULIC ELEVATOR (125 FPM) ILO TRACTION (200 FPM)					INCLUDED IN GMP ESTIMATE
6	STORE BACKFILL MATERIALS AT PROPOSED STAGING AREA ILO EXPORT	\$ (13,589)		\$ (13,589)		TO BE VERIFIED BASED ON STAGING AREA ACQUIRED
7	SPREAD EXPORT SPOILS AT PROPOSED STAGING AREA ILO EXPORT	\$ (64,628)		\$ (64,628)		TO BE VERIFIED BASED ON STAGING AREA ACQUIRED
8	FLAT PLAZA SLAB W/SLOPED INSULATION ILO SLOPED CONCRETE					NO SAVINGS
9	ALUMINUM SERVICE FEEDERS ILO COPPER					ALUMINUM INCLUDED IN GMP ESTIMATE
10	ELIMINATE BUILDING 4	\$ (406,968)			\$ (406,968)	ROOM PRICING
11	ALTERNATE LIGHT FIXTURE PACKAGE					MOVED TO ALTERNATES LOG
12	DELETE PARKING GARAGE-COMPLETE	\$ (2,462,448)			\$ (2,462,448)	CANNOT BE ACCEPTED WITH VE ITEM 15
13	DELETE PARKING GARAGE-UNDER BUILDING 4	\$ (214,152)			\$ (214,152)	CANNOT BE ACCEPTED WITH VE ITEM 12
14	REMOVE STORAGE LOCKERS	\$ (53,591)			\$ (53,591)	CANNOT BE ACCEPTED WITH VE ITEM 13
15	HYDRONIC SNOWMELT ILO ELECTRIC					INCLUDED IN GMP ESTIMATE
16	ELIMINATE PLANTERS	\$ (31,398)			\$ (31,398)	
17	ELIMINATE ELEVATOR & SHAFT	\$ (145,265)			\$ (145,265)	
18	CHANGE STAIRS/RAILINGS TO WOOD	\$ -		\$ -		INCLUDES BUILDING 1 N&S; BUILDING 1 PATIO GUARDRAIL; CENTER STAIR SET & GUARDRAIL, AND NORTH & SOUTH GARAGE STAIR OPENING GUARDRAIL-ROOM PRICING FORTHCOMING
19	REMOVE (1) FULL BATHROOM	\$ (7,948)			\$ (7,948)	MAXIMUM OF (6) BATHROOMS TO DELETE (\$47,688)
20	REMOVE (1) POWDER ROOM	\$ (6,405)			\$ (6,405)	MAXIMUM OF (8) POWDER ROOMS TO DELETE (\$51,240)
22	ELIMINATE STORAGE FOOTPRINT OF GARAGE & PLAZA	\$ (149,370)			\$ (149,370)	CANNOT BE ACCEPTED WITH VE ITEMS 12 OR 14
23A	CODE MINIMUM PAVEMENT WALKWAYS AND 4" CONCRETE AT PLAZA	\$ (40,917)		\$ (40,917)		CANNOT BE ACCEPTED WITH VE ITEMS 4 OR 13 OR 23B
23B	CODE MINIMUM CONCRETE WALKWAYS AND SOD AT PLAZA	\$ (43,734)		\$ (43,734)		CANNOT BE ACCEPTED WITH VE ITEMS 4 OR 13 OR 23A
24	LOWER CONSTRUCTION CONTINGENCY TO 3%					REFLECTED IN GMP ESTIMATE
25	LIGHT GAGE METAL FRAMING ILO WOOD					NO COST SAVINGS
26	FIBERGLASS SHOWER/TUB INSERTS ILO TILE					MINIMAL COST SAVINGS; NOT RECOMMENDED
27	LOUVER BLINDS ILO CELLULAR					MINIMAL COST SAVINGS; NOT RECOMMENDED
28	ELIMINATE ENTRY DOOR LITES					INCLUDED IN GMP ESTIMATE
29	RAMP TO BE 6" CONCRETE ILO PAVERS					INCLUDED IN GMP ESTIMATE
31	ELIMINATE PLAZA TRENCH DRAINS	\$ (30,976)			\$ (30,976)	
32	ELIMINATE CLOSET DOOR TRIM					MINIMAL COST SAVINGS; NOT RECOMMENDED
33	LVT ILO CARPET					NO COST SAVINGS
34	CORRUGATED EXPOSED FASTENER ROOFING ILO STANDING SEAM	\$ (10,864)		\$ (10,864)		ASSUMES 24 GA PANELS
35	CORRUGATED EXPOSED FASTENER SIDING ILO COMPOSITE	\$ (104,916)		\$ (104,916)		ASSUMES 24 GA PANELS
36	CORRUGATED EXPOSED FASTENER SIDING ILO STANDING SEAM	\$ (23,469)		\$ (23,469)		ASSUMES 24 GA PANELS
37	WOOD PATIOS ILO CONCRETE					NO COST SAVINGS
38	REDUCE KITCHEN CABINET QUANTITY					MINIMAL COST SAVINGS; NOT RECOMMENDED
39	REDUCE CLOSET SHELVING DEPTH					MINIMAL COST SAVINGS; NOT RECOMMENDED
40	VINYL BASE ILO MDF					MINIMAL COST SAVINGS; NOT RECOMMENDED
41	CODE MINIMUM WINDOW SIZES					MINIMAL COST SAVINGS; NOT RECOMMENDED
42	BAR GRATE STAIR TREADS ILO CONCRETE					MINIMAL COST SAVINGS; NOT RECOMMENDED
43	ELIMINATE PLAZA DECK INSULATION	\$ 78,264		\$ 78,264		NOT RECOMMENDED
44	ELIMINATE RAMP INSULATION					INCLUDED IN GMP ESTIMATE
45	ROAD BASE ILO INSULATION (HIGH PSI) AT PLAZA PARKING					NO COST SAVINGS
46	CORRUGATED EXPOSED FASTENER SIDING ILO STUCCO	\$ (16,600)		\$ (16,600)		NOT RECOMMENDED
48	ELIMINATE ROOF PERIMETER HEAT TRACE					MINIMAL COST SAVINGS
49	K-STYLE GUTTERS ILO H-STYLE					MINIMAL COST SAVINGS
51	MCBRIDE STAGING AREA ILO SHUTTLE SERVICE	\$ (29,164)		\$ (29,164)		TO BE VERIFIED BASED ON STAGING AREA ACQUIRED
52	ELIMINATE BOARD FORM FINISH AT RAMP RETAINING WALLS	\$ (16,434)		\$ (16,434)		
		\$ -		\$ -		

Item	Division	Description	Amount	Notes
1	3	WINTER CONDITIONS - CONCRETE	\$ 74,496	TO BE USED AS NEEDED
2	5	MISCELLANEOUS METALS	\$ 28,024	TO BE USED AS NEEDED
3	6	TRASH ENCLOSURE STRUCTURE & ROOF	\$ 37,127	WILL BE BOUGHT OUT FOLLOWING DESIGN
4	9	TEMPORARY HEATING	\$ 52,500	TO BE USED AS NEEDED
5	10	SIGNAGE	\$ 2,915	WILL BE BOUGHT OUT FOLLOWING DESIGN
6	13	PHOTOVOLTAIC SYSTEM	\$ 240,000	WILL BE BOUGHT OUT ONCE SYSTEM DESIGN IS FINALIZED
7	31	SNOW REMOVAL & EARTHWORK WINTER CONDITIONS	\$ 138,600	TO BE USED AS NEEDED
8	31	ROCK REMOVAL	\$ 35,000	TO BE USED AS NEEDED
9	31	DEWATERING	\$ 20,420	TO BE USED AS NEEDED
10	8	WINDOW & SLIDING DOOR PACKAGE	\$ 85,000	GLAZING TBD
11	2	MISC SITE DEMOLITION	\$ 7,500	TO BE USED AS NEEDED
12	3	RESHORING OF CONCRETE DECK	\$ 15,000	TO BE USED AS NEEDED DURING CURING PERIOD
13	5	STAIR CANOPY-STRUCTURAL DESIGN	\$ 2,500	
14	5	STAIR CANOPY STRUCTURE (STEEL)	\$ 35,000	
15	7	MISC FLASHING	\$ 25,000	TO BE USED AS NEEDED
16	33	FOUNDATION DRAIN DRYWELL	\$ 11,075	
17	6	COMPOSITE BALCONY/WALKWAY SLATS	\$ 43,205	MATERIAL TBD
18	22	PLUMBING FIXTURE PACKAGE	\$ 125,000	TO BE VETTED OUT IN SUBMITTALS PHASE
19	32	IRRIGATION SYSTEM DESIGN & CONSTRUCTION	\$ 45,000	HINES DESIGN TO BE ISSUED IN CD'S AND PRICED ACCORDINGLY
20	6	COST IMPACTS-ADDED LAUNDRY AREA CABINETS	\$ 5,000	DESIGN TO BE ISSUED IN CD'S

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT
FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
GMP ESTIMATE R2

SF 37,365

DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
TRASH ENCLOSURE				
	<i>INCLUDES METAL CONNECTION HARDWARE</i>			
FRAMING PACKAGE (WOOD)	LS	1.00	\$ 15,000.00	15,000
FRAMING LABOR	LS	1.00	\$ 10,000.00	10,000
EXCAVATION & BACKFILL	LS	1.00	\$ 5,073.00	5,073
ROOF PANELS & TRIM (CORRUGATED)	LS	1.00	\$ 3,054.00	3,054
FINISH EXPOSED WOOD	LS	1.00	\$ 1,500.00	1,500
PATCH ASPHALT/CONCRETE	LS	1.00	\$ 2,500.00	2,500
SUBTOTAL				\$ 37,127
ALLOWANCE TOTAL				\$ 37,127
ALLOWANCE #3 TOTAL				\$ 37,127

FCI Cost Worksheet

Project: FIRE PLACE NORTH FORTY HOUSING
 ASPEN FIRE DISTRICT HOUSING

February 13, 2021

GMP ESTIMATE R2

SF 37,365

DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL	TOTAL
02000 EXISTING CONDITIONS					
02100 SITE DEMOLITION					
	STUTSMAN-GERBAZ				
CAP WATER SERVICE	EA	1.00	\$	-	EA INCLUDED
DEMO ASPHALT PAVING	SF	7,290.00	\$	-	SF INCLUDED
DEMO ASPHALT PAVING	SF	1,379.00	\$	-	SF INCLUDED
DEMO ASPHALT PAVING	SF	148.00	\$	-	SF INCLUDED
DEMO ASPHALT PAVING	SF	200.00	\$	-	SF INCLUDED
DEMO CONC PAVING	SF	125.00	\$	-	SF INCLUDED
REMOVE RIPRAP	SF	61.00	\$	+	SF INCLUDED
DEMO CURB & GUTTER	LF	400.00	\$	-	LF INCLUDED
REMOVE & SALVAGE DRYWELL	EA	1.00	\$	-	EA INCLUDED
REMOVE & SALVAGE LIGHT POLE	EA	2.00	\$	-	EA INCLUDED
REMOVE & RELOCATE LIGHT POLE BASE	EA	2.00	\$	-	EA INCLUDED
REMOVE WATER LINE	LF	-	\$	-	LF \$ -
REMOVE GAS LINE	LF	-	\$	-	LF \$ -
REMOVE TREE	EA	13.00	\$	-	EA INCLUDED
REMOVE TREE STUMPS	EA	13.00	\$	-	EA INCLUDED
REMOVE DRYWELL	EA	2.00	\$	-	EA INCLUDED
REMOVE DRAIN INLET	EA	2.00	\$	-	EA INCLUDED
REMOVE CULVERT	LF	88.00	\$	-	LF INCLUDED
REMOVE BOULDER WALL	LF	29.00	\$	-	LF INCLUDED
MISC SITE DEMOLITION	LS	1.00	\$	7,500.00	LS \$ 7,500
SUBTOTAL- SITE DEMOLITION					\$ 7,500
02000 EXISTING CONDITIONS - TOTALS					\$ 7,500

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE					
033000 CAST-IN-PLACE CONCRETE					
<i>FCI</i>					
STEM WALLS-134"H X 12" TH					
FORM/STRIP STEM WALLS		SF	4,902.00	\$ -	SF \$ 1,904,435
REBAR TO STEM WALLS	100#/CY	TN	5.36	\$ -	TN INCLUDED
POINT & PATCH STEM WALLS		SF	2,451.00	\$ -	SF INCLUDED
CONCRETE TO STEM WALLS		CY	107.12	\$ -	CY INCLUDED
SUBTOTAL- STEM WALLS					\$ 1,904,435
					\$ - CY
STEM WALLS-131"H X 12" TH					
FORM/STRIP STEM WALLS		SF	5,400.00	\$ -	SF INCLUDED
REBAR TO STEM WALLS	100#/CY	TN	5.90	\$ -	TN INCLUDED
POINT & PATCH STEM WALLS		SF	2,700.00	\$ -	SF INCLUDED
CONCRETE TO STEM WALLS		CY	118.00	\$ -	CY INCLUDED
SUBTOTAL- STEM WALLS					\$ -
					\$ - CY
STEM WALLS-126"H X 12" TH					
FORM/STRIP STEM WALLS		SF	161.00	\$ -	SF INCLUDED
REBAR TO STEM WALLS	100#/CY	TN	0.18	\$ -	TN INCLUDED
POINT & PATCH STEM WALLS		SF	80.50	\$ -	SF INCLUDED
CONCRETE TO STEM WALLS		CY	3.54	\$ -	CY INCLUDED
SUBTOTAL- STEM WALLS					\$ -
					\$ - CY
STEM WALLS-123"H X 12" TH					
FORM/STRIP STEM WALLS		SF	3,260.00	\$ -	SF INCLUDED
REBAR TO STEM WALLS	100#/CY	TN	3.15	\$ -	TN INCLUDED
POINT & PATCH STEM WALLS		SF	1,630.00	\$ -	SF INCLUDED
CONCRETE TO STEM WALLS		CY	63.00	\$ -	CY INCLUDED
SUBTOTAL- STEM WALLS					\$ -
					\$ - CY
STEM WALLS-90"H X 12" TH					
<i>GARAGE RAMP</i>					
FORM/STRIP STEM WALLS		SF	1,292.00	\$ -	SF INCLUDED
REBAR TO STEM WALLS	100#/CY	TN	1.42	\$ -	TN INCLUDED
POINT & PATCH STEM WALLS		SF	646.00	\$ -	SF INCLUDED
CONCRETE TO STEM WALLS		CY	28.32	\$ -	CY INCLUDED
SUBTOTAL- STEM WALLS					\$ -
					\$ - CY
STEM WALLS-80"H X 12" TH					
<i>GARAGE RAMP</i>					
FORM/STRIP STEM WALLS		SF	246.00	\$ -	SF INCLUDED
REBAR TO STEM WALLS	100#/CY	TN	0.30	\$ -	TN INCLUDED
POINT & PATCH STEM WALLS		SF	123.00	\$ -	SF INCLUDED
CONCRETE TO STEM WALLS		CY	5.90	\$ -	CY INCLUDED
SUBTOTAL- STEM WALLS					\$ -
					\$ - CY
STEM WALLS-166"H X 10" TH					
<i>ELEVATOR SHAFT</i>					
FORM/STRIP STEM WALLS		SF	1,086.00	\$ -	SF INCLUDED
REBAR TO STEM WALLS	100#/CY	TN	1.18	\$ -	TN INCLUDED
POINT & PATCH STEM WALLS		SF	543.00	\$ -	SF INCLUDED
CONCRETE TO STEM WALLS		CY	23.60	\$ -	CY INCLUDED
SUBTOTAL- STEM WALLS					\$ -
					\$ - CY

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
				\$	CY	
030000 CONCRETE						
033000 CAST-IN-PLACE CONCRETE						
WALL FOOTINGS-60" W X 16" TH-TYPE FC1						
FORM/STRIP WALL FOOTINGS		SF	1,735.00	\$	-	INCLUDED
SHEAR KEY TO WALL FOOTINGS		LF	578.00	\$	-	INCLUDED
REBAR TO WALL FOOTINGS		TN	7.58	\$	-	INCLUDED
CONCRETE TO WALL FOOTINGS		CY	189.46	\$	-	INCLUDED
SUBTOTAL- WALL FOOTINGS						\$ -
						\$ -
WALL FOOTINGS-108" W X 24" TH-TYPE FC2						
FORM/STRIP WALL FOOTINGS		SF	125.00	\$	-	INCLUDED
SHEAR KEY TO WALL FOOTINGS		LF	31.00	\$	-	INCLUDED
REBAR TO WALL FOOTINGS		TN	0.98	\$	-	INCLUDED
CONCRETE TO WALL FOOTINGS		CY	24.39	\$	-	INCLUDED
SUBTOTAL- WALL FOOTINGS						\$ -
						\$ -
WALL FOOTINGS-72" W X 20" TH-TYPE FC3						
FORM/STRIP WALL FOOTINGS		SF	278.00	\$	-	INCLUDED
SHEAR KEY TO WALL FOOTINGS		LF	83.00	\$	-	INCLUDED
REBAR TO WALL FOOTINGS		TN	1.45	\$	-	INCLUDED
CONCRETE TO WALL FOOTINGS		CY	36.35	\$	-	INCLUDED
SUBTOTAL- WALL FOOTINGS						\$ -
						\$ -
COLUMN FOOTINGS-TYPE F1						
FORM/STRIP COLUMN FOOTINGS		SF	216.00	\$	-	INCLUDED
SET COLUMN ANCHOR BOLTS	N/A	SETS	-	\$	-	-
GROUT COLUMN BASE PLATES	N/A	EA	-	\$	-	-
REBAR TO COL FOOTINGS	80#/CY	TN	0.85	\$	-	INCLUDED
CONCRETE TO COLUMN FOOTINGS		CY	21.24	\$	-	INCLUDED
SUBTOTAL- COLUMN FOOTINGS						\$ -
						\$ -
COLUMN FOOTINGS-TYPE F2						
FORM/STRIP COLUMN FOOTINGS		SF	960.00	\$	-	INCLUDED
SET COLUMN ANCHOR BOLTS	N/A	SETS	-	\$	-	-
GROUT COLUMN BASE PLATES	N/A	EA	-	\$	-	-
REBAR TO COL FOOTINGS	80#/CY	TN	4.20	\$	-	INCLUDED
CONCRETE TO COLUMN FOOTINGS		CY	104.89	\$	-	INCLUDED
SUBTOTAL- COLUMN FOOTINGS						\$ -
						\$ -
COLUMN FOOTINGS-TYPE F3						
FORM/STRIP COLUMN FOOTINGS		SF	352.00	\$	-	INCLUDED
SET COLUMN ANCHOR BOLTS	N/A	SETS	-	\$	-	-
GROUT COLUMN BASE PLATES	N/A	EA	-	\$	-	-
REBAR TO COL FOOTINGS	80#/CY	TN	1.69	\$	-	INCLUDED
CONCRETE TO COLUMN FOOTINGS		CY	42.31	\$	-	INCLUDED
SUBTOTAL- COLUMN FOOTINGS						\$ -
						\$ -
COLUMN FOOTINGS-TYPE F4						
FORM/STRIP COLUMN FOOTINGS		SF	96.00	\$	-	INCLUDED
SET COLUMN ANCHOR BOLTS	N/A	SETS	-	\$	-	-
GROUT COLUMN BASE PLATES	N/A	EA	-	\$	-	-
REBAR TO COL FOOTINGS	80#/CY	TN	0.50	\$	-	INCLUDED
CONCRETE TO COLUMN FOOTINGS		CY	12.59	\$	-	INCLUDED
SUBTOTAL- COLUMN FOOTINGS						\$ -
						\$ -

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING
 BASE BID

February 13, 2021
 GMP ESTIMATE R2

SF 37,365

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL
				\$	CY	
030000 CONCRETE	FCI			\$	-	CY
033000 CAST-IN-PLACE CONCRETE						
COLUMN FOOTINGS-TYPE F10						
FORM/STRIP COLUMN FOOTINGS		SF	32.00	\$	-	SF INCLUDED
SET COLUMN ANCHOR BOLTS	N/A	SETS	-	\$	-	SETS \$ -
GROUT COLUMN BASE PLATES	N/A	EA	-	\$	-	EA \$ -
REBAR TO COL FOOTINGS	80#/CY	TN	0.03	\$	-	TN INCLUDED
CONCRETE TO COLUMN FOOTINGS		CY	0.70	\$	-	CY INCLUDED
SUBTOTAL- COLUMN FOOTINGS				\$	-	CY \$ -
COLUMN PEDESTALS-18"X18"X12"						
FORM/STRIP COLUMN PEDESTALS		SF	6.00	\$	-	SF INCLUDED
REBAR TO COL PEDESTALS	300#/CY	TN	0.01	\$	-	TN INCLUDED
SET PEDESTAL ANCHOR BOLTS	N/A	SETS	-	\$	-	SETS \$ -
GROUT PEDESTAL BASE PLATES	N/A	EA	-	\$	-	EA \$ -
CONCRETE TO COLUMN PEDESTALS		CY	0.10	\$	-	CY INCLUDED
SUBTOTAL- COLUMN PEDESTALS				\$	-	CY \$ -
COLUMN PEDESTALS-12"X18"X12"						
FORM/STRIP COLUMN PEDESTALS		SF	75.00	\$	-	SF INCLUDED
REBAR TO COL PEDESTALS	300#/CY	TN	0.05	\$	-	TN INCLUDED
SET PEDESTAL ANCHOR BOLTS	N/A	SETS	-	\$	-	SETS \$ -
GROUT PEDESTAL BASE PLATES	N/A	EA	-	\$	-	EA \$ -
CONCRETE TO COLUMN PEDESTALS		CY	0.33	\$	-	CY INCLUDED
SUBTOTAL- COLUMN PEDESTALS				\$	-	CY \$ -
COLUMN PEDESTALS-12"X16"X37"						
FORM/STRIP COLUMN PEDESTALS		SF	13.50	\$	-	SF INCLUDED
REBAR TO COL PEDESTALS	300#/CY	TN	0.02	\$	-	TN INCLUDED
SET PEDESTAL ANCHOR BOLTS	N/A	SETS	-	\$	-	SETS \$ -
GROUT PEDESTAL BASE PLATES	N/A	EA	-	\$	-	EA \$ -
CONCRETE TO COLUMN PEDESTALS		CY	0.16	\$	-	CY INCLUDED
SUBTOTAL- COLUMN PEDESTALS				\$	-	CY \$ -
COLUMN PEDESTALS-12"X12"X37"						
FORM/STRIP COLUMN PEDESTALS		SF	36.00	\$	-	SF INCLUDED
REBAR TO COL PEDESTALS	300#/CY	TN	0.06	\$	-	TN INCLUDED
SET PEDESTAL ANCHOR BOLTS	N/A	SETS	-	\$	-	SETS \$ -
GROUT PEDESTAL BASE PLATES	N/A	EA	-	\$	-	EA \$ -
CONCRETE TO COLUMN PEDESTALS		CY	0.39	\$	-	CY INCLUDED
SUBTOTAL- COLUMN PEDESTALS				\$	-	CY \$ -
COLUMN PEDESTALS-12"X12"X12"						
FORM/STRIP COLUMN PEDESTALS		SF	16.00	\$	-	SF INCLUDED
REBAR TO COL PEDESTALS	300#/CY	TN	0.03	\$	-	TN INCLUDED
SET PEDESTAL ANCHOR BOLTS	N/A	SETS	-	\$	-	SETS \$ -
GROUT PEDESTAL BASE PLATES	N/A	EA	-	\$	-	EA \$ -
CONCRETE TO COLUMN PEDESTALS		CY	0.17	\$	-	CY INCLUDED
SUBTOTAL- COLUMN PEDESTALS				\$	-	CY \$ -
COLUMNS-18"X24"X124"						
FORM/STRIP COLUMNS		SF	1,470.00	\$	-	SF INCLUDED
REBAR TO COLUMNS	300#/CY	TN	4.13	\$	-	TN INCLUDED
SET COLUMN ANCHOR BOLTS	N/A	SETS	-	\$	-	SETS \$ -
GROUT COLUMN BASE PLATES	N/A	EA	-	\$	-	EA \$ -
CONCRETE TO COLUMNS		CY	27.53	\$	-	CY INCLUDED
SUBTOTAL- COLUMNS				\$	-	CY \$ -

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL	TOTAL
030000 CONCRETE						
033000 CAST-IN-PLACE CONCRETE						
FCI						
SUSPENDED SLABS-14.00" TH						
GARAGE LID						
CONCRETE TO SUSPENDED SLAB		CY	921.60	\$	-	CY INCLUDED
SHORING		SF	18,075.00	\$	-	SF INCLUDED
RESHORING	ALLOW	LS	1.00	\$	-	LS INCLUDED
ADD FOR MOSTURE BARRIER ADMIXTURE	N/A-EXCLUDED	CY	-	\$	-	CY \$ -
EDGE FORMS- 14.0"		LF	830.00	\$	-	LF INCLUDED
REBAR TO SUSPENDED SLAB		LS	1.00	\$	-	LS INCLUDED
STUDRAIL	S101	EA	7.00	\$	-	EA INCLUDED
STUDRAIL	S102	EA	7.00	\$	-	EA INCLUDED
STUDRAIL	S103	EA	6.00	\$	-	EA INCLUDED
CONTROL JOINTS- SAWN/CAULKED	N/A	LF	-	\$	-	LF \$ -
TROWEL FINISH SUSPENDED SLAB		SF	18,075.00	\$	-	SF INCLUDED
CURE & PROTECT SUSPENDED SLAB		SF	18,075.00	\$	-	SF INCLUDED
PERIMETER JOINT FILLER - 14" X 1/2"	N/A	LF	-	\$	-	LF \$ -
SUBTOTAL- SLAB ON GRADE						\$ -
SLAB ON GRADE-5.00" TH						
GARAGE SLAB						
CONCRETE TO SLAB ON GRADE		CY	324.12	\$	-	CY INCLUDED
ADD FOR THICKENED SLAB AT STAIR LANDINGS		CY	15.36	\$	-	CY INCLUDED
ADD FOR THICKENED SLAB AT PERIMETER		CY	38.22	\$	-	CY INCLUDED
ADD FOR THICKENED SLAB AT VEHICLE BARRIERS		CY	13.91	\$	-	CY INCLUDED
ADD FOR THICKENED SLAB AT STAIR COLUMNS		CY	0.36	\$	-	CY INCLUDED
ADD FOR TURNDOWN EDGE AT RAMP		CY	5.70	\$	-	CY INCLUDED
ADD FOR MOSTURE BARRIER ADMIXTURE	N/A-EXCLUDED	CY	-	\$	-	CY \$ -
EDGE FORMS- 5.0"	N/A	LF	-	\$	-	LF \$ -
REBAR TO SLAB ON GRADE- 1 LAYER-#4'S AT 18"		LF	-	\$	-	LF \$ -
OC	1.10#/SF	TN	9.79	\$	-	TN INCLUDED
CONTROL JOINTS- SAWN		LF	2,313.87	\$	-	LF INCLUDED
TROWEL FINISH SLAB ON GRADE		SF	17,799.00	\$	-	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	17,799.00	\$	-	SF INCLUDED
PERIMETER JOINT FILLER - 5" X 1/2"		LF	964.00	\$	-	LF INCLUDED
PARKING STRIPING		LS	1.00	\$	7,500.00	LS \$ 7,500
SUBTOTAL- SLAB ON GRADE						\$ 7,500
SLAB ON GRADE-24.00" TH						
ELEVATOR PIT SLAB						
CONCRETE TO SLAB ON GRADE		CY	38.81	\$	-	CY INCLUDED
ADD FOR MOSTURE BARRIER ADMIXTURE	N/A-EXCLUDED	CY	-	\$	-	CY \$ -
EDGE FORMS- 24.0"		LF	84.00	\$	-	LF INCLUDED
REBAR TO SLAB ON GRADE- 2 LAYERS-#7'S AT 10"		LF	-	\$	-	LF INCLUDED
OC	2.50#/SF	TN	0.56	\$	-	TN INCLUDED
CONTROL JOINTS- SAWN/CAULKED		LF	57.72	\$	-	LF INCLUDED
TROWEL FINISH SLAB ON GRADE		SF	444.00	\$	-	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	444.00	\$	-	SF INCLUDED
PERIMETER JOINT FILLER - 24" X 1/2"	N/A	LF	-	\$	-	LF \$ -
SUBTOTAL- SLAB ON GRADE						\$ -
						\$ - SF

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING
 BASE BID

February 13, 2021
 GMP ESTIMATE R2
 SF 37,365

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE					
033000 CAST-IN-PLACE CONCRETE					
<i>FCI</i>					
MEP EQUIPMENT PADS/MISC CONCRETE					
MEP EQUIPMENT PADS	ALLOW	SF	500.00	\$ -	SF INCLUDED
BUILDING CURB-6" THICK	12" HEIGHT	LF	1,089.00	\$ -	LF INCLUDED
BUILDING CURB-8" THICK	12" HEIGHT	LF	474.00	\$ -	LF INCLUDED
CENTER STAIR CURB	AT GARAGE LEVEL	LF	72.00	\$ -	LF INCLUDED
PRECAST STAIR TREADS	NORTH/SOUTH/CENTER GARAGE STAIRS	LS	1.00	\$ -	LS INCLUDED
CONCRETE PUMP		DYS	30.00	\$ -	DYS INCLUDED
LAYOUT/COORDINATION		HRS	480.00	\$ 60.00	HRS \$ 28,800
CLEANUP		HRS	480.00	\$ 40.00	HRS \$ 19,200
CONCRETE WASHOUT		PULLS	10.00	\$ 850.00	PULLS \$ 8,500
WINTER CONCRETE ADMIXTURES	TO 50% OF CONCRETE	CY	1,047.30	\$ 35.00	CY \$ 36,656
WEATHER PROTECTION/TEMP HEAT		MO	2.00	\$ 18,920.00	/MO \$ 37,840
SUBTOTAL- MEP EQUIPMENT PADS/MISC CONCRETE					\$ 130,996
SUBTOTAL- CAST-IN-PLACE CONCRETE					\$ 2,042,931
033810 GYPSUM CONCRETE FLOOR TOPPINGS					
<i>FCI</i>					
1.25" GYPCRETE TOPPING OVER WOOD DECK		SF	4,267.00	\$ -	SF INCLUDED
1/4" THICK SOUND REDUCTION MAT		SF	4,267.00	\$ -	SF INCLUDED
SUBTOTAL- GYPSUM CONCRETE FLOOR TOPPINGS					\$ -
030000 CONCRETE - TOTALS					\$ 2,042,931

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
040000 MASONRY					
042010 UNIT MASONRY					
HERITAGE MASONRY					
<i>8" SMOOTH FACE CMU WALLS- EXTERIOR /STRUCTURAL*****</i>	<i>ELEVATOR SHAFT</i>	<i>SF</i>	<i>798.75</i>		
8" HOLLOW CMU-SMOOTH FACE		PC	886.56	\$ -	PC \$ 29,068
8" BOND BEAM CMU-SMOOTH FACE		PC	32.00	\$ -	PC INCLUDED
MORTAR		CY	2.06	\$ -	CY INCLUDED
ADD FOR GROUTING 8" WALLS	<i>FULLY GROUTED</i>	SF	798.75	\$ -	SF INCLUDED
SCAFFOLDING		SF	798.75	\$ -	SF INCLUDED
TOOL JOINTS		SF	798.75	\$ -	SF INCLUDED
8" DUROWALL REINFORCING- 16" OC		LF	639.00	\$ -	LF INCLUDED
BOND BEAM REINF. STEEL- 2 #5'S		LB	100.00	\$ -	LB INCLUDED
<i>12" SMOOTH FACE CMU WALLS- EXTERIOR /STRUCTURAL*****</i>	<i>ELEVATOR SHAFT</i>	<i>SF</i>	<i>266.25</i>		
12" HOLLOW CMU-SMOOTH FACE		PC	274.19	\$ -	PC INCLUDED
12" BOND BEAM CMU-SMOOTH FACE		PC	32.00	\$ -	PC INCLUDED
MORTAR		CY	0.69	\$ -	CY INCLUDED
ADD FOR GROUTING 12" WALLS	<i>FULLY GROUTED</i>	SF	266.25	\$ -	SF INCLUDED
SCAFFOLDING		SF	266.25	\$ -	SF INCLUDED
TOOL JOINTS		SF	266.25	\$ -	SF INCLUDED
12" DUROWALL REINFORCING- 16" OC		LF	213.00	\$ -	LF INCLUDED
BOND BEAM REINF. STEEL- 2 #5'S		LB	100.00	\$ -	LB INCLUDED
INFILL ELEVATOR DOOR OPENING-12" CMU		LS	1.00	\$ -	LS INCLUDED
PRECAST TOP OF WALL CAP	<i>BUILDING 2 STAIR</i>	LF	15.00	\$ -	LF INCLUDED
WEATHER PROTECTION/TEMP HEAT	<i>N/A</i>	MO		\$ -	/MO \$ -
LAYOUT/COORDINATION		HRS	40.00	\$ 60.00	HRS \$ 2,400
CLEANUP		HRS	40.00	\$ 40.00	HRS \$ 1,600
DUMPSTERS		PULLS	1.00	\$ 1,000.00	PULLS \$ 1,000
SUBTOTAL- UNIT MASONRY					\$ 34,068
040000 MASONRY - TOTALS					\$ 34,068

FCI Cost Worksheet

February 13, 2021

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
050000 METALS					
055010 MISCELLANEOUS METALS					
	WESTERN PRECISION				
STAIR SET-STRINGERS/PANS/GUARDRAIL/HANDRAIL/STAINLESS CABLE-PRIMED	CENTER GARAGE STAIR	EA	1.00	\$ -	EA \$ 379,376
STAIR SET-STRINGERS/PANS-PRIMED	NORTH GARAGE STAIR	EA	1.00	\$ -	EA INCLUDED
STAIR SET-STRINGERS/PANS-PRIMED	SOUTH GARAGE STAIR	EA	1.00	\$ -	EA INCLUDED
GUARDRAIL-STEEL FRAME/STAINLESS CABLE & STANDOFF BRACKETS-PRIMED	BALCONIES	LF	95.00	\$ -	LF INCLUDED
GUARDRAIL-STEEL FRAME W/STAINLESS CABLE-PRIMED	NORTH GARAGE STAIR	LF	41.00	\$ -	LF INCLUDED
GUARDRAIL-STEEL FRAME W/STAINLESS CABLE-PRIMED	BLDG 1 NORTH STAIR	LF	53.00	\$ -	LF INCLUDED
GUARDRAIL-STEEL FRAME W/STAINLESS CABLE-PRIMED	BLDG 1 SOUTH STAIR	LF	53.00	\$ -	LF INCLUDED
GUARDRAIL-STEEL FRAME W/STAINLESS CABLE-PRIMED	CENTER GARAGE STAIR	LF	37.00	\$ -	LF INCLUDED
GUARDRAIL-STEEL FRAME W/STAINLESS CABLE & EMBEDS-PRIMED	GARAGE RAMP	LF	43.00	\$ -	LF INCLUDED
TREAD SUPPORT ANGLES-PRIMED	BLDG 1 NORTH STAIR	EA	16.00	\$ -	EA INCLUDED
TREAD SUPPORT ANGLES-PRIMED	BLDG 1 SOUTH STAIR	EA	16.00	\$ -	EA INCLUDED
HANDRAIL-WALL-MTD-PRIMED	NORTH GARAGE STAIR	LF	48.00	\$ -	LF INCLUDED
HANDRAIL-WALL-MTD-PRIMED	SOUTH GARAGE STAIR	LF	45.00	\$ -	LF INCLUDED
HANDRAIL-GRD-MTD-PRIMED	SITE RAMPS	LF	98.00	\$ -	LF INCLUDED
ABRASIVE STAIR NOSINGS		LF	201.00	\$ -	LF INCLUDED
ADA GUARDRAIL-TUBE STEEL-PRIMED	STAIR	LF	20.00	\$ -	LF INCLUDED
ELEVATOR HOIST BEAM-W18X15		EA	1.00	\$ -	EA INCLUDED
INTERIOR STAIR RAIL BRACE		EA	19.00	\$ -	EA INCLUDED
DUMPSTER GATES		PR	1.00	\$ -	PR INCLUDED
ROOF ACCESS LADDER		EA	4.00	\$ -	EA INCLUDED
GLULAM COLUMN BASE-EMBED W/HSS6X6X3/8" POST-PRIMED		EA	20.00	\$ -	EA INCLUDED
EMBEDS-BARE STEEL	AT HOLD DOWNS	EA	114.00	\$ -	EA INCLUDED
GLULAM BUCKET-PRIMED		EA	14.00	\$ -	EA INCLUDED
GLULAM CONNECTION BRACKETS-PRIMED	BEAM TO COLUMN/BEAM TO BEAM LOCATIONS	EA	97.00	\$ -	EA INCLUDED
PIPE BOLLARDS- 6" DIA-PRIMED	CHARGING STATION	EA	2.00	\$ -	EA INCLUDED
PIPE BOLLARDS- 6" DIA-PRIMED	GARAGE	EA	1.00	\$ -	EA INCLUDED
MISC METALS	ALLOW	SF	37,365.00	\$ 0.75	SF \$ 28,024
SUBTOTAL- MISCELLANEOUS METALS					\$ 407,400
050000 METALS - TOTALS					\$ 407,400

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
060000 WOOD & PLASTICS					
061100 ROUGH CARPENTRY					
	BLUE VALLEY				
LUMBER PACKAGE - FURNISHED & DELIVERED		LS	1.00	\$	1,014,104
FRAMING LABOR - INCLUDING ZIP PANELS & INTERIOR STAIRS		LS	1.00	\$	INCLUDED
LUMBER PACKAGE - FURNISHED & DELIVERED	TRASH ENCLOSURE	LS	1.00	\$	15,000
FRAMING LABOR	TRASH ENCLOSURE	LS	1.00	\$	10,000
INSTALL EXTERIOR DOORS & WINDOWS		EA	128.00	\$	INCLUDED
FLEXIBLE FLASHING-WINDOWS & DOORS		EA	128.00	\$	INCLUDED
JOINT TAPE-ZIP PANELS		LS	1.00	\$	INCLUDED
INTERIOR STAIR FRAMING		LS	1.00	\$	INCLUDED
IN-WALL BLOCKING-2X10	TOILET ACCESSORIES	LF	390.00	\$	INCLUDED
IN-WALL BLOCKING-2X10	TOILET ACCESSORIES-FUTURE	LF	186.00	\$	INCLUDED
IN-WALL BLOCKING-2X10	HANDRAIL	LF	370.00	\$	INCLUDED
IN-WALL BLOCKING-2X4	CASEWORK/SHELVING	LF	1,264.00	\$	INCLUDED
MISC BLOCKING		LS	1.00	\$ 12,000.00	12,000
ANCHOR BOLTS		LS	1.00	\$ 7,500.00	7,500
MISC HARDWARE		LS	1.00	\$ 15,000.00	15,000
ROUGH HARDWARE		LS	1.00	\$	INCLUDED
MANLIFTS/HOISTING		LS	1.00	\$	INCLUDED
DUMPSTERS		PULLS	6.00	\$ 1,000.00	6,000
CLEANUP		HRS	600.00	\$ 40.00	24,000
LAYOUT		HRS	400.00	\$ 60.00	24,000
SUBTOTAL- ROUGH CARPENTRY					\$ 1,127,604
062023 FINISH CARPENTRY					
FCI 1X3 COMPOSITE SLATS-BALCONIES/STAIRS		LF	4,320.50	\$ 10.00	43,205
BLUE VALLEY COMPOSITE WOOD DECKING-BALCONIES/DECKS	BUILDING 4 DECK	LS	1.00	\$	INCLUDED
BLUE VALLEY T&G SOFFIT	TO ALL SOFFITS	LS	1.00	\$	INCLUDED
BLUE VALLEY T&G DECKING	BUILDINGS 1 & 4 BUILDING 1 NORTH & SOUTH STAIRS	LS	1.00	\$	INCLUDED
BUILDERS VALLEY TIMBER STAIR TREADS-4X12		LS	1.00	\$	INCLUDED
FIRST BUILDERS INTERIOR WOOD HANDRAIL		LF	199.00	\$	INCLUDED
FIRST BUILDERS 1X8 STAIR WALL TOP CAP		LF	347.00	\$	INCLUDED
FIRST BUILDERS 1X3 STAIR WALL TRIM		LF	694.00	\$	INCLUDED
OSBURN ROD & SHELF		LF	58.00	\$	INCLUDED
OSBURN SHELF		LF	15.00	\$	INCLUDED
AMS CONST LABOR-RODS/SHELVES/HANDRAIL/DOORS/FRAMES/CASING/BASE/STAIR CAPS/DOOR HARDWARE		LS	1.00	\$	77,410
DUMPSTERS		PULLS	1.00	\$ 1,000.00	1,000
SUBTOTAL- FINISH CARPENTRY					\$ 121,615

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2
 SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
064010 MILLWORK		OSBURN CABINETS			
BASE CABINETS - PLASTIC LAMINATE-W/FULL OVERLAY WOOD DOORS		LF	181.00	\$ -	105,541
WALL CABINETS - PLASTIC LAMINATE- W/ FULL OVERLAY WOOD DOORS		LF	188.00	\$ -	INCLUDED
COUNTERTOPS-PLASTIC LAMINATE-KITCHEN		LF	236.00	\$ -	INCLUDED
COUNTERTOPS-PLASTIC LAMINATE-KITCHEN	ACCESSIBLE	LF	20.00	\$ -	INCLUDED
COUNTERTOPS-PLASTIC LAMINATE-BAR		LF	119.00	\$ -	INCLUDED
FULL HEIGHT PANTRY CABINETS - PLASTIC LAMINATE-W/FULL OVERLAY WOOD DOORS		LF	29.00	\$ -	INCLUDED
LINEN CABINETS - PLASTIC LAMINATE-W/FULL OVERLAY WOOD DOORS		LF	8.00	\$ -	INCLUDED
BATHROOM VANITY		LF	45.00	\$ -	INCLUDED
COST IMPACTS-LAUNDRY AREA CABINETS TO BE ADDED IN CD'S LAYOUT	ALLOWANCE	LS	1.00	\$ -	5,000
		HRS	40.00	\$ 60.00	2,400
SUBTOTAL- MILLWORK					\$ 112,941
064430 WOOD TRIM & MOULDINGS		BUILDERS FIRST			
PAINTED WOOD BASE MOULDING-PAINT GRADE-FACTORY PRIMED	MATERIALS	LF	5,741.00	\$ -	INCLUDED
PAINTED WOOD DOOR CASINGS-PAINT GRADE-FACTORY PRIMED	MATERIALS	LF	5,538.00	\$ -	INCLUDED
PAINTED WOOD WINDOW SILLS- 2 PC	MATERIALS	LF	325.00	\$ -	INCLUDED
SUBTOTAL- WOOD TRIM & MOULDINGS					\$ -
060000 WOOD & PLASTICS - TOTALS					\$ 1,362,160

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL
070000 THERMAL & MOISTURE PROTECTION					
071060 DAMPPROOFING					
PACIFIC ROOFING	DAMPPROOFING	BENEATH BUILDINGS	SF	8,954.00	\$ 235,859
SUBTOTAL- DAMPPROOFING					\$ 235,859
071413 WATERPROOFING					
PACIFIC ROOFING	SPRAY-APPLIED WATERPROOFING	AT CONCRETE PAVING OVER GARAGE	SF	1,066.00	INCLUDED
SUMMIT SEALANTS	SPRAY-APPLIED WATERPROOFING	GARAGE CONCRETE WALLS	SF	10,041.00	\$ 129,890
SUMMIT SEALANTS	SPRAY-APPLIED WATERPROOFING	AT PLANTERS/PAVERS OVER GARAGE	SF	276.00	INCLUDED
PACIFIC ROOFING	SPRAY-APPLIED WATERPROOFING	AT PAVERS OVER GARAGE	SF	6,886.00	INCLUDED
PACIFIC ROOFING	SPRAY-APPLIED WATERPROOFING	AT SOD OVER GARAGE	SF	821.00	INCLUDED
PACIFIC ROOFING	ADD FOR DRAINAGE BOARD	AT SOD OVER GARAGE	SF	821.00	INCLUDED
PACIFIC ROOFING	ADD FOR PROTECTION BOARD	AT PAVERS OVER GARAGE	SF	6,886.00	INCLUDED
PACIFIC ROOFING	ADD FOR DRAINAGE BOARD	AT PAVERS OVER GARAGE	SF	6,886.00	INCLUDED
PACIFIC ROOFING	3" RIGID INSUL SHEATHING BD	AT PAVERS OVER GARAGE-R15	SF	6,886.00	INCLUDED
SUMMIT SEALANTS	ADD FOR R10 RIGID INSULATION + DRAINAGE BOARD	GARAGE CONCRETE WALLS	SF	10,041.00	INCLUDED
FLOORPRO	DECK MEMBRANE-INTELLIDECK	BLDG 1 WALKWAY	SF	459.00	\$ 13,046
FLOORPRO	DECK MEMBRANE-INTELLIDECK	BLDG 1 BALCONY	SF	68.00	INCLUDED
SUBTOTAL-WATERPROOFING					\$ 142,936
072110 BUILDING INSULATION					
ACCURATE INSULATION	BATT INSULATION TO EXTERIOR WALLS		SF	14,623.00	\$ 168,369
ACCURATE INSULATION	SOUND BATT INSULATION TO INTERIOR WALLS		SF	30,119.50	INCLUDED
ACCURATE INSULATION	BATT INSULATION TO EXTERIOR WALLS	GARAGE R38 TO SPACE BETWEEN GARAGE LID AND FIRST FLOOR FRAMING- ASSEMBLY F1	SF	6,272.00	INCLUDED
ACCURATE INSULATION	BATT INSULATION	TO F2 FLOOR ASSEMBLY SPACE- FILLED	SF	7,563.00	INCLUDED
ACCURATE INSULATION	BATT INSULATION	TO F3 FLOOR ASSEMBLY SPACE- FILLED	SF	4,941.00	INCLUDED
ACCURATE INSULATION	BATT INSULATION	R19 TO ROOF ATTIC-TYPE R1 ASSEMBLY	SF	4,267.00	INCLUDED
ACCURATE INSULATION	BATT INSULATION TO ATTIC-6" BATTS		SF	7,065.00	INCLUDED
ACCURATE INSULATION	SPRAY FOAM INSULATION-1.5" TH	EXTERIOR WALLS	SF	14,623.00	INCLUDED
ACCURATE INSULATION	SPRAY FOAM INSULATION-5" TH	R30 TO ROOF ATTIC-TYPE R1 ASSEMBLY	SF	7,065.00	INCLUDED
ACCURATE INSULATION	SPRAY FOAM INSULATION-8" TH	R49 TO ROOF ATTIC-TYPE R2 ASSEMBLY	SF	3,180.00	INCLUDED
	FIRE STOPPING		LS	1.00	\$ 3,500.00
ACCURATE INSULATION	3" RIGID INSUL SHEATHING BD	FITNESS ROOM SLAB-R15	SF	1,251.00	INCLUDED
PACIFIC ROOFING	10" RIGID INSUL SHEATHING BD	CONC PAVING OVER GARAGE-R49	SF	1,066.00	INCLUDED
PACIFIC ROOFING	10" RIGID INSUL SHEATHING BD	AT PLANTERS/PAVERS OVER GARAGE	SF	276.00	INCLUDED
PACIFIC ROOFING	COVER BOARD- 0.50" TH-DENS DECK/GLASS MAT DUMPSTERS	CONC PAVING OVER GARAGE	SF	1,066.00	INCLUDED
			PULLS	1.00	\$ 1,000.00
SUBTOTAL- BUILDING INSULATION					\$ 172,869
072413 PLASTER STUCCO					
STUCCO WORKS					
	SYNTHETIC STUCCO SYSTEM		SF	7,263.00	\$ 74,900
	ADD FOR BASE TRIM		LF	584.00	\$ 6,132
	MANLIFTS/HOISTING		LS	1.00	INCLUDED
	DUMPSTERS		PULLS	1.00	\$ 1,000
SUBTOTAL- PLASTER STUCCO					\$ 82,032

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
070000 THERMAL & MOISTURE PROTECTION					
074213 METAL WALL & SOFFIT PANELS					
	<i>MV CONSTRUCTION</i>				
WALL PANELS - STANDING SEAM		SF	5,498.00	\$ -	SF \$ 323,880
WINDOW/DOOR TRIM		LF	1.00	\$ -	LF INCLUDED
SUBTOTAL- METAL WALL PANELS					\$ 323,880
074460 COMPOSITE SIDING & TRIM					
	<i>MV CONSTRUCTION</i>				
VERTICAL RAINSCREEN SIDING-FIBERON		SF	4,743.00	\$ -	SF INCLUDED
SUBTOTAL- COMPOSITE SIDING & TRIM					\$ -
075010 MEMBRANE ROOFING & FLASHING					
	<i>THE ROOFING COMPANY</i>				
<i>LOW SLOPE ROOFING*****</i>		SF	7,823.00		
KEE ROOF MEMBRANE	<i>FULLY ADHERED</i>	SF	7,823.00	\$ -	SF \$ 473,409
ROOF INSULATION - ADD FOR TAPER	<i>FULL TAPER SYSTEM</i>	SF	7,823.00	\$ -	SF INCLUDED
VAPOR BARRIER		SF	7,823.00	\$ -	SF INCLUDED
ROOF COVER BOARD- 0.50" TH-DENS DECK/GLASS MAT		SF	7,823.00	\$ -	SF INCLUDED
MISC FLASHING- MEMBRANE-ROOF OPENINGS		SF	250.00	\$ -	SF INCLUDED
ROOF WALKWAY PADS	<i>ALLOW</i>	SF	1,983.00	\$ -	SF INCLUDED
FLASH ROOF DRAINS/OVERFLOW DRAINS		EA	14.00	\$ -	EA INCLUDED
THRU-WALL SCUPPERS-PAINTED STEEL		EA	1.00	\$ -	EA INCLUDED
DOWNSPOUTS- PAINTED STEEL		LF	180.00	\$ -	LF INCLUDED
PERIMETER COPING - PREFIN GALV STEEL- BREAK METAL FORMED		LF	917.00	\$ -	LF INCLUDED
SAFETY/TEMP BARRICADES		HRS	40.00	\$ 40.00	HRS \$ 1,600
DUMPSTERS		PULLS	1.00	\$ 1,000.00	PULL: \$ 1,000
CLEANUP		HRS	160.00	\$ 40.00	HRS \$ 6,400
LAYOUT		HRS	120.00	\$ 60.00	HRS \$ 7,200
SUBTOTAL- MEMBRANE ROOFING					\$ 489,609
076200 SHEET METAL FLASHING & TRIM					
FLASHING AT DISSIMILAR SIDING MATERIALS		LF	896.00	\$ 25.00	LF \$ 22,400
MISC FLASHING	<i>ALLOW</i>	LS	1.00	\$ 25,000.00	LS \$ 25,000
SUBTOTAL-SHEET METAL FLASHING & TRIM					\$ 47,400
076510 SHEET METAL ROOFING					
	<i>THE ROOFING COMPANY</i>				
STANDING SEAM METAL ROOFING-24 GA PAINTED STEEL- MFG'S STANDARD COLORS	<i>BUILDINGS</i>	SF	3,180.00	\$ -	SF INCLUDED
FIRE RESISTIVE UNDERLAYMENT		SF	3,180.00	\$ -	SF INCLUDED
ICE & WATER SHIELD UNDERLAYMENT-SELF ADHERING		SF	3,180.00	\$ -	SF INCLUDED
FASCIA TRIM		LF	285.00	\$ -	LF INCLUDED
CONTINUOUS GUTTERS- FASCIA MOUNTED	<i>H-STYLE</i>	LF	218.00	\$ -	LF INCLUDED
CORRUGATED METAL ROOFING-24 GA PAINTED STEEL- MFG'S STANDARD COLORS	<i>TRASH ENCLOSURE</i>	SF	150.00	\$ -	SF INCLUDED
ICE & WATER SHIELD UNDERLAYMENT-SELF ADHERING		SF	150.00	\$ -	SF INCLUDED
FASCIA TRIM		LF	35.00	\$ -	LF INCLUDED
CONTINUOUS GUTTERS- FASCIA MOUNTED	<i>H-STYLE</i>	LF	8.00	\$ 25.00	LF \$ 200
SUBTOTAL- SHEET METAL ROOFING					\$ 200

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021

GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
070000 THERMAL & MOISTURE PROTECTION					
077200 ROOF SPECIALTIES	THE ROOFING COMPANY				
SNOW FENCE-2 RAIL		LS	1.00	\$ -	LS INCLUDED
ROOF SNOWMELT SYSTEM		LS	1.00	\$ -	LS INCLUDED
ROOF SNOWMELT SYSTEM	AT CONDENSATE DRAINS	LS	1.00	\$ 7,500	LS \$ 7,500
DELEGATE DESIGN-SNOW FENCE		LS	1.00	\$ 1,500	LS \$ 1,500
SUBTOTAL-ROOF SPECIALTIES					\$ 9,000
079010 CAULKING & SEALANTS					
SUMMIT SEALANTS CAULKING	BUILDINGS	SF	37,365.00	\$ 0.42	SF INCLUDED
SUMMIT SEALANTS CAULKING	GARAGE SLAB	SF	18,000.00	\$ 1.50	SF INCLUDED
FCI MISC JOINT SEALANTS		SF	37,365.00	\$ 0.50	SF \$ 18,683
SUBTOTAL- CAULKING & SEALANTS					\$ 18,683
070000 THERMAL & MOISTURE PROTECTION - TOTALS					\$ 1,522,468

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021

GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
080000 DOORS & WINDOWS					
081113 METAL DOORS & FRAMES					
COLORADO DOORWAYS					
HM DOOR FRAMES- 2'-10" X 5'-6"-16 GA -WELDED CORNERS		EA	2.00	\$ -	EA \$ 30,951
HM DOOR FRAMES- 3'-0" X 7'-0"-16 GA -WELDED CORNERS		EA	5.00	\$ -	EA INCLUDED
HM DOOR FRAMES- 3'-6" X 7'-0"-16 GA -WELDED CORNERS		EA	5.00	\$ -	EA INCLUDED
HM DOOR FRAMES- 3'-0" X 7'-0"-16 GA -WELDED CORNERS	W/SIDELITE & TRANSOM	EA	3.00	\$ -	EA INCLUDED
HM DOOR FRAMES- 3'-4" X 8'-0"-16 GA -WELDED CORNERS	W/TRANSOM	EA	3.00	\$ -	EA INCLUDED
HM DOOR FRAMES- 6'-0" X 7'-0"-16 GA -WELDED CORNERS		EA	1.00	\$ -	EA INCLUDED
HM DOOR-2'-10" X 5'-6"		EA	4.00	\$ -	EA INCLUDED
HM DOOR-3'-0" X 7'-0"		EA	10.00	\$ -	EA INCLUDED
HM DOOR-3'-6" X 7'-0"		EA	1.00	\$ -	EA INCLUDED
HM DOOR-3'-4" X 8'-0"		EA	2.00	\$ -	EA INCLUDED
HM BORROWED LITE FRAMING	GARAGE VESTIBULE	SF	427.00	\$ -	SF INCLUDED
ADD FOR VISION LIGHT KITS		EA	5.00	\$ -	/EA INCLUDED
HM DOOR FRAME INSTALL		EA	19.00	\$ 73.50	EA \$ 1,397
SUBTOTAL- HOLLOW METAL DOORS & FRAMES					\$ 32,348
081575 RESIDENTIAL DOORS & FRAMES					
BUILDERS FIRST					
EXTERIOR DOOR PACKAGE*****					
2'-8" X 6'-8" PRE-HUNG FULL TEMPERED LITE INSULATED FIBERGLASS DOORS	UNIT ENTRIES	EA	2.00	\$ -	/EA \$ 63,047
3'-0" X 7'-0" PRE-HUNG FULL TEMPERED LITE INSULATED FIBERGLASS DOORS	UNIT ENTRIES	EA	13.00	\$ -	/EA INCLUDED
INTERIOR DOOR PACKAGE*****					
FLUSHMOLDED/HOLLOW CORE DOORS- PRE HUNG W/O TRIM CASINGS	SINGLES	EA	116.00	\$ -	/EA INCLUDED
FLUSH MOLDED/HOLLOW CORE DOORS- PRE HUNG W/O TRIM CASINGS	BYPASS DOORS	EA	33.00	\$ -	/EA INCLUDED
FLUSH MOLDED/HOLLOW CORE DOORS- PRE HUNG W/O TRIM CASINGS	BARN DOORS	EA	1.00	\$ -	/EA INCLUDED
FLUSH MOLDED/HOLLOW CORE DOORS- PRE HUNG W/O TRIM CASINGS	POCKET DOORS	EA	1.00	\$ -	/EA INCLUDED
CLEANUP		HRS	160.00	\$ 40.00	HRS \$ 6,400
LAYOUT		HRS	120.00	\$ 60.00	HRS \$ 7,200
SUBTOTAL- RESIDENTIAL DOORS & FRAMES					\$ 76,647
083105 ACCESS DOORS					
WALL / CEILING ACCESS DOORS	ALLOW	EA	30.00	\$ 87.00	/EA \$ 2,610
CEILING ACCESS DOORS	ERV ACCESS	EA	14.00	\$ 195.00	/EA \$ 2,730
CEILING ACCESS DOORS	BRANCH CONTROLLER ACCESS	EA	9.00	\$ 95.00	/EA \$ 855
SUBTOTAL- ACCESS DOORS					\$ 6,195
083323 OVERHEAD FABRIC COILING DOORS					
DOOR SPECIALTIES					
HIGH SPEED FABRIC COILING DOOR-18'-0"X8'-2" W/VISION PANELS		EA	1.00	\$ -	/EA \$ 30,793
VISION EYES		EA	1.00	\$ -	/EA INCLUDED
GREEN/RED SIGNAL LIGHT		EA	1.00	\$ -	/EA INCLUDED
REMOTES	ACCEPTED ALTERNATE	EA	30.00	\$ -	/EA INCLUDED
SUBTOTAL- OVERHEAD FABRIC COILING DOORS					\$ 30,793

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2
 SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
085315 RESIDENTIAL WINDOWS					
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	1'-4"X4'-0"	EA	1.00	\$ - /EA	\$ 85,000
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	1'-4"X6'-5"	EA	2.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	1'-4"X7'-0"	EA	2.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	1'-6"X5'-0"	EA	11.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	2'-0"X6'-5"	EA	8.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	2'-6"X4'-0"	EA	2.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	2'-6"X5'-0"	EA	49.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	2'-6"X5'-6"	EA	6.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	2'-0"X2'-0"	EA	2.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	3'-0"X2'-0"	EA	6.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	3'-0"X3'-0"	EA	2.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	4'-0"X2'-0"	EA	8.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	4'-0"X6'-0"	EA	2.00	\$ - /EA	INCLUDED
FIBERGLASS WINDOWS-U-VALUE AND GLAZING TBD	5'-0"X5'-0"	EA	10.00	\$ - /EA	INCLUDED
FIBERGLASS SLIDING PATIO DOORS-U-VALUE AND GLAZING TBD	4'-8"X7'-0"	EA	2.00	\$ - /EA	INCLUDED
SUBTOTAL- RESIDENTIAL WINDOWS				\$	85,000
087110 FINISH HARDWARE					
APARTMENT ENTRY LOCK SETS/ DEAD BOLTS	BUILDERS FIRST	EA	15.00	\$ - EA	INCLUDED
INTERIOR DOORS- PASSAGE/LOCK/DUMMY SETS	BUILDERS FIRST	EA	116.00	\$ - EA	INCLUDED
HM DOOR HARDWARE	COLORADO DOORWAYS	EA	17.00	\$ - EA	INCLUDED
HM DOOR HARDWARE-INSTALL		EA	17.00	\$ 150.00 EA	\$ 2,550
SUBTOTAL- FINISH HARDWARE				\$	2,550
088000 GLAZING					
1/4" CLEAR TEMPERED GLASS	PINNACLE GLASS GARAGE VESTIBULE HM FRAMES	SF	427.00	\$ - SF	\$ 6,336
1/4" CLEAR TEMPERED GLASS	GARAGE VESTIBULE HM DOORS	EA	2.00	\$ - EA	INCLUDED
SHOWER DOORS		EA	6.00	\$ 750.00 EA	\$ 4,500
SUBTOTAL- GLAZING				\$	10,836
080000 DOORS & WINDOWS - TOTALS				\$	244,369

FCI Cost Worksheet

February 13, 2021

Project: ASPEN FIRE DISTRICT HOUSING
FIRE PLACE NORTH FORTY HOUSING

GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
090000 FINISHES					
092520 GYPSUM DRYWALL					
<i>EXTERIOR SHEATHING*****</i>					
5/8" EXT GYP TO STUDS	W10 ASSEMBLY	SF	239.00	\$	319,096
TAPE JOINTS		SF	239.00	\$	INCLUDED
<i>INTERIOR PARTITIONS*****</i>					
5/8" DW TO STUDS	EXTERIOR WALLS	SF	14,623.00	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	14,623.00	\$	INCLUDED
6" METAL STUD FRAMING	EXTERIOR WALLS-GARAGE-W9	SF	3,085.00	\$	INCLUDED
5/8" DW TO STUDS		SF	3,085.00	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	3,085.00	\$	INCLUDED
5/8" DW TO STUDS	PARTY WALLS	SF	12,194.00	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	12,194.00	\$	INCLUDED
5/8" DW TO STUDS	UNIT WALLS	SF	35,851.00	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	35,851.00	\$	INCLUDED
3-5/8" METAL STUD FRAMING	GARAGE WALLS-W7	SF	1,445.00	\$	INCLUDED
5/8" DW TO STUDS		SF	1,445.00	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	1,445.00	\$	INCLUDED
6" METAL STUD FRAMING	GARAGE WALLS-W8	SF	3,484.00	\$	INCLUDED
5/8" DW TO STUDS		SF	3,484.00	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	3,484.00	\$	INCLUDED
CORNER BEADS- BULLNOSE/VINYL	INTERIOR WALLS	LF	5,000.00	\$	INCLUDED
<i>DRYWALL TO WOOD FLOOR STRUCTURE</i>					
5/8" DW TO CEILINGS - 1 LAYER	TYPE F2 ASSEMBLY	SF	4,211.00	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	4,211.00	\$	INCLUDED
<i>DRYWALL FIRE RATING TO WOOD FLOOR STRUCTURE</i>					
5/8" DW TO CEILINGS - 2 LAYER	TYPE F3 ASSEMBLY	SF	8,534.00	\$	INCLUDED
RC CHANNELS		LF	1,066.75	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	4,267.00	\$	INCLUDED
<i>DRYWALL TO WOOD ROOF STRUCTURE</i>					
5/8" DW TO CEILINGS - 1 LAYER	TYPE R1 ASSEMBLY	SF	7,065.00	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	7,065.00	\$	INCLUDED
<i>DRYWALL TO WOOD ROOF STRUCTURE</i>					
5/8" DW TO CEILINGS - 1 LAYER	TYPE R2 ASSEMBLY	SF	3,180.00	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	3,180.00	\$	INCLUDED
<i>GYPSUM BOARD SOFFITS/FASCIAS*****</i>					
2-1/2" METAL STUD FRAMING	DROPPED SOFFITS FOR MEP	SF	4,518.00	\$	INCLUDED
5/8" DW TO CEILING DROPS		SF	4,518.00	\$	INCLUDED
TAPE & FINISH DW-MEDIUM KNOCK DOWN		SF	4,518.00	\$	INCLUDED

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021

GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
090000 FINISHES					
092520 GYPSUM DRYWALL					
<i>MISCELLANEOUS DRYWALL/INTERIORS ITEMS*****</i>					
SERVICE WEST					
ADD FOR TILE BACKER		SF	1,811.00	\$ -	SF INCLUDED
FINAL CLEANING		SF	37,365.00	\$ 0.35	SF \$ 13,078
LAYOUT		HRS	80.00	\$ 60.00	HRS \$ 4,800
CLEANUP		HRS	200.00	\$ 40.00	HRS \$ 8,000
DUMPSTERS		PULLS	8.00	\$ 1,000.00	PULL \$ 8,000
TEMPORARY HEATING		MOS	7.00	\$ 7,500.00	MOS \$ 52,500
SUBTOTAL- GYPSUM DRYWALL					\$ 405,474
093150 CERAMIC TILE					
ALL COMMERCIAL					
CERAMIC WALL TILE - ADHESIVE SET		SF	1,811.00	\$ -	SF \$ 126,178
SUBTOTAL- CERAMIC TILE					\$ 126,178
096520 RESILIENT FLOOR & BASE					
ALL COMMERCIAL					
CARPETING- BROADLOOM- TACK DOWN W/ PADDING		SY	870.68	\$ -	SY INCLUDED
VINYL FLOORING PLANKS		SF	9,001.00	\$ -	SF INCLUDED
SUBTOTAL- RESILIENT FLOORING					\$ -
099100 PAINTING & WALLCOVERING					
SMUGGLER					
PAINT DRYWALL PTNS- LATEX-SINGLE COLOR		SF	70,682.00	\$ -	SF \$ 173,300
CONCRETE FLOOR EPOXY PAINT	<i>FITNESS 002</i>	SF	1,204.00	\$ -	SF INCLUDED
PAINT DRYWALL CEILINGS - LATEX-SINGLE COLOR		SF	18,723.00	\$ -	SF INCLUDED
PAINT METAL DOORS		EA	17.00	\$ -	EA INCLUDED
PAINT HC WOOD DOORS		EA	151.00	\$ -	EA INCLUDED
PAINT ALL EXPOSED EXTERIOR STEEL		LS	1.00	\$ -	LS INCLUDED
FINISH ALL EXPOSED WOOD	<i>INTERIOR & EXTERIOR</i>	LS	1.00	\$ -	LS INCLUDED
FINISH T&G SOFFITS		LS	1.00	\$ -	LS INCLUDED
FINISH TRASH ENCLOSURE WOOD POSTS		EA	6.00	\$ -	EA INCLUDED
PAINT WOOD BASE		LF	5,741.00	\$ -	LF INCLUDED
PAINT WOOD DOOR CASINGS		LF	5,538.00	\$ -	LF INCLUDED
PAINT WOOD WINDOW SILLS - 2PC		LF	325.00	\$ -	LF INCLUDED
SUBTOTAL- PAINTING & WALLCOVERING					\$ 173,300
090000 FINISHES - TOTALS					\$ 704,952

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021

GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
100000 SPECIALTIES					
104010 IDENTIFYING DEVICES (SIGNAGE)					
UNIT ENTRY NUMBERS/LETTERS		EA	16.00	\$ 55.00 EA	\$ 880
BUILDING NUMBERS SET		EA	4.00	\$ 220.00 EA	\$ 880
EGRESS SIGNAGE		EA	15.00	\$ 55.00 EA	\$ 825
ROOM SIGNAGE		EA	6.00	\$ 55.00 EA	\$ 330
SUBTOTAL- IDENTIFYING DEVICES					\$ 2,915
102213 WIRE MESH PARTITIONS					
WIRE MESH PARTITIONS	STORAGE LOCKERS	EA	15.00	\$ - EA	\$ 48,900
SUBTOTAL- WIRE MESH PARTITIONS					\$ 48,900
103510 FLAGPOLES					
TAPERED FLAGPOLE-EXPOSED HALYARD-FURNISH & DELIVER		EA	1.00	\$ 1,485.00 EA	\$ 1,485
TAPERED FLAGPOLE-EXPOSED HALYARD-INSTALLATION		EA	1.00	\$ 1,440.00 EA	\$ 1,440
SUBTOTAL- FLAGPOLES					\$ 2,925
104510 POSTAL SPECIALTIES					
MULTI-UNIT MAIL BOX ASSEMBLIES - 15 BOXES/EA		EA	1.00	\$ 3,150.00 EA	\$ 3,150
SUBTOTAL- POSTAL SPECIALTIES					\$ 3,150
105210 FIRE EXTINGUISHERS & CABS					
	ADVANCED CONTRACTING				
FIRE EXTINGUISHERS-10# ABC		EA	3.00	\$ - EA	INCLUDED
FIRE EXTINGUISHER CABINET - SEMI RECESSED		EA	3.00	\$ - EA	INCLUDED
SUBTOTAL- FIRE EXTINGUISHERS & CABINETS					\$ -
108010 TOILET ROOM ACCESSORIES					
	ADVANCED CONTRACTING				
TOILET PAPER HOLDER		EA	31.00	\$ - EA	\$ 29,303
MEDICINE CABINET		EA	22.00	\$ - EA	INCLUDED
VANITY MIRROR- WALL MTD		EA	31.00	\$ - EA	INCLUDED
HANDICAP GRAB BARS- SS 18/36/42"		EA	21.00	\$ - EA	INCLUDED
FOLDING SHOWER SEAT		EA	4.00	\$ - EA	INCLUDED
TOWEL RINGS		EA	19.00	\$ - EA	INCLUDED
TOWEL BARS		EA	42.00	\$ - EA	INCLUDED
BATHTUB RODS		EA	17.00	\$ - EA	INCLUDED
BATHTUB CURTAINS		EA	17.00	\$ - EA	INCLUDED
ROBE HOOK		EA	2.00	\$ - EA	INCLUDED
SUBTOTAL- TOILET ROOM ACCESSORIES					\$ 29,303
10000 SPECIALTIES - TOTALS					\$ 87,193

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2
 SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
110000 EQUIPMENT					
111200 PARKING CONTROL EQUIPMENT					
CLEARANCE BAR	AT ENTRANCE TO GARAGE	EA	1.00	\$ 3,940.00 EA	\$ 3,940
GOOSENECK W/KEYPAD	DOOR SPECIALTIES	EA	1.00	\$ - EA	INCLUDED
SUBTOTAL- PARKING CONTROL EQUIPMENT					\$ 3,940
113013 RESIDENTIAL APPLIANCES					
APPLIANCES CONNECTION					
REFRIGERATOR	STUDIO/1BR UNIT	EA	4.00	\$ - EA	\$ 59,242
REFRIGERATOR	2BR/3BR UNIT	EA	11.00	\$ - EA	INCLUDED
DISHWASHER-UNDERCOUNTER		EA	9.00	\$ - EA	INCLUDED
DISHWASHER-UNDERCOUNTER	ADA	EA	6.00	\$ - EA	INCLUDED
STOVE/COOK TOP RANGE		EA	9.00	\$ - EA	INCLUDED
STOVE/COOK TOP RANGE	ADA	EA	6.00	\$ - EA	INCLUDED
EXHAUST HOOD		EA	15.00	\$ - EA	INCLUDED
CLOTHES DRYER		EA	9.00	\$ - EA	INCLUDED
CLOTHES DRYER	ADA	EA	6.00	\$ - EA	INCLUDED
CLOTHES WASHER		EA	9.00	\$ - EA	INCLUDED
CLOTHES WASHER	ADA	EA	6.00	\$ - EA	INCLUDED
DUMPSTERS		PULLS	1.00	\$ 1,000.00 PULL	\$ 1,000
SUBTOTAL- RESIDENTIAL APPLIANCES					\$ 60,242
110000 EQUIPMENT - TOTALS					\$ 64,182

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2
 SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
120000 FURNISHINGS						
124910 WINDOW TREATMENTS						
	<i>CCI</i>					
VERTICAL BLINDS-CELLULAR	SLIDING PATIO DOORS	EA	2.00	\$ -	EA \$	11,986
HORIZONTAL BLINDS-ALUMINUM MINI SLATS	EXTERIOR WINDOWS	EA	107.00	\$ -	EA	INCLUDED
SUBTOTAL- WINDOW TREATMENTS						\$ 11,986
124291 POLYCARBONATE GLAZING ASSEMBLIES						
POLYCARBONATE ROOF ASSEMBLY	ACCEPTED ALTERNATE	EA	1.00	\$ -	/EA \$	25,795
STAIR CANOPY-STRUCTURAL DESIGN	ALLOWANCE	EA	1.00	\$ -	/EA \$	2,500
STAIR CANOPY STRUCTURE (STEEL)	ALLOWANCE	EA	1.00	\$ -	/EA \$	35,000
SUBTOTAL- POLYCARBONATE GLAZING ASSEMBLIES						\$ 63,295
120000 FURNISHINGS - TOTALS						\$ 75,281

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
130000 SPECIAL CONSTRUCTION					
136710 SOLAR ENERGY SYSTEMS					
PHOTOVOLTAIC PANELS	BUILDING 2	LS	1.00	\$ 60,000	60,000
PHOTOVOLTAIC PANELS	BUILDING 3	LS	1.00	\$ 80,000	80,000
PHOTOVOLTAIC PANELS	EXG FIRE STATION	LS	1.00	\$ 100,000	100,000
SUBTOTAL- SOLAR ENERGY SYSTEMS					\$ 240,000
130000 SPECIAL CONSTRUCTION - TOTALS					\$ 240,000

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021

GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
140000 CONVEYING SYSTEMS					
142010 ELEVATORS	<i>OTIS</i>				
ELEVATOR - 3 STOP/HYDRAULIC -125 FPM- HOLE LESS MACHINE ROOM-LESS UNIT-2500# CAP	W/2 YEARS MAINTENANCE	EA	1.00	\$ -	EA \$ 99,100
SUBTOTAL- ELEVATORS				\$	99,100
140000 CONVEYING SYSTEMS - TOTALS				\$	99,100

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

February 13, 2021
 GMP ESTIMATE R2
 SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
210000 FIRE SUPPRESSION SYSTEMS					
215300 WET TYPE FIRE SUPPRESSION SYSTEM					
WET TYPE SYSTEM- RECESSED HEADS	<i>EXCEL FIRE PROTECTION</i>	SF	37,365.00	\$	130,630
DRY TYPE SYSTEM - SEMI RECESSED HEADS- BALCONIES	<i>SYSTEM PER NFPA 13</i>	SF	527.00	\$	INCLUDED
LAYOUT/COORDINATION		HRS	120.00	\$ 60.00	7,200
CLEANUP		HRS	80.00	\$ 40.00	3,200
SUBTOTAL- WET TYPE FIRE SUPPRESSION SYSTEM					\$ 141,030
210000 FIRE SUPPRESSION - TOTALS					\$ 141,030

FCI Cost Worksheet

February 13, 2021

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
22/230000 MECHANICAL					
220000 PLUMBING					
PLUMBING- FIXTURES / EQUIPMENT / DOMESTIC / STORM / WASTE / VENT	2H MECHANICAL	SF	37,365.00	\$	1,745,356
ELECTRIC SNOWMELT BOILER/HYDRONIC PIPING PROTECTION	AT RAMP & STAIR VESTIBULE IN GARAGE	SF	1,608.00	\$	INCLUDED
SAND/OIL INTERCEPTOR		EA	7.00	\$ 1,500.00	10,500
EMERGENCY PUMP	DRYWELL-TRENCH DRAIN	EA	1.00	\$ -	INCLUDED
TRENCH & BACKFILL	WITHIN BUILDING FOOTPRINT	LS	1.00	\$ 7,500.00	7,500
SUBMETERING- WATER		LS	1.00	\$ -	INCLUDED
LAYOUT/COORDINATION		LS	1.00	\$	5,300
CLEANUP		HRS	400.00	\$ 60.00	24,000
DUMPSTERS		HRS	400.00	\$ 40.00	16,000
		PULLS	1.00	\$ 1,000.00	1,000
SUBTOTAL- PLUMBING					\$ 1,809,656
230000 HVAC					
HVAC WORK	2H MECHANICAL	SF	37,365.00	\$	INCLUDED
CORRIDOR HEATING/COOLING		LS	1.00		INCLUDED
VRF SYSTEM		LS	1.00		INCLUDED
EXHAUST FANS		LS	1.00		INCLUDED
REFRIGERANT PIPING		LS	1.00		INCLUDED
DRYER VENTS & BOXES		LS	1.00		INCLUDED
THERMOSTATIC CONTROLS		LS	1.00		INCLUDED
LAYOUT/COORDINATION		HRS	300.00	\$ 60.00	18,000
CLEANUP		HRS	300.00	\$ 40.00	12,000
DUMPSTERS		PULLS	2.00	\$ 1,000.00	2,000
SUBTOTAL- HVAC					\$ 32,000
22/230000 MECHANICAL - TOTALS					\$ 1,841,656

FCI Cost Worksheet

February 13, 2021

Project: ASPEN FIRE DISTRICT HOUSING
 FIRE PLACE NORTH FORTY HOUSING

GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
261000 ELECTRICAL WORK	LASSITER ELECTRIC				
ELECTRICAL- EQUIP/PANELS / LIGHTING / WIRING / RACEWAYS / DEVICES /TELE COMM ROUGH IN/TELECOMM WIRING		SF	37,365.00	\$ -	\$ 714,237
POWER TO ELECTRIC BOILER		EA	1.00	\$ -	INCLUDED
CATV SYSTEM- ROUGH IN		EA	1.00	\$ -	INCLUDED
FIRE ALARM SYSTEM		LS	1.00	\$ -	INCLUDED
DOOR BELL/CHIMES	PRE-WIRE ONLY	LS	1.00	\$ -	INCLUDED
SECURITY/ACCESS CONTROL SYSTEM	N/A-EXCLUDED	LS	-	\$ -	\$ -
EMEGENCY POWER-GENERATOR	N/A-EXCLUDED	EA	-	\$ -	\$ -
INSTALL ROOF SNOWMELT SYSTEM HEAD END		LS	1.00	\$ -	INCLUDED
SITE LIGHTING & POWER		LS	1.00	\$ -	INCLUDED
REINSTALL SALVAGED LIGHT POLE		EA	2.00	\$ 1,750.00	\$ 3,500
CLIPPER CREEK #HCS-50 TYPE II ELECTRIC VEHICAL CHARGING STATION		EA	3.00	\$ -	INCLUDED
TEMPORARY POWER		LS	1.00	\$ -	\$ -
SUBMETERING - ELECTRICAL		LS	1.00	\$ -	\$ 6,240
LAYOUT/COORDINATION		HRS	500.00	\$ 60.00	\$ 30,000
CLEANUP		HRS	500.00	\$ 40.00	\$ 20,000
DUMPSTERS		PULLS	1.00	\$ 1,000.00	\$ 1,000
SUBTOTAL- ELECTRICAL					\$ 774,977
261000 ELECTRICAL WORK - TOTALS					\$ 774,977

FCI Cost Worksheet

Project: **ASPEN FIRE DISTRICT HOUSING
FIRE PLACE NORTH FORTY HOUSING**

**February 13, 2021
GMP ESTIMATE R2**

SF 37,365

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
270000/ 280000 SPECIAL SYSTEMS					
271000 COMMUNICATIONS & DATA SYSTEMS					
	<i>LASSITER ELECTRIC</i>				
RACEWAYS FROM TELECOM ROOM TO UNITS		LS	1.00	\$ - LS	INCLUDED
CAT6 & COAX FROM TELECOM ROOM TO UNITS		LS	1.00	\$ - LS	INCLUDED
CAT6 & COAX WITHIN UNITS		LS	1.00	\$ - LS	INCLUDED
JOBSITE CAMERA		LS	1.00	\$ 5,000.00 LS	\$ 5,000
CARD READER	<i>AT ELEVATOR LANDINGS</i>	EA	3.00	\$ 1,000.00 EA	\$ 3,000
SUBTOTAL- COMMUNICATIONS & DATA SYSTEMS					\$ 8,000
270000 SPECIAL SYSTEMS - TOTALS					\$ 8,000

FCI Cost Worksheet

Project: **FIRE PLACE NORTH FORTY HOUSING**
ASPEN FIRE DISTRICT HOUSING

February 13, 2021

GMP ESTIMATE R2

SF 37,365

DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL	TOTAL
310000 EARTHWORK					
312100 SITE PREPARATION					
	STUTSMAN-GERBAZ				
SOIL/EROSION & SEDIMENT CONTROL-INITIAL SETUP & INSTALL	SILT TRAPS/SILT FENCING/INLET PROTECTION	LS	1.00 \$	- LS \$	1,153,689
SOIL/EROSION CONTROL-MAINT.		MO	16.00 \$	1,500.00 MO \$	24,000
SNOW REMOVAL-INITIAL		LS	1.00 \$	- LS	INCLUDED
SNOW REMOVAL-PER EVENT	ASSUME 3 MAJOR EVENTS	EA	3.00 \$	31,200.00 EA \$	93,600
STREET SWEEPING		MO	16.00 \$	2,500.00 MO \$	40,000
JERSEY BARRIERS	AT EXISTING PARKING	LF	191.00 \$	- LF	INCLUDED
JERSEY BARRIERS	FRONT WAY	LF	371.00 \$	- LF	INCLUDED
SOUND FENCE	FRONT WAY	LF	371.00 \$	300.00 LF \$	111,300
SOUND FENCE-GATE		EA	2.00 \$	5,000.00 EA \$	10,000
TEMPORARY FENCE	JOBSITE	LF	409.00 \$	7.00 LF \$	2,863
FLAGGER	JOBSITE GATE	HRS	3,105.14 \$	40.00 HRS \$	124,206
SHUTTLE VAN & DRIVER		MOS	16.00 \$	3,500.00 MOS \$	56,000
SUBTOTAL- SITE PREPARATION					\$ 1,615,658
312200 MASS EXCAVATION & SITE GRADING					
	STUTSMAN-GERBAZ				
MOBILIZATION		LS	1.00 \$	- LS	INCLUDED
INITIAL SURVEY & LAYOUT		LS	1.00 \$	23,000.00 LS \$	23,000
CLEAR & GRUB	SITE	SY	3,547.00 \$	- SY	INCLUDED
STRIP/STOCKPILE TOPSOIL	ASSUME 6" AVG TH	CY	650.28 \$	- CY	INCLUDED
SCARIFY & RECOMPACT -PAVER SUBGRADE- 12"	PAVER RAMP	SY	157.11 \$	- SY	INCLUDED
SCARIFY & RECOMPACT -SLAB ON GRADE SUB GRADE- 12"	CONCRETE SIDEWALKS	SY	325.11 \$	- SY	INCLUDED
SCARIFY & RECOMPACT -SLAB ON GRADE SUB GRADE- 12"	CONCRETE PAVING	SY	137.44 \$	- SY	INCLUDED
SCARIFY & RECOMPACT -SLAB ON GRADE SUB GRADE- 12"	ASPHALT PAVING	SY	498.89 \$	- SY	INCLUDED
RESPREAD TOPSOIL FROM ONSITE STOCKPILE	AT PERENNIAL PLANTINGS	CY	113.74 \$	- CY	INCLUDED
RESPREAD TOPSOIL FROM ONSITE STOCKPILE	AT SOD	CY	109.96 \$	- CY	INCLUDED
RESPREAD TOPSOIL FROM ONSITE STOCKPILE	AT SOD OVER GARAGE	CY	15.20 \$	- CY	INCLUDED
TEMP BARRICADES/ MAINT OF TRAFFIC	INCL FLAGMEN	LS	1.00 \$	- LS	INCLUDED
POT HOLING FOR EXISTING UTILITIES		LS	1.00 \$	5,000.00 LS \$	5,000
WINTER CONDITIONS		MOS	3.00 \$	15,000.00 MOS \$	45,000
LAYOUT/COORDINATION		HRS	160.00 \$	60.00 HRS \$	9,600
CLEANUP		HRS	120.00 \$	40.00 HRS \$	4,800
SUBTOTAL- MASS EXCAVATION & GRADING					\$ 87,400
310000 EARTHWORK - TOTALS					\$ 1,703,058

FCI Cost Worksheet

Project: ASPEN FIRE DISTRICT HOUSING
FIRE PLACE NORTH FORTY HOUSING

February 13, 2021

GMP ESTIMATE R2

SF 37,365

BASE BID

DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
310000 EARTHWORK - BLDG				
PLACE/COMPACT DRAINAGE FILL UNDER GARAGE SLAB- 4"	CY	147.58	\$ -	CY INCLUDED
FINE GRADE SUBGRADE	SF	9,563.00	\$ -	SF INCLUDED
15 MIL VAPOR BARRIER	SF	10,519.30	\$ -	SF INCLUDED
EXCAVATE FOUNDATIONS -MACHINE-TO B.O.F. GARAGE	CY	10,459.90	\$ -	CY INCLUDED
SCARIFY & RECOMPACT -GARAGE SLAB SUB GRADE- 12"	SY	2,076.55	\$ -	SY INCLUDED
BACKFILL GARAGE- NATIVE MAT'L	CY	1,513.00	\$ -	CY INCLUDED
DISPOSE EXCESS MATERIAL	CY	8,946.90	\$ -	CY INCLUDED
ALLOW FOR ROCK EXCAVATION/REMOVAL	LS	1.00	\$ 35,000.00	LS \$ 35,000
DE-WATERING	LS	1.00	\$ 20,420.00	LS \$ 20,420
LAYOUT/COORDINATION	HRS	80.00	\$ 60.00	HRS \$ 4,800
CLEANUP	HRS	80.00	\$ 40.00	HRS \$ 3,200
TOTAL - EXCAVATION, BACKFILL & COMPACT				\$ 63,420
314100 SHORING				
PERMANENT SHORING 12' HEIGHT	LF	61.00	\$ -	LF \$ 225,826
PERMANENT SHORING 13' HEIGHT	LF	48.00	\$ -	LF INCLUDED
PERMANENT SHORING 14' HEIGHT	LF	190.00	\$ -	LF INCLUDED
PERMANENT SHORING 15' HEIGHT	LF	181.00	\$ -	LF INCLUDED
TOTAL - SHORING				\$ 225,826
315000 FOUNDATION DRAINAGE SYSTEM				
PERIMETER FOUNDATION DRAIN	LF	698.00	\$ -	LF INCLUDED
TOTAL - FOUNDATION DRAINAGE SYSTEM				\$ -
310000 EARTHWORK - BLDG - TOTALS				\$ 289,246

STUTSMAN-GERBAZ

FCI

B&Y DRILLING

STUTSMAN-GERBAZ

FCI Cost Worksheet

Project: FIRE PLACE NORTH FORTY HOUSING
 ASPEN FIRE DISTRICT HOUSING

February 13, 2021

GMP ESTIMATE R2

SF 37,365

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL		TOTAL
320000 SITE IMPROVEMENTS							
321400 UNIT PAVERS							
	DYNAMIC HARDSCAPES						
UNIT PAVERS-5-1/4"X10-1/2"	PLAZA DECK	SF	6,886.00	\$	-	SF \$	285,620
SAND SETTING BED	PLAZA DECK	SF	6,886.00	\$	-	SF	INCLUDED
SUBTOTAL- UNIT PAVERS							\$ 285,620
322510 ASPHALT PAVING							
	STUTSMAN-GERBAZ						
ASPHALT PAVMENT- 4" TH		TNS	103.72	\$	-	TNS	INCLUDED
PAVEMENT PATCHING- STREET REPAIRS-T-MILL TIE-IN	NEW CURB & GUTTER	SF	1,379.00	\$	-	SF	INCLUDED
PAVEMENT PATCHING- STREET REPAIRS-T-MILL TIE-IN	SANITARY SERVICE TIE-IN	SF	148.00	\$	-	SF	INCLUDED
PAVEMENT PATCHING- PARKING REPAIRS-T-MILL TIE-IN	NEW TO EXISTING	SF	246.00	\$	-	SF	INCLUDED
FINE GRADE SUBGRADE		SY	498.89	\$	-	SY	INCLUDED
SOIL STERILANT		SY	498.89	\$	-	SY	INCLUDED
PAVEMENT MARKINGS-ASPHALT		LS	1.00	\$	-	LS	INCLUDED
PARKING SIGNAGE-HANDICAP		EA	2.00	\$	750.00	EA \$	1,500
PARKING BUMPER		EA	4.00	\$	250.00	EA \$	1,000
SUBTOTAL- ASPHALT PAVING							\$ 5,000
322515 PAVEMENT BASE MATERIAL							
	STUTSMAN-GERBAZ						
ASPHALT PAVEMENT BASE COURSE- 6" OF CLASS 6 ROAD BASE	STREET REPAIRS- CURB & GUTTER	CY	30.64	\$	-	CY	INCLUDED
PAVEMENT BASE COURSE- 6" OF CLASS 6 ROAD BASE	ASPHALT PAVING	CY	98.44	\$	-	CY	INCLUDED
PAVEMENT BASE COURSE- CLASS 6 ROAD BASE- 6" THICK	CURB & GUTTER	CY	7.51	\$	-	CY	INCLUDED
PAVEMENT BASE COURSE- CLASS 6 ROAD BASE- 6" THICK	SIDEWALKS	CY	42.91	\$	-	CY	INCLUDED
PAVEMENT BASE COURSE- CLASS 6 ROAD BASE- 6" THICK	CONC PAVING	CY	18.14	\$	-	CY	INCLUDED
BASE COURSE- GRAVEL- 4" THICK	AT SOD OVER GARAGE	CY	13.94	\$	-	CY	INCLUDED
SUBTOTAL- PAVEMENT BASE MATERIAL							\$ -

FCI Cost Worksheet

Project: FIRE PLACE NORTH FORTY HOUSING
 ASPEN FIRE DISTRICT HOUSING

February 13, 2021
 GMP ESTIMATE R2

SF 37,365

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL	
322550 SITE CONCRETE						
	FCI					
CONCRETE WALKS- 4" THICK*****	SITE CIRCULATION					
CONCRETE TO SIDEWALKS		CY	43.48	\$	-	CY INCLUDED
ADD FOR FIBER MESH REINFORCING		CY	43.48	\$	-	CY INCLUDED
ADD FOR COLORED CONCRETE	N/A-EXCLUDED	CY	-	\$	-	CY \$ -
REBAR TO SIDEWALKS-#4'S @ 12" O.C. E.W.		TN	2.19	\$	-	TN INCLUDED
FINE GRADE SUBGRADE		SF	2,926.00	\$	-	SF INCLUDED
EDGE FORMS-4"		LF	1,180.00	\$	-	LF INCLUDED
EXPANSION JOINTS		LF	146.30	\$	-	LF INCLUDED
SCORE JOINTS		LF	585.20	\$	-	LF INCLUDED
FINISH SIDEWALKS- LT BROOM FIN		SF	2,926.00	\$	-	SF INCLUDED
CURE & PROTECT		SF	2,926.00	\$	-	SF INCLUDED
ADD FOR STAMPED/TEXTURED FINISH	N/A-EXCLUDED	SF	-	\$	-	SF \$ -
ADD FOR TRUNCATED DOMES		SF	48.00	\$	-	SF INCLUDED
CONCRETE PAVEMENT- 6" THICK*****	DUMPSTER PAD					
CONCRETE TO PAVEMENT		CY	3.23	\$	-	CY INCLUDED
ADD FOR FIBER MESH REINFORCING		CY	3.23	\$	-	CY INCLUDED
REBAR TO CONC PAVING-#4 AT 12" OC /EW	1.60#/SF	TN	0.12	\$	-	TN INCLUDED
FINE GRADE SUBGRADE		SF	148.00	\$	-	SF INCLUDED
EDGE FORMS-12"		LF	35.00	\$	-	LF INCLUDED
CONSTRUCTION JOINTS	N/A	LF	-	\$	-	LF \$ -
SCORE JOINTS		LF	29.60	\$	-	LF INCLUDED
FINISH EXTERIOR PAVMENT- BROOM FIN		SF	148.00	\$	-	SF INCLUDED
CURE & PROTECT		SF	148.00	\$	-	SF INCLUDED
CONCRETE PAVEMENT- 6" THICK*****	PARKING OVER GARAGE					
CONCRETE TO PAVEMENT		CY	23.29	\$	-	CY INCLUDED
ADD FOR THICKENED EDGE-8" TOTAL		CY	5.45	\$	-	CY INCLUDED
ADD FOR FIBER MESH REINFORCING	N/A-EXCLUDED	CY	-	\$	-	CY \$ -
REBAR TO CONC PAVING-#4 AT 18" OC /EW	1.60#/SF	TN	0.85	\$	-	TN INCLUDED
FINE GRADE SUBGRADE		SF	1,066.00	\$	-	SF INCLUDED
EDGE FORMS-6"		LF	148.00	\$	-	LF INCLUDED
CONSTRUCTION JOINTS	N/A	LF	-	\$	-	LF \$ -
SCORE JOINTS		LF	213.20	\$	-	LF INCLUDED
FINISH EXTERIOR PAVMENT- BROOM FIN		SF	1,066.00	\$	-	SF INCLUDED
CURE & PROTECT		SF	1,066.00	\$	-	SF INCLUDED
CONCRETE PAVEMENT- 6" THICK*****	OFF-STREET PARKING					
CONCRETE TO PAVEMENT		CY	27.03	\$	-	CY INCLUDED
ADD FOR FIBER MESH REINFORCING	N/A-EXCLUDED	CY	-	\$	-	CY \$ -
REBAR TO PAVEMENT-#4 AT 12" OC /EW	1.60#/SF	TN	1.02	\$	-	TN INCLUDED
FINE GRADE SUBGRADE		SF	1,237.00	\$	-	SF INCLUDED
EDGE FORMS-6"		LF	352.00	\$	-	LF INCLUDED
FINISH EXTERIOR PAVMENT- BROOM FIN		SF	1,237.00	\$	-	SF INCLUDED
CURE & PROTECT		SF	1,237.00	\$	-	SF INCLUDED
CONCRETE PAVEMENT- 6" THICK*****	GARAGE RAMP					
CONCRETE TO PAVEMENT		CY	30.90	\$	-	CY INCLUDED
ADD FOR FIBER MESH REINFORCING	N/A-EXCLUDED	CY	-	\$	-	CY \$ -
REBAR TO PAVEMENT-#4 AT 12" OC /EW	1.60#/SF	TN	1.17	\$	-	TN INCLUDED
FINE GRADE SUBGRADE		SF	1,414.00	\$	-	SF INCLUDED
EDGE FORMS-6"		LF	383.00	\$	-	LF INCLUDED
FINISH EXTERIOR PAVMENT- BROOM FIN		SF	1,414.00	\$	-	SF INCLUDED
CURE & PROTECT		SF	1,414.00	\$	-	SF INCLUDED
10" CURB		LF	128.00	\$	-	LF INCLUDED
CONCRETE CURB & GUTTER		LF	385.00	\$	-	LF INCLUDED
CONCRETE CURB & GUTTER	REPAIRS-AT SANITARY TIE-IN	LS	1.00	\$	1,500.00	LS \$ 1,500
CONCRETE LIGHT POLE BASE		EA	2.00	\$	2,500.00	EA \$ 2,500
SUBTOTAL- SITE CONCRETE					\$	6,500

FCI Cost Worksheet

Project: FIRE PLACE NORTH FORTY HOUSING
 ASPEN FIRE DISTRICT HOUSING

February 13, 2021
 GMP ESTIMATE R2

SF 37,365

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL		TOTAL
322875 MISCELLANEOUS SITE IMPROVEMENTS							
SITE FURNISHINGS - BENCHES	N/A-BY OWNER	EA		\$		EA \$	-
SITE FURNISHINGS - BIKE RACK	N/A-BY OWNER	EA		\$		EA \$	-
SITE FURNISHINGS - TRASH RECEPTACLES	N/A-BY OWNER	EA		\$		EA \$	-
SITE FURNISHINGS -BBQ GRILLS	N/A-BY OWNER	EA		\$		EA \$	-
ON SITE TRAFFIC SIGNS- POST & PANEL	ALLOW	EA	10.00	\$	280.00	EA \$	2,800
SUBTOTAL- MISC. SITE IMPROVEMENTS						\$	2,800
322900 LANDSCAPING & IRRIGATION	DYNAMIC HARDSCAPES						
TIMBER PLANTERS		EA	20.00	\$		EA	INCLUDED
TIMBER RETAINING WALL		LF	64.00	\$		LF	INCLUDED
TIMBER LANDSCAPE STEPS		EA	10.00	\$		EA	INCLUDED
DRAIN PIPING	TO PLANTERS	LS	1.00	\$		LS \$	5,000
PLANTING AREA-NATIVE GRASS/WILDFLOWERS		SF	6,142.00	\$		SF	INCLUDED
PERENNIALS		EA	30.00	\$		EA	INCLUDED
SOD		SF	5,938.00	\$		SF	INCLUDED
DRAINAGE MAT	AT SOD OVER GARAGE LID-PACIFIC ROOFING	SF	821.00	\$		SF	INCLUDED
MOISTURE RETENTION MAT	AT SOD OVER GARAGE LID-PACIFIC ROOFING	SF	821.00	\$		SF	INCLUDED
FILTER FABRIC	AT SOD OVER GARAGE LID-PACIFIC ROOFING	SF	821.00	\$		SF	INCLUDED
TREES		EA	32.00	\$		EA	INCLUDED
SHRUBS		EA	48.00	\$		EA	INCLUDED
IRRIGATION SYSTEM & DESIGN	ALLOWANCE	LS	1.00	\$		LS \$	45,000
SUBTOTAL- LANDSCAPING & IRRIGATION						\$	50,000
320000 EXTERIOR IMPROVEMENTS - TOTALS						\$	349,920

FCI Cost Worksheet

Project: **FIRE PLACE NORTH FORTY HOUSING**
ASPEN FIRE DISTRICT HOUSING

February 13, 2021

GMP ESTIMATE R2

SF 37,365

DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL		TOTAL
330000 UTILITES						
332650 STORM SEWER						
<i>STUTSMAN-GERBAZ</i>						
12" STORM PIPING	LF	466.00	\$	-	LF	INCLUDED
8" STORM PIPING	LF	60.00	\$	-	LF	INCLUDED
NYLOPLAST DRAIN BASIN	EA	4.00	\$	-	EA	INCLUDED
2" DRYWELL DISCHARGE	LF	45.00	\$	-	LF	INCLUDED
CATCH BASIN	EA	1.00	\$	-	EA	INCLUDED
RESET MANHOLE FOR NEW FINISHED GRADE	EA	1.00	\$	-	EA	INCLUDED
STORM DRAINAGE CHAMBER SYSTEM	EA	1.00	\$	-	EA	INCLUDED
48" DIA DRYWELL W/EMERGENCY PUMP	EA	1.00	\$	-	EA	INCLUDED
DRYWELL-FOUNDATION DRAIN	EA	1.00	\$	-	EA	INCLUDED
						<i>PUMP IN DIV 220000</i>
						<i>ALLOWANCE-SEE ALLOWANCES LOG</i>
SUBTOTAL- STORM SEWER						\$ -
332660 SANITARY SEWER						
<i>STUTSMAN-GERBAZ</i>						
SANITARY SEWER - 6" PVC PIPE	LF	60.00	\$	-	LF	INCLUDED
SAND/OIL SEPERATOR	EA	1.00	\$	-	EA	INCLUDED
SEWER TAP	EA	1.00	\$	-	EA	INCLUDED
						<i>IN DIV 220000</i>
						<i>CONNECT TO EX MAIN LINE</i>
SUBTOTAL- SANITARY SEWER						\$ -
332665 WATER SERVICE						
<i>STUTSMAN-GERBAZ</i>						
DOMESTIC WATER LINE- 8"	LF	112.00	\$	-	LF	INCLUDED
DOMESTIC WATER LINE- 4"	LF	52.00	\$	-	LF	INCLUDED
FIRE SERVICE ENTRY	EA	1.00	\$	-	EA	INCLUDED
WATER METER & VAULT	EA	-	\$	-	EA	\$ -
WET TAP	EA	-	\$	-	EA	\$ -
TEMP BARRICADES/ MAINT OF TRAFFIC	LS	1.00	\$	-	LS	INCLUDED
						<i>N/A-BY UTILITY</i>
						<i>N/A-BY UTILITY</i>
						<i>INCL FLAGMEN</i>
SUBTOTAL- WATER SERVICE						\$ -
332665 DRY UTILITIES						
<i>STUTSMAN-GERBAZ</i>						
TRENCH & BACKFILL-ELEC SERVICE	LF	40.00	\$	-	LF	INCLUDED
TRENCH & BACKFILL-LIGHT POLE RELOCATION	LF	190.00	\$	-	LF	INCLUDED
TRENCH & BACKFILL-TV SERVICE RELOCATE	LF	18.00	\$	-	LF	INCLUDED
TRENCH & BACKFILL-NEW TV SERVICE	LF	28.00	\$	-	LF	INCLUDED
LOWER ELECTRIC VAULT	EA	-	\$	-	EA	\$ -
						<i>N/A-EXCLUDED</i>
SUBTOTAL- DRY UTILITIES						\$ -
332665 NATURAL GAS SERVICE						
GAS LINE -RELOCATION	LF	-	\$	-	LF	\$ -
						<i>N/A-EXCLUDED</i>
SUBTOTAL- NATURAL GAS SERVICE						\$ -
330000 UTILITES - TOTALS						\$ -

A. Project Information

1. Project type & size: Construction and site development of affordable employee housing.
 - a. Gross floor area: 37,365 SF
2. Estimated construction schedule: 16 months
 - a. Start date: February 2021
 - b. Completion: June 2022

B. General Clarifications & Exclusions

1. This estimate is based on the following documents:
 - a. Contract drawing set dated 1/15/2021
 - b. Contract specifications dated 1/15/2021
 - c. Sheet A.7.001 (revised after contract drawings published)
2. Exclusions:
 - a. Hazardous materials survey or abatement
 - b. Costs (materials, equipment, systems) associated with LEED or Green Globes certification
 - c. Owner's contingency
 - d. Sales tax; project is exempt.
 - e. Prevailing wages; project is exempt.
 - f. Utility provider fees.
 - g. FF&E (Furniture, Fixtures & Equipment).
 - h. Transformer relocation.
 - i. Microwaves.
 - j. Doorbell system trim; assumed by owner. Electrical drawings indicate by contractor, however specification 260010 indicate contractor is to perform prewire only.
 - k. Public-use restroom accessories; no public use restrooms in drawings. Ref: spec 102800-section 2.2.
 - l. Mineral wool insulation; unable to locate in drawings. Ref: spec 072100-section 2.4.
 - m. Lowering of electrical vault; by owner.
 - n. Relocation of gas line; by owner.
 - o. Benches or bike racks; by owner.
 - p. Any finishes to exposed interior garage concrete walls (finish schedule indicates paint and rubber base).
 - q. Roofing substrate board; not necessary with roof sheathing. Ref: spec 075416.
 - r. Special inspections or quality assurance; by owner.
 - s. Building permit or plan review fees; by owner.
 - t. Pest control.
 - u. Charges associated with usage of owner's water, gas, or electric

- services.
- v. Any requirements associated with RFP and Exhibit B Bid Form spec sections; no longer applicable.
 - w. Room mockup; Ref: spec 014000-paragraph 1.8.L.
 - x. Design fees, other than noted below.
 - y. High impact gypsum board.
 - z. Water line removal; previously completed by owner.
 - aa. Radon mitigation system; not anticipated to be required.
 - bb. Specification section 32 1400; pavers are specified in section 07 1413.
 - cc. Specification section 08 8813; rated glazing not required in this project.
 - dd. Specification section 03 3713; does not apply to this project.

Division 1 Clarifications

1. Reference spec 013100-paragraph 1.6.C.4. FCI will utilize Prolog for project management software.
2. Reference spec 013100-paragraph 1.7.D.2. Subcontractors and suppliers do not typically attend OAC meetings. FCI holds weekly subcontractor meetings for coordination and planning of work.
3. Reference spec 013200. FCI will utilize P6 for CPM scheduling and Microsoft Excel for weekly look-ahead schedules. Also, daily reports are prepared with FCI's project management software but will not be submitted to team. However, FCI will submit weekly progress reports.
4. Reference spec 013300-paragraph 1.5.C. FCI will make every effort to turn in submittals in a timely effort to comply with 15-day review period, but unforeseen submittals present themselves occasionally which require expedited review.
5. Reference spec 015000-paragraph 3.5.O. FCI has not included temporary fire protection other than fire extinguishers. Fire sprinkler system and smoke/CO detection systems will not be active until approximately 95% completion.
6. Reference spec 017300-paragraph 3.7.A.2. In the interest of cost, FCI will not be emptying waste containers every 3-7 days; rather when full.
7. Reference spec 017419. FCI excludes requirements noted in this section. However, FCI will prepare a waste management plan to comply with Pitkin County requirements if necessary.
8. Reference spec 017700. Some of the tasks listed in paragraphs 1.4B and 1.4C may not occur prior to the establishment of substantial completion (i.e. removal of temporary facilities and tools, final cleaning).
9. Reference spec 017900-paragraph 1.9.A. FCI will appoint a qualified employee to record demonstration and training as needed.
10. FCI has included a 1-year warranty.

Earthwork, Site Improvements, & Utilities

1. Estimate assumes that a staging area will not be provided. FCI has included cost for a shuttle and driver for the duration of the project under the assumption that contractors will park at the Brush Creek intercept lot. However, this is an ongoing venture and if a staging area is acquired, cost savings will be realized. Reference value engineering log for cost information.
2. Reference sheet A.6.002, assembly type F4. FCI has assumed that "traffic surface" is to be pavers.
3. Reference section 3/A.4.010. FCI has included 6" paving in lieu of 5" per typical concrete paving section on sheet C.6.001 with 8" thickened portion per architectural detail.
4. Unable to locate foundation drain piping routing. FCI has included a perimeter foundation drain per drawings as well as an allowance for a drywell. An additional drywell has been included as FCI and excavation contractor don't believe that invert elevation of existing foundation drywell indicated in civil drawings will work with new invert due to the depth of the parking garage foundations compared to the existing fire station.
5. It is assumed that t-milling and patching of street asphalt will only be required to the extent necessary for new curb & gutter. FCI has not included replacement of asphalt to the center of the street.
6. FCI has included pavers as previously specified in Addendum 1 Q&A items 26 & 27 (Belgard Lafitt Rustic Slab 50mm). However, it is our understanding that pavers are being changed to Unilock permeable. Cost is comparable between these pavers so no changes have been made in anticipation of this change being shown in construction documents.
7. Per specifications, maintenance of landscaping has been included for 1 year following substantial completion. FCI has not included costs associated with snow removal or damages to any landscaping resulting from snow removal during the maintenance period however.
8. FCI has included jersey barriers between project site and fire station. FCI has also included jersey barriers with sound fence between project site and Front Way.
9. FCI has included removal of trees and stumps.
10. Ramp into garage has been included as "Typical Concrete Section" on sheet C.6.001. Architectural sheets defer to structural and structural sheets defer to architectural.
11. An allowance has been included for trash enclosure. Once design is provided, costs will be applied against this allowance.
12. Board finish form liner has been included at retaining walls and exposed stemwalls at ramp into garage. A value engineering item has been provided to eliminate this as well.
13. FCI had included irrigation system as design-build in previous estimates. It is FCI's understanding that design by Hines will be included in construction documents. In the meantime, FCI has included an allowance which was increased from previous estimates.

Foundations & Structure

1. FCI has included an allowance for rock mitigation.
2. It is assumed that the appropriate subgrade preparation for the garage slab on grade is to scarify and recompact the native soil and lay 4" of drainage course.
3. An add alternate has been offered for a polycarbonate canopy with steel substructure over stairs into center stair vestibule. Note that design is needed for substructure – FCI has included structural design fees and cost is subject to change based on final design.
4. Per F3/A.6.002, third floor of Building 1 is to be type F3. However, sheet A.4.001 indicates F2. FCI has included this floor section as F2.
5. Per section 3/A.4.002, section F3 is indicated between gridlines 2.4 and 2.1. However, hatching is shown between 2.3 and 2.1. FCI has included assembly F3 between gridlines 2.3 and 2.1.

Thermal & Moisture Protection

1. FCI has included ZIP panels with taped seams over all framed exterior walls in lieu of OSB sheathing, rigid insulation, and weather barrier.
2. Spray foam insulation has been included by Demilec. Per specification 072119, other manufacturers are acceptable, but FCI can provide BASF at no additional cost.
3. FCI has included all waterproofing and dampproofing systems per specifications (American Hydrotech).
4. Drawings and specifications conflict regarding roof cover board thickness. FCI has included as ½" thick.
5. Gutters have been included as H-style.
6. Walkway and balcony at Building 1 has been included as Intellideck.
7. Deck at Building 4 has been included as Fiberon.
8. Exterior wall insulation has been included as R-15 unfaced batt insulation in lieu of net & blow per drawings.
9. Cost savings from value engineering item 45 (reduce rigid insulation depth at parking over garage lid) was included in GMP estimate R0 and is included in this GMP estimate R1.

Openings/Glazing

1. FCI has included an allowance for window and sliding door package as the glazing and operation is to be determined. The allowance included is intended to be sufficient for a triple-pane window package (higher cost option compared to double pane). Note that a triple-pane glazing option is not available in a double-hung or sliding patio doors (Pella Impervia fiberglass).
2. Unit entry and exit doors have been included per window & door schedule issued in permit drawings (include lites). It is FCI's understanding that lites will be eliminated from all doors into and out of units in construction documents.

Finishes/Carpentry

1. FCI has not included cabinets at backsides of kitchen islands.
2. It is not clear what type of material composite screen slats at balconies are. FCI has included an allowance for this material. Per recommendation from subcontractor, using Fiberon is not recommended as the planks would have to be cut to create the narrow strips shown in the elevations of the permit drawings which would leave raw edges and they would require backup framing.
3. All exterior soffits have been included as 1x6 T&G cedar with a field finish.
4. A shelf and rod have been included at all laundry machines. It is FCI's understanding that cabinets will be added in construction documents at laundry areas. An allowance has been included in anticipation of these cost impacts.

Specialties

1. Roof ladders have been included as shop-built steel in primer finish for field painting.
2. FCI has included cellular window coverings at sliding patio doors and aluminum mini-blinds at exterior windows per specifications. Window coverings have not been included at unit entry doors as it is our understanding that glazing will be eliminated from unit entry doors in construction documents.
3. Wire mesh partitions have been included by G-S Company. Wire mesh ceilings have not been included as they are not anticipated to be required. Sheet metal base or wainscot have not been included either. Per specification 102213, other manufacturers are acceptable.
4. Drawings were not provided for signage; FCI has included an allowance for unit numbers, building numbers, and utility rooms.
5. FCI has included fire extinguishers as shown in drawings (3 total).
6. FCI has included swinging shower doors and curtains at rods at bathtubs.

Elevator

1. FCI has included an OTIS hydraulic, machine room-less, hole-less elevator rated at a speed of 125 FPM and 2,500 lbs per specifications with 2 years of maintenance per specification.
2. Fire status panel has not been included (not required for elevator of this magnitude).

Fire Suppression

1. Fire sprinkler system has been included to conform to NFPA 13.
2. Wet-pipe fire sprinkler system has been included in garage.
3. Coverage of decks, patios, canopies, and breezeways has been included via a dry-pipe system.
4. We have not included a sprinkler pump system.

Photovoltaic Systems

1. An allowance for a 53kW photovoltaic system has been included. This scope is in development/design phase. It is assumed that Buildings 2 and 3 and existing fire station are to receive panels. Allowance for PV system has been derived from solar proposals received. FCI will procure revised proposals once system size, layout, and attachment method is confirmed.
2. FCI has not included costs associated with integrating anticipated new PV panels on existing fire station back to housing or garage. It is anticipated that these panels will serve fire station.

Plumbing

1. Water submetering has been included. FCI assumes that tenants will be billed for water usage according to their respective usage. If this is not the case, this cost (\$5,300) can be removed.
2. An allowance based on fixture specification section has been included for plumbing fixture package. It is FCI's intent to vet this out in submittals.
3. An electric boiler serving hydronic snowmelt piping has been included at ramp into garage. Snowmelt has not been included at center stair vestibule.
4. Specification 224100 references several sections which were not provided. Any potential cost impacts associated with these sections (if later provided) have been excluded: 220523.12, 220523.15, 220719, 220518, 221116, 221313.

HVAC

1. Mitsubishi VRF system with outdoor condensing and indoor fan coil equipment has been included.
2. Trane Controls included as complete with all interlocking and LV control wiring.
3. Access Panels have been included for Branch Collector boxes and ERV's.
4. It is FCI's understanding that the VRF system has been designed to operate at a reduced capacity when temperatures are below -15F and that no supplemental heat source is required.

Electrical & Low-Volt

1. Fire alarm system has been included as a Silent Knight system. Pre-wiring has been included to adaptable ADA units. In the future, owner can add devices to adaptable ADA units without running new cabling.
2. FCI has included data and TV cabling from Telecom room in garage to telecom closets in each unit as well as to each TV/phone location shown in architectural drawings.
3. FCI has included infrastructure for photovoltaic system.
4. The relocation of the two existing exterior light poles has been included.
5. FCI has included aluminum service feeders; noted as acceptable in documents.

End of Clarifications & Assumptions.

EXHIBIT D - Stated Rates and Equipment Rates



Rate Worksheet - 2020

Base Rates

Rev. 1/29/2020

Position	Hourly Rate	Weekly
Project Executive/Director	\$ 150.00	\$ 6,000.00
Senior Project Manager	\$ 130.00	\$ 5,200.00
Project Manager	\$ 110.00	\$ 4,400.00
Assistant Project Manager	\$ 90.00	\$ 3,600.00
General Superintendent	\$ 120.00	\$ 4,800.00
Project Superintendent	\$ 100.00	\$ 4,000.00
Assistant Superintendent	\$ 90.00	\$ 3,600.00
Project Engineer	\$ 80.00	\$ 3,200.00
Office Engineer	\$ 70.00	\$ 2,800.00
Field Engineer	\$ 70.00	\$ 2,800.00
BIM Manager	\$ 110.00	\$ 4,400.00
BIM Technician	\$ 80.00	\$ 3,200.00
Sr Preconst Mgr/Precon Director	\$ 150.00	\$ 6,000.00
MEP Preconstruction Manager	\$ 140.00	\$ 5,600.00
Preconstruction Manager	\$ 110.00	\$ 4,400.00
Estimator	\$ 100.00	\$ 4,000.00
Corporate Safety Director	\$ 135.00	\$ 5,400.00
Regional Safety Manager	\$ 110.00	\$ 4,400.00
Project Coordinator	\$ 65.00	\$ 2,600.00
Carpenter Forman	\$ 65.00	\$ 2,600.00
Carpenter	\$ 60.00	\$ 2,400.00
Labor Foreman	\$ 50.00	\$ 2,000.00
Laborer	\$ 40.00	\$ 1,600.00
Intern	\$ 40.00	\$ 1,600.00

FCI CONSTRUCTORS, INC.
STANDARD RENTAL RATES
 USE D-DAY W-WEEK M-MONTH
 APPLICABLE TO FCI OWNED EQUIPMENT ONLY

JOB: _____
 JOB NO.: _____
 PHASE: _____
 MONTH: _____

EQUIPMENT	DAILY RATE	WEEKLY RATE	MONTH RATE	PERIOD (D,W,M)	QUAN	CODE XXX	DATE IN	DATE OUT	RATE	COST
CONCRETE										
CONCRETE BLANKET *	17.00	52.00	104.00							
CONCRETE BLANKET, ELECTRIC	63.00	193.00	585.00							
CONCRETE BREAKER ATTACHMENT	234.00	650.00	1,450.00							
CONCRETE CHAIN SAW	90.00	225.00	690.00							
CONCRETE SCARIFIER, 12", VS30,	135.00	505.00	900.00							
46" POWER TROWEL	100.00	290.00	600.00							
CORE DRILL 2"-5" (+BIT WEAR)	133.00	220.00	810.00							
SOFF-CUT SAW	153.00	335.00	675.00							
WALK CONC. SAW (+ BLADE WEAR)	153.00	335.00	765.00							
HEATERS										
GROUND HEATER, E3000G	455.00	2,790.00	5,000.00							
GROUND HEATER, E2200G	405.00	2,345.00	4,250.00							
WACKER NEUSON IFHeater (HI900)	375.00	900.00	2,750.00							
HEATER, 1.5 MILLION BTU	135.00	405.00	880.00							
HEATER, >/= 400,000 BTU	142.00	428.00	650.00							
HEATER, =/< 400,000 BTU ****	60.00	183.00	550.00							
HEATER, INDIRECT HI400HD, 380,548 BTU	145.00	440.00	1,330.00							
HEAVY EQUIPMENT										
BACK HOE - CAT 416IT	350.00	935.00	1,165.00							
FORK LIFT-EXTEND BOOM-TH103	590.00	1,620.00	2,700.00							
FORK LIFT - WAREHOUSE	287.00	756.00	1,640.00							
FORK FRAME	72.00	205.00								
MINI-EXCAVATOR - BOBCAT 331	357.00	960.00	1,920.00							
SCAFFOLD LIFT 98 MOBILE	65.00	250.00	750.00							
SCISSOR LIFT 25'	140.00	280.00	570.00							
SKID LOADER W/ STANDARD BUCKET	222.00	680.00	1,620.00							
SKID LOADER S250	272.00	870.00	2,300.00							
SKID STR AUGER ATTACHMENT	158.00	487.00	945.00							
SKID STR BRUSH ATTACHMENT	158.00	487.00	945.00							
SKID STR SCARIFIER ATTACHMENT	54.00	162.00	648.00							
SKID STR SNOW PLOW ATTACHMENT	71.00	212.00	420.00							
SKID STR 80" SNOW REMOVAL BUCKET	23.00	90.00	440.00							
SKIP LOADER (JOHN DEERE GANNON TRACTOR)	246.00	722.00	1,890.00							
UTILITY TRACTOR-JD 210 4X4	245.00	720.00	1,980.00							
INFORMATION TECHNOLOGY										
COPIER			200.00							
Information Technology (IT) PER USER ***			245.00							
SAFETY										
ALUMINUM POST SHORE (6'6" - 11')	6.00	19.00	38.00							
ALUMINUM POST SHORE (10'6" - 16')	6.00	19.00	38.00							
FENCE PANELS			6.00							
LIGHT PLANT	129.00	327.00	832.00							
MOBILE FALL PROTECTION CART	30.00	120.00	360.00							
NEGATIVE AIR SCRUBBER (HEPA) 1950CFM	80.00	324.00	958.00							
PORT. LIGHTS 30KW	130.00	375.00	850.00							
ROLLING SCAFFOLD	15.00	43.00	130.00							
ROOF GUARDRAIL POSTS			18.00							
SAFETY BARRELS, SMALL	4.00	12.00	23.00							
SAFETY BARRELS, LARGE JERSEY TYPE	40.00	103.00	300.00							
TRAILER MOUNTED SOLAR TRAFFIC CONTROL MESSAGE BOARD (126"x76")	243.00	637.00	1,820.00							
FUME EXTRACTOR (SMOKE EATER)	105.00	232.00	520.00							
4-GAS AIR MONITOR	45.00	135.00	270.00							
MASONRY SCAFFOLD ASSEMBLY (cost per frame)	7.00	23.00	45.00							
SCAFFOLD STAIR TOWER (3-TIER)		225.00	700.00							

FCI CONSTRUCTORS, INC.
STANDARD RENTAL RATES
 USE D-DAY W-WEEK M-MONTH
 APPLICABLE TO FCI OWNED EQUIPMENT ONLY

JOB: _____
 JOB NO.: _____
 PHASE: _____
 MONTH: _____

SERVICES			
FIREPROOFING - 2 MAN CREW	2,000.00		
FIREPROOFING MOB	500.00		
GROUND PENETRATING RADAR w/OPER**	2,000.00		
SURVEY			
LASER (LEVEL, ROTATING)	33.00	106.00	233.00
ROBOTIC TOTAL STATION	225.00	810.00	2,695.00
REBAR LOCATOR	27.00	78.00	162.00
THEODOLITE	112.00	335.00	670.00
TOTAL STATION	63.00	225.00	715.00
TRUCKS/TRAILERS/STORAGE			
16' FLATBED TRAILER	120.00	240.00	485.00
16' CARPENTER TRAILER (ENCLOSED)	120.00	240.00	485.00
COMPRESSOR TR.	182.00	536.00	1,295.00
GENERATOR TR.	150.00	450.00	1,300.00
OFFICE TRAILER			700.00
PICKUP			1,025.00
PICKUP (ON SITE USE ONLY)			500.00
PICKUP WITH SNOWPLOW			
STORAGE VAN (CON-X)	25.00	75.00	225.00
TRASH DUMP TRAILER (12')	99.00	225.00	445.00
WATER TANK WITH TRAILER	158.00	465.00	945.00
BRUSH HOG TOW BEHIND	225.00	520.00	1,170.00
TOOLS AND MISC.			
60# HAMMER AIR	76.00	227.00	490.00
90# HAMMER AIR	95.00	250.00	540.00
BACKFLOW PREVENTER/EQUIPMENT			225.00
COMPACTOR JUMPING	107.00	330.00	590.00
CORE DRILL 2"-5" (+BIT WEAR)	133.00	220.00	810.00
DEMOLITION SAW	67.00	175.00	525.00
DRYWALL TEXTURE SPRAYER (30 GAL)	44.00	113.00	335.00
ELECT. HAMMER (T-905)	95.00	237.00	378.00
FODS TRACKING PAD MATS	30.00	110.00	335.00
HILTI VC 40-U WET/DRY VAC (DUST COLLECTOR)	22.00	87.00	260.00
MOTORIZED POST DRIVER	95.00		
PAINT SPRAYER	76.00	225.00	452.00
PALLET JACK	72.00	197.00	468.00
PIPE INSPECTION CAMERA, 100'	175.00	800.00	2,000.00
PLATE COMPACTOR	110.00	300.00	608.00
PRESSURE WASHER	105.00	375.00	790.00
RIDE ON FLOOR SCRAPER (ELECTRIC)	800.00	2,000.00	4,500.00
ROTO HAMMER AND BITS	87.00	256.00	600.00
TRASH CHUTE 30" DIAM WITH MOUNTING ACCESSORIES	68.00	234.00	675.00
WELDER 200AMP	116.00	297.00	576.00
WIRE FEED WELDER	39.00	116.00	232.00
TOTAL			

* OR 1/2 THE VALUE OF THE BLANKET(S) WHEN USED FOR A SEASON, WHICHEVER IS LESS.

Revision 06/03/2019

** GPR is \$2,000.00/day; \$1000 / half-day (minimum charge)

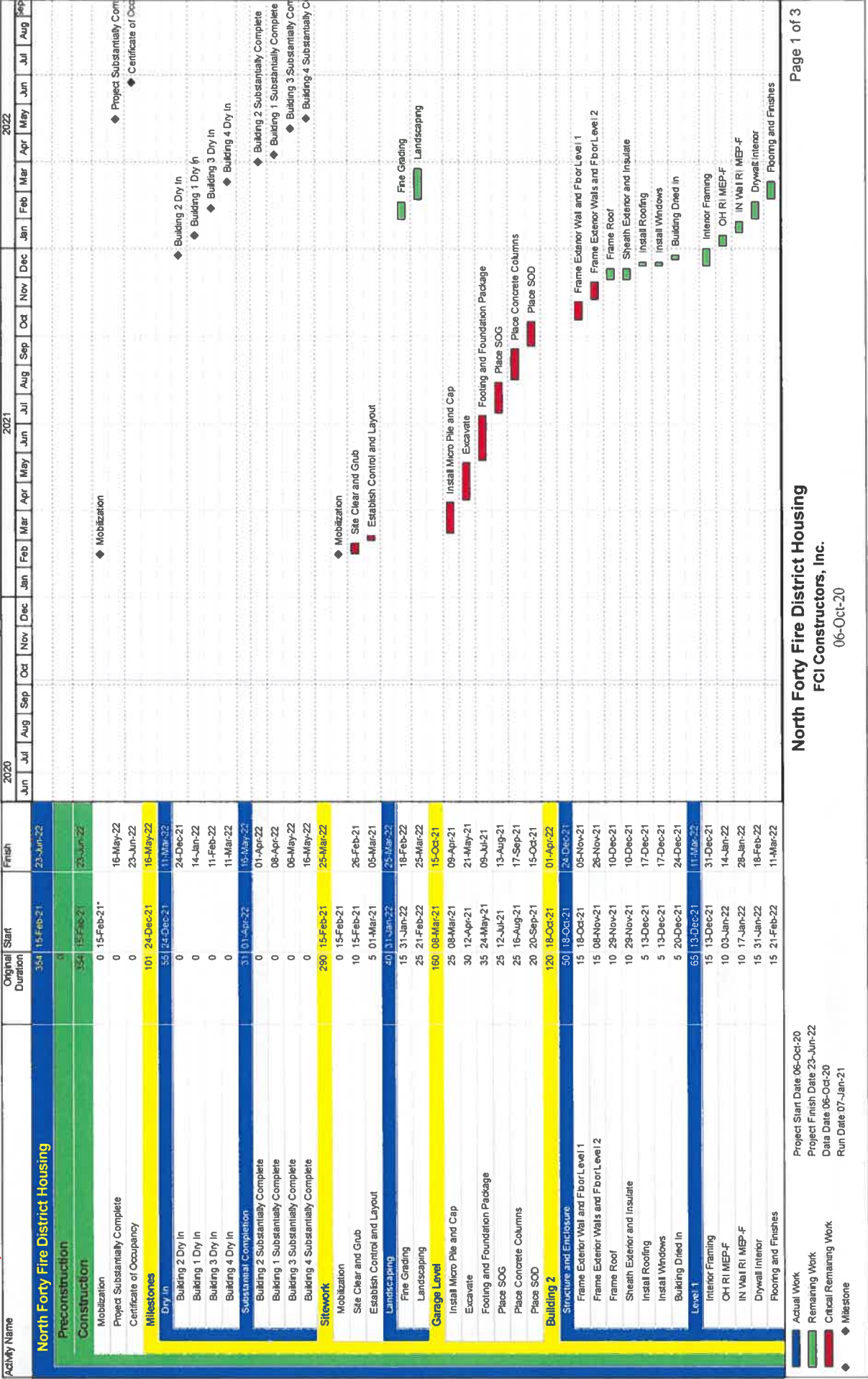
*** Information Technology rate is \$245/month/ per user. Includes: Job Site based computers, iPads, tablets, IT hardware, and supporting software licenses & IT support.

**** For heaters less than 400,000 BTU, the D/W/M rate is a lump sum, regardless of quantity of heaters mobilized. These are small(er) units.

Submitted By: _____

Approved By: _____

Exhibit E - Project Schedule



North Forty Fire District Housing
 FCI Constructors, Inc.
 06-Oct-20

Project Start Date 06-Oct-20
 Project Finish Date 23-Jun-22
 Data Date 06-Oct-20
 Run Date 07-Jan-21

- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone

Activity Name	Original Start Duration	Finish	2020												2021												2022											
			Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep								
Frame Roof	10 21-Feb-22	04-Mar-22																																				
Sheath Extenor and Insulate	5 21-Feb-22	25-Feb-22																																				
Install Windows	5 29-Feb-22	04-Mar-22																																				
Install Roofing	5 07-Mar-22	11-Mar-22																																				
Building Dried In	5 07-Mar-22	11-Mar-22																																				
Level 1	48 28-Feb-22	04-May-22																																				
Interior Framing	8 28-Feb-22	09-Mar-22																																				
OH RI MEP-F	8 10-Mar-22	21-Mar-22																																				
IN Wall RI MEP-F	8 22-Mar-22	31-Mar-22																																				
Drywall Interior	12 01-Apr-22	18-Apr-22																																				
Flooring and Finishes	12 19-Apr-22	04-May-22																																				
Level 2	48 10-Mar-22	16-May-22																																				
Interior Framing	8 10-Mar-22	21-Mar-22																																				
OH RI MEP-F	8 22-Mar-22	31-Mar-22																																				
IN Wall RI MEP-F	8 01-Apr-22	12-Apr-22																																				
Drywall Interior	12 13-Apr-22	28-Apr-22																																				
Flooring and Finishes	12 29-Apr-22	16-May-22																																				
Closeout and Commissioning	40 29-Apr-22	23-Jun-22																																				
Final Inspections	10 29-Apr-22	12-May-22																																				
Final Clean	10 13-May-22	26-May-22																																				
Owner FF&E	10 13-May-22	26-May-22																																				
Test Balance and Cx	15 27-May-22	16-Jun-22																																				
Owner Training	15 27-May-22	16-Jun-22																																				
Certificate of Occupancy	5 17-Jun-22	23-Jun-22																																				

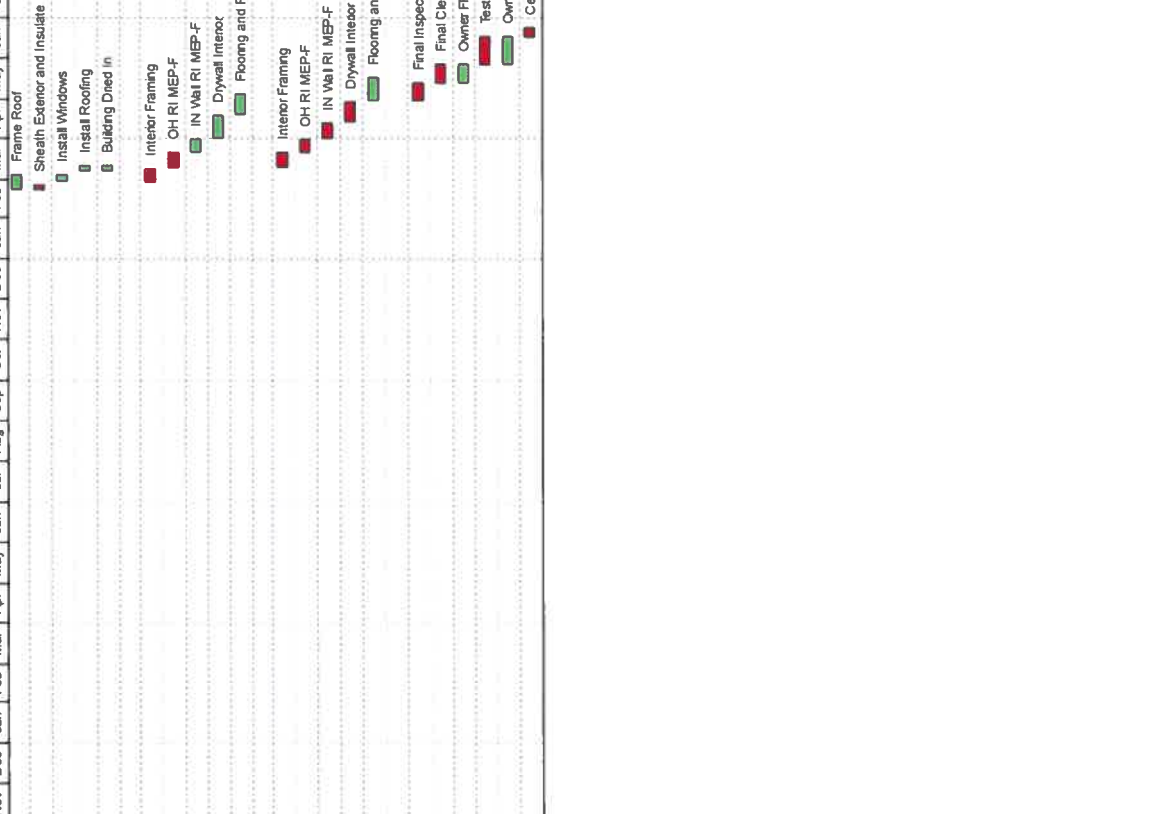


Exhibit F - Allowances

Allowances			\$ 1,028,362.00
60-0001	MISC SITE DEMOLITION	\$ 7,500.00	
60-0002	WINTER CONDITIONS - CONCRETE ADD MIX	\$ 36,656.00	
60-0002.1	WINTER CONDITIONS - CONCRETE HEAT	\$ 37,840.00	
60-0003	RESHORING OF CONCRETE DECK	\$ 15,000.00	
60-0004	MISCELLANEOUS METALS	\$ 28,024.00	
60-0005	STAIR CANOPY-STRUCTURAL DESIGN	\$ 2,500.00	
60-0006	STAIR CANOPY STRUCTURE (STEEL)	\$ 35,000.00	
60-0007	TRASH ENCLOSURE STRUCTURE & ROOF	\$ 37,127.00	
60-0008	COMPOSITE BALCONY/WALKWAY SLATS	\$ 43,205.00	
60-0009	COST IMPACTS-ADDED LAUNDRY AREA CABINETS	\$ 5,000.00	
60-0010	MISC FLASHING	\$ 25,000.00	
60-0011	WINDOW & SLIDING DOOR PACKAGE	\$ 85,000.00	
60-0012	TEMPORARY HEATING	\$ 52,500.00	
60-0013	SIGNAGE	\$ 2,915.00	
60-0014	PHOTOVOLTAIC SYSTEM	\$ 240,000.00	
60-0015	PLUMBING FIXTURE PACKAGE	\$ 125,000.00	
60-0016	SNOW REMOVAL & EARTHWORK WINTER CONDITIONS	\$ 138,600.00	
60-0017	ROCK REMOVAL	\$ 35,000.00	
60-0018	DEWATERING	\$ 20,420.00	
60-0019	IRRIGATION SYSTEM DESIGN & CONSTRUCTION	\$ 45,000.00	
60-0020	FOUNDATION DRAIN DRYWELL	\$ 11,075.00	

