



**Kensington Public Safety Building  
217 Arlington Avenue  
Kensington, CA 94707**

Rough Order Of Magnitude Cost Estimate  
for

**Kensington Public Safety Building  
Replacement Cost of Existing Facility**

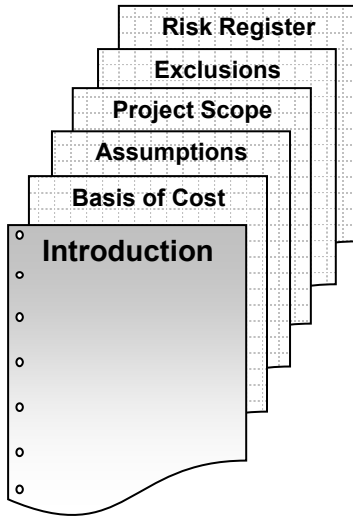
December 4, 2019

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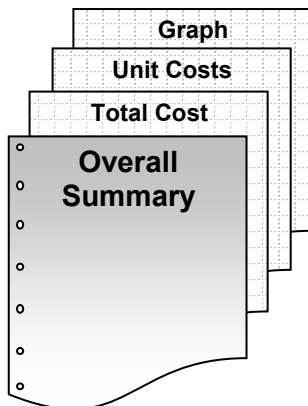
introduction



mack5 was requested to develop a Rough Order of Magnitude (ROM) Cost Estimate for replacement cost of Kensington Public Safety Building located in Kensington, CA.

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, the exclusions to the costs and a risk register which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.



Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.

## project introduction

The existing public safety building is shared by the fire and the police departments. The fire station includes 3-apparatus bays, apparatus support spaces including a workshop, medical storage and clean-up room, turnout storage and related janitor facilities, ADA restroom and station office, kitchen, dining, dayroom and laundry room, private sleeping quarters with unisex restrooms and mechanical/electrical/communications rooms. The replacement facility will be designed to Essential Services Facility standard and will meet all applicable codes including accessibility, fire & energy codes.

## assumptions

- (a) Construction will start in January, 2021
- (b) A construction period of 16 months
- (c) The general contract will be competitively bid by a minimum of five (5) qualified contractors
- (d) The general contractor will have full access to the site during normal business hours
- (e) There are no phasing requirements
- (f) The contractor will be required to pay prevailing wages

## exclusions

- (a) Cost escalation beyond a start of January, 2021
- (b) Loose furniture and equipment except as specifically identified
- (c) Cost associated with unforeseen conditions
- (d) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (e) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development
- (f) Scope change and post contract contingencies
- (g) Environmental impact mitigation

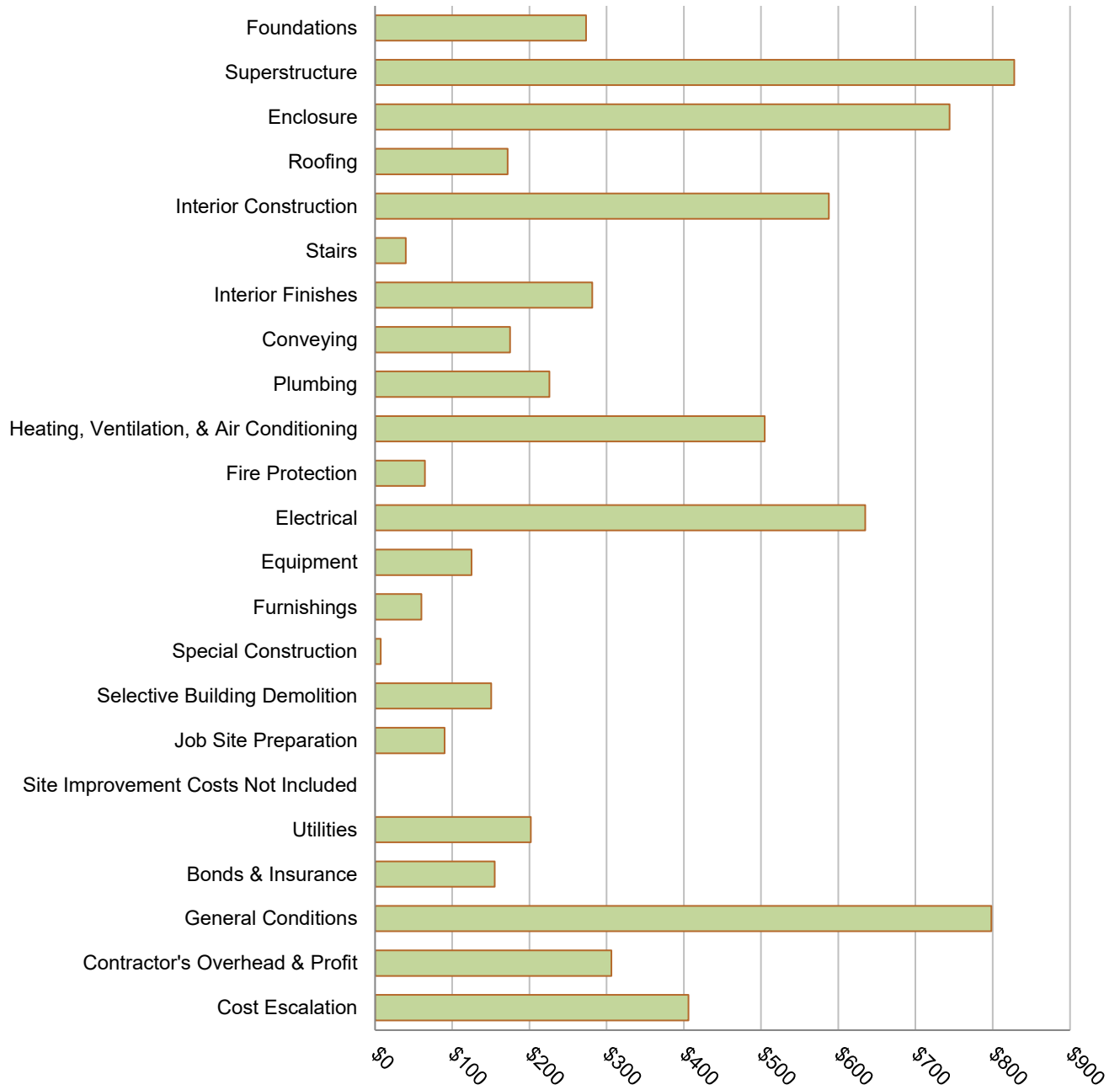
**risk register**

- (a) Bay Area construction market has been busy for the last few years and expected to be so in the coming years too resulting in bids coming in higher than estimated
- (b) If the District does not receive 3 or more bids then the bid amount could be significantly higher than the estimate (25% or more).
- (c) Due to the location of site, foundation cost could be higher. The estimate has taken in to consideration drilled pier system but the final design will depend on geotech engineer's recommendation. Also, additional retaining structures in front of the building may be required for slope stabilization.

<b>CSI UniFormat Summary</b>	<b>6,480 SF</b>	<b>%</b>	<b>\$/SF</b>	<b>\$,000</b>
Foundations		4%	\$42.17	\$273
Superstructure		11%	\$127.75	\$828
Enclosure		10%	\$114.82	\$744
Roofing		2%	\$26.54	\$172
Interior Construction		8%	\$90.70	\$588
Stairs		1%	\$6.17	\$40
Interior Finishes		4%	\$43.43	\$281
Conveying		2%	\$27.01	\$175
Plumbing		3%	\$34.85	\$226
Heating, Ventilation, & Air Conditioning		6%	\$77.92	\$505
Fire Protection		1%	\$10.00	\$65
Electrical		8%	\$98.00	\$635
Equipment		2%	\$19.29	\$125
Furnishings		1%	\$9.31	\$60
Special Construction		0%	\$1.16	\$8
Selective Building Demolition		2%	\$23.22	\$150
<b>Subtotal - Building Construction</b>		<b>63%</b>	<b>\$752.34</b>	<b>\$4,875</b>
Job Site Preparation		1%	\$13.94	\$90
Site Improvement Costs Not Included		0%	\$0.00	\$0
Utilities		3%	\$31.17	\$202
<b>Subtotal - Job Site &amp; Utilities</b>		<b>4%</b>	<b>\$45.11</b>	<b>\$292</b>
<b>Total - Building, Job Site &amp; Utilities</b>		<b>66%</b>	<b>\$797.45</b>	<b>\$5,167</b>
Bonds & Insurance	3.00%	2%	\$23.92	\$155
General Conditions	15.00%	10%	\$123.21	\$798
Contractor's Overhead & Profit	5.00%	4%	\$47.23	\$306
<b>Subtotal</b>		<b>82%</b>	<b>\$991.81</b>	<b>\$6,427</b>
Contingency for Design Development	15.00%	12%	\$148.77	\$964
Cost Escalation	5.49%	5%	\$62.67	\$406
<b>TOTAL CONSTRUCTION BUDGET</b>		<b>100%</b>		<b>\$7,797</b>

NOTE: Inclusions and Exclusions listed in the Commentary Section.

**CSI UniFormat Summary**



<b>FOUNDATIONS</b>	Quantity	Unit	Rate	Total (\$)
<b>Standard Foundations</b>				
Cast in place reinforced concrete grade beams/footings/pile caps	6,480	GSF	\$10.00	\$64,800
<b>Special Foundations</b>				
Drilled pier	6,480	GSF	\$12.00	\$77,760
Mobilization and demobilization equipment	1	LS	\$25,000.00	\$25,000
Testing	1	LS	\$12,000.00	\$12,000
<b>Reinforced concrete slab on grade</b>				
6" thick, typical	950	SF	\$14.00	\$13,300
12" thick at Apparatus bay	2,170	SF	\$20.00	\$43,400
<b>Miscellaneous</b>				
Allowance for equipment pads	1	LS	\$12,000.00	\$12,000
Elevator pit	1	EA	\$25,000.00	\$25,000
<b>Subtotal For Foundations:</b>				<b>\$273,260</b>

<b>SUPERSTRUCTURE</b>	Quantity	Unit	Rate	Total (\$)
<b>Ground Floor Excavation</b>				
Excavate & haul away dirt to elev 514'				Not required.
Sheeting/Shoring allowance	2,288	SF	\$35.00	\$80,080
<b>Ground Floor Walls</b>				
Retaining wall, 18" thick	2,288	SF	\$75.00	\$171,600
Reinforced continuous wall footing	200	LF	\$225.00	\$45,000
Waterproofing membrane	2,288	SF	\$15.00	\$34,320
Perforated drain pipe	200	LF	\$30.00	\$6,000
<b>Vertical Structure</b>				
Structural steel column and braced frame - allow 5psf	6,480	GSF	\$20.00	\$129,600



<b>SUPERSTRUCTURE</b>	Quantity	Unit	Rate	Total (\$)
<b>Floor Structure (level 2)</b>				
Second floor, W2 metal deck with LWC Structural steel WF girders and joist, allow 10psf	3,280	SF	\$22.00	\$72,160
Reinforced concrete curb at walls surrounding the apparatus bays, turnout room and workshop, 12" high	3,280	SF	\$35.00	\$114,800
	180	LF	\$40.00	\$7,200
<b>Roof Structure</b>				
1 1/2" metal roof deck	3,280	SF	\$10.00	\$32,800
Structural WF roof framing, allow 10psf	3,280	SF	\$35.00	\$114,800
<b>Miscellaneous</b>				
Miscellaneous metal	6,480	GSF	\$2.00	\$12,960
Miscellaneous rough carpentry	6,480	GSF	\$1.00	\$6,480
<b>Subtotal For Superstructure:</b>				<b>\$827,800</b>

<b>ENCLOSURE</b>	Quantity	Unit	Rate	Total (\$)
<b>Exterior Wall Framing, Furring and Insulating</b>				
Exterior wall system; medium grade cladding assembly with self-adhering waterproofing over dense glass panels, including sealants, blocking, flashings etc	2,098	SF	\$45.00	\$94,410
Backup system; 6" metal stud, insulation, air/vapor barrier	1,214	SF	\$20.00	\$24,280
Full height CMU wall at armory and evidence storage	884	SF	\$45.00	\$39,780
Drywall to interior face of exterior wall	2,098	SF	\$10.00	\$20,980
<b>Exterior Windows</b>				
Aluminum framed storefront system/punched window	2,132	SF	\$140.00	\$298,410
Premium for operable window	10	EA	\$600.00	\$6,000
Aluminum sunshade screens over areas of glazing - Allowance	1	LS	\$50,000.00	\$50,000

<b>ENCLOSURE</b>	Quantity	Unit	Rate	Total (\$)
<b>Exterior Doors, Frames and Hardware</b>				
Apparatus bay sectional doors; 14' x 14'	3	EA	\$50,000.00	\$150,000
Police garage doors/gate	1	LS	\$15,000.00	\$15,000
Entry door, double leaf	1	PR	\$6,000.00	\$6,000
Hollow metal door, frame and hardware, exterior	3	EA	\$3,000.00	\$9,000
Allowance for specialty hardware at entrance doors	1	LS	\$15,000.00	\$15,000
<b>Balustrades, Parapets &amp; Roof Screens</b>				
Guardrail/handrail at roof deck	18	LF	\$400.00	\$7,200
<b>Soffits</b>				
Exterior soffit to roof overhangs	160	SF	\$50.00	\$8,000
<b>Subtotal For Enclosure:</b>				<b>\$744,060</b>

<b>ROOFING</b>	Quantity	Unit	Rate	Total (\$)
<b>Roof or deck traffic surfaces</b>				
Membrane roofing over tapered insulation, typical	3,280	SF	\$22.00	\$72,160
Roof Parapet/Coping	336	LF	\$35.00	\$11,760
<b>Roof Openings</b>				
Skylight, allow 3% of roof area	98	SF	\$250.00	\$24,600
<b>Miscellaneous work</b>				
Mechanical roof screen - allowance	1	LS	\$45,000.00	\$45,000
Caulking and sealants	6,480	GSF	\$1.00	\$6,480
Roof ladder/ hatches/ accessories	1	LS	\$12,000.00	\$12,000
<b>Subtotal For Roofing:</b>				<b>\$172,000</b>

<b>INTERIOR CONSTRUCTION</b>	Quantity	Unit	Rate	Total (\$)
<b>Interior Partitions</b>				
Elevator shaft	1,480	SF	\$34.00	\$50,320
Steel light gauge or wood framing with acoustic treatments to achieve STC rating, allow 12' high	5,882	SF	\$30.00	\$176,453
Full height CMU wall at armory and evidence storage	1,972	SF	\$45.00	\$88,740
Backing and blocking	6,480	GSF	\$2.00	\$12,960
Interior glazed windows/partitions at conference; allow 8'-0"high	184	SF	\$100.00	\$18,400
2-Way mirror in Interview room - allowance	2	EA	\$3,000.00	\$6,000
<b>Interior Doors</b>				
Solid core wood doors in hollow metal frames (allow 1EA/30LF)	17	EA	\$2,800.00	\$47,589
Hollow metal doors in secure interview rooms, evidence storage and armory	5	EA	\$3,000.00	\$15,000
Premium for specialty door hardware; card key locking system and automatic openers where required	1	LS	\$10,000.00	\$10,000
<b>Fittings</b>				
Protective guards, barriers and bumpers - allowance	6,480	GSF	\$0.50	\$3,240
<b>Prefabricated compartments and accessories</b>				
Mirrors in exercise/fitness	60	SF	\$35.00	\$2,100
Toilet Accessories, single stall	4	RM	\$1,000.00	\$4,000
Shower stall and accessories	2	EA	\$3,000.00	\$6,000
<b>Shelving and Millwork</b>				
Janitor's shelf and mop rack	1	EA	\$550.00	\$550
<b>Cabinets and Countertops</b>				
Counter tops/desk at reception and radio workstation; level1 & 2	82	LF	\$300.00	\$24,600
Casework at kitchen, with stainless steel countertop	60	LF	\$850.00	\$51,000
Bullet resistant transaction window 48"wide x 48"high; complete with stainless steel countertop 48" x 18" x 1-1/2" and stainless steel recessed tray with bullet trap	2	EA	\$8,500.00	\$17,000
Allowance for miscellaneous casework	6,480	GSF	\$3.00	\$19,440

<b>INTERIOR CONSTRUCTION</b>	Quantity	Unit	Rate	Total (\$)
Chalkboards and Graphics				
Directional/wayfinding signs	6,480	GSF	\$2.00	\$12,960
Door signage	22	EA	\$200.00	\$4,399
Chalkboards/tackboards and mapping wall	1	LS	\$5,000.00	\$5,000
Building signage - exterior	1	LS	\$12,000.00	\$12,000

**Subtotal For Interior Construction: \$587,751**

<b>STAIRS</b>	Quantity	Unit	Rate	Total (\$)
Stair Construction				
Public & Staff stair; steel framed stairs with concrete treads	1	FLT	\$30,000.00	\$30,000
Fire Pole	1	LS	\$10,000.00	\$10,000

**Subtotal For Stairs: \$40,000**

<b>INTERIOR FINISHES</b>	Quantity	Unit	Rate	Total (\$)
Floor Finishes				
Durable quality carpet tile in sleep rooms	540	SF	\$8.00	\$4,320
Sealed concrete on apparatus bay	1,344	SF	\$5.00	\$6,720
Resilient sheet flooring in offices, living areas, storage, kitchen & training room	1,369	SF	\$15.00	\$20,535
Athletic flooring tiles in exercise/fitness room	500	SF	\$15.00	\$7,500
Tile or similar in lobbies/public stair	1,076	SF	\$30.00	\$32,280
Ceramic floor tile and base in bathrooms & locker room	781	SF	\$25.00	\$19,525
Elevator shaft/staff stair	790	SF		<i>No Finish, NIC</i>
Water vapor emission control - allowance	2,409	SF	\$4.00	\$9,636
Bases				
Allow for rubber base	1,800	LF	\$4.00	\$7,200

<b>INTERIOR FINISHES</b>	Quantity	Unit	Rate	Total (\$)
<b>Wall finishes</b>				
Paint to interior walls	6,480	GSF	\$2.50	\$16,200
Ceramic tile in bathrooms & showers; wainscot at wet walls only, full height in showers	1,932	SF	\$25.00	\$48,300
Painted plywood wainscot at apparatus bays, 8' high	1,056	SF	\$7.50	\$7,920
Protective wainscot at primary operational circulation, 48"high	1,168	SF	\$15.00	\$17,520
<b>Ceiling Finishes</b>				
Gypsum board ceilings, painted; 30% Lay-in ACT; 70%	1,419	SF	\$25.00	\$35,475
Abuse resistant gypsum board over security mesh for detention interview rooms	3,311	SF	\$8.00	\$26,488
Paint exposed ceiling in apparatus bay	326	SF	\$30.00	\$9,780
Allowance for soffits	1,344	SF	\$3.00	\$4,032
	200	LF	\$40.00	\$8,000

**Subtotal For Interior Finishes: \$281,431**

<b>CONVEYING</b>	Quantity	Unit	Rate	Total (\$)
<b>Elevators and Lifts</b>				
Machine roomless traction elevator, 2 stop	1	EA	\$175,000.00	\$175,000

**Subtotal For Conveying: \$175,000**

<b>PLUMBING</b>	Quantity	Unit	Rate	Total (\$)
<b>Plumbing Fixtures</b>				
Water closet, floor, manual flush	20	FX		
Water closet, floor, manual flush	4	EA	\$2,000.00	\$8,000
Lavatory, wall hung, lever faucet	4	EA	\$2,350.00	\$9,400
Kitchen sink, dbl, SS faucet, disposer	1	EA	\$2,350.00	\$2,350
Mop sink, floor type, trim	1	EA	\$2,400.00	\$2,400
Service sink, wall type, ECI, faucet	1	EA	\$2,000.00	\$2,000
Laundry sink, single	1	EA	\$3,200.00	\$3,200
Shower receptor, drain, valve & head	2	EA	\$3,400.00	\$6,800
Laundry box, recessed w/ WHA	1	EA	\$1,000.00	\$1,000
Hose bibb - interior type	2	EA	\$300.00	\$600
Hose bibb - exterior type	2	EA	\$700.00	\$1,400
Dishwasher (connections only)	1	EA	\$400.00	\$400
Miscellaneous fixtures	6,480	GSF	\$1.00	\$6,480

<b>PLUMBING</b>	Quantity	Unit	Rate	Total (\$)
<b>Plumbing Equipment</b>				
Gas water heater w/ flue	1	EA	\$10,000.00	\$10,000
Recirculation pump w/ aqua stat	1	EA	\$2,500.00	\$2,500
Expansion tank	1	EA	\$600.00	\$600
Miscellaneous equipment	6,480	GSF	\$1.00	\$6,480
<b>Domestic Water Distribution</b>				
Domestic water system	6,480	SF	\$4.50	\$29,160
Cold water rough-in for fixture	20	EA	\$650.00	\$13,000
Hot water rough-in for fixture	11	EA	\$400.00	\$4,400
<b>Sanitary Waste</b>				
Sanitary waste & vent systems	6,480	GSF	\$3.50	\$22,680
<b>Rain Water Drainage</b>				
Rain water drainage system	6,480	GSF	\$1.75	\$11,340
Gutters & downspouts	418	LF	\$40.00	\$16,720
<b>Other Plumbing Systems</b>				
<b>Compressed Air Systems</b>				
Air compressor, 120 gallon, 10 HP	1	EA	\$12,000.00	\$12,000
Air dryer, filters, etc.	2	EA	\$1,000.00	\$2,000
<b>Natural Gas System</b>				
Natural gas system piping, allowance	6,480	GSF	\$4.00	\$25,920
<b>Condensate Drainage</b>				
Condensate drain system	6,480	GSF	\$1.00	\$6,480
<b>Trade Specialties</b>				
Testing & sterilization	1	LS	\$3,500.00	\$3,500
Pipe sleeves, fire stopping, etc.	1	LS	\$5,000.00	\$5,000
Miscellaneous	1	LS	\$10,000.00	\$10,000
<b>Subtotal For Plumbing:</b>				<b>\$225,810</b>

<b>HEATING, VENTILATION, &amp; AIR-CONDITIONING</b>	Quantity	Unit	Rate	Total (\$)
<b>Heating/Cooling Systems:</b>				
Electric infrared heater (at Bay doors)	3	EA	\$1,500.00	\$4,500
Air Handling Equipment/split system	6,480	GSF	\$13.00	\$84,240
<b>Distribution Systems</b>				
Galvanized sheet metal ductwork	6,400	LB	\$14.00	\$89,600
Duct insulation	4,160	SF	\$4.00	\$16,640
Miscellaneous duct accessories	1	LS	\$8,500.00	\$8,500
Sound Attenuator	1	LS	\$10,000.00	\$10,000
Registers, grilles and diffusers	37	EA	\$500.00	\$18,500
Dryer vent	1	EA	\$350.00	\$350
Terminal & Package Units, allowance	6,480	GSF	\$20.00	\$129,600
<b>Controls and Instrumentation</b>				
Controls & instrumentation	6,480	GSF	\$6.00	\$38,880
<b>Systems Testing and Balancing</b>				
Systems start-up & testing	1	LS	\$5,000.00	\$5,000
Air systems balancing	6,480	GSF	\$1.50	\$9,720
<b>Other HVAC Systems and Equipment</b>				
Apparatus bay exhaust system	3	EA	\$7,500.00	\$22,500
Decon room exhaust fan	1	EA	\$3,400.00	\$3,400
Turnout room exhaust fan	1	EA	\$3,000.00	\$3,000
Work shop area exhaust fan	1	EA	\$3,400.00	\$3,400
<b>Trade Specialties</b>				
HVAC shutoff sensors for all windows and doors	10	EA	\$2,000.00	\$20,000
Rigging & hoisting	1	LS	\$13,500.00	\$13,500
Pipe sleeves, firestopping, etc.	1	LS	\$5,600.00	\$5,600
Miscellaneous	1	LS	\$18,000.00	\$18,000
<b>Subtotal For Heating, Ventilation, &amp; Air-Conditioning:</b>				<b>\$504,930</b>

<b>FIRE PROTECTION</b>	Quantity	Unit	Rate	Total (\$)
<b>Sprinklers</b>				
Wet sprinkler system - complete including pump	6,480	GSF	\$10.00	\$64,800
<b>Subtotal For Fire Protection:</b>				<b>\$64,800</b>

<b>ELECTRICAL</b>	Quantity	Unit	Rate	Total (\$)
<b>Electrical Service and Distribution</b>				
Electrical Service and Distribution for normal and emergency power; including distribution equipments, feeders and grounding and miscellaneous equipment connections	6,480	GSF	\$35.00	\$226,800
<b>Lighting and Branch Wiring</b>				
LED lighting fixtures with installation labor	6,480	GSF	\$12.00	\$77,760
Lighting controls	6,480	GSF	\$5.00	\$32,400
Branch receptacles	6,480	GSF	\$3.00	\$19,440
Lighting & branch circuitry	6,480	GSF	\$8.00	\$51,840
<b>Communications and Security</b>				
Fire Alarm System	6,480	GSF	\$7.50	\$48,600
Telecommunications rough-in & devices and cabling	6,480	GSF	\$5.00	\$32,400
Public Announce/Fire Alert System	6,480	GSF	\$5.00	\$32,400
Security equipments; including installation, cable and programming	6,480	GSF	\$6.00	\$38,880
Audio Visual system rough-in and power	6,480	GSF	\$4.00	\$25,920
Emergency shutoff system for oven, grill, stove etc	6,480	GSF	\$2.50	\$16,200
Trade Specialties; including trade demo, seismic restraint, fees & permits, testing & studies and lightning protection	6,480	GSF	\$5.00	\$32,400
<b>Subtotal For Electrical:</b>				<b>\$635,040</b>

<b>EQUIPMENT</b>	Quantity	Unit	Rate	Total (\$)
<b>Commercial Equipment</b>				
Commercial grade kitchen equipments, including refrigerators, freezer, range/oven with FS system, hood exhaust, dishwasher, garbage disposal, microwave oven	1	RM	\$50,000.00	\$50,000
Residential grade Laundry equipment; Washer & Dryer	1	LS	\$5,000.00	\$5,000
Equipments at turnout room				
Washer extractor	1	EA	\$10,000.00	\$10,000
Drying cabinet	1	EA	\$10,000.00	\$10,000
Fitness Equipments				NIC, FF&E



<b>EQUIPMENT</b>	Quantity	Unit	Rate	Total (\$)
Shelving High density mobile storage systems in Property & Evidence room; allowance	1	LS	\$15,000.00	\$15,000
Public Safety Equip; including gun lockers, detention furniture, evidence storage etc	1	LS	\$35,000.00	\$35,000
<b>Subtotal For Equipment:</b>				<b>\$125,000</b>

<b>FURNISHINGS</b>	Quantity	Unit	Rate	Total (\$)
Fixed Furnishings				
Roller shades, manual, mecho shades				
Exterior window/storefront	2,132	SF	\$12.00	\$25,578
Interior window	184	SF	\$10.00	\$1,840
Projection system at training room	1	LS	\$7,500.00	\$7,500
Staff mailboxes	1	LS	\$2,500.00	\$2,500
Entrance mats and frames	100	SF	\$40.00	\$4,000
Fire Extinguisher cabinets	1	LS	\$2,500.00	\$2,500
Amenities and Convenience Items				
Lockers	32	LF	\$450.00	\$14,400
Bike storage	1	LS	\$2,000.00	\$2,000
Moveable Furnishings				NIC, FF&E
<b>Subtotal For Furnishings:</b>				<b>\$60,318</b>

<b>SPECIAL CONSTRUCTION</b>	Quantity	Unit	Rate	Total (\$)
Special Controls and Instrumentation				
Safe in Property/Evidence room	1	EA	\$7,500.00	\$7,500
<b>Subtotal For Special Construction:</b>				<b>\$7,500</b>

<b>SELECTIVE BUILDING DEMOLITION</b>	Quantity	Unit	Rate	Total (\$)
Building Demolition				
Demolish (E) building in its entirety	6,480	SF	\$15.00	\$97,200
Demolish (E) retaining wall down to foundation	1,392	SF	\$15.00	\$20,880
Hazardous Materials Abatement				
Allowance	6,480	SF	\$5.00	\$32,400
<b>Subtotal For Selective Building Demolition:</b>				<b>\$150,480</b>

<b>JOB SITE PREPARATION</b>	Quantity	Unit	Rate	Total (\$)
Clearing and Demolition				
Allowance for clearing, protection	10,000	SF	\$1.50	\$15,000
Allowance for erosion control	10,000	SF	\$1.75	\$17,500
Earthwork				
Excavation/grading/cut & fill	1,445	CY	\$40.00	\$57,800
<b>Subtotal For Job Site Preparation:</b>				<b>\$90,300</b>

<b>SITE IMPROVEMENT</b>	Quantity	Unit	Rate	Total (\$)
<i>NIC, Excluded</i>				
<b>Subtotal For Site Improvement:</b>				

<b>UTILITIES</b>	Quantity	Unit	Rate	Total (\$)
Domestic Water				
Allowance for domestic & fire water site piping excluding utility charges	1	LS	\$35,000.00	\$35,000
Sanitary Sewer				
Allowance for sanitary sewer line excluding sewer district charges	1	LS	\$25,000.00	\$25,000
Fuel Distribution				
Allowance for fuel distribution				NIC

<b>UTILITIES</b>	Quantity	Unit	Rate	Total (\$)
<b>Electrical Service and Distribution</b>				
Primary electrical ductbank, allow 2-4" empty	100	LF	\$150.00	\$15,000
Meter fees	1	LS	\$35,000.00	\$35,000
Transformer pad	1	LS	\$3,000.00	\$3,000
Secondary ductbank, allow	60	LF	\$250.00	\$15,000
Generator duct bank, allow	60	LF	\$150.00	\$9,000
Generator, allow	1	LS	\$50,000.00	\$50,000
<b>Site Communications and Security</b>				
Communication ductbank, allow 2-4" empty	150	LF	\$100.00	\$15,000
<b>Subtotal For Utilities:</b>				<b>\$202,000</b>