



Date: 4/19/21

## Cost Proposal

Jose M. Bermudez, PMP, FMP  
Project Manager  
Terminal, Landside and Stinson Projects  
Construction and Development Division

Re: **SAIA – Terminal B Adult Changing Room**

Owner:	San Antonio International Airport
Owner's Representative:	Jose M Bermudez
Contractor:	Alpha Building Corporation
Project Manager:	Amy Bricker
RFP No.:	<b>200903-02</b>

This Proposal is offered as set forth in the terms and conditions of the contract and the statement of work as amended by a more detailed statement of work attached.

1. All work shall be performed in accordance with the Request for Proposal No. 200903-02
2. Furnish materials, equipment, labor, and supervision as required to complete the scope of work per the drawings labeled San Antonio International Airport Terminal B – Adult Changing Room Permit Submittal by RS&H issued 2/5/21.
  - a. Addition to existing family restroom to accommodate (1) adult changing station - scope of work to include but not limited to demolition, framing, drywall, wall tile, terrazzo flooring, plumbing, electrical, mechanical, sprinklers, signage and purchase of changing table.
  - b. Escorts, security coordination and haul off of debris included.
3. Certified wages are included in this proposal.
4. No other job related requirements are acknowledged or included in this offer.



### Assumptions & Clarifications

1. No handling or disposal of hazardous materials.
2. Work to be performed during and after standard working hours Monday through Friday.
3. We exclude weekends and holidays.
4. We exclude all unforeseen conditions.
5. Sink, countertop and accessories to remain.
6. Blocking detail for changing table to be determined.
7. Temporary wall may be constructed out of gypsum board or plywood based on current costs.
8. Hardware on double door to be reused, no re keying included.
9. Plumbing connections to be made in plumbing chase and not below. Water closet and associate items (electric eye) to be relocated.
10. Extended warranty or service plan is not included with the changing table.
11. Building permit cost included.
12. Changes in floor elevation from closet to bathroom will need to be reviewed at the time of demolition for any conflicts.

Total: \$ 107,307.54

Bond: \$ 2,684.00

**Total Cost: \$ 109,991.54**

Respectfully,

*Amy Bricker*

Amy Bricker, Project Manager  
Alpha Building Corporation

*Attached: RS MEANS*

**Estimator: Amy Bricker**

**Summary of tagged estimates...**

**Division Summary (MF04)**

01 - General Requirements	\$57,080.57
02 - Existing Conditions	\$4,825.00
03 - Concrete	\$725.79
04 - Masonry	
05 - Metals	\$171.70
06 - Wood, Plastics, and Composites	\$3,326.00
07 - Thermal and Moisture Protection	
08 - Openings	\$1,818.50
09 - Finishes	\$14,814.07
10 - Specialties	\$3,362.50
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	\$5,793.95
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	

**Totalling Components**

RS Means Subtotal	\$137,615.86
RSMeans SAN ANTONIO, TX CCI 2020Q3, 84.80%	\$(20,917.61)
STD HR Coefficient (-30.0000%)	\$(12,384.26)
Non-Pre-Priced Items	\$18,005.00

**Material, Labor, and Equipment Totals (No Totalling Components)**

Material:	\$17,747.11
Labor:	\$116,836.55
Equipment:	\$3,032.20
Other:	\$18,005.00
Laborhours:	982.67
Green Line Items:1	\$171.70

26 - Electrical	\$7,056.17
27 - Communications	
28 - Electronic Safety and Security	\$278.00
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Modified Line Items	\$46,826.46
Trades	\$9,542.15
Assemblies	
FMR	
<b>MF04 Total (Without totalling components)</b>	<b>\$155,620.86</b>

NPPI Percentage (25.0000%)	\$4,501.25
NSTD HR Coefficient (-27.0000%)	\$(20,362.70)
Bond (E)	\$2,684.00
Permits (E)	\$850.00

**Priced/Non-Priced**

Total Priced Items:	104	\$137,615.86	
Total Non-Priced Items:	2	\$18,005.00	11.57%
	106	\$155,620.86	

**Grand Total** **\$109,991.54**

Estimator: Amy Bricker

## Totalling Component Details

Description	Item Count	Applicable Amount	Applied Amount	Applied Result	Balance
<b>RS Means Subtotal</b> Included in Total: Yes Type:Total, Master Format Type: MF04 Values:Total Includes: Priced Filtering: (none)	104	\$137,615.86		\$137,615.86	\$137,615.86
<b>RSMeans SAN ANTONIO, TX CCI 2020Q3, 84.80%</b> Included in Total: Yes Type:RSMeans CCI (Project Level) RSMeans SAN ANTONIO, TX CCI 2020Q3, 84.80% ZIP:781 Subtotal based on 1 items: "RS Means Subtotal"		\$137,615.86	(15.2000)%	\$(20,917.61)	\$116,698.25
<b>STD HR Coefficient</b> Included in Total: Yes Type:Percentage (Project Level) Subtotal based on 3 items: "NSTD HR Coefficient", "RS Means Subtotal", "RSMeans SAN ANTONIO, TX CCI (Current)"		\$85,189.72	(30.0000)%	\$(12,384.26)	\$91,141.33
<b>Non-Pre-Priced Items</b> Included in Total: Yes Type:Total, Master Format Type: MF04 Values:Total Includes: Non Priced Filtering: (none)	2	\$18,005.00		\$18,005.00	\$109,146.33
<b>NPPI Percentage</b> Included in Total: Yes Type:Percentage (Project Level) Subtotal based on 1 items: "Non-Pre-Priced Items"		\$18,005.00	25.0000 %	\$4,501.25	\$113,647.58
<b>NSTD HR Coefficient</b> Included in Total: Yes Type:Percentage (Project Level) Subtotal based on 2 items: "RS Means Subtotal", "RSMeans SAN ANTONIO, TX CCI (Current)"		\$116,698.25	(27.0000)%	\$(20,362.70)	\$82,139.05
<b>Bond</b> Included in Total: Yes Type:Amount (Estimate Level)				\$2,684.00	\$109,086.02
<b>Permits</b> Included in Total: Yes Type:Amount (Estimate Level)				\$850.00	\$136,032.99

**Note: It appears that at least one of these totalling components is set to "Amount is at Estimate Level". This can cause some of the Project totalling components that share the same characteristics to have the appearance of not adding up correctly on this detailed report page.**

## Estimate Details

Estimator: Amy Bricker

Combined estimates...

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
<b>01 - General Requirements</b>									
1	01-21-53-60-0120-L Cost adjustment factors, additional costs due to security requirements, daily search of personnel, supplies, equipment and vehicles, daily, physical search, inventory, and documentation of assets, entry escort for airfield access to delivery materials, escort for workers, search at entry, inventory lists	Costs		46,364.4000	0.00	30.00	0.00	30.0000%	\$13,909.32 RSM19FAC P, O&P
2	01-31-13-20-0020 Field personnel, clerk, average	Week		2.0000	0.00	790.00	0.00	\$790.00	\$1,580.00 RSM19FAC P, O&P
3	01-31-13-20-0220 Field personnel, project manager, maximum	Week		1.7500	0.00	4,575.00	0.00	\$4,575.00	\$8,006.25 RSM19FAC P, O&P
4	01-31-13-20-0280 Field personnel, superintendent, maximum	Week		5.0000	0.00	4,225.00	0.00	\$4,225.00	\$21,125.00 RSM19FAC P, O&P
5	01-54-36-50-1300 Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer Mobilization and Demobilization - HVAC Contractor	Ea.	A-03Q	4.0000	0.00	243.95	61.05	\$305.00	\$1,220.00 RSM19FAC P, O&P
6	01-54-36-50-1300 Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer Mobilization and demobilization - Sprinkler contractor - requires 2 trips	Ea.	A-03Q	4.0000	0.00	243.95	61.05	\$305.00	\$1,220.00 RSM19FAC P, O&P
7	01-54-36-50-1300 Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer Mobilization and demobilization - signage contractor	Ea.	A-03Q	2.0000	0.00	243.95	61.05	\$305.00	\$610.00 RSM19FAC P, O&P
8	01-54-36-50-1400 Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer Mobilization and demobilization - arch contractor	Ea.	B-34U	2.0000	0.00	625.20	239.80	\$865.00	\$1,730.00 RSM19FAC P, O&P
9	01-54-36-50-1400 Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer Mobilization and Demobilization - Plumbing contractor	Ea.	B-34U	2.0000	0.00	625.20	239.80	\$865.00	\$1,730.00 RSM19FAC P, O&P
10	01-54-36-50-1400 Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer Mobilization and demobilization - Tile contractor	Ea.	B-34U	2.0000	0.00	625.20	239.80	\$865.00	\$1,730.00 RSM19FAC P, O&P
11	01-54-36-50-1400 Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer Mob and Demobilization - General Contractor - delivery of changing table	Ea.	B-34U	2.0000	0.00	625.20	239.80	\$865.00	\$1,730.00 RSM19FAC P, O&P
12	01-54-36-50-1400 Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer Mobilization and Demobilization - Electrical Contractor	Ea.	B-34U	2.0000	0.00	625.20	239.80	\$865.00	\$1,730.00 RSM19FAC P, O&P
13	01-93-13-16-2510 Electrical facilities maintenance, remove and replace or maintain, fluorescent fixture	Ea.	1 ELEC	4.0000	83.60	106.40	0.00	\$190.00	\$760.00 RSM19FAC P, O&P
<b>01 - General Requirements Total</b>					334.40	53,737.67	3,008.50		<b>\$57,080.57</b>

## Estimate Details

Estimator: Amy Bricker

Combined estimates...

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
<b>02 - Existing Conditions</b>									
14	02-41-19-19-0725	Selective demolition, rubbish handling, dumpster, 20 Week C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost		5.0000	625.00	0.00	0.00	\$625.00	\$3,125.00 RSM19FAC P, O&P
15	02-41-19-19-2045	Selective demolition, rubbish handling, 0'-100' haul, C.Y. load, haul, dump and return, wheeled, cost to be added to demolition cost	2 CLAB	40.0000	0.00	42.50	0.00	\$42.50	\$1,700.00 RSM19FAC P, O&P
<b>02 - Existing Conditions Total</b>					3,125.00	1,700.00	0.00		<b>\$4,825.00</b>
<b>03 - Concrete</b>									
16	03-82-13-10-0100	Concrete core drilling, core, reinforced concrete slab, 1" diameter, up to 6" thick slab, includes bit cost, layout and set up time	Ea.	B-89A	3.0000	0.20	71.54	7.26	\$79.00 RSM19FAC P, O&P
17	03-82-13-10-0100-0150	Concrete core drilling, core, reinforced concrete slab, 1" diameter, up to 6" thick slab, includes bit cost, layout and set up time, for each additional inch of slab thickness in same hole, add (Modified using 03-82-13-10-0150) 3*8 = 24.00	Ea.	B-89A	24.0000	0.03	0.85	0.08	\$0.96 RSM19FAC P, O&P
18	03-82-16-10-0100	Concrete impact drilling, for anchors, up to 4" D, 1/4" dia, in concrete or brick walls and floors, includes bit cost, layout and set up time, excl anchor	Ea.	1 CARP	34.0000	0.08	8.92	0.00	\$9.00 RSM19FAC P, O&P
19	03-82-16-10-0200	Concrete impact drilling, for anchors, up to 4" D, 3/8" dia, in concrete or brick walls and floors, includes bit cost, layout and set up time, excl anchor	Ea.	1 CARP	15.0000	0.06	10.59	0.00	\$10.65 RSM19FAC P, O&P
<b>03 - Concrete Total</b>					4.94	697.15	23.70		<b>\$725.79</b>
<b>05 - Metals</b>									
20	05-05-19-20-8050	Wedge anchor, carbon steel, 1/4" dia x 1-3/4" L, in concrete, brick or stone, excl layout & drilling	Ea.	1 CARP	34.0000	0.59	4.46	0.00	\$5.05 RSM19FAC Grn, P, O&P
<b>05 - Metals Total</b>					20.06	151.64	0.00		<b>\$171.70</b>
<b>06 - Wood, Plastics, and Composites</b>									
21	06-11-10-02-2665	2" x 8" miscellaneous wood blocking, to wood construction, pneumatic nailed Line item used for unknown blocking detail for adulat change stations	M.B.F.	1 CARP	1.0000	814.00	2,011.00	0.00	\$2,825.00 RSM19FAC P, O&P
22	06-11-10-02-9000	Miscellaneous wood blocking, minimum labor/equipment charge Blocking for handrails and accessories (paper dispenser)	Job	1 CARP	3.0000	0.00	167.00	0.00	\$167.00 RSM19FAC P, O&P

# Estimate Details

Estimator: Amy Bricker

Combined estimates...

## 06 - Wood, Plastics, and Composites

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
<b>06 - Wood, Plastics, and Composites Total</b>					814.00	2,512.00	0.00		<b>\$3,326.00</b>

## 08 - Openings

23	08-12-13-13-0100	Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 7'-0" Frame for temp wall	Ea.	2 CARP	1.0000	225.50	84.50	0.00	\$310.00	\$310.00 RSM19FAC P, O&P
24	08-12-13-13-0140	Frames, steel, knock down, hollow metal, double, 16 ga., up to 5-3/4" deep, 7'-0" h x 6'-0" w New door frame required for cleaning/storage area	Ea.	2 CARP	1.0000	260.70	94.30	0.00	\$355.00	\$355.00 RSM19FAC P, O&P
25	08-13-13-13-0100	Doors, hollow metal, commercial, steel, flush, full panel, hollow core, 1-3/8" thick, 20 ga., 3'-0" x 7'-0" Door for temp wall	Ea.	2 CARP	1.0000	407.00	78.00	0.00	\$485.00	\$485.00 RSM19FAC P, O&P
26	08-31-13-10-4150	Doors, specialty, access, recessed door for drywall, metal, 12" x 24" access panel for wash down faucet	Ea.	1 CARP	1.0000	130.90	121.10	0.00	\$252.00	\$252.00 RSM19FAC P, O&P
27	08-83-13-10-2010	Mirrors, stock sizes, one way transparent, bathroom, unframed, laminated, 1/4" thick 1/4" mirror with polished edges, clips and mirror mastic	S.F.	2 GLAZ	17.0000	16.56	7.94	0.00	\$24.50	\$416.50 RSM19FAC P, O&P
08 - Openings Total						1,305.62	512.88	0.00	\$1,818.50	

## 09 - Finishes

28	09-22-16-13-1600	Metal stud partition, non-load bearing, galvanized, 8' high, 1-5/8" wide, 25 gauge, 16" OC, includes top & bottom track Framing for temp wall	S.F.	1 CARP	255.0000	0.30	1.07	0.00	\$1.37	\$349.35 RSM19FAC P, O&P
29	09-22-16-13-3000	Metal stud partition, non-load bearing, galvanized, 10' high, 6" wide, 20 gauge, 16" OC, includes top & bottom track wall type A	S.F.	1 CARP	83.7500	0.75	1.78	0.00	\$2.53	\$211.89 RSM19FAC P, O&P
30	09-22-16-13-3000	Metal stud partition, non-load bearing, galvanized, 10' high, 6" wide, 20 gauge, 16" OC, includes top & bottom track Wall type K	S.F.	1 CARP	137.5000	0.75	1.78	0.00	\$2.53	\$347.88 RSM19FAC P, O&P
31	09-22-26-13-8300	Suspended ceiling system, 1-1/2" carriers, 24" OC with 7/8" channels, 16" OC, incl. carriers ceiling	S.F.	1 LATH	110.0000	0.62	2.28	0.00	\$2.90	\$319.00 RSM19FAC P, O&P
32	09-28-13-10-0200	Cementitious backerboard, on wall, 3' x 6' x 5/8" sheet wall type A	S.F.	2 CARP	83.7500	1.08	3.81	0.00	\$4.89	\$409.54 RSM19FAC P, O&P
33	09-28-13-10-0200	Cementitious backerboard, on wall, 3' x 6' x 5/8"	S.F.	2 CARP	255.0000	1.08	3.81	0.00	\$4.89	\$1,246.95 RSM19FAC P, O&P

# Estimate Details

Estimator: Amy Bricker

Combined estimates...

## 09 - Finishes

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
	sheet Wall type K 127.50*2 = 255.00								
34 09-29-10-30-0110	Gypsum wallboard, 1/4" thick, standard, on walls & ceilings, no finish included gypsum for temp wall	S.F.	2 CARP	250.0000	0.44	1.00	0.00	\$1.44	\$360.00 RSM19FAC P, O&P
35 09-29-10-30-2195	Gypsum wallboard, on walls, fire resistant, w/compound skim coat (level 5 finish), 5/8" thick Wall type A	S.F.	2 CARP	83.7500	0.51	1.72	0.00	\$2.23	\$186.76 RSM19FAC P, O&P
36 09-29-10-30-3150	Gypsum wallboard, on ceilings, fire resistant, taped & finished (level 4 finish), 5/8" thick	S.F.	2 CARP	110.0000	0.45	1.74	0.00	\$2.19	\$240.90 RSM19FAC P, O&P
37 09-32-13-10-6250	Ceramic tile, walls, mud set, 6" x 6"  Crossville 12 x 24 tile - Empire series - Palais Taupe - Matte for exterior and polished for interior 325+124 = 449.00	S.F.	1 TILF	449.0000	11.22	10.78	0.00	\$22.00	\$9,878.00 RSM19FAC P, O&P
38 09-32-13-10-6250-7000	Ceramic tile, for epoxy grout, 1/16" joints, 4-1/4" tile, add (Modified using 09-32-13-10-7000) Crossville 12 x 24 tile - Empire series - Palais Taupe - Matte for exterior and polished for interior 325+124 = 449.00	S.F.	D-07	449.0000	0.41	1.39	0.00	\$1.80	\$808.20 RSM19FAC P, O&P
39 09-91-23-72-0840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, roller Paint temp wall	S.F.	1 PORD	250.0000	0.17	0.68	0.00	\$0.85	\$212.50 RSM19FAC P, O&P
40 09-91-23-72-1670	Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation Paint Ceiling	S.F.	1 PORD	110.0000	0.24	1.70	0.00	\$1.94	\$213.40 RSM19FAC P, O&P
41 09-91-23-72-1670-1800	Paints & coatings, walls & ceilings, interior, for ceiling installation, add (Modified using 09-91-23-72-1800) Paint Ceiling	S.F.		110.0000	0.00	0.27	0.00	\$0.27	\$29.70 RSM19FAC P, O&P
<b>09 - Finishes Total</b>					6,169.47	8,644.60	0.00		<b>\$14,814.07</b>

## 10 - Specialties

42 10-13-10-10-2900	Directory boards, building directory, aluminum black felt panels, 2 door, 48" x 60" Line item used for 1' 8" x 2' 6" x 4" cabinet sign - White vinyl graphics applied to both sides and (1) wall sign	Ea.	2 CARP	1.0000	968.00	1,332.00	0.00	\$2,300.00	\$2,300.00 RSM19FAC P, O&P
43 10-26-23-13-1750	Wallguard, stainless steel baseboard, 12" tall  replace and/or modify ss ase to accomdate the movement of the double doors	L.F.	2 SKWK	15.0000	35.75	5.75	0.00	\$41.50	\$622.50 RSM19FAC P, O&P
44 10-28-13-13-0610	Toilet accessories, dispenser units, towel dispenser	Ea.	1 CARP	1.0000	374.00	66.00	0.00	\$440.00	\$440.00 RSM19FAC P, O&P



# Estimate Details

Estimator: Amy Bricker

Combined estimates...

## 10 - Specialties

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
	& waste receptacle, 18 gallon capacity Line item used for B-35745 - recessed seat-cover, sanitary napkin disposal and toilet tissue dispenser								
<b>10 - Specialties Total</b>					1,878.25	1,484.25	0.00		<b>\$3,362.50</b>

## 22 - Plumbing

45	22-05-05-10-1420	Fixture, water closet, wall mounted, selective demolition	Ea.	1 PLUM	1.0000	0.00	112.00	0.00	\$112.00	\$112.00 RSM19FAC P, O&P
46	22-05-05-10-1980	Pipe hanger / support, selective demolition	Ea.	1 PLUM	10.0000	0.00	9.80	0.00	\$9.80	\$98.00 RSM19FAC P, O&P
47	22-11-13-23-2180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	1 PLUM	15.0000	4.83	10.27	0.00	\$15.10	\$226.50 RSM19FAC P, O&P
48	22-11-13-23-2180-4140	Labor adjustment factor (mechanical), general, add to labor for working in existing occupied office building, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4140)	L.F.		15.0000	0.00	1.66	0.00	\$1.66	\$24.90 RSM19FAC P, O&P
49	22-11-13-23-2240	Pipe, copper, tubing, solder, 1-1/2" diameter, type L, includes coupling & clevis hanger assembly 10' OC	L.F.	1 PLUM	15.0000	11.50	15.00	0.00	\$26.50	\$397.50 RSM19FAC P, O&P
50	22-11-13-23-2240-4140	Labor adjustment factor (mechanical), general, add to labor for working in existing occupied office building, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4140)	L.F.		15.0000	0.00	2.43	0.00	\$2.43	\$36.45 RSM19FAC P, O&P
51	22-11-13-25-0300	Elbow, 45 Deg., copper, wrought, copper x copper, 3/4"	Ea.	1 PLUM	3.0000	4.57	40.93	0.00	\$45.50	\$136.50 RSM19FAC P, O&P
52	22-11-13-25-0330	Elbow, 45 Deg., copper, wrought, copper x copper, 1-1/2"	Ea.	1 PLUM	3.0000	17.60	60.40	0.00	\$78.00	\$234.00 RSM19FAC P, O&P
53	22-11-13-29-6220	Ball valve, copper x copper, 3/4", press-joint	Ea.	1 PLUM	1.0000	60.50	41.50	0.00	\$102.00	\$102.00 RSM19FAC P, O&P
54	22-11-13-29-6250	Ball valve, copper x copper, 1-1/2", press-joint	Ea.	1 PLUM	1.0000	268.40	61.60	0.00	\$330.00	\$330.00 RSM19FAC P, O&P
55	22-13-16-20-3010	Pipe, cast iron soil, single hub, service weight, 2" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	Q-01	15.0000	20.02	21.48	0.00	\$41.50	\$622.50 RSM19FAC P, O&P
56	22-13-16-20-3010-4140	Labor adjustment factor (mechanical), general, add to labor for working in existing occupied office building, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4140)	L.F.		15.0000	0.00	3.45	0.00	\$3.45	\$51.75 RSM19FAC P, O&P
57	22-13-16-20-3030	Pipe, cast iron soil, single hub, service weight, 4" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' OC	L.F.	Q-01	15.0000	39.60	24.40	0.00	\$64.00	\$960.00 RSM19FAC P, O&P

# Estimate Details

Estimator: Amy Bricker

Combined estimates...

## 22 - Plumbing

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
58	22-13-16-20-3030-4140 Labor adjustment factor (mechanical), general, add to labor for working in existing occupied office building, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4140)	L.F.		15.0000	0.00	3.99	0.00	\$3.99	\$59.85
								RSM19FAC P, O&P	
59	22-13-16-30-1000 Tee, cast iron soil, hub and spigot, service weight, 2", includes lead & oakum joints	Ea.	Q-01	6.0000	49.50	141.50	0.00	\$191.00	\$1,146.00
								RSM19FAC P, O&P	
60	22-13-16-30-1000-4140 Labor adjustment factor (mechanical), general, add to labor for working in existing occupied office building, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4140)	Ea.		6.0000	0.00	22.75	0.00	\$22.75	\$136.50
								RSM19FAC P, O&P	
61	22-13-16-30-1120 Tee, cast iron soil, hub and spigot, service weight, 4", includes lead & oakum joints	Ea.	Q-01	3.0000	91.30	175.70	0.00	\$267.00	\$801.00
								RSM19FAC P, O&P	
62	22-13-16-30-1120-4140 Labor adjustment factor (mechanical), general, add to labor for working in existing occupied office building, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4140)	Ea.		3.0000	0.00	28.50	0.00	\$28.50	\$85.50
								RSM19FAC P, O&P	
63	22-41-39-10-4148 Faucets/fittings, shower, hand held, bar mount, adjustable spray, chrome, 24" Line itme used for wash down fauct	Ea.	1 PLUM	1.0000	193.60	39.40	0.00	\$233.00	\$233.00
								RSM19FAC P, O&P	
<b>22 - Plumbing Total</b>					2,299.16	3,494.79	0.00		<b>\$5,793.95</b>

## 26 - Electrical

64	26-05-19-35-0040 Wire connector, screw type, insulated, #14 to #8	Ea.	1 ELEC	4.0000	0.33	3.53	0.00	\$3.86	\$15.44
								RSM19FAC P, O&P	
65	26-05-19-90-1200 Wire, copper, stranded, 600 volt, #12, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray	C.L.F.	1 ELEC	4.1600	11.55	67.45	0.00	\$79.00	\$328.64
								RSM19FAC P, O&P	
66	26-05-19-90-1250 Wire, copper, stranded, 600 volt, #10, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray	C.L.F.	1 ELEC	5.5000	17.71	73.79	0.00	\$91.50	\$503.25
								RSM19FAC P, O&P	
67	26-05-26-80-3710 Insulated ground wire, copper, #12	C.L.F.	1 ELEC	1.5400	11.55	67.45	0.00	\$79.00	\$121.66
								RSM19FAC P, O&P	
68	26-05-26-80-3720 Insulated ground wire, copper, #10	C.L.F.	1 ELEC	2.7500	17.71	73.79	0.00	\$91.50	\$251.63
								RSM19FAC P, O&P	
69	26-05-29-20-0800 Strap, steel, 2 holes, EMT, 3/4" diameter	Ea.	1 ELEC	35.0000	0.17	1.68	0.00	\$1.85	\$64.75
								RSM19FAC P, O&P	
70	26-05-33-13-5020 Electric metallic tubing (EMT), 3/4" diameter, to 10'	L.F.	1 ELEC	390.0000	1.30	5.70	0.00	\$7.00	\$2,730.00
								RSM19FAC P, O&P	

## Estimate Details

Estimator: Amy Bricker

Combined estimates...

### 26 - Electrical

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
	high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF								
71 26-05-33-13-5220	Electric metallic tubing (EMT), field bends, 45 Deg. to 90 Deg., 3/4" diameter	Ea.	1 ELEC	6.0000	0.00	9.25	0.00	\$9.25	\$55.50
								RSM19FAC P, O&P	
72 26-05-33-13-8710	EMT couplings, compression, steel, 3/4" diameter, to 15' H 8+29 = 37.00	Ea.	1 ELEC	37.0000	1.86	11.04	0.00	\$12.90	\$477.30
								RSM19FAC P, O&P	
73 26-05-33-13-8810	EMT boxes connectors, compression, steel, 3/4" diameter, to 15' H	Ea.	1 ELEC	20.0000	3.53	6.77	0.00	\$10.30	\$206.00
								RSM19FAC P, O&P	
74 26-05-33-16-0220	Outlet boxes, pressed steel, 4" square, 2-1/8" deep, 1" KO	Ea.	1 ELEC	5.0000	3.18	36.82	0.00	\$40.00	\$200.00
								RSM19FAC P, O&P	
75 26-05-33-16-0370	Outlet boxes, pressed steel, 4-11/16" square, 2-1/8" deep, 3/4" to 1-1/4" KO	Ea.	1 ELEC	2.0000	6.16	36.84	0.00	\$43.00	\$86.00
								RSM19FAC P, O&P	
76 26-05-33-16-0450	Outlet boxes, pressed steel, covers, blank, 4-11/16" square	Ea.	1 ELEC	2.0000	1.28	14.02	0.00	\$15.30	\$30.60
								RSM19FAC P, O&P	
77 26-05-33-16-0500	Outlet boxes, pressed steel, plaster rings, 4-11/16" square	Ea.	1 ELEC	5.0000	7.65	13.85	0.00	\$21.50	\$107.50
								RSM19FAC P, O&P	
78 26-05-33-35-0100	Flexible metallic conduit, steel, 1/2" diameter	L.F.	1 ELEC	24.0000	0.50	3.70	0.00	\$4.20	\$100.80
								RSM19FAC P, O&P	
79 26-05-33-35-0430	Flexible metallic conduit, steel, connectors, plain, 1/2" diameter	Ea.	1 ELEC	4.0000	2.08	9.27	0.00	\$11.35	\$45.40
								RSM19FAC P, O&P	
80 26-05-33-35-0660	Flexible metallic conduit, steel, connectors, plain, 90 Deg., 1/2" diameter	Ea.	1 ELEC	4.0000	5.46	12.34	0.00	\$17.80	\$71.20
								RSM19FAC P, O&P	
81 26-24-16-20-2004	Circuit breakers, 120/240 volt, plug-in, 1 pole with NM cable, 20 amp	Ea.	1 ELEC	1.0000	12.10	113.90	0.00	\$126.00	\$126.00
								RSM19FAC P, O&P	
82 26-27-26-20-1200	Toggle switch, quiet type, double pole, 20 amp	Ea.	1 ELEC	2.0000	18.98	67.52	0.00	\$86.50	\$173.00
								RSM19FAC P, O&P	
83 26-27-26-20-2482	Duplex receptacle, ground fault interrupting, 20 amp	Ea.	1 ELEC	3.0000	44.55	27.45	0.00	\$72.00	\$216.00
								RSM19FAC P, O&P	
84 26-51-13-55-0900	Interior LED fixts, troffer, recess mounted, 2' x 2', 3,500K	Ea.	1 ELEC	4.0000	138.60	87.40	0.00	\$226.00	\$904.00
								RSM19FAC P, O&P	
85 26-61-13-30-0360	Fixture whips, 3/8" greenfield, 2 connectors, THHN wire, three #12, 6' long	Ea.	1 ELEC	7.0000	11.61	22.89	0.00	\$34.50	\$241.50
								RSM19FAC P, O&P	
<b>26 - Electrical Total</b>					1,796.21	5,259.96	0.00		<b>\$7,056.17</b>

### 28 - Electronic Safety and Security

86 28-01-80-51-3300	Fire alarm device, maintenance, remove and	Ea.	1 ELEC	2.0000	0.00	139.00	0.00	\$139.00	\$278.00
								RSM19FAC P, O&P	

# Estimate Details

Estimator: Amy Bricker

Combined estimates...

## 28 - Electronic Safety and Security

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
	replace (reinstall), incl. remove, disconnect wire terminations, store, reinstall and reconnect wire terminations								
<b>28 - Electronic Safety and Security Total</b>					0.00	278.00	0.00		<b>\$278.00</b>

## Modified Line Items

87	08-71-20-30-1520	R&R - Door hardware, door closer, rack and pinion, backcheck, overhead concealed, all sizes, regular arm Labor Adjustment: 150% of \$118.70 = \$178.05 ----- Using O&P Pricing Bare Costs: (M:\$233.00 L:\$75.00 E: O:5.50 LH:1.455) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$375.00 - \$256.30 - \$0.00 = \$118.70 Labor w/CCI = \$118.70 * 100.000% = \$118.70	Ea.	1 CARP	2.0000	0.00	178.05	0.00	\$178.05	\$356.10 CUSTOM P, O&P
88	09-66-23-16-2550	Cast-in-place terrazzo, floor, epoxy terrazzo, 1/4" thick, average	LSUM	J-03	1.0000	0.00	0.00	0.00	\$11,000.00	\$11,000.00 CUSTOM NP, O&P
89	10-28-13-13-1100	R&R - Toilet accessories, grab bars, straight, stainless steel, 36" long Labor Adjustment: 150% of \$33.60 = \$50.40 ----- Using O&P Pricing Bare Costs: (M:\$34.00 L:\$20.50 E: O:20.00 LH:0.400) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$71.00 - \$37.40 - \$0.00 = \$33.60 Labor w/CCI = \$33.60 * 100.000% = \$33.60	Ea.	1 CARP	1.0000	0.00	50.40	0.00	\$50.40	\$50.40 CUSTOM P, O&P
90	10-28-13-13-1105	R&R - Toilet accessories, grab bars, straight, stainless steel, 42" long Labor Adjustment: 150% of \$33.15 = \$49.73 ----- Using O&P Pricing Bare Costs: (M:\$38.50 L:\$20.50 E: O:20.00 LH:0.400) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$75.50 - \$42.35 - \$0.00 = \$33.15 Labor w/CCI = \$33.15 * 100.000% = \$33.15	Ea.	1 CARP	1.0000	0.00	49.73	0.00	\$49.73	\$49.73 CUSTOM P, O&P
91	11-73-10-20-5300	Patient care equipment, bariatric lift, overhead track type, 450 lb. capacity, not including track Provided by Harbor Medical - CTX Adult wall mounted changing table	Ea.		1.0000	0.00	0.00	0.00	\$7,005.00	\$7,005.00 CUSTOM NP, O&P
92	22-05-05-10-0720	R&R - Water closets, selective demolition Labor Adjustment: 150% of \$65.50 = \$98.25 ----- Using O&P Pricing	Ea.	1 PLUM	1.0000	0.00	98.25	0.00	\$98.25	\$98.25 CUSTOM P, O&P

# Estimate Details

Estimator: Amy Bricker

Combined estimates...

## Modified Line Items

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total	
	Bare Costs: (M: L:\$42.00 E: O:12.00 LH:0.667) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$65.50 - \$0.00 - \$0.00 = \$65.50 Labor w/CCI = \$65.50 * 100.000% = \$65.50									
93	22-11-13-23-2180	Demo - Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC Labor Adjustment: 50% of \$10.27 = \$5.14 ----- Using O&P Pricing Bare Costs: (M:\$4.39 L:\$6.65 E: O:76.00 LH:0.105) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$15.10 - \$4.83 - \$0.00 = \$10.27 Labor w/CCI = \$10.27 * 100.000% = \$10.27	L.F.	1 PLUM	20.0000	0.00	5.14	0.00	\$5.14	\$102.80 CUSTOM P, O&P
94	22-13-16-20-3010	Demo - Pipe, cast iron soil, single hub, service weight, 2" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' OC Labor Adjustment: 50% of \$21.48 = \$10.74 ----- Using O&P Pricing Bare Costs: (M:\$18.20 L:\$13.80 E: O:66.00 LH:0.242) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$41.50 - \$20.02 - \$0.00 = \$21.48 Labor w/CCI = \$21.48 * 100.000% = \$21.48	L.F.	Q-01	15.0000	0.00	10.74	0.00	\$10.74	\$161.10 CUSTOM P, O&P
95	26-05-26-80-3710	Demo - Insulated ground wire, copper, #12 Labor Adjustment: 50% of \$67.45 = \$33.73 ----- Using O&P Pricing Bare Costs: (M:\$10.50 L:\$43.50 E: O:11.00 LH:0.727) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$79.00 - \$11.55 - \$0.00 = \$67.45 Labor w/CCI = \$67.45 * 100.000% = \$67.45	C.L.F.	1 ELEC	2.7000	0.00	33.73	0.00	\$33.73	\$91.07 CUSTOM P, O&P
96	26-05-33-13-5020	Demo - Electric metallic tubing (EMT), 3/4" diameter, to 10' high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF Labor Adjustment: 50% of \$5.70 = \$2.85 ----- Using O&P Pricing Bare Costs: (M:\$1.18 L:\$3.70 E: O:130.00 LH:0.062) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$7.00 - \$1.30 - \$0.00 = \$5.70 Labor w/CCI = \$5.70 * 100.000% = \$5.70	L.F.	1 ELEC	90.0000	0.00	2.85	0.00	\$2.85	\$256.50 CUSTOM P, O&P
97	26-05-33-16-0370	Demo - Outlet boxes, pressed steel, 4-11/16" square, 2-1/8" deep, 3/4" to 1-1/4" KO	Ea.	1 ELEC	4.0000	0.00	18.42	0.00	\$18.42	\$73.68 CUSTOM P, O&P

# Estimate Details

Estimator: Amy Bricker

Combined estimates...

## Modified Line Items

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
	Labor Adjustment: 50% of \$36.84 = \$18.42 ----- Using O&P Pricing Bare Costs: (M:\$5.60 L:\$24.00 E: O:20.00 LH:0.400) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$43.00 - \$6.16 - \$0.00 = \$36.84 Labor w/CCI = \$36.84 * 100.000% = \$36.84								
98 26-27-26-20-1200	Demo - Toggle switch, quiet type, double pole, 20 amp Labor Adjustment: 50% of \$67.52 = \$33.76 ----- Using O&P Pricing Bare Costs: (M:\$17.25 L:\$43.50 E: O:11.00 LH:0.727) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$86.50 - \$18.98 - \$0.00 = \$67.52 Labor w/CCI = \$67.52 * 100.000% = \$67.52	Ea.	1 ELEC	2.0000	0.00	33.76	0.00	\$33.76	\$67.52 CUSTOM P, O&P
99 26-27-26-20-2482	Demo - Duplex receptacle, ground fault interrupting, 20 amp Labor Adjustment: 50% of \$27.45 = \$13.73 ----- Using O&P Pricing Bare Costs: (M:\$40.50 L:\$17.80 E: O:27.00 LH:0.296) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$72.00 - \$44.55 - \$0.00 = \$27.45 Labor w/CCI = \$27.45 * 100.000% = \$27.45	Ea.	1 ELEC	3.0000	0.00	13.73	0.00	\$13.73	\$41.19 CUSTOM P, O&P
100 Crew B-02	B-02 Crew - 2021 - RSMeans Standard Books O&P B-02 (2021 - RSMeans Standard Books) Labor Hours: 40 Equip Hours: 0 Daily Hours: 40  Crew Details: Code: CLAB Description: Common Building Laborers (Outside Foreman) Qty: 1 Hourly: 69.23 Daily: 553.84 Code: CLAB Description: Common Building Laborers Qty: 4 Hourly: 66.25 Daily: 2120  Demo per plans to include grab bars and accessories as required, door frame and double doors, tile wall to accomodate new double door frame, wall between bathroom and storage area, hardcap ceiling trough and temprary wall at the end of the project	Daily	B-02	5.0000	0.00	2,673.84	0.00	\$2,673.84	\$13,369.20 CUSTOM P, O&P
101 Crew B-20	B-20 Crew - 2021 - RSMeans Standard Books O&P B-20 (2021 - RSMeans Standard Books) Labor Hours: 24 Equip Hours: 0 Daily Hours: 24  Crew Details:	Daily	B-20	4.5000	0.00	1,771.04	0.00	\$1,771.04	\$7,969.68 CUSTOM P, O&P

## Estimate Details

Estimator: Amy Bricker

Combined estimates...

### Modified Line Items

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
	Code: CLAB Description: Common Building Laborers (Outside Foreman) Qty: 1 Hourly: 69.23 Daily: 553.84 Code: SKWK Description: Skilled Workers Average (35 trades) Qty: 1 Hourly: 85.9 Daily: 687.2 Code: CLAB Description: Common Building Laborers Qty: 1 Hourly: 66.25 Daily: 530								
102 Crew D-07	D-07 Crew - 2020 - RSMeans Standard Books O&P Daily		D-07	3.0000	0.00	1,036.00	0.00	\$1,036.00	\$3,108.00
	D-07 (2020 - RSMeans Standard Books) Labor Hours: 16 Equip Hours: 0 Daily Hours: 16  Crew Details: Code: TILF Description: Tile Layers Qty: 1 Hourly: 72.6 Daily: 580.8 Code: TILH Description: Tile Layers Helpers Qty: 1 Hourly: 56.9 Daily: 455.2  Additional labor to cut tiles as required in lower level and demo exterior tile layout to accomodate new door location								CUSTOM P, O&P
103 Crew Q-13	Q-13 Crew - 2021 - RSMeans Standard Books O&P Daily		Q-13	1.0000	0.00	3,026.24	0.00	\$3,026.24	\$3,026.24
	Q-13 (2021 - RSMeans Standard Books) Labor Hours: 32 Equip Hours: 0 Daily Hours: 32  Crew Details: Code: SPRI Description: Sprinkler Installers (Inside Foreman) Qty: 1 Hourly: 100.1 Daily: 800.8 Code: SPRI Description: Sprinkler Installers Qty: 2 Hourly: 99.35 Daily: 1589.6 Code: SPRI Description: Sprinkler Installers (Apprentice) Qty: 1 Hourly: 79.48 Daily: 635.84  Perform drain down on termb sprinkler system coordinated with SAIA Fire Protection Specialist - Turn down heads as required for new ceiling. Reactivate and test sytem to ensure no leaks.								CUSTOM P, O&P
<b>Modified Line Items Total</b>					0.00	28,821.46	0.00		<b>\$46,826.46</b>

### Trades

104 CARP	Carpenters - 2020 RSMeans Facilities Bare Rate	Hour		56.0000	0.00	53.15	0.00	\$53.15	\$2,976.40
	Labor to install changing station (2 guys) plus additional labor for line items that only provide for 1 worker (49.49 hours) (8*2)+40 = 56.00								Trades P, B
105 ELEC	Electricians - 2020 RSMeans Facilities Bare Rate	Hour		65.0000	0.00	61.35	0.00	\$61.35	\$3,987.75
	Additional time for line items that only provide 1 electrician (74.72 hours). Also time for lock out tag out and make up for power to terrazzo compnay as the power need to run the machines is not available on depature level								Trades P, B
106 PLUM	Plumbers - 2020 RSMeans Facilities Bare Rate	Hour		40.0000	0.00	64.45	0.00	\$64.45	\$2,578.00
	Additional labor for line items where only 1 plumber is provided in the line item, fill holes in floor after removal, cap lines								Trades P, B

Estimate Details

Estimator: Amy Bricker	Combined estimates...
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Trades

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
	Trades Total				0.00	9,542.15	0.00		\$9,542.15
Estimate Grand Total									109,991.54