

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROPRIATING UP TO \$2 MILLION FROM THE LAND MANAGEMENT PERMANENT FUND, FUND 203, FOR THE WILLOW LIBRARY PROJECT, FUND 435, PROJECT NO. 10186; ~~ALSO APPROPRIATE UP TO \$1.5 MILLION FOR FISH CREEK ACCESS PROJECT, FUND 480, PROJECT NO. 47031.~~ AS WELL AS A RESOLUTION APPROVING THE AMENDED BUDGET FOR THE WILLOW LIBRARY PROJECT, ~~AND APPROVING THE SCOPE OF WORK AND BUDGET FOR FISH CREEK ACCESS PROJECT.~~

AGENDA OF: August 20, 2019

ASSEMBLY ACTION:

Amended & adopted without objection

9-3-17 (Bor)

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED *for* **BY** JOHN MOOSEY, BOROUGH MANAGER: *George A. Moosey*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>EP</i>	
	Community Development Director	<i>EP</i>	
	Finance Director	<i>EP</i>	
	Borough Attorney	<i>9/3/17 N.S.</i>	
	Borough Clerk	<i>Bor for IM. 8-12-19</i>	

ATTACHMENT(S): Fiscal Note ☐ NO ☒ YES ☒ X
 Ordinance Serial No. 19-101 (5 pp)
 Resolution Serial No. 19-071 (6 pp)
 Willow Library Replacement
 and Community Center Upgrades PDP (30 pp)
 2019 HMS Cost Estimate (78 pp)

SUMMARY STATEMENT:

In 2018 the Assembly passed Ordinance No. 18-018 appropriating \$914,450 from the areawide budget, and \$1,000,000 from the non-areawide budget for the building of a new library in Willow. The Mat-Su Health Foundation has committed \$1,698,000 in grant money for the project, and the Friends of the Willow Library fundraised \$88,621.00, for a total of \$3,701,071.00 in funds raised to-date.

In 2017, the estimated cost of the new library/community center renovation project was \$5,660,000, leaving a shortage of \$1,958,929.00. Today, this shortage has increased somewhat due to inflation estimated at 12% over the 2017 construction estimates, leaving a funding shortage of approximately \$2.7 million.

The Land Management Permanent Fund currently has a balance of \$3.9 million. Per Borough code 23.05.070 (D)(2) *Land Management funds money shall be spent or disbursed as appropriated by the assembly and shall be appropriated for the following purposes only: capital improvements including, but not limited to, schools, trails, roads, streets, buildings, port infrastructure, harbors, air fields, park acquisition and development, utilities and property acquisition; therefore, this is an appropriate use of these funds.*

The proposal is to transfer \$2 million from the Land Management Permanent Fund to the Willow Library Project. In addition, we would anticipate receiving \$500,000 of "top off" funds from the Rasmuson Foundation, for a total of approximately \$2.5 million of additional funds for the Willow Library Project.

We anticipate a favorable bidding climate and any remaining land management permanent funds not expended could be returned to the fund for other Borough infrastructure projects

The community of Willow has been actively working on this project since 2014. The Mat-Su Health Foundation funding for the project has been in place since 2017 and one concern is that these funds will cease to exist if the project continues to sit idle due to lack of funding. This could also cause the potential funding by the Rasmuson Foundation to not be awarded. It was anticipated back in 2014 that the State would contribute substantial funding to this project, but in 2015 dropping oil revenues caused the state to back away from funding these types of projects and budget realities are much different today. We believe that if the Borough does not find a way to infuse additional funds into the project, it may never be completed.

~~The Fish Creek Access project is a project the land and resource management division has been working on for seven years. The (approximately) \$6 million project would construct two bridges, improve 6.7 miles of winter ice road and add 12 miles of all season road to open up vast acreage in the west side of the Borough to agriculture, commercial use, forestry, materials extraction, public recreation, resource management, and settlement. The two bridges and forest road will help develop the area between the Little Susitna (Little Su) and Susitna (Big Su) Rivers, opening up approximately 200,000 acres. Perhaps as important, the project also puts us at the doorstep of 6 million~~

~~acres of land on the other side of the Big Su with oil and gas, mineral, agricultural, timber, and many other resources. The challenge is and always has been, ACCESS to these resources.~~

~~The proposed project is the critical first step to opening up this region for economic development. A winter ice road to the area and two ice bridges across the Little Su were constructed in 2014. The project begins at the end of West Susitna Parkway southwest of Big Lake. Upgrade of the winter ice road to a two-way single lane all season resource recovery road (including two all-season bridges) is proposed. The project includes one bridge constructed across the Little Su as well as one small bridge placed across a nearby stream. In addition, extending the existing winter ice road approximately 12 miles across Borough and State land will connect it near the preferred crossing point for the future bridge across the Big Su. Upgrading this proposed 12-mile ice road to a two-way single lane all-season resource recovery road will require additional study and funding. State of Alaska has already expended \$400,000 on 6.7 miles of winter ice road. Project costs include 1) Pioneer Road and unnamed stream crossing (\$1.43 million), Bridge over the Little Su, West approach & turnaround (\$4.41 million) and A/E fees (\$450,000) for a total project cost of \$6,290,000. The Borough has \$1.5 million in the Land Management permanent fund that can be allocated for this project. Our goal is to utilize these funds for grant match to cover the balance of project costs. If grant funds or other partnerships cannot be secured, these funds would simply go back to the Land Management Permanent Fund.~~

Recommendation of Administration: ~~Respectively request Assembly approval to appropriate up to \$2 million from the Land Management Permanent Fund, Fund 203, and amend the budget for the Willow Library Project, Fund 435, Project No. 10186; and appropriate up to \$1.5 million and approve the scope of work and the budget for the Fish Creek Access Project, Fund 480, Project No. 47031.~~

MATANUSKA-SUSITNA BOROUGH FISCAL NOTE

Agenda Date: August 20, 2019

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROPRIATING UP TO \$2 MILLION FROM THE LAND MANAGEMENT PERMANENT FUND, FUND 203, FOR THE WILLOW LIBRARY PROJECT, FUND 435, PROJECT NO. 10186; ~~ALSO APPROPRIATE UP TO \$1.5 MILLION FOR FISH CREEK ACCESS PROJECT, FUND 480, PROJECT NO. 47031.~~ AS WELL AS A RESOLUTION APPROVING THE AMENDED BUDGET FOR THE WILLOW LIBRARY PROJECT, ~~AND APPROVING THE SCOPE OF WORK AND BUDGET FOR FISH CREEK ACCESS PROJECT~~

ORIGINATOR: Eric Phillips

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED <u>\$3,500,000</u>	FUNDING SOURCE <u>Land Management Permanent Fund</u>
FROM ACCOUNT # <u>203 262.400</u>	PROJECT #
TO ACCOUNT: <u>435.170.XXX.XXX.XXX*</u>	PROJECT # <u>10186 / 47031</u>
VERIFIED BY: <u>Han-h Nubung</u>	CERTIFIED BY:
DATE: <u>7/30/2019</u>	DATE:

EXPENDITURES/REVENUES: * 480.170.XXX.XXX.XXX (Thousands of Dollars)

OPERATING	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<u>3,500</u>					
---------	--------------	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other <u>Land Management Perm. Fund</u>	<u>3,500</u>					
TOTAL	<u>3,500</u>					

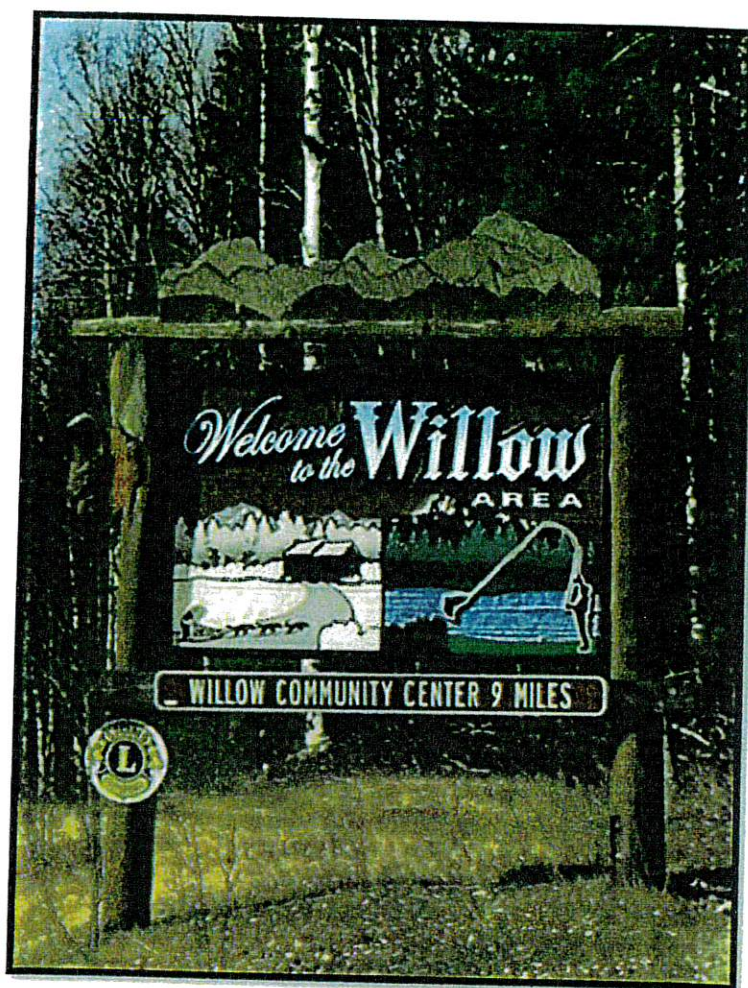
POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: Chapman Stenlund DATE: _____
 APPROVED BY: _____ DATE: 7/30/19

IM No. 19-134A
 Ordinance Serial No. 19-101A
 Resolution Serial No. 19-071A



Willow Library Replacement and Community Center Upgrades Project Development Plan


theforakergroup
Standing Beside Alaska's Nonprofits

30 April 2016

Prepared by the Foraker Group
Pre-Development Program

ACKNOWLEDGEMENTS

The Willow Library Project Development Plan has been produced as a component of the Foraker Group Pre-Development Program. The Pre-Development Program is sponsored by the Rasmuson Foundation, Denali Commission, Mat-Su Health Foundation and the Alaska Mental Health Trust with the intent to assist non-profit organizations in planning for sustainable capital projects.

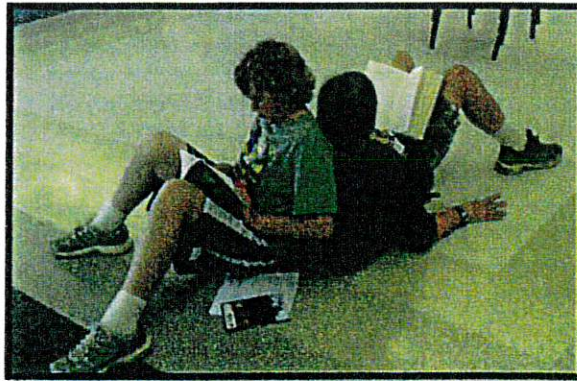
The Foraker Group's Pre-Development team consisted of the following:

- Chris Kowalczewski – Foraker Program Manager
- Martha Schoenthal – Project Manager
- Pam Lund – Foraker, Space Programming
- Gary Wolf, Wolf Architects, LLC – Concept Design

Collaboration and input were provided by the Willow Library Association, Library Volunteers, the Willow Area Community Organization (WACO), and community members at large, including but not limited to:

- Marian Charles
- Melinda Dale
- Carol Goltz
- Bill Mailer
- Mark Merrill
- Stephanie Richey
- Virginia Richey
- Bonnie Warner
- George Wilkie
- Julie Mitchell, Librarian
- Val Schachle (WACO)
- Randall Kowalke, Assembly Representative
- Vern Halter, Mayor
- Hugh Leslie, Director of Recreational Services and Libraries

Throughout the Pre-Development Process, many other community members have attended and participated in Feasibility Committee meetings including: Andy Anderson, Carrie Smolden, Roni Widner, Brenda McCain, Doyle Holmes, Tom Phillips, Bill Arterburn, Vincent Veit, Kay Daily, Karen Kowalke, Steve Charles and Carol Wilkie. A special community meeting, well attended, was held to solicit input from the entire community.



Willow's young readers make themselves comfortable.

Table of Contents

ACKNOWLEDGEMENTS	2
EXECUTIVE SUMMARY	4
PURPOSE AND BACKGROUND	5
A. ABOUT THE COMMUNITY	5
B. ABOUT THE LIBRARY	6
C. WHAT OTHER PROGRAMS ARE SUPPORTED?	8
D. GOVERNANCE AND VOLUNTEERS	9
E. POPULATION SERVED	11
PROJECT NEED	12
A. OPERATIONAL DEFICIENCIES	12
B. FACILITY DEFICIENCIES	14
THE EXPANDED AND UPGRADED FACILITY	15
A. SPACE REQUIREMENTS	15
B. EXPANSION VS. STAND-ALONE FACILITY	17
C. CONCEPT DESIGN OF LIBRARY REPLACEMENT	17
PROJECT AND OPERATING COSTS	22
A. PROJECT COSTS	22
B. OPERATING COSTS	25
C. FUNDING PLAN	28
D. SCHEDULE	29
NEXT STEPS AND RECOMMENDATIONS	30
ATTACHMENTS	30

Attachment A: Existing Conditions Survey, March 30, 2015

Attachment B: Mat-Su Borough/WACO Agreement

Attachment C: HMS Construction Cost Estimate

Attachment D: Concept Design by Wolf Architecture

Attachment E: Willow Library Collections Analysis

EXECUTIVE SUMMARY

This project is to replace and expand the existing Willow Library and provide major maintenance upgrades to the Community Center. Willow, Alaska is located approximately 70 miles north of Anchorage.

The existing Willow Library is immediately adjacent to the Willow Community Center, sharing an arctic entry, lobby and toilet facilities. This arrangement works well. However, the Library's current 3,050 square foot "footprint" is too small to meet the Library's needs. This project is to demolish the existing Library footprint and replace it with 6,635 square feet of new construction, while still sharing the aforementioned spaces with the Community Center.

The increased Library space will provide a much improved line of sight from the circulation desk (promoting safety), provide a Teen Area (for young adults no longer attracted to the Children's collections and not yet ready for the Adult collections), provide a small group study room, provide a multi-purpose room with seating for 30, appropriately accommodate current information technologies with connectivity and power supply, allow lower and wider spaced stacks, and be fully compliant with ADA.

The Community Center portion of the structure, originally built in 1984, is in need of major maintenance upgrades, such as a sprinkler system, toilet room upgrades, and siding. A facility survey has been conducted and identified the areas requiring attention. It is appropriate and cost effective to address these issues at the same time as the Library replacement.

A concept design has been completed in the Foraker Group's Pre-Development Program. Based on that concept design, construction costs have been estimated. The estimated project cost to replace the Library is \$4,300,000, excluding the value of the land and pre-development costs. The estimated cost to provide the maintenance upgrades to the Community Center is \$1,360,000. The combined project total is \$5,660,000.

The Matanuska-Susitna Borough (Borough) owns the entire facility and operates the public Library. The Willow Area Community Association (WACO) manages the Community Center under an agreement with the Borough. Similar to the new Sutton Library and the new Talkeetna Library, the Borough intends to fund the project with a combination of State of Alaska funds, Borough funds, grants from foundations and individual donations.

The estimated increase in Library operating expenses is approximately \$18,000 per year in 2016 dollars. Two areas of increase will be additional electrical usage and property insurance. Janitorial services will increase, but that will be determined through the operating agreement with WACO.

PURPOSE AND BACKGROUND

A. ABOUT THE COMMUNITY

Willow, Alaska is a quiet community of about 2,100 residents located 70 road miles from Anchorage and straddling the Parks Highway. According to the 2010 U.S. Census Data, Willow median household income is \$56,600 with approximately 10% of its residents living below poverty level.

Willow's first residents were people of the Den'aina tribe or Athabascans. There was a large influx of white men in the 1800's, mostly Russians and some Scandinavians, who trapped or prospected for gold. A new wave of exploration occurred after Alaska was purchased by the US Government in 1863. Willow further grew after the 1897 discovery of gold in the area and with the completion of the Alaska Railroad in 1920, according to the *Willow Area Community Comprehensive Plan, Adopted August, 2013*.

After Alaska achieved statehood in 1959, there was a land rush to the Willow area. That year, growth in Willow was further supported by the first elementary school and construction start of the Parks Highway.



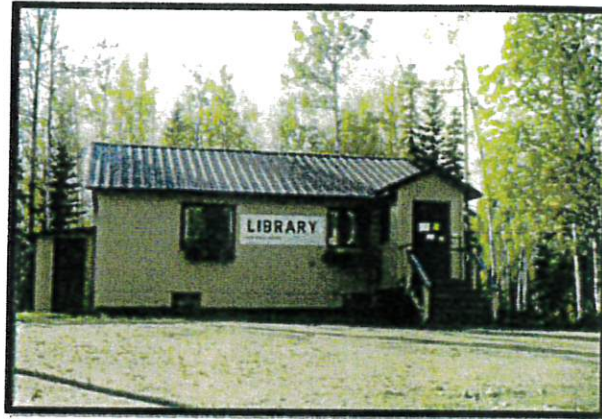
Willow, Alaska is located about 70 road miles north of Anchorage.

Willow is an unincorporated community served by the Mat-Su Borough (Borough). There are two schools; Willow Elementary (Pre-K through 6) and Beryozova (K thru 12). Willow has its own Post Office and is served by three public airports, two of which are seaplane bases. According to the FAA, Willow also has 13 private landing strips. Primary care is provided by a local health clinic. The Fire Department is staffed by Borough employees and assisted by volunteers. The Willow Library is operated by the Borough and is collocated with the Community Center.

B. ABOUT THE LIBRARY

The Willow Library traces its roots back to pre-statehood in 1959. It began with donated books set up as an exchange at White's Crossing, a small business complex located at mile 66 of the Parks Highway. Later, the Willow Area Civic Organization, WACO, established a Library committee, and moved the books into the log Community Building for a short time. The Library was operated by volunteers one or two afternoons a week.

In the early 60's a separate Library Association was established. Community volunteers constructed a small facility in the Willow Townsite (approximately Mile 69 Parks Hwy) in 1966. Unfortunately disaster struck with the first snowfall, when the roof collapsed, destroying much of the collection. The Library was rebuilt in the same location in 1969 with Centennial Year funds used to cover a portion of the cost. June Newman served as head librarian at this location for many years.



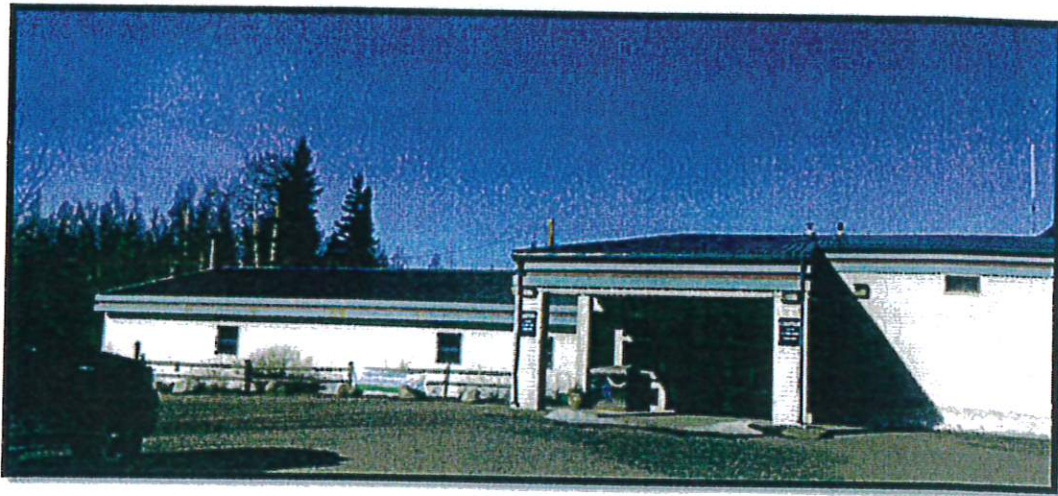
Willow Library, circa 1969.

In the late 1980's Borough officials deemed the existing Library structure as nearing the end of its useful life. The two-level building was not handicap accessible and the first floor was unable to safely support the weight of the growing collection.

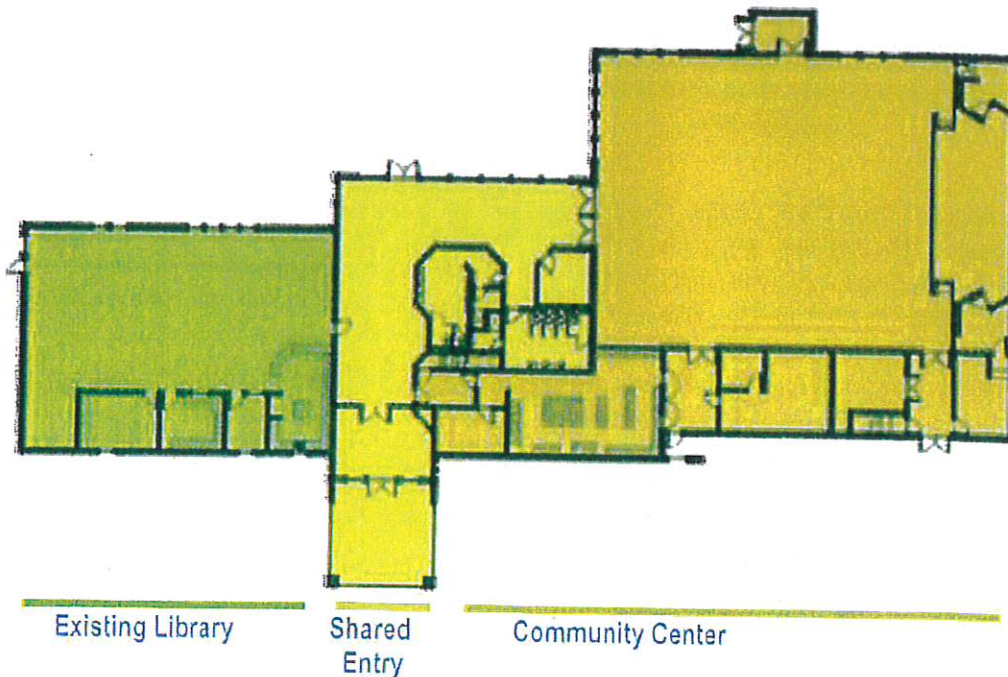
With the completion of the Alyeska Pipeline and flush with oil revenue, the State Legislature began investing in civic structures. WACO was well positioned to represent the Willow area and secure funding for a new Community Center. However, the Borough possessed the infrastructure and skill sets to manage the state grant, and secure design and construction services. At this point the Borough assumed ownership of the Community Center including the 14.5 acre site and the doors were opened in 1983.

However, the Borough was not well positioned to manage the day-to-day affairs of the newly constructed Community Center. A contractual relationship was established with WACO for operating the facility, and the Borough as being responsible for some of the operational expenses and major maintenance.

The campaign for a new Library culminated successfully on May 17, 1992, with the grand opening of the current 3,050 square foot facility that adjoins the Willow Community Center at Mile 69.5 on the Parks highway. It is located just east of Willow Lake and enjoys a lovely view of the lake in a park-like setting. Head librarians in the current facility have included Ann Dixon, Nicole Pease and Julie Mitchell. At the time of construction, the agreement between WACO and the Borough was updated to reflect this major addition. The agreement has been updated from time to time after that. See Attachment B: Borough/WACO Agreement.



The existing Willow Library is the low structure on the left. The Community Center is the taller structure on the right. The entry is shared.





"Halloween Heros" stalking the stacks!

The current Library has nearly 30,000 items in its collections and provides access to 49 different licensed databases. (Further details of the collections will be discussed later in this document.) The 2015 circulation was a healthy 70,134 items. 41,600 of the circulated items were attributable to electronic materials including e-books, audio recordings, and videos. Patrons accessed the Library's public computers for over 4,900 sessions and accessed the wireless internet (wi-fi) almost 8,300 times.



Patrons using public computers at the crowded workstations.

Many ask about the relevance of a Library in this electronic age. Based on the circulation numbers, it is obvious that the demand for physical printed materials remains high. The Library is progressively meeting the demand for technology by providing public access to electronic materials, computers and wi-fi. In fact, overall patron "e-usage" averages about 175 instances every day as compared to about 90 items of physical circulation. Based on that comparison, one could say that the Willow Library is well on its way to becoming an e-Library. With almost no dedicated program-type space, the Library managed to host 70 different programs in 2015, with a total

attendance of over 1,500 patrons. These programs included a healthy mix of children's and adult programs. The programs ranged from weekly children's story hour, to summer reading programs, holiday and cultural programs, author lectures, and adult book club meetings. One notable program is "Read and Feed" where the Library partners with the Willow Food Pantry and the Alaska Food Bank to transport books and meals to children in the Caswell Lakes area. In 2015 Sunshine Transit joined the partnership and the children and parents from Caswell were transported to Willow for lunch and the Summer Reading Programming.

C. WHAT OTHER PROGRAMS ARE SUPPORTED?

Both the Library and Community Center do a lot to help promote healthy and safe lifestyles for the community of Willow. The Library hosts:

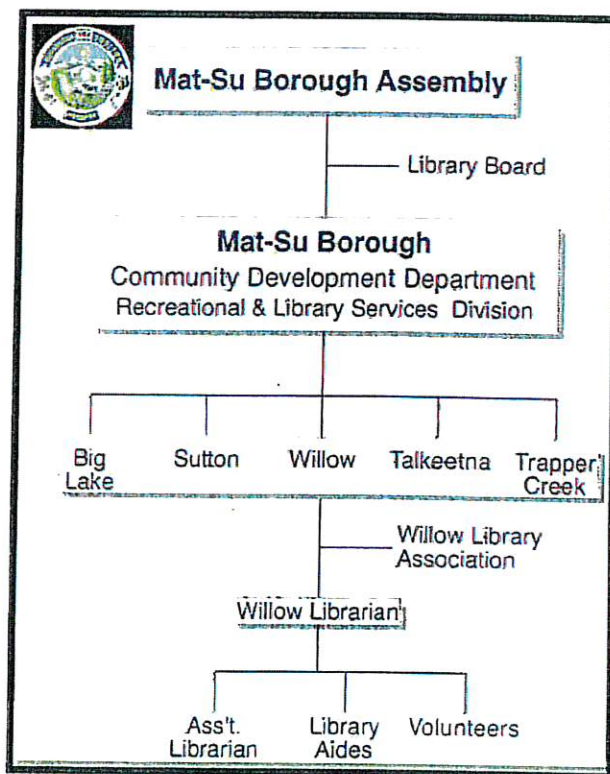
- Monthly American Lung Association Better Breather's Club meetings;

- Blood Mobile visits several times per year, in collaboration with Lion's Club;
- Public Health Nurse visits for flu shots and annual school vaccination information; and
- Monthly Wildwood Mobile Vet clinic visits providing rabies vaccinations and many other services for animals.

In addition, the Library provides on-going distribution of safety information on the use of the local trail system and, of course, provides a robust collection of traditional and non-traditional medical, exercise, and general health materials.

The Community Center plays a vital role in the health and safety of Willow residents in promoting the programs and providing venues for:

- At least weekly yoga classes,
- Twice weekly Zumba classes,
- Martial Arts and Women's Self Defense classes,
- Willow Walkers (an indoor venue for walking)
- The annual Public Health Fair where as many as 125 participants can receive blood work and visit over 20 health exhibits and
- Red Cross CPR and First Aid Classes for the general public and the Community Emergency Response Team (CERT)



Organizational chart, Borough Libraries.

The Library and Community Center have and will continue to, unreservedly support disaster response teams from the Red Cross, FEMA, the State Fire Marshall and the Borough. During the Sockeye fire in 2015, over 400 responders were housed in the facilities. The Willow CERT provides FEMA-based training here annually. The first Su Valley Emergency Preparation Fair is scheduled for May of 2016. Twenty-five exhibitions are planned.

D. GOVERNANCE AND VOLUNTEERS

The Willow Library is operated by the Borough. The legislative power of the Borough is vested in the Assembly. The Assembly approves the budget, sets the mill rate for taxation, and appropriates funds to provide for Borough services. The Borough Assembly reviews and



Two legged and four legged Library volunteers hand out books at Willow's annual Fourth of July Parade.

approves the Library budget annually. Through laws passed, the Borough Assembly establishes policy statements, which are then executed through the administration by the Borough Manager and his staff.

The Borough's Community Development Department, Recreational Services Division operates the public Library system consisting of five libraries: Big Lake, Sutton, Talkeetna, Trapper Creek, and Willow. Together with the libraries of the cities of Palmer and Wasilla, these libraries form the Mat-Su Library Network (MSLN), a unique cooperative Library network within the State of Alaska.

MSLN libraries have joined the Joint Library Catalog, which allows requests for books from other libraries to be placed from the online catalog, or at each Library. Items can be checked out or returned at any of these libraries.

The Borough also has established a Library Board, which acts in an advisory capacity to the manager and the assembly in the administration of the Borough's Library powers. This includes reviewing the budgets of the libraries and making recommendations thereon, making recommendations regarding the long-range capital improvement program, as well as tendering any other recommendations or reviews regarding libraries. The Board consists of nine members, one from each of the MSLN libraries, as well as two at-large members. These members are recommended by the Librarian and community Library advocates of their respective areas, and are then appointed by nomination of the Mayor and confirmation by the Assembly.

The Willow Library is currently staffed by one permanent, full-time Librarian and one permanent part-time Assistant Librarian, who works 35 hours per week. In addition, five Library Aides provide on-call coverage to maintain coverage and the level of required services. This calculates to 2.5 full-time equivalent employees. Willow's Librarian holds a BA in Organizational Management, has almost completed a Master's degree in Library Science and has 18 years experience working in public libraries.

The two permanent Borough employees are represented by a union, while the on-call Library Aides are non-represented. Salaries are set by job classification, grade and step. Benefits for the permanent employees are provided through the State of Alaska Public Retirement System (PERS) and the Borough is self-insured for employee health benefits.

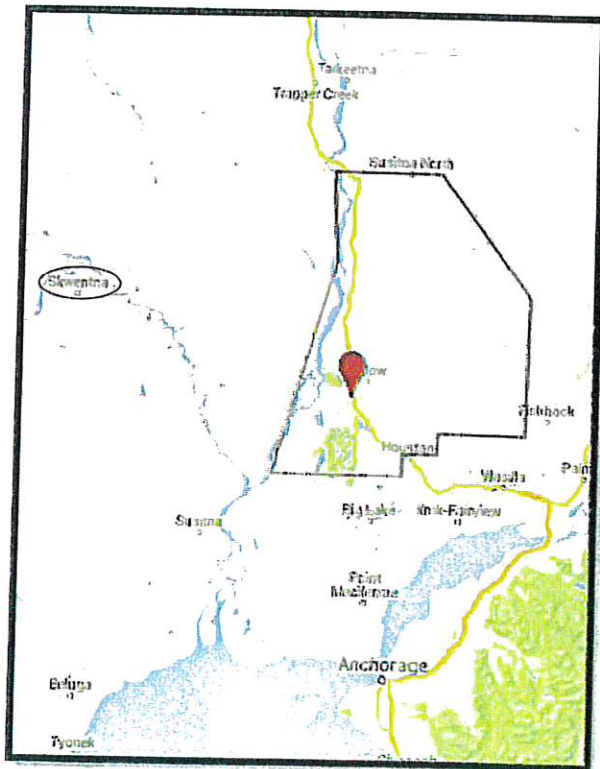
Library Hours: The Library is open to the public 45.5 hours per week with operating hours six days a week, 52 weeks a year. Willow Library's number of operating hours relative to the number of employees is the highest in the Borough and is very, very high compared to other libraries in the

state. This high ratio of operating hours (45.5) to the number of full-time equivalent employees (2.5) shows that the Library is providing a very high level of public access.

Volunteers have an important role in Willow Library's operation and programming. Willow Library Association, made up of nine members, meets regularly to discuss and support Library needs. WLA members have partnered with Willow Elementary School as readers for various school activities and Spelling Bee judges. Several members facilitate a monthly adult book club and help with preschool story time as needed. Other volunteers shelve books and help with sorting and cleaning tasks. Several also help during summer reading programs. Various music programs, visiting authors, literary workshops, and other events are provided in Willow through the volunteer work of WLA, offering enrichment opportunities for area residents. Two members of WLA also serve on the Mat-Su Library Board. Volunteers recorded a total of 445.5 hours for 2015, and in 2016 a new Willow Library Friends group is providing volunteer help as well.

WLA has held a variety of fundraisers. They include: selling books and cookbooks, holding a 5K Race, raffling off donated artist prints, and selling plants. WLA also participates in the State's Pick. Click. Give. program, Amazon Smiles, and Fred Meyer Community Rewards.

E. POPULATION SERVED



General area of the population served is over 900 square miles.

For the purpose of analyzing current usage and projecting future needs, the population served was estimated at 3,500 people.

There is no cut and dried, clear definition of the population served by the Willow Library. This is due to the fact that the Library is part of the larger Mat Su Library Network described in the previous section. Individual libraries in the network issue user cards; the cards can be used at any of the seven network libraries. Borough Library users have the option of using whatever Library is most convenient for them. This is a highly accommodating service to Borough residents, but makes it challenging to determine a service population, so the number of active Willow Library card users, 1,792, can only be used as an indicator; other factors are also considered.

According to the State Library statistics,

Willow Library's "legal service population" is 8,819. This number was assigned by the State Library System and is generally recognized as extraordinarily high since it appears to be distributed based on land size.

According to the 2010 Census, the Willow census area population is a little over 2,100. However, Library employees and volunteers know the Library has many users from the Caswell area, users that fly in from Skwentna, users from Talkeetna and Trapper Creek that stop in on their way to and from the Wasilla/Palmer area, and users from as far south as the Houston area.

Adding a portion of the populations of these areas gives a population served of approximately 3,000. Using the modest projected growth rate from the State of Alaska Department of Labor statistics yields a population of approximately 3,500 in 20 years time, 2035.



Help! These shelves are too high!

PROJECT NEED

A. OPERATIONAL DEFICIENCIES

The most obvious operational deficiencies are the Library's size and configuration. The Library is too small to hold its collections, forcing the use of stacks that are too high for many patrons to reach and stacks that are too close together making the width too narrow for wheelchair users and baby strollers. The circulation space around the stacks, tables, seating areas and computers is small and cramped. At present there is space for only one table. Patrons typically use the tables in the lobby area for overflow. There is only one seating area for adults and a tiny open space in the Children's area.

The configuration is such that the staff at the checkout counter does not have a line of sight into the southeast corner of the Library and are unable to monitor activities without leaving their workstation.



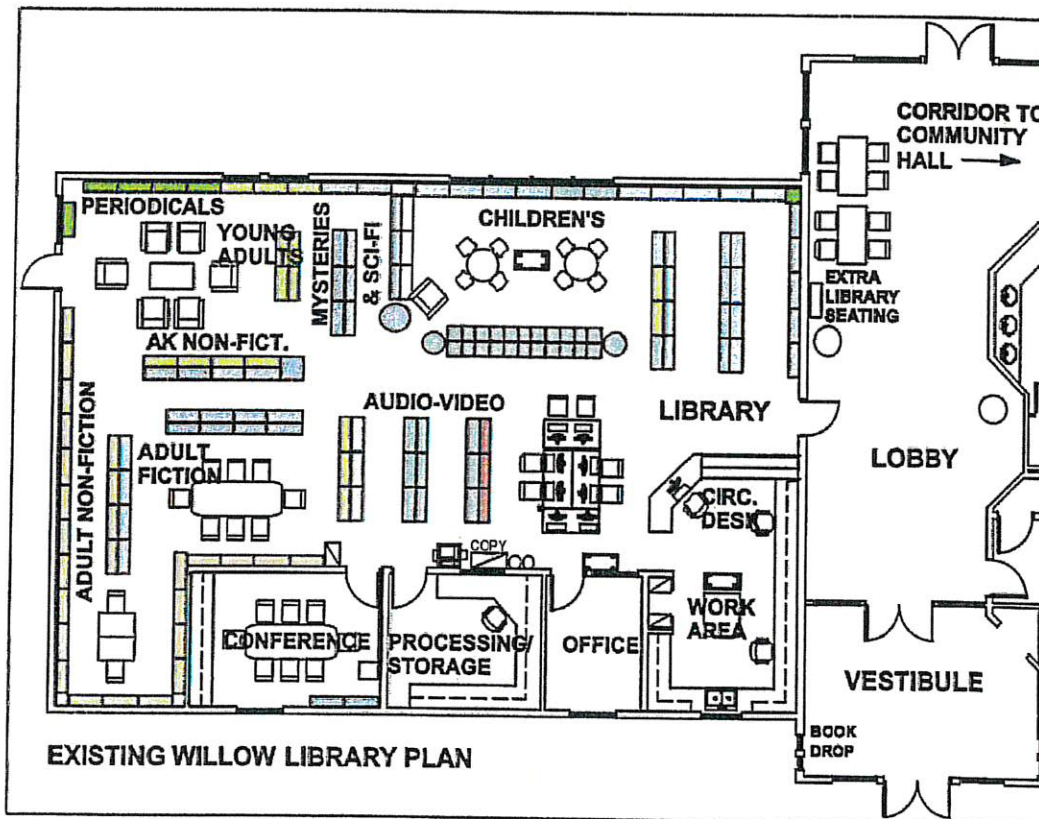
Reference collection located in the only program space.

To use the toilet facilities, staff must leave the Library and cross the hall to access the shared Community Center public toilets. This can occasionally leave the front desk unattended.

Current best practices for libraries include:

- Variety of program spaces
- Defined teen area (for young adults no longer attracted to the Children's collections and not yet ready for the Adult collections)
- Business Center to provide access to copiers, faxes, printers.

The Willow Library has none of these spaces. The program space is limited to one small meeting room that can comfortably seat 8 at the most. This is woefully inadequate to host a visiting class of students or a group of adults who may wish to access the OWL equipment. (OWL is Online With Libraries – audio video equipment with high bandwidth speed for videoconferencing anywhere). The other program space available to the Library is the Community Center's theater hall that seats 300. This space is inappropriately large for most of the Library's programs.



Existing Willow Library floor plan showing shared Vestibule, Lobby and Toilet Rooms.

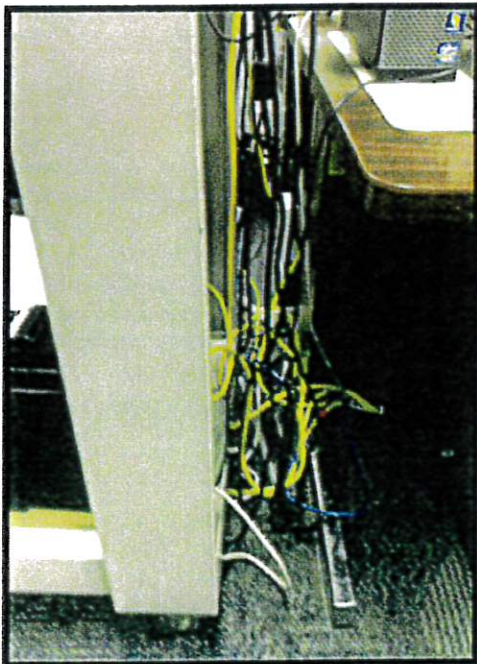
For promoting general literacy, current best practice is to provide a well-defined and attractive Teen area. The Teen area for young adults addresses the interests of those no longer attracted to the Children's collections and not yet ready for the Adult collections. It is intended to keep readers engaged at all age levels. There is no space to adequately provide such a service.

Most new libraries in Alaska include a business center that provides a small workspace for copying, faxing, and printing. This is an adjunct to the provision of public use computers. Many, many patrons do not have computers at home or even access to high bandwidth internet. The Library provides these services free of charge. Research statistics have shown that between 40-50% of public computer use is related to employment searches. The ability to write and print a resume from that public access computer is a tremendous service to the community. (The nearest commercial printing service is 30 miles away in Wasilla.)



Volunteers meeting in the small conference room, planning the next Library event.

B. FACILITY DEFICIENCIES



Rat's nest of extension cords and internet cables.

As mentioned previously, the original Community Center was constructed in 1983 with the Library addition occurring in 1991. To understand the general condition of the facility a Condition Survey was performed. See Attachment A, Existing Conditions Survey of the Willow Community Center. This survey was conducted in March of 2015 by Wolf Architecture, Uni Group Engineering (mechanical engineers) and Northern Electrical Engineering.

The facility was built to commercial standards and found to be generally well maintained and in good condition. However, the facility has been in service for over 30 years and many finish materials are at the end of their useful life, such as the ceramic tile in the bathrooms.

The main parking area is blacktop and poorly lit. The sloped roof at the entrance canopy dumps snow too near the entrance creating puddles and icy spots, as well as flooding into the entry

hallway. There is not sufficient grading to drain water away from the building. There are no identified handicap accessible parking spaces or a defined route to the main entrance.

Vinyl siding was applied over the original cedar siding at some point. The vinyl siding is not holding up as well as one would hope. It is also recommended that the standing seam metal roof and flashing be replaced fairly soon. The ceilings and light fixtures throughout the facility appear to be of original install and are in fair condition but showing age.

Several of the exterior doors, for both the Library and the Community Center do not meet current accessibility standards in terms of width and threshold heights. The Library's aisle widths, study tables and computer tables do not meet accessibility standards either.

The baseboard heat system appears to be poorly zoned – one zone serves the entire Library. Sometimes in the summer the facility becomes uncomfortably hot. The staff and patrons become even more frustrated that many windows are inoperable.

One of the obvious problems is lack of power supply in the locations where needed. The facility was designed before the advent of personal computers and personal cell phones. Many, many, extension cords are distributed throughout the Library to power the computers and other equipment.

THE EXPANDED AND UPGRADED FACILITY

A. SPACE REQUIREMENTS

An estimate of the amount of space required for the expanded Library was developed based on:

- Population served
- National standards for collection size
- Amount of seating needed
- Anticipated size needs for a multi-purpose room
- Number of computers needed
- Current best practices

These aspects were deliberated and discussed in the Pre-D meetings with the feasibility committee, staff and public. The below table summarizes space requirements for Willow's Library.

##	Component	Existing SF	Future SF	Calculations and Notes on future Space	
Reading Room:					
1	Adult Reading Area	Adult Collections Area	814	1,465	Standard, more efficient & lower height shelving, wider, Table seating 8 @ 25 SF/person, 6 lounge seats 7 @ 30 SF ea
		Adult Seating, Tables	580	740	
		Adult Computers, OPAC's	145	240	
2	Young Adult Reading Area	Young Adult (Teen) Collections Area	61	130	Shelving & display 2 @ table (80), 2 lounge seat @30 SF/seat, 3 @ cyberbar Includes small gaming area
		Young Adult Seating	-	215	
		Young Adult Computer Area	-	140	
3	Children's Area	Children's Collections Area	405	580	6 table seats, 5 @ 10 SF ea. for story hour, rocking chair 2 seats
		Children's Seating/ Story Area	220	150	
		Children's Computer	-	20	
Sub-total Reading Room		2,225	3,680		
Ancillary Spaces					
4	Program Areas	Business/Copy Center	28	55	Computer, printer, copier, work surface, bulletin board
		Multi-Purpose/Conference Room	170	630	
		Study/Tutoring Room	-	185	Conference room (30 seats + kitchenette)
		Multi-Purpose Room Storage	-	105	
		Sub-Total	198	975	
5	Staff Support Areas	Circulation/Checkout Desk	125	180	
		Office & Staff Work	260	240	
		Storage Room	155	105	
		Sub-Total	540	525	
6	Building Support Spaces	Arctic Entry	-	-	Shared Arctic Entry
		Lobby, Display	-	-	Shared Lobby
		Public Restrooms	-	170	New restrooms in Library
		Mechanical, Electrical, Comms	-	250	Borough to provide guidance on the size of this space
		Janitorial	-	20	Currently shared space
		Sub-Total	-	440	
Sub-total Program & Support Areas		2,963	1,940		
7	Circulation in existing Library	87			
8	Future Circulation		1,015		
9	Total Square Footage	3,050	6,635		

Space requirements of the Library replacement.

The population served has been previously discussed. Collection size was evaluated based on Andrew Dahlgren's work with the State of Wisconsin Library systems. This collection size evaluation has been used on all the new libraries in the State of Alaska within the last five years and has been found to be a very useful tool to evaluate collection sizes.

The collections in the Willow Library have generally kept pace with current standards for providing relevant and appropriately sized collections for the population served. A careful analysis shows that some minor weeding is probably needed in the areas of Adult Non-Fiction, reference materials and in Children's collections or about 15% of the total collection. The reason weeding is recommended is that it's not sustainable or good practice to build square footage for materials that do not circulate or are not used. See Attachment E: Willow Library Collections Analysis for specific shelving requirements.

The above space requirements of 6,635 square feet provides more seating and tables, a separate Teen Area and separate Children's Area, a small Business Center, and two meeting rooms. One meeting room is for small groups and can seat six at a table. The Multi-Purpose Conference Room can seat up to 30, includes a kitchenette/hospitality counter and has immediately adjacent storage for tables and chairs. The Library's Multi-Purpose Room is deliberately sized to fill the gap between the existing small meeting room that can comfortably seat eight and the large theater hall in the Community Center that can accommodate up to 300.

B. EXPANSION VS. STAND-ALONE FACILITY

As explained previously, the existing 3,050 SF Library is connected to the Community Center and shares many common spaces. With the identified need of approximately 6,635 square feet, discussion arose regarding the options of further expansion in the same location versus constructing a new, stand-alone facility.

Many aspects of each option were analyzed and discussed. These included the following topics:

- Cost of operating an expansion in place versus a stand-alone facility. (The differences were relatively minor.)
- Construction cost of expansion in place versus a newly constructed stand-alone facility (Again, the difference was negligible.)
- Impact on Community Center if Library moved to a new stand-alone facility.
- Impact on Library if remaining in same location.

In addition to feasibility committee meetings, a public meeting was held to gather public input on this decision. The public meeting was well attended by about 50 Willow residents. There was clearly support for both concepts, however the expansion in place concept seemed to be the most desirable to the public. With concurrence from the Library Association, the Pre-D process moved forward with the concept of expanding in place.

With the decision to expand the Library in place and immediately adjacent to the Community Center, Wolf Architecture further analyzed the existing Library building. The existing structure allows a maximum of only 9' ceiling height, and less than that under the light fixtures. The low ceiling height would also not allow ventilation ducting to new spaces. And the low ceiling height is not appropriate for larger library spaces. The decision was made to demolish the existing Library structure and construct new space with the appropriate ceiling shape and height.

Of some concern to the Willow residents, Library supporters and elected officials is the need to refresh the finishes and upgrade some of the systems of the Community Center to better match the new Library space. So this Pre-D process was expanded to include the deferred maintenance and upgrades to the Community Center.

C. CONCEPT DESIGN OF LIBRARY REPLACEMENT

Wolf Architecture of Palmer, Alaska continued their work on this project and prepared a concept design. This design was developed and refined through a series of meetings with the feasibility committee. The following page shows the floor plan for 6,635 square feet of new space. For the full concept design see Attachment D: Concept Design by Wolf Architecture.

1. Exterior Form:

The existing Community Center is monolithic in form, and reminiscent of many buildings constructed in the 1970's. A low-gabled roof structure was added a few years after the original building was constructed which has since served as the Willow Library.

The existing roof forms are large imposing elements shedding toward the entry and parking area creating a hazard in the winter with seasonal drainage problems prevalent around the building. The low-slung gabled form of the existing Library was a low budget solution not specifically designed as dedicated Library space and is not conducive for expansion or retrofit as dedicated Library function.

The goals of the proposed Library addition were to:

- a) Create a functional and welcoming Library facility,
- b) Enhance the existing facility and
- c) Provide a visitor-friendly main entrance into the Community Center.

2. Site Design:

The proposed site design solution addresses some key site issues. The key site related components impacted by the design focus on:

- a) Addressing existing site-related challenges
 - i. Utility-related upgrades and revisions
 - ii. Existing site drainage issues
- b) Increasing accessibility for elderly and disabled users to this facility
- c) Enhancing the use of the west (lake side) of the facility

The proposed site work provides for new drywells to safely and efficiently distribute building and surface runoff thereby minimizing or eliminating current drainage issues at and around the front entrance to the building. Utility work involves providing a new well for the entire facility and a new septic system for the proposed Library replacement.

New sidewalks on the east, (main entry side) of the building will provide defined pedestrian routes from the parking areas to the main entrance with identified areas for disabled parking. The new sidewalks will also define planting beds around the facility which will also provide shedding and drainage areas immediately around the building segregated from pedestrian walking surfaces. A new convenient drive up book drop is planned for the south end of the facility.

Work planned for the west side of the facility includes a new, covered, paved, seating area, a planting area, lawn and landscaping to include trees.

3. Building Form:

The proposed new building form presents visitors with a welcoming, signed entrance. The Community identifies with heavy timber and wood elements, which is reflected in the design

response. Heavy timber beams are introduced at the roof soffit at both the Library and the new entry canopies at the Main Entrance and at the book drop.

The proposed design solution maintains the use of the shed form to create a solid and stately abutment to the existing building. The new form is not only inviting, but also increases the opportunity for natural lighting within the new space and successfully addresses the problems associated with the existing main entry by containing and diverting the drainage from the existing roof. The low form at the south end of the building houses utilitarian elements such as toilet room, and mechanical equipment.

The new floor plan configuration is designed to maintain a similar function to that of the existing facility. The main entrance will provide access to the new Library as well as to the existing Community Center; either can be closed off when not needed. See floor plan on the following page.

The primary entrance into the Library is located directly off the central commons space of the Community Center. Visitors entering the Library will be immediately greeted by the Library staff at the circulation desk and have a commanding view of the entire Library and the vista to the lake. The Library is fitted with toilet facilities and will be able to function as a stand-alone facility, but patrons will also continue to have access to the common toilets within the Community Center if desired.

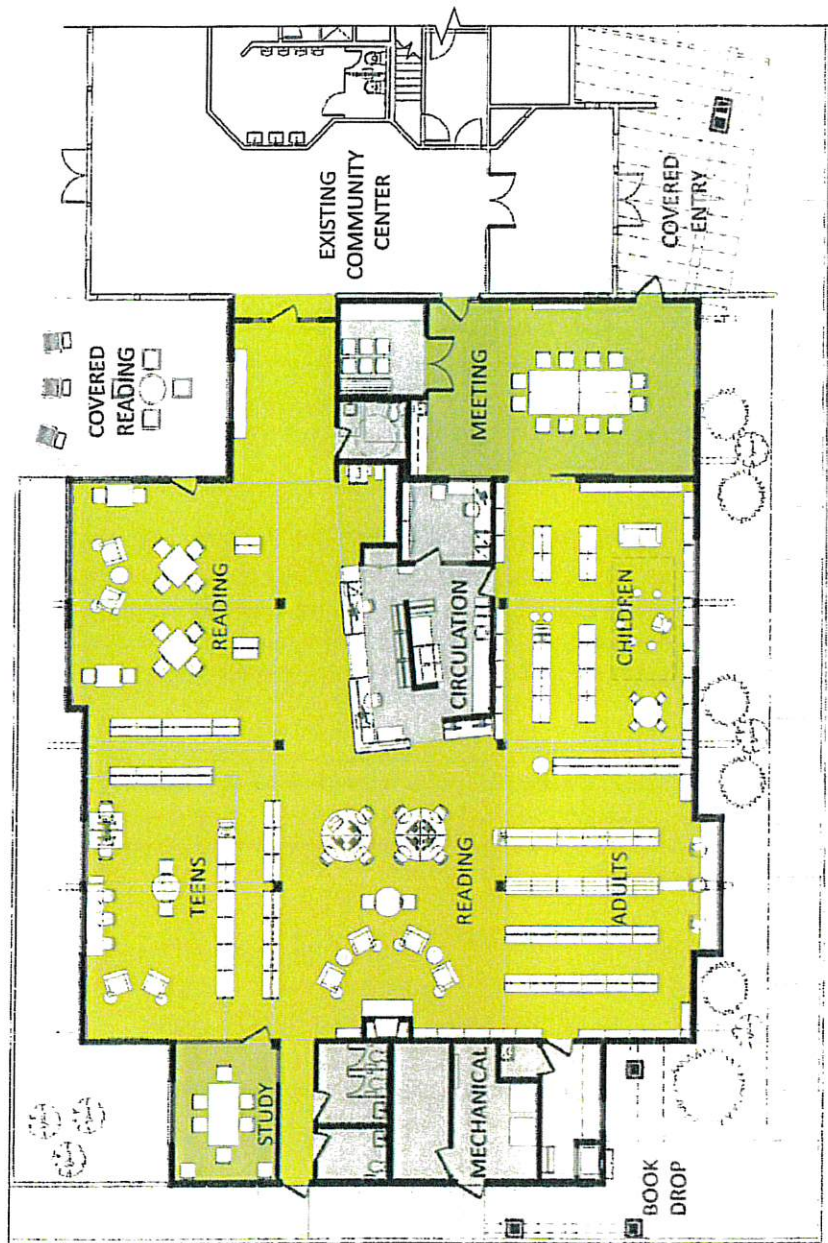
The Library is organized around a central spine concept. A central mechanical utilidor creates a center spine under which the circulation desk, workroom areas and public computer areas are housed. The space also provides a comfortable, protected area for the new reading area in front of the centrally located fireplace.

The Adult, Young Adult, and Children's book stacks and reading areas are separated and located on either side of the central spine. A Children's Area is located immediately adjacent to the new Multi-Purpose Room to help facilitate children's program use of that space.

Adult and Young Adult reading and stack areas are separated from the Children's areas and each has views to the lake and park. The Young Adult Area is equipped with a gaming area as well as a small Study Room. The Adult reading area is located near the public computer terminals and has direct access to an outdoor protected reading area. These areas offer comfortable space with a light and airy feel.

4. Interior Finishes

The interior finishes are to be primarily painted sheetrock with wood trim accents similar to the wood detailing expressed on the exterior. Interior wood detailing is envisioned to be linear wood slat baffles on the upper level sloped ceilings above the stack and reading areas. The linear wood will be backed with acoustical insulation to help provide sound control. The ceiling at central spine will be a combination of painted sheetrock soffit and accessible acoustical ceiling tile.



theforakergroup
Standing Between Alaska's Nonprofits

WILLOW LIBRARY REPLACEMENT AND
COMMUNITY CENTER UPGRADES

Concept floor plan developed for the Library replacement.

Flooring within the Library is envisioned as being commercial grade carpet tile throughout. Wet areas such as the kitchenette will receive vinyl flooring and depending on budget, the bathrooms are envisioned to be finished with ceramic tile.

An intermediate level wood trellis will provide a comfortable scale within the tall volumes and help provide light control.

5. Circulation Desk

The circulation desk is centrally located and has commanding views of the entire Library. Amenities include a workroom, a Librarian's office, access to a unisex family toilet room, and in close proximity is the business center, which will house a copier and work area.

The staff work area houses cabinets for supplies and is equipped with a work sink to minimize the need for staff to leave the area.

Due to the configuration of the site, the book drop is remotely located at the south end of the building. The book drop area has both work space and room for storage.

D. COMMUNITY CENTER UPGRADES

The facility upgrades are mostly considered deferred major maintenance type work. The facility age and existing roof forms were discussed in the previous section. The goals of the upgrades to the Community Center portion of the facility include:

- Integrate the new Library replacement space on to the existing facility. The Community Center siding and trim will be replaced to match or complement the Library design.
- Correct code deficiencies.
- Install a new fully automatic sprinkler system throughout the facility.
- Address glaciation issue associated with the north and east roofs.
- Replace interior finishes nearing the end of their useful life.

1. Exterior Site Work

Remove existing 1,000 gallon fuel oil tank and replace with new above-ground 1500-gallon fuel tank. Improve parking lot paving. Provide parking lot lighting. Provide landscaping.

2. Roof Upgrades

The original design for this structure did not provide adequate roof ventilation to prevent ice buildup on the roof. The north roof assembly is particularly problematic in this regard which has resulted in glaciation and damage to the roof and siding. The recommendations for the remedial work required to address this issue are as follows:

- a) Install new mechanical ventilation at the upper portion of the gabled roof assembly.
- b) Install new insulated wall around flue vents penetrating truss space.
- c) Increase size and quantity of ventilation holes at the bottom of truss.

3. Interior Renovations

Renovation work within the existing Community Center includes the following:

- a) Replace existing suspended acoustical ceiling in the existing theater hall.
- b) Resurface existing VCT flooring in multi-purpose room with new luxury vinyl tile.
- c) Construct new stair to existing platform.
- d) Patch and paint existing GWB.
- e) Remove and replace existing carpet in entry vestibule with walk-off carpet tiles.

Project Development Plan

- f) Extend new automatic sprinkler system throughout existing facility and attic spaces.
- g) Add 2 new multi use toilet rooms near existing toilet rooms
 - i. 2) toilets
 - ii. 2) lavatories
- h) Replace all existing light fixtures with new LED light fixtures.

PROJECT AND OPERATING COSTS**A. PROJECT COSTS**

The estimated total Project Cost for both the Library Replacement and the upgrades to the Community Center is \$5,660,000. This does not include the value of the Borough-owned land, the existing infrastructure improvements or the value of the technical assistance provided during the Pre-Development efforts. The basis of the cost estimate is the concept design prepared by Wolf Architecture. The Library Replacement and the Community Center Upgrades were analyzed separately, although the efforts are viewed as one project.

It is important to note that this is an estimate prepared by the Foraker Group Pre-Development Program. It is not a budget. It does not become a budget until the Borough adopts, or adjusts and adopts these numbers for their project.

The table directly below summarizes the costs for the Library replacement (\$4,300,000); the narrative corresponds to the line items listed in the table. The table following summarizes the costs (\$1,360,000) for the Community Center upgrades. The explanations and narrative are nearly identical.

Line #	Description	% of Const Cost	Estimate
1	Soft Costs		
2	Borough Indirect and Project Management Support, 5% of grants and donations		\$ 225,000
3	Survey, soils and geotechnical report		\$ 25,000
4	Design, includes landscaping, energy modeling, renderings, interior design, furniture specifications, bidding assistance, assistance with public art program	8%	\$ 237,624
5	Construction Admin, by A/E, special inspections	3%	\$ 89,109
6	Other Direct Costs: advertising, printing, (approx \$2,000) moving costs X 2, (\$5,500 X 2) temp quarters (\$30,000 lump sum), communications (\$19,000)		\$ 62,000
7	Hard Costs, Construction Costs		
8	Construction: 6,635 square feet, including shelving, See HMS estimate dated Jan 19, 2016, \$426/sf		\$ 2,828,863
9	Design Contingency: elements not accounted for in concept design estimate including: possible tie to ground source heat system, include landscaping, possible expanded mechanical room	5%	\$ 141,443
10	Total, Construction Costs		\$ 2,970,306
11	Furniture, Fixtures, and Equipment: circulation desk, office furniture, tables and chairs, IT, AV, telephones, \$32/sf		\$ 212,320
12	1% for Art	1%	\$ 29,703
13	Contingency, for use with any element	10%	\$ 297,031
14	Sub-Total, Estimated Project Cost		\$ 4,148,094
15	Cost Escalation to Summer of 2018, 4%		\$ 145,000
16	Total, Estimated Project Cost		\$ 4,293,094
17	Rounded, Use:		\$ 4,300,000

Estimated project cost for the new Library Replacement.

Line 1. Soft Costs: This is a broad category of costs that typically covers administrative fees, consultant's costs and other indirect costs that are not actual construction.

Line 2. Borough Indirect Fee: This is an ordinance mandated, flat fee applied to grants and donations designed to cover the administrative costs of managing the project. This includes such things as grant reporting, financial management, legal and procurement efforts, and project management.

Line 3. Survey and Soils Report: It is recommended that several soils samples be taken in the area of the replacement footprint. The report should give geotechnical recommendations for footings and foundations. Some survey work may also be required. The estimate for these services is based on Foraker Pre-D experience.

Line 4. Design: The Mat-Su Borough limits design costs to 8% of the construction costs. The scope of the work and services will need to be tailored to meet this requirement. A 10% design fee would be supported for the level of services typically required for a Library.

Line 5. Construction Admin: Building codes require special inspectors, paid for by the Borough, for special types of structures. In addition, regular inspections and submittal reviews will be required. The amount budgeted for these services is based on Foraker Pre-D experience.

Line 6. Other Direct Costs: This category covers a plethora of Owner costs associated with bringing a Capital project on line. It includes such things as proposal and bid advertising, printing costs, costs to move the Library out of the current location and later, move back in, and the cost of temporarily re-locating and operating elsewhere during construction.

Line 7. Hard Costs, Construction Costs: This category of costs includes the actual construction and furniture, fixtures and equipment.

Line 8. Construction Costs: HMS Cost Estimators prepared a cost estimate based on the 6,635 square feet concept design. The HMS estimate is dated January 19, 2016, and is included as Attachment C: HMS Construction Cost Estimate.

Line 9. Design Contingency: After preparation of the concept design and the construction cost estimate, other needed elements were identified. These include: a possible tie to the Community Center's new ground source heat pump system, additional landscaping, additional parking lot lighting and possibly an expansion to the mechanical room. This estimate accounts for the additional scope items.

Line 10. Total Construction Costs: This is the sum of the originally estimated costs in Line 8, plus the items added in Line 9.

Line 11. Furniture, Fixtures and Equipment: This budget line provides for all new furniture and equipment in the Library. The value of \$32/sf is based on Foraker Pre-D experience with other libraries this size.

Line 12. 1% for Art: There is no requirement for a 1% for Art program for this project. However, there is an expectation from the public that art will be included in a Library project.

Line 13. Contingency: A 10% contingency (of the total construction costs) is recommended for this project. The contingency is intended for use for any element of the project.

Line 14. Sub-total, Estimated Project Cost: Self-explanatory.

Line 15. Escalation: The very earliest this project could begin construction is probably the summer of 2018. All costs will increase somewhat by then. For this project, we use a 4% escalation factor.

Line 16. Total Estimated Project Cost: Self-explanatory.

Line 17. Rounded: Use \$4.3 million. It can be misleading to use a project cost estimate that is significant to the last digit. It implies a degree of accuracy that simply does not exist at this level of

design. It is recommended that instead of \$4,293,094, that the figure be rounded up to \$4,300,000.

Line #	Description	% of Const Cost	Estimate
1	Soft Costs		
2	Borough Indirect and Project Management Support, 5% of grants and donations		\$ 72,000
3	Survey, soils and geotechnical report, not required		\$ -
4	Design, includes landscaping, energy modeling, interior design, bidding assistance, assistance with public art program	8%	\$ 76,358
5	Construction Admin, by A/E, special inspections	3%	\$ 28,634
6	Other Direct Costs: advertising, printing, communications, lump sum for all		\$ 27,500
7	Hard Costs, Construction Costs		
8	Construction: See HMS estimate dated Jan 19, 2016, upgrades include sprinkler system		\$ 909,026
9	Design Contingency: elements not accounted for in concept design estimate including: possible upgrade to septic system, office displacement/relocation	5%	\$ 45,451
10	Total, Construction Costs		\$ 954,477
11	Furniture, Fixtures, and Equipment: lump sum		\$ 50,000
12	1% for Art	1%	\$ 9,545
13	Contingency, for use with any element	10%	\$ 95,448
14	Sub-Total, Estimated Project Cost		\$ 1,313,962
15	Cost Escalation to Summer of 2018, 4%		\$ 46,600
16	Total, Estimated Project Cost		\$ 1,360,562
17	Rounded, Use:		\$ 1,360,000

Estimated project costs for the Community Center upgrades.

The total Project Costs are estimated as follows:

Library Replacement	\$4,300,000
Community Center upgrades	<u>\$1,360,000</u>
Total	\$5,660,000

B. OPERATING COSTS

The annual operating costs for the Willow Library are paid for by the Mat Su Borough. The costs for 2014, 2015, and 2016 are \$284,000, \$325,000 and \$339,000 per annum respectively. The estimated operating cost increase to operate the new replacement Library is \$18,055 per year.

The table below analyzes differences in operating costs based upon this project's concept design for a replacement Library. Several of these costs will need to be negotiated with WACO and memorialized in an amended operating agreement. The cost categories are the same as listed in the Borough's budget.

Willow Library Replacement and Community Center Upgrades
Project Development Plan

April 30, 2016

Line #	Category	Detail	2016	Changes due to New Facility
1	EX11-Salaries & Wages			
2	EX12-Benefits			
3	EX13-Expenses Within Borough			
4	EX14-Expenses Outside Of Borough			
5	EX21-Communications			
6	EX22-Advertising			
7	EX23-Printing			
8	EX24-Utilities-Building Optrns			
9		Electricity, <i>about doubled, based on Sutton Library</i>	3,800	7,600
10		Garbage Pickups, <i>slight increase due to increased use</i>	2,000	2,200
11		Heating Fuel Oil, <i>probably around \$14k for library + \$2k for shared spaces</i>	16,000	16,000
12	EX25-Rental/Lease			
13	EX26-Professional Charges			
14	EX27-Insurance & Bond			
15		Property Insurance, <i>based on Sutton Library</i>		7,500
16		Liability Insurance, <i>based on Sutton Library</i>		300
17	EX28-Maintenance Services			
18	EX29-Other Contractual			
19		Training Reimb/Conf Fees		
20		Labor Services, <i>current cost for WACO to provide janitorial services, increase due to increase in size</i>	12,000	18,000
21		Testing		
22		Other Contractual		
23	EX30-Office Supplies			
24	EX31-Maintenance Supplies			
25		Building Maint Supplies, <i>reduction due to new facility</i>	500	200
26		<i>equipment</i>	195	750
27		Grounds Maint Supplies	500	500
28		Other Maint. Supplies	2,000	2,000
29	EX33-Misc Supplies			
30	EX34-Equipment Under \$5,000			
31	EX51-Equipment Over \$5,000			
32			\$ 36,995	\$ 55,050
33		Estimated Increase in Operating Cost		\$ 18,055

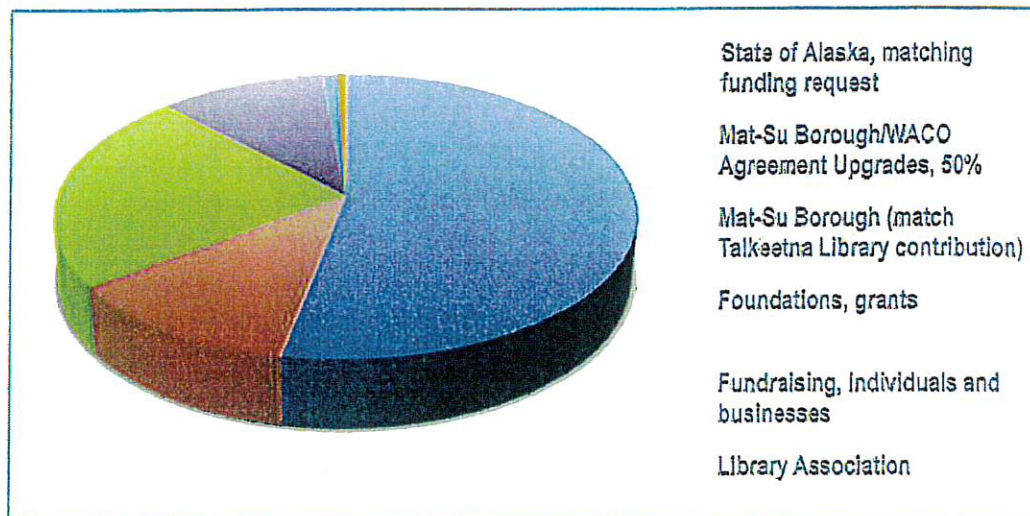
Estimated increase in operating costs for the Library replacement.

Most of the cost increase is attributable to increase of electricity usage, additional property insurance, and increased cost for janitorial services. See Lines 9, 15 and 20 above. Similar to the additional funding required for the new Sutton and Talkeetna Libraries, the Mat-Su Borough would be responsible for the increased operating costs.

C. FUNDING PLAN

The total estimated amount of funds required for the Library Replacement and the Community Center Upgrades is \$5,660,000. A request for matching grant funding from the State of Alaska was submitted to the Legislature during the spring 2016 session. The request is in the amount of \$3,000,000. Additional funding is required. The following table and pie chart demonstrate potential sources for funding. The narrative following uses the same numbering as the table.

Funding Source Summary	Estimated Amount
1. State of Alaska, matching funding request	\$3,000,000
2. Mat Su Borough/WACO Agreement Upgrades, 50%	\$ 680,000
3. Mat Su Borough (match Talkeetna Library contribution)	\$1,290,000
4. Foundations, grants	\$ 605,000
5. Fundraising, individual and businesses	\$ 50,000
6. Willow Library Association	\$ 35,000
Total	\$5,660,000



1. State of Alaska, matching funding request : The Library Association has requested the State of Alaska to provide matching grant funding for the project. The amount requested, \$3,000,000 is 50% of the project cost and the value of the land and pre-development costs. This State matching grant program has successfully funded the Sutton and Talkeetna libraries.

2. Mat Su Borough/WACO Agreement Upgrades, 50% The operating agreement between the Borough and WACO stipulates that the Borough is responsible for the major maintenance costs of the Community Center. The amount shown is 50% of the estimated cost since the State grant would cover the other 50%.
3. Mat Su Borough (match Talkeetna Library contribution) The suggested funding level from the Borough for the replacement Library is equal to the funding level provided for the Talkeetna Library.
4. Foundations, grants: Similar to how the new Sutton and Talkeetna libraries were funded, this funding plan assumes that the Borough will pursue grant funding from foundations. There is excellent precedence and experience in obtaining these grants.
- 5.. Fundraising, individual and businesses: The Willow Library Association (WLA) has committed to undertaking a capital fundraising campaign. (They applied for the State matching grant funding through CAPSIS.) The suggested amount of \$50,000 represents new contributions from individuals, organizations and businesses.
6. Willow Library Association: The WLA has steadily been fundraising for many years for a new Library project. They currently have approximately \$35,000 to commit to the project.

D. SCHEDULE

The progress of the project will hinge on the available funding. While this year may be a difficult year for State of Alaska matching grants, should the Borough decide to forward fund the design, the project could begin as early as the fall of 2016.

The Borough process for selecting and contracting with a design team, (RFP for Design), the design of the facility, the construction bidding process, the construction process itself, furnishing the facility, and moving back in will be approximately 2 years and 3 or 4 months. The bar chart indicates how fundraising can be occurring while design is under way. See the bar chart below.

	2016	2017	2018	2019
FundRaising				
RFPforDesign				
Design				
BidProcess				
Construction				
MoveIn				

Estimated schedule for design and construction.

NEXT STEPS AND RECOMMENDATIONS

Aided by the Mat Su Borough, the citizens, community and Willow Library Association must continue to "tell their story" and advocate for the Library Replacement and Community Center upgrades. Information about the need for the project needs to continue to be distributed to their elected leaders and budget decision makers. Much work remains to be done with both the State and the Borough.

When funding of the project becomes secured, MSB and Library staff will need to develop and execute a plan for temporarily housing the Library. The Library feasibility committee was clear that there should only be minor interruptions of service while the expansion was under construction. Closing the Library for a year or so during construction was not acceptable. The establishment of a temporary library during a construction process has occurred many times in many other locations. We encourage the MSB to reach out to others for "lessons learned" during this planning. Activities for planning and executing the provision of temporary housing include:

- Research "lessons learned" from other temporary Libraries
- Closely coordinate with contractor schedule
- Locate and secure temporary space
- Identify critical infrastructure requirements and provide (circulation desk control, internet connectivity, etc)
- Execute a move: boxing books, re-locating shelves, unboxing books
- Then execute a move back to the new, replacement Library.

A rough estimate of \$35,500 has been included in the Direct Costs of the Project Cost Estimate for the temporary re-location moving costs. However, this figure will require refinement based on the actual plan and space available.

There appears to be a blurring of the responsibilities for daily operations of the Community Center. The area of concern is that Library staff are frequently called upon to open and close facilities, respond to the public about the use of the facility and provide general user assistance because WACO staff are not available. Time spent by the Library staff providing this assistance takes them away from their Library duties. The current operating agreement between WACO and the Borough did not foresee or memorialize these tasks undertaken by Library staff. We recommend that this issue be re-visited between the Borough and WACO and be memorialized in the Operating Agreement.

ATTACHMENTS

Attachment A: Existing Conditions Survey, March 30, 2015
Attachment B: Mat-Su Borough/WACO Agreement
Attachment C: HMS Construction Cost Estimate
Attachment D: Concept Design by Wolf Architecture
Attachment E: Willow Library Collections Analysis

CONCEPT DESIGN SUBMITTAL
CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PREPARED FOR:

Willow Library Association
P.O. Box 947
Willow, Alaska 99688

June 11, 2019



4103 Minnesota Drive • Anchorage, Alaska 99503 p: 907.561.1653 • f: 907.562.0420 • e: mail@hmsalaska.com

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

DRAWINGS AND DOCUMENTS

Level of Documents: (9) concept design drawings and narratives
Date: 12/20/2015
Provided By: Wolf Architecture of Palmer, Alaska and their subconsultants of Anchorage and Wasilla, Alaska

RATES

Pricing is based on current material, equipment and freight costs.

Labor Rates: A.S. Title 36 prevailing working 60 hours per week
Premium Time: 16.70%

BIDDING ASSUMPTIONS

Contract: Standard construction contract without restrictive bidding clauses
Bidding Situation: Competitive bids assumed
Bid Date: Spring 2020
Start of Construction: Summer 2020
Months to Complete: Within (8) months completion time

EXCLUDED COSTS

1. A/E design fees
2. Administrative and management costs
3. Furniture, furnishings and equipment (FFE)
4. Remediation of contaminated soils, if found during construction

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)

GENERAL

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes normal escalation based on the current economic climate. While the global economic downturn appears to be moderating, it remains unclear how its effects and subsequent economic recovery will affect construction costs. HMS Inc. will continue to monitor this, as well as other international, domestic and local events, and the resulting construction climate, and will adjust costs and contingencies as deemed appropriate.

The original estimate dated January 19, 2016 has been updated to current market conditions for spring 2020 bids.

GROSS FLOOR AREA

	<u>NEW LIBRARY</u>	<u>EXISTING COMMUNITY CENTER</u>	<u>TOTAL</u>
Main Level	6,635 SF	10,415 SF	17,050 SF
Second Floor	<u>0 SF</u>	<u>3,324 SF</u>	<u>3,324 SF</u>
TOTAL GROSS FLOOR AREA:	<u>6,635 SF</u>	<u>13,739 SF</u>	<u>20,374 SF</u>

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 4

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

CONCEPT DESIGN GENERAL COST SUMMARY (REVISION 2 - PRICING UPDATE)

	<i>Total</i>	<i>Cost/SF</i>	<i>Area</i>
NEW REPLACEMENT WILLOW LIBRARY (BID 2020)	\$ 3,179,367	\$ 479.18 /SF	6,635 SF
COMMUNITY CENTER UPGRADES (BID 2020)	998,297	72.66 /SF	13,739 SF
TOTAL NEW REPLACEMENT WILLOW LIBRARY AND COMMUNITY CENTER UPGRADES:	\$ 4,177,664	\$ 205.05 /SF	20,374 SF

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 5

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY
CONCEPT DESIGN COST SUMMARY (REVISION 2 - PRICING UPDATE)

	Material	Labor	Total
01 - SITE WORK	\$ 129,705	\$ 176,429	\$ 306,134
02 - SUBSTRUCTURE	71,683	97,777	169,460
03 - SUPERSTRUCTURE	83,254	45,109	128,363
04 - EXTERIOR CLOSURE	124,703	88,880	213,583
05 - ROOF SYSTEMS	89,146	73,272	162,418
06 - INTERIOR CONSTRUCTION	172,886	140,552	313,438
07 - CONVEYING SYSTEMS	0	0	0
08 - MECHANICAL	263,236	222,477	485,713
09 - ELECTRICAL	103,313	138,592	241,905
10 - EQUIPMENT	77,794	30,669	108,463
11 - SPECIAL CONSTRUCTION	10,992	8,514	19,506
SUBTOTAL:	\$ 1,126,712	\$ 1,022,271	\$ 2,148,983
12 - GENERAL REQUIREMENTS	25.00%		537,246
SUBTOTAL:			\$ 2,686,229
13 - CONTINGENCIES	15.00%		402,934
SUBTOTAL:			\$ 3,089,163
14 - ESCALATION			
Escalation to Spring 2020 (10 Months)	2.92%		90,204
TOTAL ESTIMATED CONSTRUCTION COST:			\$ 3,179,367
COST PER SQUARE FOOT:			\$ 479.18 /SF
GROSS FLOOR AREA:			6,635 SF

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 6

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

ELEMENTAL SUMMARY

Element	Material	Labor	Total Material/Labor	Total Cost	Cost per SF
01 - SITE WORK				\$ 306,134	\$ 46.14
011 - Demolition	\$ 6,404	\$ 40,979	\$ 47,383		7.14
012 - Site Preparation	16,140	26,731	42,871		6.46
013 - Site Improvements	39,546	38,850	78,396		11.82
014 - Site Mechanical	54,372	53,532	107,904		16.26
015 - Site Electrical	13,243	16,337	29,580		4.46
02 - SUBSTRUCTURE				\$ 169,460	\$ 25.54
021 - Standard Foundations	\$ 25,555	\$ 44,171	\$ 69,726		10.51
022 - Slab on Grade	31,319	28,528	59,847		9.02
023 - Basement	0	0	0		0.00
024 - Special Foundations	14,809	25,078	39,887		6.01
03 - SUPERSTRUCTURE				\$ 128,363	\$ 19.35
031 - Floor Construction	\$ 0	\$ 0	\$ 0		0.00
032 - Roof Construction	83,254	45,109	128,363		19.35
033 - Stair Construction	0	0	0		0.00
04 - EXTERIOR CLOSURE				\$ 213,583	\$ 32.19
041 - Exterior Walls	\$ 71,796	\$ 72,037	\$ 143,833		21.68
042 - Exterior Doors and Windows	52,907	16,843	69,750		10.51
05 - ROOF SYSTEMS				\$ 162,418	\$ 24.48
051 - Roofing	\$ 89,146	\$ 73,272	\$ 162,418		24.48
052 - Skylights	0	0	0		0.00
06 - INTERIOR CONSTRUCTION				\$ 313,438	\$ 47.24
061 - Partitions and Doors	\$ 37,167	\$ 34,878	\$ 72,045		10.86
062 - Interior Finishes	109,910	96,953	206,863		31.18
063 - Specialties	25,809	8,721	34,530		5.20

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 7

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

ELEMENTAL SUMMARY

Element	Material	Labor	Total Material/Labor	Total Cost	Cost per SF
07 - CONVEYING SYSTEMS	\$ 0	\$ 0		\$ 0	\$ 0.00
08 - MECHANICAL				\$ 485,713	\$ 73.20
081 - Plumbing	\$ 32,736	\$ 32,218	\$ 64,954		9.79
082 - HVAC	156,774	144,700	301,474		45.44
083 - Fire Protection	60,502	42,224	102,726		15.48
084 - Special Mechanical Systems	13,224	3,335	16,559		2.50
09 - ELECTRICAL				\$ 241,905	\$ 36.46
091 - Service and Distribution	\$ 14,324	\$ 14,196	\$ 28,520		4.30
092 - Lighting and Power	64,550	78,731	143,281		21.59
093 - Special Electrical Systems	24,439	45,665	70,104		10.57
10 - EQUIPMENT				\$ 108,463	\$ 16.35
101 - Fixed and Movable Equipment	\$ 2,525	\$ 496	\$ 3,021		0.46
102 - Furnishings	75,269	30,173	105,442		15.89
11 - SPECIAL CONSTRUCTION	\$ 10,992	\$ 8,514	\$ 19,506		\$ 2.94
SUBTOTAL DIRECT WORK:	\$ 1,126,712	\$ 1,022,271		\$ 2,148,983	
12 - GENERAL REQUIREMENTS		25.00%		\$ 537,246	\$ 80.97
13 - CONTINGENCIES		15.00%		\$ 402,934	\$ 60.73
14 - ESCALATION		2.92%		\$ 90,204	\$ 13.60
TOTAL ESTIMATED CONSTRUCTION COST:				\$ 3,179,367	\$479.18 /SF
GROSS FLOOR AREA:					6,635 SF

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 8

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 01 - SITE WORK 011 - Demolition	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
SITE DEMOLITION								
Saw cut and remove asphalt pavement, haul to recycle	1,200	SF			1.10	1,320	1.10	1,320
Remove miscellaneous walks, stoops, etc.	1	LOT			750.00	750	750.00	750
BUILDING								
Demolish existing library building (3,050 SF)	36,600	CF			0.40	14,640	0.40	14,640
Excavate, demolish foundations and backfill (178'0")	160	CY	16.75	2,680	10.00	1,600	26.75	4,280
Temporary weather protection at existing community center	785	SF	0.20	157	0.75	589	0.95	746
Demolish concrete slab on grade	3,050	SF			2.25	6,863	2.25	6,863
Load and haul debris, including fee	10	LDS	250.00	2,500	350.00	3,500	600.00	6,000
SUBTOTAL:			\$ 5,337		\$ 29,262		\$ 34,599	
Labor Premium Time					4,887		4,887	
SUBTOTAL:			\$ 5,337		\$ 34,149		\$ 39,486	
Subcontractor's Overhead and Profit on Material and Labor			1,067		6,830		7,897	
TOTAL ESTIMATED COST:			\$ 6,404		\$ 40,979		\$ 47,383	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 9

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 01 - SITE WORK 012 - Site Preparation		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
<u>PREPARATION</u>									
Site survey and staking		3.00	AC	750.00	2,250	3250.00	9,750	4000.00	12,000
Erosion and pollution control at parking, etc.		0	SF						Not Required
SWPPP requirements and maintenance		1	LOT						Not Required
Traffic control (minimal)		1	LOT	250.00	250	750.00	750	1000.00	1,000
Construction fencing and gates		500	LF	10.50	5,250	4.80	2,400	15.30	7,650
<u>EARTHWORK</u>									
Clear and grub and dispose, minimal		0.30	AC	1000.00	300	4000.00	1,200	5000.00	1,500
Excavate average 12" deep overburden and dispose		145	CY			7.50	1,088	7.50	1,088
Import gravel fill		300	CY	18.00	5,400	8.00	2,400	26.00	7,800
Rough grade site		10,000	SF			0.15	1,500	0.15	1,500
Soil compaction tests									Included Above
SUBTOTAL:				\$ 13,450		\$ 19,088		\$ 32,538	
Labor Premium Time		16.70%					3,188		3,188
SUBTOTAL:				\$ 13,450		\$ 22,276		\$ 35,726	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 10

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 01 - SITE WORK 012 - Site Preparation	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Subcontractor's Overhead and Profit on Material and Labor			20.00%		2,690	4,455		7,145

TOTAL ESTIMATED COST:	\$ 16,140	\$ 26,731	\$ 42,871
------------------------------	------------------	------------------	------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 11

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 01 - SITE WORK 013 - Site Improvements		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
<u>CONCRETE WALKS/PLAZA/CURBS</u>									
2" D1 leveling course	12	CY		22.50	270	8.00	96	30.50	366
4" broom finish, mesh reinforced concrete walk with thickened edge at parking	1,600	SF		4.20	6,720	3.40	5,440	7.60	12,160
6" reinforced concrete utility pad (1)	94	SF						With Community Center	
Extra for ADA ramp with detectable strip	75	SF		3.40	255	2.90	218	6.30	473
<u>AC PAVEMENT</u>									
4" D1 leveling course, compacted	63	CY		22.50	1,418	8.00	504	30.50	1,922
Finish grade	4,125	SF				0.20	825	0.20	825
2" AC pavement (54 tons)	4,125	SF		1.80	7,425	1.15	4,744	2.95	12,169
Asphalt tests								Included Above	
4" striping at parking stalls	180	LF		0.40	72	0.55	99	0.95	171
Cross hatch markings	160	SF		0.70	112	0.80	128	1.50	240
Mark handicapped accessible symbols	2	EA		20.00	40	37.00	74	57.00	114
Traffic arrows	2	EA		20.00	40	37.00	74	57.00	114
Two panel ADA signs, posts and bases	2	EA		150.00	300	140.00	280	290.00	580

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 12

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 01 - SITE WORK 013 - Site Improvements		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
AC PAVEMENT (Continued)									
Traffic signs, posts and bases		2	EA	165.00	330	150.00	300	315.00	630
FURNISHINGS, ETC.									
4'0" high metal panel fencing		34	LF	34.50	1,173	10.50	357	45.00	1,530
Concrete filled pipe bollards and bases		4	EA					With Community Center	
LANDSCAPING									
Concrete landscape walls/seats		784	SF	12.50	9,800	14.80	11,603	27.30	21,403
Landscaping allowance and maintenance		1	LOT	5000.00	5,000	3000.00	3,000	8000.00	8,000
Note: Remainder by owner.									
SUBTOTAL:				\$ 32,955		\$ 27,742		\$ 60,697	
Labor Premium Time		16.70%					4,633		4,633
SUBTOTAL:				\$ 32,955		\$ 32,375		\$ 65,330	
Subcontractor's Overhead and Profit on Material and Labor		20.00%			6,591		6,475		13,066
TOTAL ESTIMATED COST:				\$ 39,546		\$ 38,850		\$ 78,396	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 13

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 01 - SITE WORK 014 - Site Mechanical		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
WATER									
Drill and develop 6" diameter x 150'0" deep water well and test		1	EA	17000.00	17,000	12500.00	12,500	29500.00	29,500
6"x20'0" stainless steel well screen		1	EA	4500.00	4,500	850.00	850	5350.00	5,350
2" pitless adapter		1	EA	235.00	235	175.00	175	410.00	410
2 HP submersible pump		1	EA	2300.00	2,300	980.00	980	3280.00	3,280
Excavate and backfill for water line, including bedding		1,140	CY	5.50	6,270	12.25	13,965	17.75	20,235
6" PVC marker tape		280	LF	0.52	146	0.28	78	0.80	224
2" diameter buried copper line to building		280	LF	18.00	5,040	7.50	2,100	25.50	7,140
Building connection and sleeve		1	EA	120.00	120	190.00	190	310.00	310
Test and disinfect system		1	LOT	100.00	100	700.00	700	800.00	800
SEWER/SEPTIC SYSTEM									
Excavate 10'6" deep and stockpile for drain field and stockpile		190	CY			6.50	1,235	6.50	1,235
6'0" deep washed drain rock		110	CY	31.00	3,410	7.50	825	38.50	4,235
Stockpiled backfill		190	CY			5.50	1,045	5.50	1,045

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA
CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

PAGE 14

DATE: 6/11/2019

HMS Project No.: 19066

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

SEWER/SEPTIC SYSTEM (Continued)

4" rigid insulation, (2) 2" layers	700	SF	1.80	1,260	1.00	700	2.80	1,960
Geofabric barrier	60	SY	2.70	162	1.10	66	3.80	228
4" diameter PVC piping	55	LF	7.45	410	5.45	300	12.90	710
4" diameter PVC perforated piping	160	LF	7.70	1,232	5.45	872	13.15	2,104
1,000 gallon septic tank	1	EA	2500.00	2,500	675.00	675	3175.00	3,175
4" PVC monitoring tube	1	EA	175.00	175	155.00	155	330.00	330
4" yard cleanout	1	EA	225.00	225	180.00	180	405.00	405
4" building connection and sleeve	1	EA	125.00	125	135.00	135	260.00	260
Test system	1	LOT	100.00	100	500.00	500	600.00	600

STORM DRAIN

Note: All drainage via sheet drainage.

FUEL OIL

1,500 gallon double wall fuel tank, skid mounted

With Community Center

SUBTOTAL:

\$ 45,310

\$ 38,226

\$ 83,536

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 15

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 01 - SITE WORK 014 - Site Mechanical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Labor Premium Time		16.70%				6,384		6,384
SUBTOTAL:				\$ 45,310		\$ 44,610		\$ 89,920
Subcontractor's Overhead and Profit on Material and Labor		20.00%		9,062		8,922		17,984

TOTAL ESTIMATED COST:			\$ 54,372	\$ 53,532	\$ 107,904
-----------------------	--	--	-----------	-----------	------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 16

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 01 - SITE WORK 015 - Site Electrical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

SERVICE TO BUILDING

Existing

SITE LIGHTING AND WELL PUMP POWER

7" diameter x 20'0" long driven pipe piles	2	EA	730.00	1,460	550.00	1,100	1280.00	2,560
18" diameter x 42" concrete base with (4) anchor bolts	2	EA	395.00	790	320.00	640	715.00	1,430
20'0" steel poles	2	EA	1075.00	2,150	675.00	1,350	1750.00	3,500
134 watt LED fixtures	2	EA	1535.00	3,070	420.00	840	1955.00	3,910
Trenching and backfill, including bedding	115	CY	3.50	403	12.00	1,380	15.50	1,783
6" PVC marker tape	560	LF	0.52	291	0.28	157	0.80	448
1" diameter PVC conduit and fittings	560	LF	2.70	1,512	6.50	3,640	9.20	5,152
#10 XHHW copper wire	1,890	LF	0.30	567	0.75	1,418	1.05	1,985
#10 copper ground	630	LF	0.25	158	0.70	441	0.95	599
Weatherproof disconnect at well head, including power	1	EA	585.00	585	350.00	350	935.00	935

DATA/COMM

Existing

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 17

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 01 - SITE WORK 015 - Site Electrical		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
MISCELLANEOUS									
Test and tag electrical		1	LOT	50.00	50	350.00	350	400.00	400
SUBTOTAL:					\$ 11,036		\$ 11,666		\$ 22,702
Labor Premium Time		16.70%					1,948		1,948
SUBTOTAL:					\$ 11,036		\$ 13,614		\$ 24,650
Subcontractor's Overhead and Profit on Material and Labor		20.00%			2,207		2,723		4,930
TOTAL ESTIMATED COST:					\$ 13,243		\$ 16,337		\$ 29,580

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 18

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 02 - SUBSTRUCTURE 021 - Standard Foundations	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
FOUNDATIONS								
Excavate and backfill	210	CY	3.30	693	7.50	1,575	10.80	2,268
Formwork to footings	946	SF	1.50	1,419	5.20	4,919	6.70	6,338
Formwork to 8" walls and piers	2,509	SF	1.90	4,767	6.70	16,810	8.60	21,577
Concrete footings	29	CY	140.00	4,060	85.00	2,465	225.00	6,525
Bar reinforcement to footings	2,465	LBS	0.70	1,726	0.65	1,602	1.35	3,328
8" concrete foundation walls and piers	33	CY	140.00	4,620	110.00	3,630	250.00	8,250
Bar reinforcement to concrete walls	1,110	LBS	0.75	833	0.70	777	1.45	1,610
Concrete waste (5%)	3	CY	140.00	420	85.00	255	225.00	675
Pump concrete	65	CY	45.00	2,925			45.00	2,925
MISCELLANEOUS								
Membrane damp proofing to walls	1,098	SF	1.70	1,867	2.80	3,074	4.50	4,941
2" rigid insulation	999	SF	0.95	949	0.50	500	1.45	1,449
5/8"x10" anchor bolts, 24" o/c at walls	164	EA	5.90	968	7.70	1,263	13.60	2,231
HD-1: Simpson HD5B holdowns	14	EA	22.00	308	70.00	980	92.00	1,288
SUBTOTAL:				\$ 25,555	\$ 37,850		\$ 63,405	

OR 19-101
RS 19-071
IM 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 19

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 02 - SUBSTRUCTURE 021 - Standard Foundations	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Labor Premium Time	16.70%					6,321		6,321

OR 19-101
RS 19-071
IM 19-134

TOTAL ESTIMATED COST:	\$ 25,555	\$ 44,171	\$ 69,726
------------------------------	------------------	------------------	------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 20

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 02 - SUBSTRUCTURE 022 - Slab on Grade	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Vapor barrier	6,635	SF	0.08	531	0.15	995	0.23	1,526
2" rigid insulation	6,635	SF	0.95	6,303	0.40	2,654	1.35	8,957
4" concrete slab	84	CY	140.00	11,760	80.00	6,720	220.00	18,480
Extra for thickened slab	4	CY	140.00	560	95.00	380	235.00	940
Cure and finish	6,635	SF	0.30	1,991	1.25	8,294	1.55	10,285
Concrete waste (5%)	4	CY	140.00	560	80.00	320	220.00	880
Pump concrete	92	CY	45.00	4,140			45.00	4,140
Bar reinforcement	7,820	LBS	0.70	5,474	0.65	5,083	1.35	10,557
SUBTOTAL:				\$ 31,319		\$ 24,446		\$ 55,765
Labor Premium Time	16.70%					4,082		4,082

TOTAL ESTIMATED COST: **\$ 31,319** **\$ 28,528** **\$ 59,847**

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 21

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 02 - SUBSTRUCTURE 024 - Special Foundations	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
WATER HOLDING TANK								
Excavate and stockpile	180	CY			7.50	1,350	7.50	1,350
Backfill with stockpile and compact	85	CY			6.50	553	6.50	553
Formwork 12" slab on grade	56	SF	1.50	84	5.00	280	6.50	364
Formwork to 10" concrete walls	1,120	SF	1.90	2,128	6.70	7,504	8.60	9,632
Formwork to 10" elevated slab	192	SF	2.60	499	7.50	1,440	10.10	1,939
Extra for box cut-out	14	SF	3.00	42	14.00	196	17.00	238
Bar reinforcement to slab on grade	1,785	LBS	0.70	1,250	0.65	1,160	1.35	2,410
Bar reinforcement to walls	2,180	LBS	0.75	1,635	0.70	1,526	1.45	3,161
Bar reinforcement to elevated slab	1,740	LBS	0.75	1,305	0.70	1,218	1.45	2,523
12" concrete slab on grade	7	CY	140.00	980	80.00	560	220.00	1,540
10" concrete walls	18	CY	140.00	2,520	110.00	1,980	250.00	4,500
10" elevated concrete slab	6	CY	140.00	840	115.00	690	255.00	1,530
Concrete waste (5%)	2	CY	140.00	280	80.00	160	220.00	440
Pump concrete	33	CY	45.00	1,485			45.00	1,485

OR 19-101
RS 19-071
IM 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 22

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 02 - SUBSTRUCTURE 024 - Special Foundations		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
RATE \$	TOTAL \$			RATE \$	TOTAL \$				
MISCELLANEOUS									
Cure and finish slabs		384	SF	0.30	115	1.25	480	1.55	595
6" PVC water stop		56	LF	4.30	241	4.35	244	8.65	485
Waterproofing walls		672	SF	1.10	739	2.50	1,680	3.60	2,419
2" rigid insulation		560	SF	0.95	532	0.65	364	1.60	896
2" rigid insulation adhered to elevated slab		122	SF	1.10	134	0.85	104	1.95	238
SUBTOTAL:				\$ 14,809		\$ 21,489		\$ 36,298	
Labor Premium Time		16.70%				3,589		3,589	

TOTAL ESTIMATED COST: **\$ 14,809** **\$ 25,078** **\$ 39,887**

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 23

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 03 - SUPERSTRUCTURE 032 - Roof Construction	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
LOW ROOF								
2"x6" wood parapet framing	457	LF	0.85	388	1.65	754	2.50	1,142
1/2" plywood sheathing at parapet	208	SF	0.80	166	1.00	208	1.80	374
18" I-joist, 24" o/c	400	LF	5.60	2,240	1.80	720	7.40	2,960
1 3/4"x18" LVL rim joist	134	LF	9.26	1,241	5.25	704	14.51	1,945
Joist hangers	25	EA	1.90	48	3.40	85	5.30	133
3/4" CDX plywood sheathing	816	SF	1.20	979	1.20	979	2.40	1,958
Miscellaneous nailers and blocking	1	LOT	400.00	400	700.00	700	1100.00	1,100
MAIN ROOF								
5 1/8"x18" glulam beams	517	LF	21.40	11,064	8.50	4,395	29.90	15,459
6"x6" wood columns (7)	70	LF	5.20	364	5.25	368	10.45	732
18" I-joist, 24" o/c	3,543	LF	5.60	19,841	1.80	6,377	7.40	26,218
1 3/4"x8" LVL rim joist	679	LF	9.26	6,288	5.25	3,565	14.51	9,853
Joist hangers	42	EA	1.90	80	3.40	143	5.30	223
3/4" CDX plywood sheathing	7,169	SF	1.20	8,603	1.20	8,603	2.40	17,206
Miscellaneous nailers and blockings	1	LOT	500.00	500	1000.00	1,000	1500.00	1,500

OR 19-101
RS 19-071
M 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 24

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 03 - SUPERSTRUCTURE 032 - Roof Construction		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
CANOPY ROOF									
Column base plates	3	EA	25.00	75	40.00	120	65.00	195	
8"x8" wood columns	24	LF	9.60	230	9.35	224	18.95	454	
5 1/8"x18" glulam beams	32	LF	21.40	685	8.50	272	29.90	957	
4"x6" rafters	192	LF	2.20	422	3.50	672	5.70	1,094	
3/4" plywood sheathing	266	SF	1.10	293	1.20	319	2.30	612	
Miscellaneous fasteners and connections	1	LOT	250.00	250	450.00	450	700.00	700	
MISCELLANEOUS									
30 ton crane and operator	4	WKS	6500.00	26,000	1500.00	6,000	8000.00	32,000	
Special inspections	1	LOT	1500.00	1,500			1500.00	1,500	
Temporary shoring	7,985	SF	0.20	1,597	0.25	1,996	0.45	3,593	
SUBTOTAL:				\$ 83,254		\$ 38,654		\$ 121,908	
Labor Premium Time						6,455		6,455	
TOTAL ESTIMATED COST:				\$ 83,254		\$ 45,109		\$ 128,363	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 25

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 04 - EXTERIOR CLOSURE 041 - Exterior Walls	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
8" wood studs and plates	5,715	LF	1.30	7,430	2.25	12,859	3.55	20,289
4"x12" headers	92	LF	4.40	405	7.00	644	11.40	1,049
R-21 batt insulation	4,172	SF	0.65	2,712	0.45	1,877	1.10	4,589
6 mil vapor barrier	4,172	SF	0.08	334	0.15	626	0.23	960
5/8" gypboard	4,172	SF	0.65	2,712	1.50	6,258	2.15	8,970
1/2" CDX plywood	4,172	SF	0.80	3,338	0.95	3,963	1.75	7,301
Air infiltration barrier	4,172	SF	0.38	1,585	0.75	3,129	1.13	4,714
Pre-finished vertical metal siding and trims	2,362	SF	8.80	20,786	5.15	12,164	13.95	32,950
Pre-finished horizontal metal siding and trim	1,810	SF	8.80	15,928	4.90	8,869	13.70	24,797
Exterior wall system thermal upgrade (allowance)	1	LOT	15000.00	15,000	10000.00	10,000	25000.00	25,000
12" aluminum letters (Willow Public Library)	19	EA	64.00	1,216	31.00	589	95.00	1,805
Miscellaneous blocking and nailers	1	LOT	350.00	350	750.00	750	1100.00	1,100
SUBTOTAL:				\$ 71,796		\$ 61,728		\$ 133,524
Labor Premium Time	16.70%					10,309		10,309
TOTAL ESTIMATED COST:				\$ 71,796		\$ 72,037		\$ 143,833

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 26

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 04 - EXTERIOR CLOSURE 042 - Exterior Doors and Windows	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
<u>DOORS</u>								
3'0"x7'0" insulated hollow metal frames	5	EA	180.00	900	85.00	425	265.00	1,325
3'0"x7'0" insulated hollow metal doors	2	EA	580.00	1,160	80.00	160	660.00	1,320
3'0"x7'0" insulated hollow metal doors, fully glazed	3	EA	1060.00	3,180	95.00	285	1155.00	3,465
Hardware to single doors	2	EA	425.00	850	295.00	590	720.00	1,440
Hardware to entry doors with panic bars	3	EA	845.00	2,535	350.00	1,050	1195.00	3,585
<u>WINDOWS</u>								
Fiberglass vinyl windows (11 each)	789	SF	43.50	34,322	10.50	8,285	54.00	42,607
<u>MISCELLANEOUS</u>								
Solid wood window sills	80	LF	8.70	696	3.50	280	12.20	976
Caulking and sealants	595	LF	0.75	446	1.60	952	2.35	1,398
SUBTOTAL:			\$ 44,089			\$ 12,027	\$ 56,116	
Labor Premium Time					2,009		2,009	
SUBTOTAL:			\$ 44,089			\$ 14,036	\$ 58,125	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 27

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 04 - EXTERIOR CLOSURE 042 - Exterior Doors and Windows	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Subcontractor's Overhead and Profit on Material and Labor			20.00%	8,818	2,807	11,625		

TOTAL ESTIMATED COST:	\$ 52,907	\$ 16,843	\$ 69,750
------------------------------	------------------	------------------	------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 28

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 05 - ROOF SYSTEMS 051 - Roofing		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
<u>LOWER ROOF</u>									
6 mil vapor retarder	816	SF	0.08	65	0.12	98	0.20	163	
(2) layers R-30 rigid insulation	816	SF	3.80	3,101	1.60	1,306	5.40	4,407	
Extra for tapered insulated	408	SF	1.10	449	0.85	347	1.95	796	
R-30 batt insulation	816	SF	1.05	857	0.70	571	1.75	1,428	
5/8" ISO recovery board	816	SF	0.70	571	0.80	653	1.50	1,224	
60 mil EPDM roofing	816	SF	2.20	1,795	2.10	1,714	4.30	3,509	
60 mil EPDM roofing at parapets and side walls	335	SF	2.20	737	2.40	804	4.60	1,541	
Wall flashings	51	LF	3.50	179	3.20	163	6.70	342	
Parapet cap flashings	83	LF	5.70	473	3.50	291	9.20	764	
Extra work at roof penetrations	1	LOT	100.00	100	250.00	250	350.00	350	
<u>MAIN ROOF</u>									
6 mil vapor retarder	7,169	SF	0.08	574	0.12	860	0.20	1,434	
(2) layers R-30 rigid insulation	7,169	SF	3.80	27,242	1.60	11,470	5.40	38,712	
Extra for tapered insulation	1,077	SF	1.10	1,185	0.85	915	1.95	2,100	

OR 19-101
RS 19-071
IM 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 29

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 05 - ROOF SYSTEMS 051 - Roofing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
MAIN ROOF (Continued)								
R-30 batt insulation	7,169	SF	1.05	7,527	0.70	5,018	1.75	12,545
5/8" ISO recovery board	7,169	SF	0.70	5,018	0.85	6,094	1.55	11,112
60 mil EPDM roofing	7,169	SF	2.20	15,772	2.10	15,055	4.30	30,827
60 mil EPDM roofing at eaves and walls	1,080	SF	2.20	2,376	2.40	2,592	4.60	4,968
Eave flashings	285	LF	3.70	1,055	2.80	798	6.50	1,853
2" seismic joint and cover at roof	78	LF	29.50	2,301	8.75	683	38.25	2,984
Extra work at roof penetrations	1	LOT	150.00	150	250.00	250	400.00	400
CANOPY ROOF								
1/2" ISO recovery board	266	SF	0.60	160	0.75	200	1.35	360
60 mil EPDM roofing	266	SF	2.20	585	2.10	559	4.30	1,144
60 mil EPDM roofing at sidewalls	93	SF	2.20	205	2.40	223	4.60	428
Wall flashings	37	LF	3.50	130	3.20	118	6.70	248
Fascia flashing	52	LF	6.10	317	3.95	205	10.05	522
Metal scupper	1	EA	55.00	55	75.00	75	130.00	130

OR 19-101
RS 19-071
IM 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 30

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 05 - ROOF SYSTEMS 051 - Roofing		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE	TOTAL MATERIAL/LABOR
				RATE	TOTAL	RATE	TOTAL	\$	\$
				\$	\$	\$	\$		
MISCELLANEOUS									
Temporary fall protection railings		374	LF	3.50	1,309	2.70	1,010	6.20	2,319
SUBTOTAL:					\$ 74,288		\$ 52,322		\$ 126,610
Labor Premium Time		16.70%					8,738		8,738
SUBTOTAL:					\$ 74,288		\$ 61,060		\$ 135,348
Subcontractor's Overhead and Profit on Material and Labor		20.00%			14,858		12,212		27,070
TOTAL ESTIMATED COST:					\$ 89,146		\$ 73,272		\$ 162,418

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 31

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 06 - INTERIOR CONSTRUCTION 061 - Partitions and Doors	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
PARTITIONS								
2"x10" wood plates and studs, 16" o/c	1,020	LF	1.50	1,530	2.75	2,805	4.25	4,335
4" metal studs and tracks	3,381	SF	1.10	3,719	1.35	4,564	2.45	8,283
6" metal studs	871	SF	1.20	1,045	1.35	1,176	2.55	2,221
3 1/2" sound batt insulation	2,000	SF	0.60	1,200	0.35	700	0.95	1,900
5/8" Type X gypboard	8,507	SF	0.65	5,530	1.50	12,761	2.15	18,291
Extra for water resistant gypboard	880	SF	0.20	176			0.20	176
2"x blocking for backings	200	LF	1.20	240	1.75	350	2.95	590
DOORS								
3'0"x7'0" hollow metal frames	11	EA	105.00	1,155	75.00	825	180.00	1,980
6'0"x7'0" hollow metal frame	1	EA	140.00	140	105.00	105	245.00	245
3'0"x7'0" hollow metal single doors	6	EA	420.00	2,520	65.00	390	485.00	2,910
3'0"x7'0" hollow metal single doors with full lite	4	EA	900.00	3,600	80.00	320	980.00	3,920
3'0"x7'0" hollow metal single door with half lite	1	EA	612.00	612	75.00	75	687.00	687
3'0"x7'0" hollow metal double doors	1	PR	840.00	840	130.00	130	970.00	970

OR 19-101
RS 19-071
IM 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 32

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 06 - INTERIOR CONSTRUCTION 061 - Partitions and Doors		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
DOORS (Continued)									
8'0"x8'0" sliding barn door		1	EA	1795.00	1,795	550.00	550	2345.00	2,345
DOOR HARDWARE									
Double door hardware set		1	SET	980.00	980	355.00	355	1335.00	1,335
Single door hardware sets		11	SETS	490.00	5,390	280.00	3,080	770.00	8,470
Add for rated door and frame		1	EA	80.00	80			80.00	80
RELITES									
Interior relites and side lights in hollow metal frames		189	SF	35.00	6,615	9.00	1,701	44.00	8,316
SUBTOTAL:				\$ 37,167		\$ 29,887		\$ 67,054	
Labor Premium Time		16.70%					4,991		4,991

TOTAL ESTIMATED COST: **\$ 37,167** **\$ 34,878** **\$ 72,045**

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 33

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 06 - INTERIOR CONSTRUCTION 062 - Interior Finishes								
QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$	
		RATE \$	TOTAL \$	RATE \$	TOTAL \$			
FLOORS								
Vinyl composition tiles	858	SF	2.80	2,402	1.75	1,502	4.55	3,904
Epoxy concrete sealer and hardener	234	SF	0.70	164	1.85	433	2.55	597
Carpet tiles	5,009	SF	4.60	23,041	1.20	6,011	5.80	29,052
Ceramic tiles	177	SF	8.15	1,443	9.25	1,637	17.40	3,080
4" rubber base	740	LF	1.30	962	1.50	1,110	2.80	2,072
Ceramic tile base	92	LF	7.20	662	8.75	805	15.95	1,467
WALLS								
Paint gypboard walls, including exterior walls	8,880	SF	0.25	2,220	1.50	13,320	1.75	15,540
Ceramic tile wainscot	1,176	SF	7.45	8,761	8.45	9,937	15.90	18,698
Paint doors and frames	498	SF	0.30	149	1.70	847	2.00	996
Paint miscellaneous metals, etc.	1	LOT	250.00	250	750.00	750	1000.00	1,000
CEILINGS								
5/8" gypboard ceiling system and framing	964	SF	1.70	1,639	3.10	2,988	4.80	4,627
5/8" gypboard and framing at soffits and bulkheads	1,510	SF	1.85	2,794	4.50	6,795	6.35	9,589

OR 19-101
RS 19-071
IM 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 34

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 06 - INTERIOR CONSTRUCTION 062 - Interior Finishes		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
CEILINGS (Continued)									
Suspended acoustic ceiling with seismic bracings		1,892	SF	2.80	5,298	2.30	4,352	5.10	9,650
Wood slat acoustical ceiling		3,295	SF	12.50	41,188	4.45	14,663	16.95	55,851
Paint gypboard ceilings and soffits		2,474	SF	0.25	619	1.65	4,082	1.90	4,701
SUBTOTAL:					\$ 91,592		\$ 69,232		\$ 160,824
Labor Premium Time		16.70%					11,562		11,562
SUBTOTAL:					\$ 91,592		\$ 80,794		\$ 172,386
Subcontractor's Overhead and Profit on Material and Labor		20.00%			18,318		16,159		34,477

TOTAL ESTIMATED COST:	\$ 109,910	\$ 96,953	\$ 206,863
------------------------------	-------------------	------------------	-------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 35

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 06 - INTERIOR CONSTRUCTION 063 - Specialties	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
<u>CASEWORK</u>								
24" deep base cabinets	9	LF	155.00	1,395	35.00	315	190.00	1,710
13" deep wall cabinets	9	LF	128.00	1,152	32.00	288	160.00	1,440
14" deep open wall shelving	60	LF	95.00	5,700	22.00	1,320	117.00	7,020
24" deep plastic laminate countertop	52	LF	80.00	4,160	25.00	1,300	105.00	5,460
'L' shaped check-in/out counter, 2 levels	25	LF	320.00	8,000	80.00	2,000	400.00	10,000
<u>TOILET ACCESSORIES</u>								
Toilet paper holders	4	EA	35.00	140	28.00	112	63.00	252
Sanitary napkin receptacles	2	EA	177.00	354	86.00	172	263.00	526
18"x36" mirrors	3	EA	130.00	390	40.00	120	170.00	510
Towel dispensers	4	EA	69.00	276	30.00	120	99.00	396
Soap dispensers	4	EA	36.00	144	33.00	132	69.00	276
18" grab bars	2	EA	36.00	72	30.00	60	66.00	132
36" grab bars	2	EA	52.00	104	40.00	80	92.00	184
42" grab bars	2	EA	60.00	120	50.00	100	110.00	220

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 36

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 06 - INTERIOR CONSTRUCTION 063 - Specialties		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
TOILET ACCESSORIES (Continued)									
Mop rack/shelving	1	EA	78.00	78	39.00	39	117.00	117	
MISCELLANEOUS									
Signage allowance	1	LOT	2500.00	2,500	1000.00	1,000	3500.00	3,500	
Fire extinguishers, bracket mounted	2	EA	75.00	150	25.00	50	100.00	200	
Fire extinguishers, cabinet mounted	2	EA	167.00	334	80.00	160	247.00	494	
4'0"x8'0" white board	1	EA	740.00	740	105.00	105	845.00	845	
Flat screen TV	1	EA							NIC
SUBTOTAL:				\$ 25,809	\$ 7,473		\$ 33,282		
Labor Premium Time				16.70%	1,248		1,248		

TOTAL ESTIMATED COST:	\$ 25,809	\$ 8,721	\$ 34,530
------------------------------	------------------	-----------------	------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 37

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 08 - MECHANICAL 081 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

FIXTURES AND EQUIPMENT

60 gallon water heater and controls including seismic restraint	1	EA	3800.00	3,800	1150.00	1,150	4950.00	4,950
2.0 gallon expansion tank	1	EA	110.00	110	77.50	78	187.50	188
Water closets, ADA	2	EA	690.00	1,380	250.00	500	940.00	1,880
Water closets, standard	2	EA	620.00	1,240	270.00	540	890.00	1,780
Wall hung lavatories and faucet, ADA	3	EA	520.00	1,560	180.00	540	700.00	2,100
Kitchenette sink, single bowl and faucet	1	EA	565.00	565	180.00	180	745.00	745
Janitor sink	1	EA	645.00	645	205.00	205	850.00	850
Interior hose bibb	1	EA	85.00	85	100.00	100	185.00	185
Exterior hose bibbs	2	EA	145.00	290	170.00	340	315.00	630
4" diameter floor cleanouts	2	EA	187.00	374	84.00	168	271.00	542
4" diameter wall cleanouts	2	EA	220.00	440	95.00	190	315.00	630
2" diameter floor drains	4	EA	130.00	520	125.00	500	255.00	1,020
Trap primers	2	EA	267.00	534	95.00	190	362.00	724
Rough-ins for fixtures	9	EA	620.00	5,580	500.00	4,500	1120.00	10,080

OR 19-101
RS 19-071
IM 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 38

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 08 - MECHANICAL 081 - Plumbing		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
FIXTURES AND EQUIPMENT (Continued)									
Rough-ins for drains, hose bibbs, etc.		9	EA	365.00	3,285	380.00	3,420	745.00	6,705
Miscellaneous gauges and valves		1	LOT	800.00	800	500.00	500	1300.00	1,300
ROOF DRAINS									
Roof drains		5	EA	245.00	1,225	180.00	900	425.00	2,125
Over flow drains with dams		5	EA	320.00	1,600	210.00	1,050	530.00	2,650
4" diameter ABS roof drain piping		80	LF	9.90	792	24.30	1,944	34.20	2,736
3" diameter ABS roof drain piping		120	LF	7.75	930	22.15	2,658	29.90	3,588
4" diameter fittings		10	EA	31.00	310	75.00	750	106.00	1,060
3" diameter fittings		15	EA	15.30	230	59.00	885	74.30	1,115
Bronze wall nozzle		1	EA	335.00	335	118.00	118	453.00	453
MISCELLANEOUS									
Pipe guides, hangers, etc.		1	LOT	500.00	500	750.00	750	1250.00	1,250
Test and disinfect piping		1	LOT	150.00	150	850.00	850	1000.00	1,000
SUBTOTAL:					\$ 27,280	\$ 23,006		\$ 50,286	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 39

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 08 - MECHANICAL 081 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Labor Premium Time	16.70%					3,842		3,842
SUBTOTAL:				\$ 27,280		\$ 26,848		\$ 54,128
Subcontractor's Overhead and Profit on Material and Labor	20.00%			5,456		5,370		10,826

TOTAL ESTIMATED COST:			\$ 32,736	\$ 32,218	\$ 64,954
-----------------------	--	--	-----------	-----------	-----------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 40

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

HEATING

___ MBH oil fired boiler	1	EA	3890.00	3,890	2800.00	2,800	6690.00	6,690
Boiler controller	1	EA	1275.00	1,275	400.00	400	1675.00	1,675
6" diameter boiler flue and combustion air vent	20	LF	27.00	540	22.00	440	49.00	980
6" diameter vent and combustion air roof cap	1	EA	210.00	210	155.00	155	365.00	365
1 1/2" air separator with strainer	1	EA	870.00	870	130.00	130	1000.00	1,000
32 gallon, diaphragm type expansion tank	1	EA	1425.00	1,425	215.00	215	1640.00	1,640
6 gallon glycol mix tank and pump	1	EA	550.00	550	225.00	225	775.00	775
Glycol fluid	150	GALS	13.50	2,025	2.70	405	16.20	2,430
___ GPM, ___ head, 1/6 HP boiler circulation pump	1	EA	885.00	885	190.00	190	1075.00	1,075
___ GPM, ___ head, 3/4 HP hydronic pump	1	EA	1570.00	1,570	250.00	250	1820.00	1,820
9.2 MBH hydronic unit heaters	3	EA	525.00	1,575	190.00	570	715.00	2,145
5/8" PEX tubing, 9" o/c	9,295	LF	1.20	11,154	1.40	13,013	2.60	24,167
Tekmar panel	1	EA	1650.00	1,650	520.00	520	2170.00	2,170
Zone valves and manifolds	6	EA	570.00	3,420	355.00	2,130	925.00	5,550

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA
CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

PAGE 41

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
HEATING (Continued)								
1 1/2" copper hydronic piping and fittings	70	LF	17.50	1,225	14.30	1,001	31.80	2,226
1 1/4" copper hydronic piping and fittings	60	LF	13.75	825	12.80	768	26.55	1,593
1" copper hydronic piping and fittings	40	LF	8.05	322	10.95	438	19.00	760
3/4" copper hydronic piping and fittings	220	LF	5.40	1,188	9.80	2,156	15.20	3,344
1 1/2" ball valves	8	EA	65.00	520	54.00	432	119.00	952
1 1/4" ball valves	2	EA	50.50	101	34.00	68	84.50	169
3/4" ball valves	10	EA	24.50	245	31.00	310	55.50	555
1 1/2" check valve	1	EA	189.00	189	54.00	54	243.00	243
1 1/2" balancing valve	1	EA	172.00	172	54.00	54	226.00	226
1 1/2" strainer	1	EA	105.00	105	54.00	54	159.00	159
Thermometers	5	EA	70.00	350	55.00	275	125.00	625
Pressure gauges	5	EA	95.00	475	55.00	275	150.00	750
1 1/2" thick insulation to 1 1/2" to 1 1/4" diameter piping	130	LF	5.20	676	7.50	975	12.70	1,651

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 42

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
<u>HEATING (Continued)</u>								
1 1/2" thick insulation to 1" to 3/4" diameter piping	260	LF	4.80	1,248	6.25	1,625	11.05	2,873
	1	LOT	750.00	750	1000.00	1,000	1750.00	1,750
	1	LOT	150.00	150	450.00	450	600.00	600
<u>VENTILATION</u>								
8,000 CFM roof mounted air handling unit	1	EA	31200.00	31,200	7600.00	7,600	38800.00	38,800
1,725 CFM roof mounted exhaust fan	1	EA	3380.00	3,380	1050.00	1,050	4430.00	4,430
150 CFM toilet exhaust fans	2	EA	280.00	560	175.00	350	455.00	910
4" to 6" exhaust roof vents	3	EA	115.00	345	200.00	600	315.00	945
10"x10" louvers with motorized damper	2	EA	148.00	296	95.00	190	243.00	486
30"x24" louvers with motorized dampers	2	EA	560.00	1,120	201.00	402	761.00	1,522
Sheetmetal ductwork and hangers	7,000	LBS	2.80	19,600	3.50	24,500	6.30	44,100
2" rigid insulation with vapor barrier	200	SF	2.40	480	2.55	510	4.95	990
Seismic restraints	1	LOT	500.00	500	1000.00	1,000	1500.00	1,500

OR 19-101
RS 19-071
IM 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 43

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 08 - MECHANICAL 082 - HVAC		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
CONTROLS, TESTING AND BALANCING									
Low voltage thermostats	2	EA	87.00	174	65.00	130	152.00	304	
Low voltage thermostats with wire guard	6	EA	99.00	594	72.00	432	171.00	1,026	
Direct digital controls system	6,635	SF	4.75	31,516	3.00	19,905	7.75	51,421	
Test, balance and commission systems	56	HRS			160.00	8,960	160.00	8,960	
MISCELLANEOUS									
Mechanical mobilization, demobilization, submittals, etc.	1	LOT	1000.00	1,000	3500.00	3,500	4500.00	4,500	
Equipment operations training	12	HRS			160.00	1,920	160.00	1,920	
HVAC identification tags	1	LOT	300.00	300	900.00	900	1200.00	1,200	
SUBTOTAL:				\$ 130,645		\$ 103,327		\$ 233,972	
Labor Premium Time	16.70%					17,256		17,256	
SUBTOTAL:				\$ 130,645		\$ 120,583		\$ 251,228	
Subcontractor's Overhead and Profit on Material and Labor	20.00%			26,129		24,117		50,246	
TOTAL ESTIMATED COST:				\$ 156,774		\$ 144,700		\$ 301,474	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 44

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 08 - MECHANICAL 083 - Fire Protection	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
250 GPM electric fire pump and controls	1	EA	15000.00	15,000	3545.00	3,545	18545.00	18,545
Jockey pump and controls	1	EA	2475.00	2,475	620.00	620	3095.00	3,095
CP-9: 10 GPM, 100'0" head, 1/2 HP fire water circulation pump	1	EA	1250.00	1,250	420.00	420	1670.00	1,670
1 1/4" double check valve assembly	1	EA	865.00	865	62.00	62	927.00	927
6" diameter steel pipe, flanged	20	LF	59.50	1,190	74.50	1,490	134.00	2,680
8" diameter steel pipe, flanged	20	LF	97.00	1,940	97.80	1,956	194.80	3,896
2" diameter copper pipe	10	LF	22.50	225	14.75	148	37.25	373
1 1/4" diameter copper pipe	16	LF	11.50	184	10.70	171	22.20	355
1 1/4" valve	1	EA	88.00	88	48.00	48	136.00	136
2" valve	1	EA	173.00	173	69.00	69	242.00	242
6" valves	5	EA	1225.00	6,125	620.00	3,100	1845.00	9,225
6" check valves	2	EA	1100.00	2,200	620.00	1,240	1720.00	3,440
2" check valve	1	EA	173.00	173	69.00	69	242.00	242
6" sprinkler riser with alarms	1	LOT	2400.00	2,400	1900.00	1,900	4300.00	4,300
Fire department connection	1	EA	650.00	650	220.00	220	870.00	870

OR 19-101
RS 19-071
IM 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 45

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 08 - MECHANICAL 083 - Fire Protection	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Wet pipe sprinkler system	6,635	SF	1.70	11,280	2.10	13,934	3.80	25,214
Precision heads and piping at main canopy	2	EA	225.00	450	155.00	310	380.00	760
Test and certify	1	LOT	250.00	250	850.00	850	1100.00	1,100
Design fee	1	LOT	3500.00	3,500			3500.00	3,500
SUBTOTAL:				\$ 50,418		\$ 30,152		\$ 80,570
Labor Premium Time	16.70%					5,035		5,035
SUBTOTAL:				\$ 50,418		\$ 35,187		\$ 85,605
Subcontractor's Overhead and Profit on Material and Labor	20.00%			10,084		7,037		17,121

TOTAL ESTIMATED COST: **\$ 60,502** **\$ 42,224** **\$ 102,726**

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 46

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 08 - MECHANICAL 084 - Special Mechanical Systems		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE	TOTAL MATERIAL/LABOR
				RATE \$	TOTAL \$	RATE \$	TOTAL \$	\$	\$
FUEL SYSTEM									
DT-1: 50 gallon day tank with controls and pump		1	EA	10500.00	10,500	1150.00	1,150	11650.00	11,650
3/4" diameter fuel piping		30	LF	4.50	135	13.20	396	17.70	531
Fuel valves and connections to boiler		1	EA	335.00	335	485.00	485	820.00	820
Testing		1	LOT	50.00	50	350.00	350	400.00	400
SUBTOTAL:				\$ 11,020		\$ 2,381		\$ 13,401	
Labor Premium Time		16.70%					398		398
SUBTOTAL:				\$ 11,020		\$ 2,779		\$ 13,799	
Subcontractor's Overhead and Profit on Material and Labor		20.00%			2,204		556		2,760
TOTAL ESTIMATED COST:				\$ 13,224		\$ 3,335		\$ 16,559	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 47

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 09 - ELECTRICAL 091 - Service and Distribution	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

Note: Connected to existing service in Community Center.

225 amp subpanel, 120/208 volt, 3 phase, 4 wire,
42 circuit

2	EA	2850.00	5,700	1750.00	3,500	4600.00	9,200
130	LF	15.00	1,950	13.75	1,788	28.75	3,738
560	LF	6.00	3,360	3.00	1,680	9.00	5,040
140	LF	1.05	147	0.85	119	1.90	266
1	LOT	350.00	350	850.00	850	1200.00	1,200
10	EA	18.00	180	85.00	850	103.00	1,030
1	LOT	250.00	250	1350.00	1,350	1600.00	1,600

SUBTOTAL:

\$ 11,937 \$ 10,137 \$ 22,074

Labor Premium Time 16.70%

1,693

SUBTOTAL:

\$ 11,937 \$ 11,830 \$ 23,767

Subcontractor's Overhead and Profit on Material
and Labor

4,753

TOTAL ESTIMATED COST:

\$ 14,324 \$ 14,196 \$ 28,520

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 48

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 09 - ELECTRICAL 092 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
FIXTURES								
2'0"x4'0" recessed LED fixtures	40	EA	315.00	12,600	120.00	4,800	435.00	17,400
2'0"x4'0" pendant mounted LED fixtures	36	EA	345.00	12,420	135.00	4,860	480.00	17,280
6" diameter round LED downlights	16	EA	115.00	1,840	95.00	1,520	210.00	3,360
Low profile LED fixtures at mechanical rooms, storage rooms, etc.	14	EA	155.00	2,170	110.00	1,540	265.00	3,710
2'0" under cabinet fluorescent fixtures	3	EA	100.00	300	90.00	270	190.00	570
Low profile LED fixtures, wet label	6	EA	175.00	1,050	110.00	660	285.00	1,710
12" round, 17 watt LED canopy lights	10	EA	245.00	2,450	115.00	1,150	360.00	3,600
Wall mounted exterior 17 watt LED fixtures	6	EA	325.00	1,950	130.00	780	455.00	2,730
Wall mounted LED exit signs with battery backup	4	EA	180.00	720	130.00	520	310.00	1,240
Double head emergency LED light fixtures	6	EA	267.00	1,602	135.00	810	402.00	2,412
Emergency battery pack with remote head	2	EA	280.00	560	155.00	310	435.00	870
30 amp, 4 pole mechanically held lighting contactor and photocell for exterior lighting	1	EA	445.00	445	225.00	225	670.00	670

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 49

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 09 - ELECTRICAL 092 - Lighting and Power		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
<u>DEVICES</u>									
Single pole switches	6	EA	14.00	84	40.00	240	54.00	324	
Three-way switches	2	EA	27.00	54	50.00	100	77.00	154	
Occupancy sensor switches	5	EA	70.00	350	50.00	250	120.00	600	
Occupancy sensors, ceiling mounted	4	EA	120.00	480	60.00	240	180.00	720	
Dimmer switches	4	EA	54.00	216	50.00	200	104.00	416	
Duplex outlets	40	EA	14.00	560	40.00	1,600	54.00	2,160	
Duplex outlets, GFCI	8	EA	19.00	152	50.00	400	69.00	552	
Duplex outlets, floor mounted	8	EA	145.00	1,160	110.00	880	255.00	2,040	
Double duplex outlets	10	EA	24.00	240	60.00	600	84.00	840	
Duplex outlets, GFCI, weatherproof	4	EA	34.00	136	80.00	320	114.00	456	
Fractional HP motor connections	16	EA	48.00	768	75.00	1,200	123.00	1,968	
Boiler shutdown pushbutton switch	1	EA	95.00	95	115.00	115	210.00	210	
2.0 HP, three phase motor connection and disconnect switch	3	EA	248.00	744	150.00	450	398.00	1,194	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 50

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 09 - ELECTRICAL 092 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
DEVICES (Continued)								
7.5 HP, three phase motor connections and disconnect switch	1	EA	370.00	370	190.00	190	560.00	560
Combination starter/disconnect switch	1	EA	250.00	250	110.00	110	360.00	360
Junction boxes	10	EA	6.00	60	20.00	200	26.00	260
1" diameter EMT conduit	600	LF	2.35	1,410	7.20	4,320	9.55	5,730
3/4" diameter EMT conduit	850	LF	1.35	1,148	6.40	5,440	7.75	6,588
1/2" diameter EMT conduit	1,400	LF	1.00	1,400	4.83	6,762	5.83	8,162
#8 XHHW conductor (5)	3,000	LF	0.54	1,620	0.83	2,490	1.37	4,110
#10 XHHW conductor (5)	4,250	LF	0.35	1,488	0.75	3,188	1.10	4,676
#12 XHHW conductor (5)	7,000	LF	0.25	1,750	0.60	4,200	0.85	5,950
MISCELLANEOUS								
Test and tag lighting and power	1	LOT	150.00	150	1500.00	1,500	1650.00	1,650
Electrical mobilization, demobilization and submittals, etc.	1	LOT	1000.00	1,000	2500.00	2,500	3500.00	3,500
Equipment operations training	8	HRS			160.00	1,280	160.00	1,280
SUBTOTAL:			\$ 53,792		\$ 56,220		\$ 110,012	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 51

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 09 - ELECTRICAL 092 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Labor Premium Time	16.70%					9,389		9,389
SUBTOTAL:				\$ 53,792		\$ 65,609		\$ 119,401
Subcontractor's Overhead and Profit on Material and Labor	20.00%			10,758		13,122		23,880

TOTAL ESTIMATED COST:	\$ 64,550	\$ 78,731	\$ 143,281
------------------------------	------------------	------------------	-------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 52

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 09 - ELECTRICAL 093 - Special Electrical Systems	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

ADDRESSABLE FIRE ALARM SYSTEM

Addressable fire alarm control panel with battery back-up	1	EA	4805.00	4,805	1875.00	1,875	6680.00	6,680
Digital alarm communicator transmitter (DACT)	1	EA						
Manual pull stations	5	EA	125.00	625	90.00	450	215.00	1,075
Photoelectric smoke detectors	10	EA	225.00	2,250	120.00	1,200	345.00	3,450
Strobes only	4	EA	112.00	448	90.00	360	202.00	808
Horns/strobes	12	EA	145.00	1,740	125.00	1,500	270.00	3,240
Power and connection to DDC system	1	LOT	120.00	120	185.00	185	305.00	305
1" to 3/4" diameter EMT conduit	2,000	LF	1.80	3,600	5.45	10,900	7.25	14,500
#14 THHN alarm wiring	4,100	LF	0.15	615	0.60	2,460	0.75	3,075

TELECOM SYSTEMS

Equipment racks including plug strip and grounding								
4-port data/comm outlets	30	EA	24.00	720	60.00	1,800	84.00	2,520
Data/comm floor outlets	10	EA	69.00	690	85.00	850	154.00	1,540

With Community Center Building

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 53

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 09 - ELECTRICAL 093 - Special Electrical Systems		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
TELECOM SYSTEMS (Continued)									
J-hooks	425	EA	0.60	255	1.20	510	1.80	765	
1 1/4" diameter EMT conduit	350	LF	3.85	1,348	8.25	2,888	12.10	4,236	
Cat 6 cables	7,500	LF	0.40	3,000	0.70	5,250	1.10	8,250	
MISCELLANEOUS									
Equipment training	8	HRS			160.00	1,280	160.00	1,280	
Test and tag systems	1	LOT		150	1100.00	1,100	1250.00	1,250	
SUBTOTAL:				\$ 20,366		\$ 32,608		\$ 52,974	
Labor Premium Time						5,446		5,446	
SUBTOTAL:				\$ 20,366		\$ 38,054		\$ 58,420	
Subcontractor's Overhead and Profit on Material and Labor					4,073	7,611		11,684	
TOTAL ESTIMATED COST:				\$ 24,439		\$ 45,665		\$ 70,104	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA
CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

PAGE 54

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 10 - EQUIPMENT 101 - Fixed and Movable Equipment		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
<u>APPLIANCES</u>									
Under counter refrigerator at kitchenette		1	EA	650.00	650	75.00	75	725.00	725
<u>MISCELLANEOUS</u>									
Library book drop/depository box		1	EA	1875.00	1,875	350.00	350	2225.00	2,225
SUBTOTAL:				\$ 2,525		\$ 425		\$ 2,950	
Labor Premium Time		16.70%					71		71

TOTAL ESTIMATED COST:		\$ 2,525	\$ 496	\$ 3,021
------------------------------	--	-----------------	---------------	-----------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 55

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY 10 - EQUIPMENT 102 - Furnishings		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
LIBRARY STACKS, ETC.									
Catalog stations		2	EA	1825.00	3,650	280.00	560	2105.00	4,210
12" deep x 60" high single face stacks with end panels		354	LF	130.00	46,020	50.00	17,700	180.00	63,720
12" deep x 42" high single face stacks with end panels		137	LF	115.00	15,755	45.00	6,165	160.00	21,920
MISCELLANEOUS									
Manual Mecho roller shades at exterior windows		789	SF	10.20	8,048	1.50	1,184	11.70	9,232
Interior window vertical blinds		189	SF	9.50	1,796	1.30	246	10.80	2,042
SUBTOTAL:				\$ 75,269		\$ 25,855		\$ 101,124	
Labor Premium Time		16.70%					4,318		4,318
TOTAL ESTIMATED COST:				\$ 75,269		\$ 30,173		\$ 105,442	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 56

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

NEW REPLACEMENT WILLOW LIBRARY	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
11 - SPECIAL CONSTRUCTION								

FIREPLACE

Polished concrete hearth	12	SF	55.00	660	90.00	1,080	145.00	1,740
Fireplace and mantel with glass doors	1	EA	8500.00	8,500	5000.00	5,000	13500.00	13,500
SUBTOTAL:				\$ 9,160		\$ 6,080		\$ 15,240
Labor Premium Time	16.70%					1,015		1,015
SUBTOTAL:				\$ 9,160		\$ 7,095		\$ 16,255
Subcontractor's Overhead and Profit on Material and Labor	20.00%			1,832		1,419		3,251

TOTAL ESTIMATED COST:	\$ 10,992	\$ 8,514	\$ 19,506
------------------------------	------------------	-----------------	------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 57

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES
CONCEPT DESIGN COST SUMMARY (REVISION 2 - PRICING UPDATE)

	Material	Labor	Total
01 - SITE WORK	\$ 54,094	\$ 88,598	\$ 142,692
02 - SUBSTRUCTURE	1,438	1,035	2,473
03 - SUPERSTRUCTURE	4,245	5,116	9,361
04 - EXTERIOR CLOSURE	63,342	47,260	110,602
05 - ROOF SYSTEMS	9,065	14,249	23,314
06 - INTERIOR CONSTRUCTION	64,433	81,339	145,772
07 - CONVEYING SYSTEMS	0	0	0
08 - MECHANICAL	54,741	76,998	131,739
09 - ELECTRICAL	67,452	41,360	108,812
10 - EQUIPMENT	0	0	0
11 - SPECIAL CONSTRUCTION	0	0	0
SUBTOTAL:	\$ 318,810	\$ 355,955	\$ 674,765
12 - GENERAL REQUIREMENTS	25.00%		168,691
SUBTOTAL:			\$ 843,456
13 - CONTINGENCIES	15.00%		126,518
SUBTOTAL:			\$ 969,974
14 - ESCALATION Escalation to Spring 2020 (10 Months)	2.92%		28,323
TOTAL ESTIMATED CONSTRUCTION COST:			
COST PER SQUARE FOOT:			\$ 998,297
GROSS FLOOR AREA:			\$ 72.66 /SF
			13,739 SF

ELEMENTAL SUMMARY

Element	Material	Labor	Total Material/Labor	Total Cost	Cost per SF
01 - SITE WORK					
011 - Demolition	\$ 1,250	\$ 45,114	\$ 46,364	\$ 142,692	\$ 10.39
012 - Site Preparation	0	0	0		3.37
013 - Site Improvements	28,990	28,748	57,738		0.00
014 - Site Mechanical	23,854	14,736	38,590		4.20
015 - Site Electrical	0	0	0		2.81
					0.00
02 - SUBSTRUCTURE				\$ 2,473	\$ 0.18
021 - Standard Foundations	\$ 0	\$ 0	\$ 0		0.00
022 - Slab on Grade	1,438	1,035	2,473		0.18
023 - Basement	0	0	0		0.00
024 - Special Foundations	0	0	0		0.00
					0.00
03 - SUPERSTRUCTURE				\$ 9,361	\$ 0.68
031 - Floor Construction	\$ 0	\$ 0	\$ 0		0.00
032 - Roof Construction	4,245	5,116	9,361		0.68
033 - Stair Construction	0	0	0		0.00
					0.00
04 - EXTERIOR CLOSURE				\$ 110,602	\$ 8.05
041 - Exterior Walls	\$ 63,342	\$ 47,260	\$ 110,602		8.05
042 - Exterior Doors and Windows	0	0	0		0.00
					0.00
05 - ROOF SYSTEMS				\$ 23,314	\$ 1.70
051 - Roofing	\$ 9,065	\$ 14,249	\$ 23,314		1.70
052 - Skylights	0	0	0		0.00
					0.00
06 - INTERIOR CONSTRUCTION				\$ 145,772	\$ 10.61
061 - Partitions and Doors	\$ 12,502	\$ 22,762	\$ 35,264		2.57
062 - Interior Finishes	48,067	57,031	105,098		7.65
063 - Specialties	3,864	1,546	5,410		0.39

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA
CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

PAGE 59

DATE: 6/11/2019

HMS Project No.: 19066

ELEMENTAL SUMMARY

Element	Material	Labor	Material/Labor	Total	Total Cost	Cost per SF
07 - CONVEYING SYSTEMS	\$ 0	\$ 0			\$ 0	\$ 0.00
08 - MECHANICAL					\$ 131,739	\$ 9.59
081 - Plumbing	\$ 7,334	\$ 5,238	\$ 12,572			0.92
082 - HVAC	15,600	29,297	44,897			3.27
083 - Fire Protection	31,807	42,463	74,270			5.41
084 - Special Mechanical Systems	0	0	0			0.00
09 - ELECTRICAL					\$ 108,812	\$ 7.92
091 - Service and Distribution	\$ 0	\$ 0	\$ 0			0.00
092 - Lighting and Power	67,452	41,360	108,812			7.92
093 - Special Electrical Systems	0	0	0			0.00
10 - EQUIPMENT					\$ 0	\$ 0.00
101 - Fixed and Movable Equipment	\$ 0	\$ 0	\$ 0			0.00
102 - Furnishings	0	0	0			0.00
11 - SPECIAL CONSTRUCTION	\$ 0	\$ 0			\$ 0	\$ 0.00
SUBTOTAL DIRECT WORK:	\$ 318,810	\$ 355,955			\$ 674,765	
12 - GENERAL REQUIREMENTS		25.00%			\$ 168,691	\$ 12.28
13 - CONTINGENCIES		15.00%			\$ 126,518	\$ 9.21
14 - ESCALATION		2.92%			\$ 28,323	\$ 2.06
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 998,297	\$72.66 /SF
GROSS FLOOR AREA:						13,739 SF

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 60

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 01 - SITE WORK 011 - Site Demolition	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

DEMOLITION

Site

Excavate, drain and remove 1,000 gallon fuel tank	1	EA			1200.00	1,200	1200.00	1,200
Remove sludge and wipe tank	1	EA			500.00	500	500.00	500
Haul tank and dispose at disposal site per ADEC requirement	1	EA			950.00	950	950.00	950

Note: No contaminated soils allowance.

Saw cut and remove asphalt	3,900	SF			1.10	4,290	1.10	4,290
----------------------------	-------	----	--	--	------	-------	------	-------

Building

Cut opening in existing wall	180	SF			4.50	810	4.50	810
Remove interior door	1	EA			50.00	50	50.00	50
Remove porte cochère and supporting columns	473	SF			6.75	3,193	6.75	3,193
Remove floor finishes and bases	6,605	SF			0.90	5,945	0.90	5,945
Remove suspended ceilings and grids	4,544	SF			1.10	4,998	1.10	4,998
Demolish shelving and wall finishes for new toilet room	126	SF			2.25	284	2.25	284

OR 19-101
RS 19-071
IM 19-134

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 61

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 01 - SITE WORK 011 - Site Demolition		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE	TOTAL MATERIAL/LABOR
				RATE \$	TOTAL \$	RATE \$	TOTAL \$	\$	\$
DEMOLITION (Continued)									
Building (Continued)									
Saw cut and remove concrete slab on grade for new toilet room		50	SF			6.75	338	6.75	338
Remove existing siding and trims		6,900	SF			1.50	10,350	1.50	10,350
Miscellaneous demolition		1	LOT			1500.00	1,500	1500.00	1,500
Remove light fixtures, conduit and wire to remain		1	LOT			2500.00	2,500	2500.00	2,500
Load and haul debris		5	LDS	250.00	1,250	350.00	1,750	600.00	3,000
SUBTOTAL:					\$ 1,250		\$ 38,658		\$ 39,908
Labor Premium Time		16.70%					6,456		6,456

TOTAL ESTIMATED COST:	\$ 1,250	\$ 45,114	\$ 46,364
------------------------------	-----------------	------------------	------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 62

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 01 - SITE WORK 013 - Site Improvements		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
CONCRETE WALKS/PLAZA/CURBS									
2" D1 leveling course	19	CY	22.50	428	8.00	152	30.50	580	
4" broom finish, mesh reinforced concrete walk with thickened edge at parking	2,540	SF	4.20	10,668	3.40	8,636	7.60	19,304	
6" reinforced concrete utility pad (1)	94	SF	6.30	592	4.00	376	10.30	968	
Extra for ADA ramp with detectable strip	75	SF	3.40	255	2.90	218	6.30	473	
AC PAVEMENT									
4" D1 leveling course, compacted	38	CY	22.50	855	8.00	304	30.50	1,159	
Finish grade	2,500	SF			0.20	500	0.20	500	
2" AC pavement	2,500	SF	1.80	4,500	1.15	2,875	2.95	7,375	
Asphalt tests								Included Above	
4" striping at parking stalls	1,100	LF	0.40	440	0.55	605	0.95	1,045	
Cross hatch markings	260	SF	0.70	182	0.65	169	1.35	351	
Mark handicapped accessible symbols	4	EA	20.00	80	37.00	148	57.00	228	
Two panels ADA signs, posts and bases	4	EA	150.00	600	140.00	560	290.00	1,160	
Traffic signs, posts and bases	2	EA	165.00	330	150.00	300	315.00	630	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA
CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

PAGE 63

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 01 - SITE WORK 013 - Site Improvements		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE	TOTAL MATERIAL/LABOR	
				RATE \$	TOTAL \$	RATE \$	TOTAL \$	\$	\$	
FURNISHINGS, ETC.										
Concrete filled pipe bollards and bases		4	EA	385.00	1,540	330.00	1,320	715.00	2,860	
LANDSCAPING										
Concrete landscape walls/seats		295	SF	12.50	3,688	14.80	4,366	27.30	8,054	
Landscaping allowance		1	LOT						With Library	
Note: Remainder by owner.										
SUBTOTAL:					\$ 24,158		\$ 20,529		\$ 44,687	
Labor Premium Time		16.70%					3,428		3,428	
SUBTOTAL:					\$ 24,158		\$ 23,957		\$ 48,115	
Subcontractor's Overhead and Profit on Material and Labor		20.00%			4,832		4,791		9,623	
TOTAL ESTIMATED COST:										\$ 57,738

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 64

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 01 - SITE WORK 014 - Site Mechanical		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE	TOTAL MATERIAL/LABOR
				RATE \$	TOTAL \$	RATE \$	TOTAL \$	\$	\$
FUEL OIL									
1,500 gallon fuel oil tank, double wall	1	EA	9750.00	9,750	1550.00	1,550	11300.00	11,300	
1" fuel oil supply pipes in containment pipe	280	LF	18.25	5,110	23.50	6,580	41.75	11,690	
Tank connections and valves	2	EA	135.00	270	170.00	340	305.00	610	
Building connections and sleeves	2	EA	70.00	140	95.00	190	165.00	330	
Excavate and backfill for piping	65	CY	5.50	358	12.50	813	18.00	1,171	
Fuel for testing	500	GAL	3.50	1,750			3.50	1,750	
Leak detection system and panel inside building	1	LOT	2500.00	2,500	1050.00	1,050	3550.00	3,550	
SUBTOTAL:				\$ 19,878		\$ 10,523		\$ 30,401	
Labor Premium Time	16.70%					1,757		1,757	
SUBTOTAL:				\$ 19,878		\$ 12,280		\$ 32,158	
Subcontractor's Overhead and Profit on Material and Labor	20.00%			3,976		2,456		6,432	
TOTAL ESTIMATED COST:				\$ 23,854		\$ 14,736		\$ 38,590	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 65

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 02 - SUBSTRUCTURE 022 - Slab on Grade	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Patch concrete slab on grade at new toilet room	50	SF	4.50	225	4.10	205	8.60	430
New concrete ramp to stage platform	100	SF	5.20	520	4.30	430	9.50	950
1 1/2" diameter x (3) pipe handrails at ramp	18	LF	38.50	693	14.00	252	52.50	945
SUBTOTAL:			\$ 1,438		\$ 887		\$ 2,325	
Labor Premium Time	16.70%				148		148	

TOTAL ESTIMATED COST:	\$ 1,438	\$ 1,035	\$ 2,473
-----------------------	----------	----------	----------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 66

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 03 - SUPERSTRUCTURE 032 - Roof Construction		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
CANOPY ROOFS (2)									
Concrete base and columns	3	EA	275.00	825	310.00	930	585.00	1,755	
Column base plates	4	EA	25.00	100	40.00	160	65.00	260	
8"x8" wood columns	22	LF	13.75	303	9.35	206	23.10	509	
5 1/8"x18" glulam beams	50	LF	21.40	1,070	8.50	425	29.90	1,495	
4"x6" rafters	474	LF	2.20	1,043	3.50	1,659	5.70	2,702	
3/4" plywood sheathing	640	SF	1.10	704	1.10	704	2.20	1,408	
Miscellaneous fasteners and connections	1	LOT	200.00	200	300.00	300	500.00	500	
SUBTOTAL:				\$ 4,245	\$ 4,384		\$ 8,629		
Labor Premium Time	16.70%				732		732		

TOTAL ESTIMATED COST: **\$ 4,245** **\$ 5,116** **\$ 9,361**

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 67

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 04 - EXTERIOR CLOSURE 041 - Exterior Walls	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Air infiltration barrier	6,900	SF	0.38	2,622	0.75	5,175	1.13	7,797
Pre-finished vertical metal siding and trim	6,045	SF	8.80	53,196	5.15	31,132	13.95	84,328
Pre-finished horizontal metal siding and trim	855	SF	8.80	7,524	4.90	4,190	13.70	11,714
SUBTOTAL:				\$ 63,342		\$ 40,497		\$ 103,839
Labor Premium Time	16.70%					6,763		6,763

TOTAL ESTIMATED COST: **\$ 63,342** **\$ 47,260** **\$ 110,602**

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 68

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 05 - ROOF SYSTEMS 051 - Roofing								
QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$	
		RATE \$	TOTAL \$	RATE \$	TOTAL \$			
MAIN ROOF								
Patch and repair roofing at new ventilation system	1	LOT	500.00	500	1500.00	1,500	2000.00	2,000
Increase soffit ventilation	292	LF	7.50	2,190	15.00	4,380	22.50	6,570
CANOPY ROOFS								
1/2" ISO recovery board	640	SF	0.60	384	0.75	480	1.35	864
60 mil EPDM roofing	640	SF	2.20	1,408	2.10	1,344	4.30	2,752
60 mil EPDM roofing at sidewalls	103	SF	2.20	227	2.40	247	4.60	474
Wall flashings	69	LF	3.50	242	3.20	221	6.70	463
Fascia flashings	92	LF	6.10	561	3.95	363	10.05	924
Metal scuppers	2	EA	55.00	110	75.00	150	130.00	260
MISCELLANEOUS								
Temporary fall protection railings	552	LF	3.50	1,932	2.70	1,490	6.20	3,422
SUBTOTAL:				\$ 7,554		\$ 10,175		\$ 17,729
Labor Premium Time		16.70%				1,699		1,699
SUBTOTAL:				\$ 7,554		\$ 11,874		\$ 19,428

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 69

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 05 - ROOF SYSTEMS 051 - Roofing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Subcontractor's Overhead and Profit on Material and Labor			20.00%	1,511	2,375	3,886		

TOTAL ESTIMATED COST:	\$ 9,065	\$ 14,249	\$ 23,314
------------------------------	-----------------	------------------	------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 70

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 06 - INTERIOR CONSTRUCTION 061 - Partitions and Doors	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
5/8" water resistant gypboard to existing walls	628	SF	0.80	502	1.60	1,005	2.40	1,507
Add insulated walls in truss space at existing flue	1	LOT	2000.00	2,000	3500.00	3,500	5500.00	5,500
Miscellaneous code deficiencies upgrades allowance	1	LOT	10000.00	10,000	15000.00	15,000	25000.00	25,000
SUBTOTAL:				\$ 12,502		\$ 19,505		\$ 32,007
Labor Premium Time	16.70%					3,257		3,257

TOTAL ESTIMATED COST:	\$ 12,502	\$ 22,762	\$ 35,264
------------------------------	------------------	------------------	------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA
CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

PAGE 71

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 06 - INTERIOR CONSTRUCTION 062 - Interior Finishes		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
FLOORS									
Vinyl composition tiles		4,410	SF	2.80	12,348	1.75	7,718	4.55	20,066
Carpet tiles		1,680	SF	4.60	7,728	1.20	2,016	5.80	9,744
Ceramic tiles		126	SF	8.15	1,027	9.25	1,166	17.40	2,193
4" rubber base		566	LF	1.30	736	1.50	849	2.80	1,585
Ceramic tile base		41	LF	7.20	295	8.75	359	15.95	654
WALLS									
Patch and paint gypboard walls		8,400	SF	0.35	2,940	1.75	14,700	2.10	17,640
Ceramic tile wainscot		287	SF	7.45	2,138	8.45	2,425	15.90	4,563
Paint miscellaneous metals, etc.		1	LOT	250.00	250	750.00	750	1000.00	1,000
CEILINGS									
5/8" gypboard ceiling system and framing		126	SF	1.70	214	3.10	391	4.80	605
Suspended acoustic ceiling with seismic bracing		4,410	SF	2.80	12,348	2.30	10,143	5.10	22,491
Paint gypboard ceilings and soffits		126	SF	0.25	32	1.65	208	1.90	240
SUBTOTAL:				\$ 40,056		\$ 40,725		\$ 80,781	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 72

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 06 - INTERIOR CONSTRUCTION 062 - Interior Finishes	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Labor Premium Time	16.70%			6,801				6,801
SUBTOTAL:				\$ 40,056		\$ 47,526		\$ 87,582
Subcontractor's Overhead and Profit on Material and Labor	20.00%			8,011		9,505		17,516

TOTAL ESTIMATED COST:	\$ 48,067	\$ 57,031	\$ 105,098
------------------------------	------------------	------------------	-------------------

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA
CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

PAGE 73

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 06 - INTERIOR CONSTRUCTION 063 - Specialties		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE	TOTAL MATERIAL/LABOR
				RATE \$	TOTAL \$	RATE \$	TOTAL \$	\$	\$
TOILET ACCESSORIES									
Toilet paper holders		3	EA	35.00	105	28.00	84	63.00	189
Sanitary napkin receptacles		3	EA	177.00	531	86.00	258	263.00	789
18"x36" mirror		1	EA	130.00	130	40.00	40	170.00	170
Towel dispenser		1	EA	69.00	69	30.00	30	99.00	99
Soap dispenser		1	EA	36.00	36	33.00	33	69.00	69
18" grab bar		1	EA	36.00	36	30.00	30	66.00	66
36" grab bar		1	EA	52.00	52	40.00	40	92.00	92
42" grab bar		1	EA	60.00	60	50.00	50	110.00	110
Toilet partitions		2	EA	885.00	1,770	240.00	480	1125.00	2,250
Toilet partition, ADA		1	EA	1075.00	1,075	280.00	280	1355.00	1,355
SUBTOTAL:				\$ 3,864		\$ 1,325		\$ 5,189	
Labor Premium Time		16.70%					221		221
TOTAL ESTIMATED COST:				\$ 3,864		\$ 1,546		\$ 5,410	

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 74

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 08 - MECHANICAL 081 - Plumbing		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
FIXTURES									
Water closet, ADA	1	EA	690.00	690	250.00	250	940.00	940	
Water closets, standard	2	EA	620.00	1,240	270.00	540	890.00	1,780	
Wall hung lavatory and faucet, ADA	1	EA	520.00	520	180.00	180	700.00	700	
4" diameter wall cleanout	1	EA	220.00	220	90.00	90	310.00	310	
2" diameter floor drain	1	EA	130.00	130	125.00	125	255.00	255	
Trap primer	1	EA	267.00	267	95.00	95	362.00	362	
Rough-ins for fixtures	4	EA	620.00	2,480	500.00	2,000	1120.00	4,480	
Rough-in for drain, hose bibbs, etc.	1	EA	365.00	365	310.00	310	675.00	675	
Miscellaneous gauges and valves	1	LOT	200.00	200	150.00	150	350.00	350	
SUBTOTAL:				\$ 6,112	\$ 3,740		\$ 9,852		
Labor Premium Time	16.70%					625	625		
SUBTOTAL:				\$ 6,112	\$ 4,365		\$ 10,477		
Subcontractor's Overhead and Profit on Material and Labor		20.00%			1,222	873	2,095		
TOTAL ESTIMATED COST:				\$ 7,334	\$ 5,238		\$ 12,572		

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 75

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
Modify HVAC system for new ceilings and demolition of library	1	LOT	2500.00	2,500	12500.00	12,500	15000.00	15,000
Add roof mounted ventilators and ducts	1	LOT	10500.00	10,500	6500.00	6,500	17000.00	17,000
Test and balance HVAC system	12	HRS			160.00	1,920	160.00	1,920
SUBTOTAL:				\$ 13,000		\$ 20,920		\$ 33,920
Labor Premium Time	16.70%					3,494		3,494
SUBTOTAL:				\$ 13,000		\$ 24,414		\$ 37,414
Subcontractor's Overhead and Profit on Material and Labor	20.00%			2,600		4,883		7,483

TOTAL ESTIMATED COST:

\$ 15,600 \$ 29,297

\$ 44,897

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 76

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 08 - MECHANICAL 083 - Fire Protection		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
250 GPM electric fire pump and controls		1	EA						
Jockey pump and controls		1	EA						With Library
6" sprinkler riser with alarms		1	LOT						With Library
Fire department connection		1	EA						With Library
Wet pipe sprinkler system		13,739	SF	1.70	23,356	2.10	28,852	3.80	52,208
Preaction heads and piping at canopies		4	EA	225.00	900	155.00	620	380.00	1,520
Test and certify		1	LOT	250.00	250	850.00	850	1100.00	1,100
Design fee		1	LOT	2000.00	2,000			2000.00	2,000
SUBTOTAL:					\$ 26,506		\$ 30,322		\$ 56,828
Labor Premium Time		16.70%					5,064		5,064
SUBTOTAL:					\$ 26,506		\$ 35,386		\$ 61,892
Subcontractor's Overhead and Profit on Material and Labor		20.00%			5,301		7,077		12,378
TOTAL ESTIMATED COST:					\$ 31,807		\$ 42,463		\$ 74,270

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 77

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 09 - ELECTRICAL 092 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

FIXTURES

Note: Fixtures connected to existing circuits.

2'0"x4'0" recessed LED fixtures	87	EA	315.00	27,405	120.00	10,440	435.00	37,845
2'0"x4'0" surface mounted LED fixtures at kitchen	24	EA	235.00	5,640	115.00	2,760	350.00	8,400
Low profile LED fixtures at mechanical rooms, storage rooms, etc.	62	EA	155.00	9,610	110.00	6,820	265.00	16,430
Low profile LED fixtures, wet label	12	EA	175.00	2,100	110.00	1,320	285.00	3,420
12" round, 17 watt LED canopy lights	10	EA	245.00	2,450	115.00	1,150	360.00	3,600
Wall mounted exterior 17 watt LED fixtures, 6-lamp	8	EA	325.00	2,600	110.00	880	435.00	3,480
Wall mounted LED exit signs with battery backup	6	EA	180.00	1,080	130.00	780	310.00	1,860
Double head emergency LED light fixtures	10	EA	267.00	2,670	135.00	1,350	402.00	4,020
Emergency battery pack with remote head	2	EA	280.00	560	155.00	310	435.00	870
30 amp, 4 pole mechanically held lighting contactor and photocell for exterior lighting	1	EA	445.00	445	225.00	225	670.00	670
Reinstall stage lighting and connect to circuit	1	LOT	500.00	500	1500.00	1,500	2000.00	2,000

NEW WILLOW LIBRARY AND COMMUNITY CENTER UPGRADE
WILLOW, ALASKA

PAGE 78

CONCEPT DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE (REVISION 2 - PRICING UPDATE)

DATE: 6/11/2019

HMS Project No.: 19066

COMMUNITY CENTER UPGRADES 09 - ELECTRICAL 092 - Lighting and Power		QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
				RATE \$	TOTAL \$	RATE \$	TOTAL \$		
MISCELLANEOUS									
Extend power to roof ventilators	1	LOT		1000.00	1,000	1500.00	1,500	2500.00	2,500
Test and tag lighting	1	LOT		150.00	150	500.00	500	650.00	650
SUBTOTAL:					\$ 56,210		\$ 29,535		\$ 85,745
Labor Premium Time		16.70%					4,932		4,932
SUBTOTAL:					\$ 56,210		\$ 34,467		\$ 90,677
Subcontractor's Overhead and Profit on Material and Labor		20.00%			11,242		6,893		18,135