

**Docket 24-22 RFI (T&D Building)  
GPA Response**

**1. Are there draft procurement documents available for review by the PUC related to the construction of the T&D building?**

>> The draft IFB package prepared in 2021 from RIM Architects is nearly complete but requires some revision to include design updates such as Disaster Recovery Office and additional EV charging stations. Please see attached draft (*T&D Building Draft Bid Documents (ALL).pdf*)

**2. What is the breakdown of the costs that comprise the \$17.2 million estimate?**

>> Attached is the RIM Architects' estimate dated 7/13/21 which totals construction cost at \$14,020,000. Estimates for the furniture, fixtures and office equipment were also provided totaling \$833,000 dated 5/20/22. As these costs are over two years old, GPA has estimated total costs for construction and furnishings at \$17,200,000.

\*See the attached files:

- *GPA T&D Cost Estimate 100percent 210812.pdf* (Building construction estimate)
- *Infinium FF&E Collateral Pricing Spreadsheet\_GPA\_GWA\_T&D.xlsx* (Furniture, Fixture & Office Equipment Estimate)

**3. Where is the proposed site of the new T&D facility (Lot No. 10122-13-2)?**

>> Attached file shows the property and site layout for the new T&D building. The new building will require the removal of existing buildings on GPA Lot No. 10122-13-2. The attachment provides the property map and proposed new building overlay of existing site, the cover page of the stamped completed drawings with the building rendering (Drawing Sheet No. G001), existing site layout (Drawing Sheet No. C100), site demolition (Drawing Sheet No. C101) and the new building layout (Drawing Sheet No. C103). \*See the attached file: *T & D Admin Bldg Site Layout.pdf*

**4. Will the new T&D building be constructed wholly on the 2021 design by Rim Architects?**

>> Yes, however the design will be reviewed by Rim Architects to ensure it meets the current codes and standards.

**5. What is the expected timeline of the project?**

>> GPA has estimated this project to take 2.5 - 3 years. Potential protests could delay the process as well as permitting or labor/material shortages.

Task	Months
1. Procurement - prepare documents, announce, award (including CCU/PUC Approvals)	6 - 8
2. Permitting	2-4
3. Construction & Furnishing	18-24
Total Estimated Time Period	26-36

**6. What are the anticipated draw downs for this project?**

>> Construction/Project Schedule and Schedule of Values will be available after contract award. Provided below is an estimate of drawdowns per year:

- First Year - \$6M
- Second Year - \$6M
- Third Year - \$6M



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Summary of ATTACHMENTS

1. T&D Building Draft Bid Documents (ALL).pdf
2. GPA T&D Cost Estimate 100percent 210812.pdf
3. Infinium FF&E Collateral Pricing Spreadsheet\_GPA\_GWA\_T&D.xlsx
4. T & D Admin Bldg Site Layout.pdf



# GPA T&D ADMINISTRATION BUILDING

GPA-RFP-20-002

Dededo, Guam

## 100% Cost Estimate

August 12, 2021

# RIM

RIM Architects (Guam), LLC

316 Hernan Cortez Avenue, Suite 300

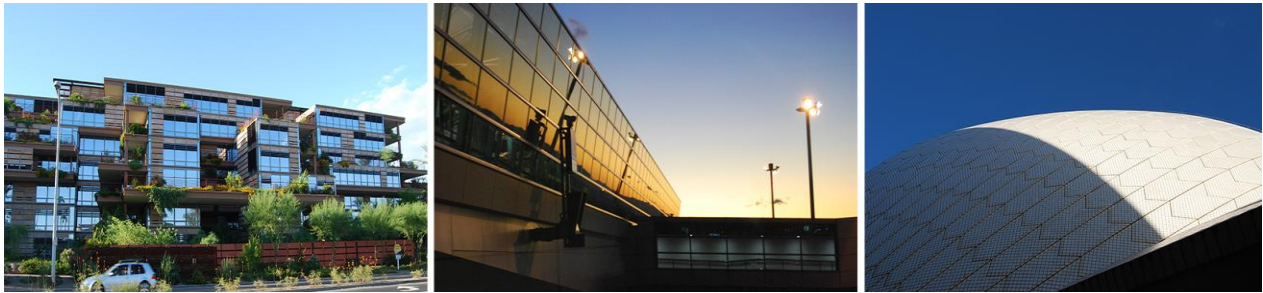
Hagåtña, Guam 96910

671-477-2111 (t) 671-477-2125 (f)

[www.rimarchitects.com](http://www.rimarchitects.com)



■ CONSTRUCTION COST CONSULTANTS



Cost Estimate for:

<b>PROJECT NAME:</b>	<b>GUAM POWER AUTHORITY T&amp;D ADMINISTRATION BUILDING</b>
<b>LOCATION:</b>	<b>HAGATNA, GUAM, USA</b>
<b>DATE:</b>	<b>7/13/2021</b>
<b>PROJECT NO.:</b>	<b>100296</b>
<b>JUA NO.:</b>	<b>20-049</b>
<b>PREPARED FOR:</b>	<b>RIM ARCHITECTS</b>
<b>SUBMITTAL:</b>	<b>100% PRE-FINAL</b>

P R O J E C T C O S T S U M M A R Y



PROJECT:	<b>T&amp;D ADMINISTRATION BUILDING</b>	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	SUBMITTAL:	100% PRE-FINAL
QTY BY:	A. DAVISON	PRICES BY:	A. DAVISON
		CHECKED BY:	J. UNO
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	T O T A L	
			UNIT COST	TOTAL

**PROJECT COST SUMMARY**

BASE BID	1	LS		\$14,020,000
<b>TOTAL ESTIMATED CONSTRUCTION COST,</b>	<b>1</b>	<b>LS</b>		<b>\$14,020,000</b>

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PROJECT NOTES & BASIS OF COST ESTIMATE

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**PROJECT NOTES & BASIS OF COST ESTIMATE**

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**BASIS OF ESTIMATE:**

Project Type: New Construction  
Estimate Purpose: Construction Budget Determination  
Estimate Level: 100% Submittal  
Method: Quantity Takeoff

**ESTIMATING TEAM & QUALITY CONTROL:**

Lead Estimator: A. Davison, Senior Estimator  
Quality Control: J. Uno, CCP, LEED AP BD+C, Principal Estimator

**SUBCONSULTANT ESTIMATES PROVIDED BY:**

Hazmat/ Enviro: J. Uno & Associates, Inc.  
Exist Conditions/ Demo: J. Uno & Associates, Inc.  
Civil - Sitework/ Imprv: J. Uno & Associates, Inc.  
Civil - Utilities: J. Uno & Associates, Inc.  
Site Electrical: J. Uno & Associates, Inc.  
Structural: J. Uno & Associates, Inc.  
Architectural: J. Uno & Associates, Inc.  
Mechanical - Plumbing: J. Uno & Associates, Inc.  
Mechanical - HVAC: J. Uno & Associates, Inc.  
Fire Sprinklers: J. Uno & Associates, Inc.  
Fire Alarm: J. Uno & Associates, Inc.  
Electrical - P&L: J. Uno & Associates, Inc.  
Telecomm: J. Uno & Associates, Inc.  
Safety & Security: J. Uno & Associates, Inc.  
Elevator: J. Uno & Associates, Inc.

**RECEIVED ON:**

July 13, 2021  
July 13, 2021  
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July 13, 2021

**REFERENCED DOCUMENTS:**

Name of Drawings: GPA T&D Drawings 100percent\_210610  
GPA T&D Specs 100percent\_210610  
Level of Drawings: 100%  
Provided By: RIM Architects  
Date Provided: 6/20/2021

**CONTRACT & BIDDING ASSUMPTIONS:**

Contract: Design-Bid-Build  
Bidding Situation: Non-restrictive, competitive bids from a minimum of 4 to 5 qualified prime contract bidders.  
If the number of bidders amounts to less than this minimum amount, cost increases may occur.  
Surveying: Owner to provide registered Land Surveyor for GPA required easement exhibits and pole/guy stakeouts.

**CONSTRUCTION SCHEDULE & DURATION:**

Bid Award Date: December, 2021  
Construction Start Date: January 1, 2022  
Construction End Date: July 1, 2023  
Estimated Duration: 18 Months

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PROJECT NOTES & BASIS OF COST ESTIMATE

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**PROJECT NOTES & BASIS OF COST ESTIMATE**

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**COST BASIS:**

Material Costs:	Based on historical local data & vendor quotes.
Labor Costs:	Prevailing wage union rates & fringe benefits.
Labor Productivity:	Based on historical local data & vendor quotes.
Equipment Costs:	Based on historical local data & vendor quotes.

**MARKUPS:**

Design Contingency:	Allowance to cover various construction cost increases due to design incompleteness and design and detail changes.
Prime Contractor:	Prime contractor markups include field overhead, home office expenses, profit, bonds and insurance.
Sub Contractor(s):	Sub contractor markups include field overhead, home office expenses and profit.
Bonds & Insurances:	The estimate includes Bonds & Insurances.
Taxes:	The estimate includes Hawaii General Excise Tax (GET) on the overall contract amount.
Escalation to Midpoint:	The estimate includes Escalation to the Approximate Midpoint of Construction.

**ESTIMATE ASSUMPTIONS:**

Phasing:	Assume no phasing of project scope through construction.
Access Restrictions:	Assume no access restrictions to contractor throughout duration of work.
Workhours:	Assume normal daytime workhours with no planned overtime.
Geotechnical:	Assume existing soil retains adequate load bearing properties for the proposed foundations.

**EXCLUDED COSTS:**

1. Soft Costs
2. Furniture, Fixtures & Equipment (FF&E) Unless Otherwise Noted
3. Owner's Construction Contingency (Change Orders From Unforeseen Conditions)
4. Owner's Scope Contingency (Change Orders From Owner's Scope Changes)

**GENERAL NOTE:**

This estimate is an opinion of probable construction cost created by J. Uno & Associates, Inc. It is based on delivered information, documentation and prices assumed to be true, accurate and valid at the time of estimation. J. Uno & Associates uses proprietary procedures and formulae in producing this estimate, and it represents our experience and qualifications as construction cost professionals generally familiar with the industry in respective areas. This estimate makes no guarantee as to final quantities, specifications and prices of materials and procedures. Actual project costs are determined by variable market factors outside the scope of this estimate. J. Uno & Associates, Inc. shall not be held liable for design changes made after this estimate has been submitted, nor for errors and omissions not exposed during a normal design review process. The recipient of this estimate is urged to review it carefully and address any discrepancies. This estimate shall not be altered without prior consent from J. Uno & Associates.

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A R E A   A N A L Y S I S



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		PRICES BY:	A. DAVISON

DESCRIPTION	ENCLOSED		UNENCLOSED		TOTAL AREA	
	AREA	% FACTOR	AREA	% FACTOR	TOTAL	UOM

**PROJECT AREA ANALYSIS**

**T & D BUILDING**

1ST FLOOR	12,325	100%	409	50%	<b>12,530</b>	<b>ASF</b>
2ND FLOOR	12,325	100%	-	50%	<b>12,325</b>	<b>ASF</b>
<b>TOTAL, PRIMARY FACILITIES,</b>					<b>24,855</b>	<b>ASF</b>

**SUPPORTING FACILITIES**

GENERATOR BUILDING	329	100%	-	50%	<b>329</b>	<b>ASF</b>
<b>TOTAL, SUPPORTING FACILITIES,</b>					<b>329</b>	<b>ASF</b>
<b>TOTAL,</b>					<b>25,184</b>	<b>ASF</b>

**PROJECT AREA CALCULATION NOTES**

**PRIMARY FACILITIES**

Project areas are calculated using an adjusted square foot (ASF) or adjusted square meter (ASM) method.  
 100% of enclosed spaces + 50% of unenclosed covered spaces = total ASF or ASM

**SECONDARY FACILITIES**

If the Secondary Facility is a structure, it is calculated using the ASF/ASM method for Primary Facilities above.  
 For sitework and other unenclosed spaces, they are determined using a non-adjusted square foot (SF) or square meter (SM) method.



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DESCRIPTION	QTY	UNIT	T O T A L	
			UNIT COST	TOTAL

**PROJECT COST SUMMARY**

CODE	DESCRIPTION				
(CS)	<u>CIVIL - SITEWORK/ IMPROVEMENTS</u>	1	LS		\$664,941
(CU)	<u>CIVIL - UTILITIES</u>	1	LS		\$88,882
(SE)	<u>SITE ELECTRICAL/ TELECOM</u>	1	LS		\$459,662
(LS)	<u>LANDSCAPING</u>	1	LS		\$19,839
(ST)	<u>STRUCTURAL</u>	25,184	ASF	\$83.41	\$2,100,513
(AR)	<u>ARCHITECTURAL</u>	25,184	ASF	\$114.41	\$2,881,379
(PL)	<u>MECHANICAL - PLUMBING</u>	42	FIXT	\$3,700.42	\$155,417
(ME)	<u>MECHANICAL - HVAC</u>	25,184	ASF	\$47.41	\$1,193,963
(FS)	<u>FIRE PROTECTION - SPRINKLERS</u>	25,184	ASF	\$15.67	\$394,748
(FA)	<u>FIRE PROTECTION - ALARM</u>	25,184	ASF	\$5.81	\$146,387
(EL)	<u>ELECTRICAL - POWER &amp; LIGHTING</u>	25,184	ASF	\$39.83	\$1,003,036
(TC)	<u>ELECTRICAL - TELECOMMUNICATIONS</u>	25,184	ASF	\$3.34	\$84,108
(SS)	<u>ELECTRONIC SAFETY &amp; SECURITY</u>	25,184	ASF	\$1.91	\$47,994
(EV)	<u>ELEVATOR</u>	2	STOP	\$136,578.75	\$273,158
<b>SUBTOTAL, ESTIMATED DIRECT COST (INCLUDES SUBCONTRACTOR MARKUPS),</b>					<b>\$9,514,027</b>

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			UNIT COST	TOTAL

**PROJECT COST SUMMARY**

**DIRECT MARKUPS**

DESIGN CONTINGENCY,	5.00%		\$475,701
<b>SUBTOTAL, ESTIMATED DIRECT COST TO PRIME,</b>			<b>\$9,989,728</b>

**PRIME CONTRACTOR MARKUPS**

PRIME CONTRACTOR'S JOOH,	13.00%		\$1,298,665
PRIME CONTRACTOR'S HOOH,	5.00%		\$564,420
PRIME CONTRACTOR'S PROFIT,	8.00%		\$948,225
BOND,	0.50%		\$64,005
INSURANCE,	1.00%		\$128,650
GUAM GRT	5.260%		\$683,468
Escalation to Midpoint of Construction	2.50%		\$341,929
<b>TOTAL ESTIMATED CONTRACT COST,</b>			<b>\$14,019,091</b>
<b>ROUNDED,</b>	<b>25,184</b>	<b>ASF</b>	<b>\$556.70</b>
			<b>\$14,020,000</b>

C O S T A N A L Y S I S



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DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(CS) CIVIL - SITEWORK/ IMPROVEMENTS**

**SITE PREPARATIONS**

**SITE DEMOLITION & RELOCATIONS**

Sawcut Pavement	625	lf			\$1.31	\$820	\$1.31	\$820
Demolish AC Pavement	24,230	sf			\$0.93	\$22,615	\$0.93	\$22,615
Demolish Structure, Bldg 236	3,317	sf			\$1.65	\$5,463	\$1.65	\$5,463
Demolish Existing Curb	420	lf			\$2.50	\$1,049	\$2.50	\$1,049
Remove/Salvage Conc. Wheel Stops	48	ea			\$15.83	\$760	\$15.83	\$760
Demolish Chain Link Fence	289	lf			\$6.25	\$1,803	\$6.25	\$1,803
Remove Chain Link Double Gate	1	ea			\$125.00	\$125	\$125.00	\$125
Demolish Bollards	10	ea			\$62.50	\$625	\$62.50	\$625
Demolish A/C Units Pads, 8'x4'	64	sf			\$1.75	\$112	\$1.75	\$112
Remove Storage Container, 40'x8'	3	ea			\$140.00	\$420	\$140.00	\$420
Hauling to Disposal	235	cy			\$16.88	\$3,966	\$16.88	\$3,966
Disposal Tipping Fee	259	ton	\$171.60	\$44,359			\$171.60	\$44,359

**SITE EARTHWORK**

**EROSION CONTROL**

Silt Fence, 2'6" tall	433	lf	\$5.25	\$2,271	\$3.00	\$1,298	\$8.25	\$3,568
Sand Bags, Rows of Two	160	lf	\$6.75	\$1,083	\$4.50	\$722	\$11.25	\$1,805

**SITE CLEARING**

Clearing & Grubbing	8,529	sf			\$1.75	\$14,926	\$1.75	\$14,926
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**GRADING**

Site Grading	9,223	sf			\$0.93	\$8,608	\$0.93	\$8,608
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**EMBANKMENT**

Fill, Building Pad, Assume 1'	491	cy	\$25.00	\$12,275	\$7.00	\$3,437	\$32.00	\$15,712
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**SITE IMPROVEMENTS**

**PARKING LOTS**

**PAVEMENT**

New AC Pavement and Base Course	3,646	SF						
Base Course, Aggregate, 6"	68	cy	\$70.58	\$4,765	\$17.50	\$1,181	\$88.08	\$5,946
Prime Coat, Bituminous	3,646	sf	\$1.50	\$5,468	\$0.96	\$3,494	\$2.46	\$8,962
AC Pavement, 2"	3,646	sf	\$5.25	\$19,139	\$5.25	\$19,139	\$10.50	\$38,278
 New AC Pavement at Existing Base Course	 15,102	SF						
Prepare and Compact Existing Base	15,102	sf			\$0.43	\$6,418	\$0.43	\$6,418
Prime Coat, Bituminous	15,102	sf	\$1.50	\$22,653	\$0.96	\$14,473	\$2.46	\$37,126
AC Pavement, 2"	15,102	sf	\$5.25	\$79,286	\$5.25	\$79,286	\$10.50	\$158,571

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			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(CS) CIVIL - SITEWORK/ IMPROVEMENTS**

SITE DEVELOPMENT

Parking Stall Striping	639	lf	\$0.45	\$287	\$1.20	\$766	\$1.65	\$1,054
Handicap Stall Sign	1	ea	\$50.00	\$50	\$60.00	\$60	\$110.00	\$110
Handicap Stall Striping	128	lf	\$0.45	\$58	\$1.20	\$154	\$1.65	\$212
Motorcycle Stall Striping	29	lf	\$0.45	\$13	\$1.20	\$35	\$1.65	\$48
Wheel Stop, Concrete, 4"x6"x6'-0"	40	ea	\$85.00	\$3,400	\$15.00	\$600	\$100.00	\$4,000

**PEDESTRIAN PAVING**

CONCRETE CURB, FULL

Excavation	444	LF						
Excavation	5	cy			\$140.00	\$672	\$140.00	\$672
Formwork	1,333	sf	\$2.20	\$2,933	\$1.20	\$1,600	\$3.40	\$4,533
Rebar Reinforcement, 125 lb/cy	1,200	lb	\$1.12	\$1,347	\$1.13	\$1,350	\$2.25	\$2,697
Concrete, 3,000 PSI	10	cy	\$211.26	\$2,028	\$45.00	\$432	\$256.26	\$2,460
Strip and Rub	444	sf			\$3.00	\$1,332	\$3.00	\$1,332

CONCRETE SIDEWALK w/ STAIR STEPS

Prepare Subgrade	1,750	SF						
Prepare Subgrade	1,750	sf			\$0.93	\$1,633	\$0.93	\$1,633
Base Course, Aggregate, 4"	22	cy	\$70.58	\$1,525	\$42.50	\$918	\$113.08	\$2,443
Formwork	379	sf	\$2.20	\$833	\$3.00	\$1,136	\$5.20	\$1,968
Rebar Reinforcement, 125 lb/cy	2,701	lb	\$1.12	\$3,030	\$1.50	\$4,051	\$2.62	\$7,081
Concrete, 3,000 PSI	22	cy	\$211.26	\$4,564	\$60.00	\$1,296	\$271.26	\$5,860
Broom Finish	1,750	sf			\$1.20	\$2,100	\$1.20	\$2,100
Galv. Steel Handrails	29	lf	\$185.00	\$5,365	\$18.00	\$522	\$203.00	\$5,887

CONCRETE RAMP

Prepare Subgrade	45	SF						
Prepare Subgrade	45	sf			\$0.93	\$42	\$0.93	\$42
Base Course, Aggregate, 4"	0.6	cy	\$70.58	\$40	\$42.50	\$24	\$113.08	\$63
Formwork	23	sf	\$2.20	\$51	\$3.00	\$70	\$5.20	\$122
Rebar Reinforcement, 125 lb/cy	70	lb	\$1.12	\$79	\$1.50	\$105	\$2.62	\$184
Concrete, 3,000 PSI	0.6	cy	\$211.26	\$118	\$90.00	\$50	\$301.26	\$169
Broom Finish	45	sf			\$1.20	\$54	\$1.20	\$54

**RETAINING WALLS**

EAST RETAINING WALL

Retaining Wall Footing - 1'0"x3'0"xL	89	LF						
Excavation	64	bcy			\$17.00	\$1,095	\$17.00	\$1,095
Compact Existing Subgrade	268	sf			\$2.20	\$589	\$2.20	\$589
Base Course, Aggregate, 6"	5	bcy	\$70.58	\$350	\$56.67	\$281	\$127.24	\$631
Formwork	669	sf	\$2.20	\$1,472	\$2.40	\$1,606	\$4.60	\$3,077
Rebar Reinforcement, 125 lb/cy	1,569	lb	\$1.12	\$1,761	\$1.50	\$2,354	\$2.62	\$4,115
Concrete, 3,000 PSI	13	cy	\$211.26	\$2,652	\$15.00	\$188	\$226.26	\$2,840
Geotextile Fabric	519	sf	\$1.10	\$571	\$1.20	\$623	\$2.30	\$1,194
Drain Rock	17	bcy	\$70.58	\$1,166	\$21.25	\$351	\$91.83	\$1,517
Backfill, Exist. Soil	20	bcy			\$21.25	\$435	\$21.25	\$435
Hauling of Excv. Soil	51	lcy			\$13.13	\$663	\$13.13	\$663

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			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(CS) CIVIL - SITEWORK/ IMPROVEMENTS**

Retaining Wall, Concrete, 8" Thick	519	SF						
Shoring, Pipe Column	519	sf	\$3.00	\$1,557	\$1.20	\$623	\$4.20	\$2,180
Formwork	1,038	sf	\$4.40	\$4,567	\$2.00	\$2,076	\$6.40	\$6,643
Rebar Reinforcement, 190 lb/cy	2,435	lb	\$1.12	\$2,732	\$1.50	\$3,652	\$2.62	\$6,384
Concrete, 4,000 PSI	13	cy	\$233.61	\$2,994	\$20.00	\$256	\$253.61	\$3,250
Weep Holes, 2" Dia.	12	ea	\$15.25	\$183	\$15.00	\$180	\$30.25	\$363
Trowel/Float Finish	421	sf			\$1.20	\$505	\$1.20	\$505
Drain Rock, Backfill	41	bcy	\$70.58	\$2,915	\$17.50	\$723	\$88.08	\$3,637
Safety Railing, Alum., 3' tall	89	lf	\$85.00	\$7,582	\$18.00	\$1,606	\$103.00	\$9,188

NORTH RETAINING WALL

Retaining Wall Footing - 1'0"x3'0"xL	89	LF						
Excavation	64	bcy			\$17.00	\$1,095	\$17.00	\$1,095
Compact Existing Subgrade	268	sf			\$2.20	\$589	\$2.20	\$589
Base Course, Aggregate, 6"	5	bcy	\$70.58	\$350	\$56.67	\$281	\$127.24	\$631
Formwork	669	sf	\$2.20	\$1,472	\$2.40	\$1,606	\$4.60	\$3,077
Rebar Reinforcement, 125 lb/cy	1,569	lb	\$1.12	\$1,761	\$1.50	\$2,354	\$2.62	\$4,115
Concrete, 3,000 PSI	13	cy	\$211.26	\$2,652	\$15.00	\$188	\$226.26	\$2,840
Geotextile Fabric	519	sf	\$1.10	\$571	\$1.20	\$623	\$2.30	\$1,194
Drain Rock	17	bcy	\$70.58	\$1,166	\$21.25	\$351	\$91.83	\$1,517
Backfill, Exist. Soil	20	bcy			\$21.25	\$435	\$21.25	\$435
Hauling of Excv. Soil	51	lcy			\$13.13	\$663	\$13.13	\$663

Retaining Wall, Concrete, 8" Thick	519	SF						
Shoring, Pipe Column	519	sf	\$3.00	\$1,557	\$1.20	\$623	\$4.20	\$2,180
Formwork	1,038	sf	\$4.40	\$4,567	\$2.00	\$2,076	\$6.40	\$6,643
Rebar Reinforcement, 190 lb/cy	2,435	lb	\$1.12	\$2,732	\$1.50	\$3,652	\$2.62	\$6,384
Concrete, 4,000 PSI	13	cy	\$233.61	\$2,994	\$20.00	\$256	\$253.61	\$3,250
Weep Holes, 2" Dia.	12	ea	\$15.25	\$183	\$15.00	\$180	\$30.25	\$363
Trowel/Float Finish	421	sf			\$1.20	\$505	\$1.20	\$505
Drain Rock, Backfill	41	bcy	\$70.58	\$2,915	\$17.50	\$723	\$88.08	\$3,637
Safety Railing, Alum., 3' tall	89	lf	\$85.00	\$7,582	\$18.00	\$1,606	\$103.00	\$9,188

SUBTOTAL,				\$278,019		\$245,351	\$523,369
SUBCONTRACTOR JOOH,			10%	\$27,802	10%	\$24,535	10% \$52,337
SUBCONTRACTOR HOOH,			5%	\$15,291	5%	\$13,494	5% \$28,785
SUBCONTRACTOR PROFIT,			10%	\$32,111	10%	\$28,338	10% \$60,449
<b>SUBTOTAL,</b>	<b>1</b>	<b>LS</b>		<b>\$353,223</b>		<b>\$311,718</b>	<b>\$664,941</b>

C O S T A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(CU) CIVIL - UTILITIES**

**WATER AND FIRE DISTRIBUTION**

DEMOLITION

Demolish Water Line, 2"	89	lf			\$2.80	\$250	\$2.80	\$250
Demolish Manhole	1	ea			\$485.71	\$486	\$485.71	\$486
Cap Water Line	1	ea	\$155.00	\$155	\$180.00	\$180	\$335.00	\$335
Hauling to Disposal	12	cy			\$16.88	\$203	\$16.88	\$203
Disposal Tipping Fee	13	ton	\$171.60	\$2,265			\$171.60	\$2,265

WATER AND FIRE LINE EXTENSION

Pipe Trench Excavation	171	cy			\$56.67	\$9,696	\$56.67	\$9,696
Pipe Trench Backfill	156	cy			\$28.33	\$4,420	\$28.33	\$4,420
Pipe Cushion Material	15	cy	\$62.70	\$938	\$28.33	\$424	\$91.03	\$1,362
Haul Excess Soil	15	cy			\$10.00	\$150	\$10.00	\$150
Water Line, 2" PVC	57	lf	\$2.24	\$128	\$8.50	\$485	\$10.74	\$612
Ball Valve, 2"	1	ea	\$323.96	\$324	\$72.00	\$72	\$395.96	\$396
6" Water Line, PVC, C900	347	lf	\$18.00	\$6,246	\$10.00	\$3,470	\$28.00	\$9,716
6"x 6" Tapping Tee	1	ea	\$325.00	\$325	\$120.00	\$120	\$445.00	\$445
6" 45 Deg Bend	3	ea	\$320.00	\$960	\$120.00	\$360	\$440.00	\$1,320
6" 90 Deg Bend	3	ea	\$320.00	\$960	\$120.00	\$360	\$440.00	\$1,320
Connection to Exist. 6" Waterline	1	ea			\$360.00	\$360	\$360.00	\$360
Concrete Block	5	ea	\$80.00	\$400	\$60.00	\$300	\$140.00	\$700
Testing & Chlorination	1	ea			\$1,500.00	\$1,500	\$1,500.00	\$1,500
Connection to Building	2	ea			\$450.00	\$900	\$450.00	\$900

**SANITARY SEWER**

DEMOLITION

Demolish Sewer Line, 6"	96	lf			\$2.80	\$267	\$2.80	\$267
Cap Sewer Line	1	ea	\$155.00	\$155	\$180.00	\$180	\$335.00	\$335
Hauling to Disposal	11	cy			\$16.88	\$186	\$16.88	\$186
Disposal Tipping Fee	12	ton	\$171.60	\$2,076			\$171.60	\$2,076

SEWER LINE EXTENSION

Pipe Trench Excavation	66	cy			\$101.67	\$6,687	\$101.67	\$6,687
Pipe Trench Backfill	61	cy			\$50.83	\$3,101	\$50.83	\$3,101
Pipe Cushion Material	5	cy	\$42.00	\$230	\$50.83	\$279	\$92.83	\$509
Haul Excess Soil	5	cy			\$18.33	\$92	\$18.33	\$92
Sewer Line, 4" PVC	148	lf	\$3.80	\$562	\$7.78	\$1,151	\$11.57	\$1,713
Sewer Cleanout, 4"	4	ea	\$325.00	\$1,300	\$94.74	\$379	\$419.74	\$1,679
Manhole Tie-In	1	ea			\$600.00	\$600	\$600.00	\$600
Sanitary Sewer Manhole	1	ea	\$7,580.00	\$7,580	\$2,640.00	\$2,640	\$10,220.00	\$10,220
Connection to Building	2	ea			\$450.00	\$900	\$450.00	\$900

**STORM SEWER**

Rip Rap Drainage Channel, Type R3, 12"	6.4	cy	\$125.00	\$805	\$350.00	\$2,254	\$475.00	\$3,059
Check Dam, UngROUTED Riprap	2.6	cy	\$125.00	\$326	\$350.00	\$914	\$475.00	\$1,240
Stone Diaphragm, Drain Rock, 1-1.5" Agg.	4.8	cy	\$85.00	\$410	\$65.00	\$313	\$150.00	\$723
Clean Debris from Catch Basin	3	ea			\$45.00	\$135	\$45.00	\$135

C O S T   A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	SUBMITTAL:	100% PRE-FINAL
QTY BY:	A. DAVISON	PRICES BY:	A. DAVISON
		DATE:	7/13/2021
		CHECKED BY:	J. UNO
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(CU) CIVIL - UTILITIES**

SUBTOTAL,				\$26,145		\$43,813		\$69,958
SUBCONTRACTOR JOOH,			10%	\$2,615		10%	\$4,381	10% \$6,996
SUBCONTRACTOR HOOH,			5%	\$1,438		5%	\$2,410	5% \$3,848
SUBCONTRACTOR PROFIT,			10%	\$3,020		10%	\$5,060	10% \$8,080
<b>SUBTOTAL,</b>	<b>1</b>	<b>LS</b>		<b>\$33,218</b>		<b>\$55,664</b>		<b>\$88,882</b>

C O S T A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	SUBMITTAL:	100% PRE-FINAL
QTY BY:	A. DAVISON	PRICES BY:	A. DAVISON
		DATE:	7/13/2021
		CHECKED BY:	J. UNO
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(SE) SITE ELECTRICAL/ TELECOM**

**ELETRICAL DISTRIBUTION**

**EQUIPMENT**

CT CABINET, 800A	1	ea	\$1,500.00	\$1,500	\$420.00	\$420	\$1,920.00	\$1,920
GPA Electrical Meter	1	ea	\$450.00	\$450	\$280.00	\$280	\$730.00	\$730
ATS, 800A, 208/120V, SE Rated	1	ea	\$25,000.00	\$25,000	\$1,680.00	\$1,680	\$26,680.00	\$26,680
Main Circuit Breaker, 800A	1	ea	\$15,000.00	\$15,000	\$560.00	\$560	\$15,560.00	\$15,560
Genset, 250kW, 208/120V, 24hr Tank	1	ea	\$150,000.00	\$150,000	\$4,200.00	\$4,200	\$154,200.00	\$154,200
Bollards, Equipment Protection	2	ea	\$330.00	\$660	\$280.00	\$560	\$610.00	\$1,220

**FEEDERS**

GPA Pole to HH, 2 - 4" PVC, Primary	500	lf	\$15.00	\$7,500	\$25.90	\$12,950	\$40.90	\$20,450
HH to Xfmr, 2 - 4" PVC, Primary	20	lf	\$15.00	\$300	\$25.90	\$518	\$40.90	\$818
Xfmr to CT Cabinet, 800A Feeder	160	lf	\$79.00	\$12,640	\$31.50	\$5,040	\$110.50	\$17,680
CT Cab to Panel MDP,2-4"PVC,4-500MCM	370	lf	\$79.00	\$29,230	\$31.50	\$11,655	\$110.50	\$40,885
Pole Riser, 2 - 4" RGS, 30' Tall	1	ea	\$3,300.00	\$3,300	\$1,680.00	\$1,680	\$4,980.00	\$4,980
Handhole, 4' x 5', w/ Pulling Irons	1	ea	\$8,500.00	\$8,500	\$2,320.00	\$2,320	\$10,820.00	\$10,820
Transformer Pad, Concrete, 6" Thick	100	sf	\$22.00	\$2,200			\$22.00	\$2,200
Trenching, Excavation, Backfill	175	cy			\$45.00	\$7,875	\$45.00	\$7,875
Concrete Encasement	58	cy	\$222.62	\$12,986	\$65.00	\$3,792	\$287.62	\$16,778

**SITE COMMUNICATION AND SECURITY**

Conduit, PVC, 3-4", 3-Cell Maxcel Each	750	lf	\$20.50	\$15,375	\$31.50	\$23,625	\$52.00	\$39,000
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SUBTOTAL,				\$284,641		\$77,155		\$361,796
SUBCONTRACTOR JOOH,			10%	\$28,464	10%	\$7,715	10%	\$36,180
SUBCONTRACTOR HOOH,			5%	\$15,655	5%	\$4,244	5%	\$19,899
SUBCONTRACTOR PROFIT,			10%	\$32,876	10%	\$8,911	10%	\$41,787
<b>SUBTOTAL,</b>	<b>1</b>	<b>LS</b>		<b>\$361,637</b>		<b>\$98,025</b>		<b>\$459,662</b>



C O S T A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	H. GARCIA	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	H. GARCIA
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(LS) LANDSCAPING**

**TOPSOIL & PLANTING BEDS**

RETENTION POND

Construction Sand, 3"	2.8	cy	\$99.78	\$283	\$9.58	\$27	\$109.36	\$310
Leaf Compost, Organic, 1 1/2"	1.4	cy	\$215.19	\$305	\$6.39	\$9	\$221.58	\$314
Topsoil, Native, 1 1/2"	1.4	cy	\$48.00	\$68	\$6.39	\$9	\$54.39	\$77
Topsoil, 6"	28	cy	\$75.00	\$2,087	\$6.39	\$178	\$81.39	\$2,265
Grass Filter Strip	419	sf	\$0.85	\$356	\$0.60	\$251	\$1.45	\$607

GRASS SWALE

Topsoil, 8"	50	cy	\$75.00	\$3,714	\$6.39	\$316	\$81.39	\$4,031
Compost, 2"	11	cy	\$215.19	\$2,422	\$6.39	\$72	\$221.58	\$2,494

PLANTERS

Topsoil, 6"	5.7	cy	\$75.00	\$428	\$6.39	\$36	\$81.39	\$464
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**SEEDING, SPRIGGING & SODDING**

Seeding	3,757	sf	\$0.85	\$3,194	\$0.20	\$751	\$1.05	\$3,945
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**PLANTINGS**

Remove Tree	2	ea			\$360.00	\$720	\$360.00	\$720
Protect Tree	4	ea			\$90.00	\$360	\$90.00	\$360

SUBTOTAL,								
				\$12,856		\$2,730		\$15,587
SUBCONTRACTOR JOOH,			5%	\$643	5%	\$137	5%	\$779
SUBCONTRACTOR HOOH,			10%	\$1,377	10%	\$292	10%	\$1,669
SUBCONTRACTOR PROFIT,			10%	\$1,488	10%	\$316	10%	\$1,804
<b>SUBTOTAL,</b>	<b>1</b>	<b>LS</b>		<b>\$16,364</b>		<b>\$3,475</b>		<b>\$19,839</b>

C O S T   A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(ST)    STRUCTURAL**

**STANDARD FOUNDATIONS**

<u>FOOTING PF-12.5 12'-6"W x 12'-6"L x 2'D</u>	7	EA	\$6,861.09	\$48,028	\$3,982.19	\$27,875	\$10,843.28	\$75,903
<u>FOOTING F-8.0 8'W x 8'L x 1.33'D</u>	16	EA	\$2,660.77	\$42,572	\$1,931.41	\$30,903	\$4,592.18	\$73,475
<u>FOOTING PF-11.0 11'W x 11'L x 2'D</u>	1	EA	\$5,569.82	\$5,570	\$3,344.29	\$3,344	\$8,914.11	\$8,914
<u>FOOTING F-4.0 4'W x 4'L x 1'D</u>	2	EA	\$986.19	\$1,972	\$889.11	\$1,778	\$1,875.30	\$3,751
<u>FOOTING PEDESTALS PF 2'-8"SQ x 1'H</u>	8	EA	\$123.37	\$987	\$111.18	\$889	\$234.55	\$1,876
<u>WALL FOOTING, MAIN, WF-2.5 2'-6"W x 1'</u>	481	LF	\$104.12	\$50,080	\$80.79	\$38,858	\$184.90	\$88,938
<u>WALL FOOTING, MAIN, WF-2.0 2'W x 1'D</u>	215	LF	\$94.81	\$20,384	\$76.66	\$16,481	\$171.47	\$36,866
<u>GRADE BEAM, GB-1.5 1'-6"W x 1'-6"D</u>	35	LF	\$114.00	\$3,990	\$90.68	\$3,174	\$204.68	\$7,164

**SLAB ON GRADE**

<u>MAT ELEV SLAB, 12'-4"W x 10'-3"L x 1'-6"TI</u>	126	SF	\$25.74	\$3,254	\$11.65	\$1,473	\$37.39	\$4,727
<u>SLAB ON GRADE, MAIN BUILDING, 5"THK</u>	12,558	SF	\$11.66	\$146,477	\$8.13	\$102,087	\$19.79	\$248,564
<u>SLAB ON GRADE, CANOPY, 4"THK</u>	563	SF	\$11.01	\$6,196	\$8.23	\$4,636	\$19.24	\$10,832
<u>SLAB ON GRADE, GENERATOR ROOM, 4"TI</u>	329	SF	\$11.25	\$3,702	\$8.40	\$2,764	\$19.65	\$6,466
<u>SLAB ON GRADE, GENERATOR PAD, 1"THK</u>	60	SF	\$20.98	\$1,259	\$10.70	\$642	\$31.68	\$1,901

**SUPERSTRUCTURE**

**COLUMNS**

<u>COLUMN C-1 16"W x 16"L x 26'H x 8 EA</u>	624	LF	\$77.70	\$48,482	\$25.15	\$15,695	\$102.85	\$64,177
<u>COLUMN C-1 16"W x 16"L x 10'-6"H x 2 EA</u>	21	LF	\$77.72	\$1,632	\$25.15	\$528	\$102.87	\$2,160

**WALLS**

<u>CONC. WALL, PERIMETER, 8" THK</u>	14,347	SF	\$21.77	\$312,298	\$7.82	\$112,262	\$29.59	\$424,560
<u>CONC. WALL, INTERIOR, 8" THK</u>	2,851	SF	\$21.77	\$62,050	\$7.82	\$22,305	\$29.59	\$84,355
<u>CONC. WALL, PERIMETER, 6" THK</u>	510	SF	\$21.77	\$11,094	\$7.82	\$3,988	\$29.59	\$15,082
<u>CONC. WALL, INTERIOR, 6" THK</u>	2,638	SF	\$18.53	\$48,870	\$7.21	\$19,025	\$25.74	\$67,895
<u>CONC. WALL, GEN BLDG S104, 8" THK</u>	1,136	SF	\$21.77	\$24,733	\$7.82	\$8,891	\$29.59	\$33,624

C O S T   A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(ST)    STRUCTURAL**

**BEAMS**

<u>BEAM B-1 &amp; B-1A, 30"W x 26"D</u>	470	LF	\$130.36	\$61,268	\$42.37	\$19,912	\$172.72	\$81,180
<u>ROOF BEAM RB-1 &amp; RB-1A, 26"W x 24"D</u>	472	LF	\$108.42	\$51,173	\$36.08	\$17,031	\$144.50	\$68,204

**SUSPENDED SLABS**

<u>2ND FLOOR, 8.5" THK</u>	12,394	SF	\$17.90	\$221,857	\$6.79	\$84,130	\$24.69	\$305,987
<u>ROOF DECK, 8" THK</u>	12,358	SF	\$17.26	\$213,300	\$6.63	\$81,990	\$23.89	\$295,290
<u>CANOPY ROOF GL 1-2, 6" THK</u>	566	SF	\$17.88	\$10,119	\$6.74	\$3,816	\$24.62	\$13,935
<u>STAIRWELL ROOFS, 5.5" THK</u>	1,064	SF	\$15.80	\$16,807	\$6.31	\$6,710	\$22.10	\$23,517
<u>EYEBROW ROOFS, 5" THK</u>	1,064	SF	\$19.07	\$20,296	\$8.51	\$9,050	\$27.58	\$29,346
<u>GENERATOR BLDG ROOF, 6" THK</u>	256	SF	\$20.33	\$5,205	\$6.71	\$1,718	\$27.04	\$6,923
<u>GENERATOR EYEBROW, 5" THK</u>	31	SF	\$45.20	\$1,401	\$17.01	\$527	\$62.21	\$1,928

**STAIRS & LANDINGS**

<u>CONC. STAIRS</u>	39	VLF	\$129.46	\$5,049	\$134.44	\$5,243	\$263.90	\$10,292
<u>CONC. LANDINGS</u>	68	SF	\$21.54	\$1,464	\$17.91	\$1,218	\$39.44	\$2,682

<b>SUBTOTAL,</b>	<b>25,184</b>	<b>ASF</b>	<b>\$57.64</b>	<b>\$1,451,570</b>	<b>\$25.77</b>	<b>\$648,942</b>	<b>\$83.41</b>	<b>\$2,100,513</b>
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C O S T A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(AR) ARCHITECTURAL**

**T & D BUILDING**

**ROOF COVERINGS**

Elastomeric Roofing	13,571	sf	\$4.90	\$66,498	\$3.72	\$50,484	\$8.62	\$116,982
Elastomeric-Generator Room	373	sf	\$4.90	\$1,828	\$3.72	\$1,388	\$8.62	\$3,215
Rigid Insulation @ Crickets	3,600	bf	\$1.10	\$3,960	\$1.86	\$6,696	\$2.96	\$10,656
Misc. Sheetmetal & Flashing	1	ls	\$12,000.00	\$12,000			\$12,000.00	\$12,000
Downspouts, PVC	234	lf	\$12.00	\$2,808	\$4.65	\$1,088	\$16.65	\$3,896
Hipped Metal Roofing	663	sf	\$22.00	\$14,586	\$6.20	\$4,111	\$28.20	\$18,697
Awning, Aluminum, 3"x8" Members	1,987	lbs	\$21.36	\$42,437	\$1.94	\$3,849	\$23.30	\$46,286

**EXTERIOR WALLS**

Smooth Plaster	13,488	sf	\$1.20	\$16,186	\$2.05	\$27,650	\$3.25	\$43,836
Paint	13,488	sf	\$0.48	\$6,474	\$1.49	\$20,109	\$1.97	\$26,584

**EXTERIOR WINDOWS**

8' x 6' Window	43	ea	\$4,200.00	\$180,600	\$496.00	\$21,328	\$4,696.00	\$201,928
8' x 2'2" Window	5	ea	\$1,500.00	\$7,500	\$248.00	\$1,240	\$1,748.00	\$8,740
4' x 6' Window	1	ea	\$2,200.00	\$2,200	\$248.00	\$248	\$2,448.00	\$2,448

**EXTERIOR DOORS**

6' x 7' Full Lite Aluminum Double door	3	pr	\$9,600.00	\$28,800	\$248.00	\$744	\$9,848.00	\$29,544
6' x 7' Flush Aluminum Double door	3	pr	\$7,600.00	\$22,800	\$206.67	\$620	\$7,806.67	\$23,420

**INTERIOR PARTITIONS**

Type 1, 1 1/2" Furring, Insul, 5/8"GWB	13,662	sf	\$3.67	\$50,140	\$2.31	\$31,494	\$5.98	\$81,633
Type 1A, 6" Furring, Insul, 5/8" GWB	101	sf	\$4.80	\$485	\$3.07	\$310	\$7.87	\$795
Type 3, 1 1/2" Furring, Insul, 5/8" Grn Boar	1,097	sf	\$4.85	\$5,320	\$2.59	\$2,846	\$7.44	\$8,166
Type 5, 3 5/8", Insul, 5/8" GWBx2	25,932	sf	\$5.06	\$131,216	\$3.41	\$88,433	\$8.47	\$219,649
Type 6, 3 5/8", Insul, 5/8" GWB, 5/8" Grn E	2,339	sf	\$5.57	\$13,028	\$3.56	\$8,318	\$9.13	\$21,347
Type 7, 3 5/8", Insul, 5/8" Grn Bdx2	239	sf	\$6.08	\$1,453	\$3.70	\$884	\$9.78	\$2,337
Type 8, 3 5/8"x2, Insul x2, 5/8" Grn Bdx2	640	sf	\$8.50	\$5,440	\$5.24	\$3,355	\$13.74	\$8,795
Type 8A, 3 5/8"x2, Insul x2, 5/8" GWBx2	31	sf	\$7.48	\$232	\$4.95	\$154	\$12.43	\$385

**INTERIOR DOORS**

6' x 7' Flush Solid Core Wood Double door	6	ea	\$1,900.00	\$11,400	\$153.00	\$918	\$2,053.00	\$12,318
5' x 7' Flush Solid Core Wood Uneven	4	ea	\$1,900.00	\$7,600	\$153.00	\$612	\$2,053.00	\$8,212
3' x 7' Flush Hollow Metal Aluminum door	1	ea	\$2,850.00	\$2,850	\$127.50	\$128	\$2,977.50	\$2,978
3' x 7' Flush Hollow Metal door	51	ea	\$2,350.00	\$119,850	\$127.50	\$6,503	\$2,477.50	\$126,353
3' x 7' Flush Solid Core Wood door	21	ea	\$1,550.00	\$32,550	\$127.50	\$2,678	\$1,677.50	\$35,228
Frame A, 6' x 7' SCWD	8	pr	\$250.00	\$2,000	\$76.50	\$612	\$326.50	\$2,612
Frame B, 3' x 7' HM Aluminum	33	ea	\$620.00	\$20,460	\$51.00	\$1,683	\$671.00	\$22,143
Frame B, 3' x 7' SCWD	15	ea	\$200.00	\$3,000	\$51.00	\$765	\$251.00	\$3,765
Frame C, 3' x 7' HM Alum, 4'2"H x 3'2"W R	11	ea	\$1,650.00	\$18,150	\$110.50	\$1,216	\$1,760.50	\$19,366
Frame C, 3' x 7' SCWD, 4'2"H x 3'2"W Relite	2	ea	\$1,250.00	\$2,500	\$110.50	\$221	\$1,360.50	\$2,721
Frame D, 3' x 7' HM Alum, 6'8"H x 3'2"W R	10	ea	\$2,250.00	\$22,500	\$178.50	\$1,785	\$2,428.50	\$24,285
Frame D, 3' x 7' SCWD, 6'8"H x 3'2"W Relite	4	ea	\$1,650.00	\$6,600	\$178.50	\$714	\$1,828.50	\$7,314

C O S T A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(AR) ARCHITECTURAL**

**INTERIOR WINDOWS**

9'4" x 4'2" Window	1	ea	\$1,750.00	\$1,750	\$372.00	\$372	\$2,122.00	\$2,122
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**FITTINGS**

Reception Counter	20	lf	\$880.00	\$17,600	\$93.00	\$1,860	\$973.00	\$19,460
Break Room Base Cabinet & Countertop	23	lf	\$620.00	\$14,260	\$46.50	\$1,070	\$666.50	\$15,330
Break Room Upper Cabinets	23	lf	\$620.00	\$14,260	\$46.50	\$1,070	\$666.50	\$15,330
Restroom Vanity Countertops	47	lf	\$550.00	\$25,850	\$46.50	\$2,186	\$596.50	\$28,036
Meter Testing Base Cabinet & Countertop	32	lf	\$520.00	\$16,640	\$46.50	\$1,488	\$566.50	\$18,128
Copier Room Base Cabinet & Countertop	32	lf	\$350.00	\$11,200	\$46.50	\$1,488	\$396.50	\$12,688
Meter Wash Base Cabinet & Countertop	9	lf	\$520.00	\$4,680	\$46.50	\$419	\$566.50	\$5,099
Storage Room Base Cabinet & Countertop	50	lf	\$520.00	\$26,000	\$46.50	\$2,325	\$566.50	\$28,325
Storage Room Upper Cabinets	42	lf	\$420.00	\$17,640	\$46.50	\$1,953	\$466.50	\$19,593
Fire Extinguisher Cabinet, Recessed	6	ea	\$150.00	\$900	\$62.00	\$372	\$212.00	\$1,272
Toilet Partitions	13	ea	\$1,800.00	\$23,400	\$124.00	\$1,612	\$1,924.00	\$25,012
Urinal Screen	1	ea	\$800.00	\$800	\$62.00	\$62	\$862.00	\$862
Paper Towel Disp. w/ Garbage, Recessed	5	ea	\$880.00	\$4,400	\$31.00	\$155	\$911.00	\$4,555
Grab Bars	13	ea	\$180.00	\$2,340	\$31.00	\$403	\$211.00	\$2,743
Grab Bars, Small	6	ea	\$100.00	\$600	\$31.00	\$186	\$131.00	\$786
Mirror, Vanity	113	sf	\$45.00	\$5,085	\$4.65	\$525	\$49.65	\$5,610
Toilet Paper Dispenser	13	ea	\$100.00	\$1,300	\$31.00	\$403	\$131.00	\$1,703
Seat Cover Dispenser	13	ea	\$110.00	\$1,430	\$31.00	\$403	\$141.00	\$1,833
Soap Dispenser, Counter Mount	9	ea	\$90.00	\$810	\$31.00	\$279	\$121.00	\$1,089
Lockers	206	lf	\$145.00	\$29,870	\$31.00	\$6,386	\$176.00	\$36,256
Shower Bench, ADA	2	ea	\$450.00	\$900	\$124.00	\$248	\$574.00	\$1,148
Locker Room Benches	50	lf	\$105.00	\$5,250	\$15.50	\$775	\$120.50	\$6,025
Signage	100	ea	\$195.00	\$19,422	\$10.33	\$1,029	\$205.33	\$20,451
Tack Board	63	sf	\$9.00	\$567	\$3.88	\$244	\$12.88	\$811
White Board	97	sf	\$14.40	\$1,397	\$3.88	\$376	\$18.27	\$1,773
Pipe Bollards, Equipment Protection	2	ea	\$330.00	\$660	\$232.50	\$465	\$562.50	\$1,125

**STAIR CONSTRUCTION**

Aluminum Guardrail & Mounted Handrail	120	lf	\$185.00	\$22,200	\$10.33	\$1,240	\$195.33	\$23,440
Aluminum Handrail, Wall Mounted	97	lf	\$42.00	\$4,074	\$6.20	\$601	\$48.20	\$4,675

**WALL FINISHES**

Smooth Plaster	9,785	sf	\$1.00	\$9,785	\$1.24	\$12,133	\$2.24	\$21,918
Interior Painting	79,911	sf	\$0.40	\$31,964	\$0.89	\$70,778	\$1.29	\$102,743
Ceramic Tile	5,194	sf	\$12.00	\$62,328	\$9.30	\$48,304	\$21.30	\$110,632

**FLOOR FINISHES**

Vinyl Composition Tile	12,026	sf	\$0.96	\$11,545	\$0.62	\$7,456	\$1.58	\$19,001
Anti-Static Vinyl Composition Tile	2,604	sf	\$7.19	\$18,723	\$0.62	\$1,614	\$7.81	\$20,337
Carpet	957	sf	\$5.72	\$5,474	\$1.91	\$1,826	\$7.63	\$7,300

C O S T   A N A L Y S I S



PROJECT: <b>T&amp;D ADMINISTRATION BUILDING</b>	ESTIMATE NO.: 20-049
LOCATION: HAGATNA, GUAM, USA	PROJECT NO.: 100296
ARCHITECT: RIM ARCHITECTS	DATE: 7/13/2021
QTY BY: A. DAVISON	SUBMITTAL: 100% PRE-FINAL
	CHECKED BY: J. UNO
	PRICES BY: A. DAVISON
	DATE CHECKED: 7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(AR) ARCHITECTURAL**

Concrete Sealer	1,801	sf	\$0.38	\$684	\$0.78	\$1,396	\$1.16	\$2,080
Ceramic Tile	5,488	sf	\$12.00	\$65,856	\$5.64	\$30,932	\$17.64	\$96,788
Access Flooring System	1,998	sf	\$60.00	\$119,880	\$5.17	\$10,323	\$65.17	\$130,203

**CEILING FINISHES**

2' x 2' Acoustic Tile Ceiling	19,114	sf	\$9.50	\$181,583	\$3.44	\$65,837	\$12.94	\$247,420
GWB Clg, 2 1/2"@24"OC, 7/8" Hat Ch@16	3,823	sf	\$4.80	\$18,350	\$4.43	\$16,930	\$9.23	\$35,281
Ceiling Painting on Concrete Surface	4,572	sf	\$0.48	\$2,195	\$1.77	\$8,099	\$2.25	\$10,294

SUBTOTAL,				\$1,669,102		\$598,807		\$2,267,909
SUBCONTRACTOR JOOH,			10%	\$166,910	10%	\$59,881	10%	\$226,791
SUBCONTRACTOR HOOH,			5%	\$91,801	5%	\$32,934	5%	\$124,735
SUBCONTRACTOR PROFIT,			10%	\$192,781	10%	\$69,162	10%	\$261,944
<b>SUBTOTAL,</b>	<b>25,184</b>	<b>ASF</b>	<b>\$84.20</b>	<b>\$2,120,595</b>	<b>\$30.21</b>	<b>\$760,784</b>	<b>\$114.41</b>	<b>\$2,881,379</b>

C O S T A N A L Y S I S



PROJECT: **T&D ADMINISTRATION BUILDING**  
 LOCATION: HAGATNA, GUAM, USA  
 ARCHITECT: RIM ARCHITECTS  
 QTY BY: A. DAVISON

ESTIMATE NO.: 20-049  
 PROJECT NO.: 100296  
 SUBMITTAL: 100% PRE-FINAL  
 PRICES BY: A. DAVISON  
 DATE: 7/13/2021  
 CHECKED BY: J. UNO  
 DATE CHECKED: 7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(PL) MECHANICAL - PLUMBING**

**PLUMBING FIXTURES**

**EQUIPMENT**

**GROUND FLOOR**

Brine Tank 16D x 43H	1	ea	\$1,095.00	\$1,095	\$146.84	\$147	\$1,241.84	\$1,242
Water Softener System 2.5 GPM	1	ea	\$2,438.00	\$2,438	\$110.13	\$110	\$2,548.13	\$2,548
Reverse Osmosis System	1	ea	\$3,274.00	\$3,274	\$110.13	\$110	\$3,384.13	\$3,384
Tankless Water Heater 0.5 GPM 2 KW	1	ea	\$262.00	\$262	\$146.84	\$147	\$408.84	\$409
Electric Water Heater 80 Gal 8 KW	1	ea	\$3,069.00	\$3,069	\$330.39	\$330	\$3,399.39	\$3,399

**SECOND FLOOR**

Tankless Water Heater 2 KW	1	ea	\$262.00	\$262	\$110.13	\$110	\$372.13	\$372
Electric Water Heater 65 Gal 5 KW	1	ea	\$2,740.00	\$2,740	\$312.04	\$312	\$3,052.04	\$3,052

**PLUMBING FIXTURES**

**GROUND FLOOR**

Janitors Sink	1	ea	\$1,500.00	\$1,500	\$146.84	\$147	\$1,646.84	\$1,647
Shower	2	ea	\$750.00	\$1,500	\$220.26	\$441	\$970.26	\$1,941
Shower Drain	2	ea	\$356.00	\$712	\$55.07	\$110	\$411.07	\$822
Drinking Fountain	2	ea	\$2,500.00	\$5,000	\$183.55	\$367	\$2,683.55	\$5,367
Sink Double Bowl	2	ea	\$1,200.00	\$2,400	\$183.55	\$367	\$1,383.55	\$2,767
Lavatories	4	ea	\$925.00	\$3,700	\$195.79	\$783	\$1,120.79	\$4,483
Urinal	1	ea	\$725.00	\$725	\$293.68	\$294	\$1,018.68	\$1,019
Water Closet	7	ea	\$1,350.00	\$9,450	\$146.84	\$1,028	\$1,496.84	\$10,478
Floor Drain	9	ea	\$250.00	\$2,250	\$55.07	\$496	\$305.07	\$2,746
Hose Bib w/Vacuum Breaker 3/4"	5	ea	\$120.00	\$600	\$36.71	\$184	\$156.71	\$784
Washing Machine Box	2	ea	\$125.00	\$250	\$55.07	\$110	\$180.07	\$360

**SECOND FLOOR**

Shower	1	ea	\$750.00	\$750	\$220.26	\$220	\$970.26	\$970
Shower Drain	1	ea	\$365.00	\$365	\$55.07	\$55	\$420.07	\$420
Sink Double Bowl	1	ea	\$1,200.00	\$1,200	\$183.55	\$184	\$1,383.55	\$1,384
Lavatories	5	ea	\$925.00	\$4,625	\$195.79	\$979	\$1,120.79	\$5,604
Urinal	1	ea	\$725.00	\$725	\$293.68	\$294	\$1,018.68	\$1,019
Water Closet	4	ea	\$1,350.00	\$5,400	\$146.84	\$587	\$1,496.84	\$5,987
Floor Drain	9	ea	\$250.00	\$2,250	\$55.07	\$496	\$305.07	\$2,746

**DOMESTIC WATER DISTRIBUTION**

**GROUND FLOOR**

**PIPES & FITTINGS**

**WASTE**

Waste & Vent Pipe 2"	48	lf	\$1.25	\$60	\$11.01	\$529	\$12.27	\$589
Waste & Vent Pipe 3"	139	lf	\$2.52	\$350	\$11.93	\$1,658	\$14.45	\$2,009
Waste & Vent Pipe 4"	378	lf	\$3.51	\$1,326	\$11.93	\$4,510	\$15.44	\$5,836
Ground Cleanout 3" Dia	2	ea	\$300.00	\$600	\$110.13	\$220	\$410.13	\$820
Floor Cleanout 2" Dia	1	ea	\$300.00	\$300	\$36.71	\$37	\$336.71	\$337
Wall Cleanout 3" Dia	1	ea	\$300.00	\$300	\$36.71	\$37	\$336.71	\$337

C O S T A N A L Y S I S



PROJECT: **T&D ADMINISTRATION BUILDING**  
 LOCATION: HAGATNA, GUAM, USA  
 ARCHITECT: RIM ARCHITECTS  
 QTY BY: A. DAVISON

ESTIMATE NO.: 20-049  
 PROJECT NO.: 100296  
 SUBMITTAL: 100% PRE-FINAL  
 PRICES BY: A. DAVISON  
 DATE: 7/13/2021  
 CHECKED BY: J. UNO  
 DATE CHECKED: 7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(PL) MECHANICAL - PLUMBING**

Floor Cleanout 4" Dia	1	ea	\$300.00	\$300	\$36.71	\$37	\$336.71	\$337
Wall Cleanout 3" Dia	1	ea	\$300.00	\$300	\$36.71	\$37	\$336.71	\$337
Wall Cleanout 4" Dia	1	ea	\$300.00	\$300	\$36.71	\$37	\$336.71	\$337
Pipe Fittings	1	ls	\$575.51	\$576				\$576

**WATER**

Water Pipe 1/2" Dia	93	lf	\$2.86	\$266	\$11.01	\$1,024	\$13.87	\$1,290
Water Pipe 3/4" Dia	492	lf	\$4.62	\$2,273	\$11.93	\$5,870	\$16.55	\$8,143
Water Pipe 1" Dia	118	lf	\$9.28	\$1,096	\$13.77	\$1,624	\$23.05	\$2,720
Water Pipe 2" Dia	109	lf	\$19.03	\$2,074	\$15.73	\$1,715	\$34.76	\$3,789
Water Pipe 2 1/2" Dia	106	lf	\$23.98	\$2,542	\$18.36	\$1,946	\$42.34	\$4,488
Pipe Insulation to 1/2" Dia Pipe	74	lf	\$3.41	\$252	\$12.85	\$951	\$16.26	\$1,203
Pipe Insulation to 1" Dia Pipe	155	lf	\$9.83	\$1,524	\$12.85	\$1,992	\$22.68	\$3,516
Pipe Fittings	1	ls	\$1,504.09	\$1,504			\$1,504.09	\$1,504

**SECOND FLOOR**

**PIPES & FITTINGS**

**WASTE**

Waste & Vent Pipe 2"	142	lf	\$1.25	\$178	\$11.01	\$1,564	\$12.27	\$1,742
Waste & Vent Pipe 3"	28	lf	\$2.52	\$71	\$11.93	\$334	\$14.45	\$405
Waste & Vent Pipe 4"	126	lf	\$3.51	\$442	\$11.93	\$1,503	\$15.44	\$1,945
Wall Cleanout 3" Dia	1	ea	\$300.00	\$300	\$110.13	\$110	\$410.13	\$410
Wall Cleanout 4" Dia	2	ea	\$300.00	\$600	\$110.13	\$220	\$410.13	\$820
Pipe Fittings	1	ls	\$243.69	\$244			\$243.69	\$244

**WATER**

Water Pipe 1/2" Dia	14	lf	\$2.86	\$40	\$11.01	\$154	\$13.87	\$194
Water Pipe 3/4" Dia	31	lf	\$4.62	\$143	\$11.93	\$370	\$16.55	\$513
Water Pipe 1" Dia	30	lf	\$9.28	\$279	\$11.93	\$358	\$21.21	\$636
Pipe Insulation to 1/2" Dia Pipe	24	lf	\$3.41	\$82	\$12.85	\$308	\$16.26	\$390
Pipe insulation to 3/4" Dia Pipe	28	lf	\$5.17	\$145	\$12.85	\$360	\$18.02	\$505
Pipe Fittings	1	ls	\$105.37	\$105			\$105.37	\$105

**VALVES & HYDRANTS**

**GROUND FLOOR**

Ball Valve 2 1/2"	5	ea	\$134.28	\$671	\$36.71	\$184	\$170.99	\$855
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**SECOND FLOOR**

Ball Valve 2 1/2"	2	ea	\$134.28	\$269	\$36.71	\$73	\$170.99	\$342
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**RAIN WATER DRAINAGE**

**ROOF DRAINS**

Roof Drain 2" Dia	10	ea	\$185.00	\$1,850	\$85.66	\$857	\$270.66	\$2,707
Roof Drain 4" Dia	17	ea	\$246.00	\$4,182	\$85.66	\$1,456	\$331.66	\$5,638



C O S T   A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(PL) MECHANICAL - PLUMBING**

Test and Disinfect Piping	1	ls							
				\$1,762.08	\$1,762	\$1,762.08	\$1,762		
<b>SUBTOTAL,</b>				\$82,086		\$40,242		\$122,328	
SUBCONTRACTOR JOOH,			10%	\$8,209		10%	\$4,024	10%	\$12,233
SUBCONTRACTOR HOOH,			5%	\$4,515		5%	\$2,213	5%	\$6,728
SUBCONTRACTOR PROFIT,			10%	\$9,481		10%	\$4,648	10%	\$14,129
<b>SUBTOTAL,</b>	<b>42</b>	<b>FIXT</b>		<b>\$2,483.09</b>	<b>\$104,290</b>	<b>\$1,217.32</b>	<b>\$51,127</b>	<b>\$3,700.42</b>	<b>\$155,417</b>

C O S T A N A L Y S I S



PROJECT: **T&D ADMINISTRATION BUILDING**  
 LOCATION: HAGATNA, GUAM, USA  
 ARCHITECT: RIM ARCHITECTS  
 QTY BY: A. DAVISON

ESTIMATE NO.: 20-049  
 PROJECT NO.: 100296  
 SUBMITTAL: 100% PRE-FINAL  
 PRICES BY: A. DAVISON  
 DATE: 7/13/2021  
 CHECKED BY: J. UNO  
 DATE CHECKED: 7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(ME) MECHANICAL - HVAC**

**AIR CONDITIONING & VENTILATION**

**COOLING GENERATING SYSTEMS**

ACCU-1: Condensing Unit, 15 Ton	1	ea	\$10,200.00	\$10,200	\$2,100.00	\$2,100	\$12,300.00	\$12,300
ACCU-2: Condensing Unit, 16 Ton	1	ea	\$10,900.00	\$10,900	\$2,500.00	\$2,500	\$13,400.00	\$13,400
ACCU-3: Condensing Unit, 19 Ton	1	ea	\$13,000.00	\$13,000	\$3,700.00	\$3,700	\$16,700.00	\$16,700
ACCU-4: Condensing Unit, 20 Ton	1	ea	\$13,700.00	\$13,700	\$4,100.00	\$4,100	\$17,800.00	\$17,800
ROCU-D1: Condensing Unit, 15 Ton (CRAC)	1	ea	\$10,200.00	\$10,200	\$2,100.00	\$2,100	\$12,300.00	\$12,300
ROCU-D2: Condensing Unit, 15 Ton (CRAC)	1	ea	\$10,200.00	\$10,200	\$2,100.00	\$2,100	\$12,300.00	\$12,300

**DISTRIBUTION SYSTEMS**

Ductwork	19,800	lbs	\$3.50	\$69,300	\$3.35	\$66,330	\$6.85	\$135,630
Duct Insulation	5,500	sf	\$0.85	\$4,675	\$5.75	\$31,625	\$6.60	\$36,300
Volume Damper	177	ea	\$67.00	\$11,859	\$49.00	\$8,673	\$116.00	\$20,532
Motorized Damper	6	ea	\$445.00	\$2,670	\$205.00	\$1,230	\$650.00	\$3,900
Grills & Diffusers	188	ea	\$75.00	\$14,100	\$32.50	\$6,110	\$107.50	\$20,210
VAV Box, 50-150 CFM	15	ea	\$415.00	\$6,225	\$122.50	\$1,838	\$537.50	\$8,063
VAV Box, 150-350 CFM	30	ea	\$965.00	\$28,950	\$122.50	\$3,675	\$1,087.50	\$32,625
VAV Box, 350-550 CFM	11	ea	\$1,515.00	\$16,665	\$130.00	\$1,430	\$1,645.00	\$18,095
VAV Box, 550-750 CFM	1	ea	\$2,060.00	\$2,060	\$130.00	\$130	\$2,190.00	\$2,190
VAV Box, 750-950 CFM	2	ea	\$2,615.00	\$5,230	\$136.00	\$272	\$2,751.00	\$5,502
VAV Box, 950-1150 CFM	4	ea	\$3,160.00	\$12,640	\$136.00	\$544	\$3,296.00	\$13,184
Exterior Wall Hoods	9	ea	\$175.00	\$1,575.00	\$56.00	\$504	\$231.00	\$2,079
Refrigerant Piping, Insulated	250	lf	\$7.12	\$1,779	\$34.40	\$8,600	\$41.52	\$10,379

**TERMINAL & PACKAGE UNITS**

AHU-1: Air Handling Unit, 4,170 CFM	1	ea	\$33,000.00	\$33,000	\$5,400.00	\$5,400	\$38,400.00	\$38,400
AHU-2: Air Handling Unit, 4,970 CFM	1	ea	\$39,300.00	\$39,300	\$6,100.00	\$6,100	\$45,400.00	\$45,400
AHU-3: Air Handling Unit, 5,260 CFM	1	ea	\$41,600.00	\$41,600	\$6,500.00	\$6,500	\$48,100.00	\$48,100
AHU-4: Air Handling Unit, 6,070 CFM	1	ea	\$48,000.00	\$48,000	\$7,200.00	\$7,200	\$55,200.00	\$55,200
CRAC-1: Computer Room AC, 10,567 CFM	1	ea	\$73,400.00	\$73,400	\$5,400.00	\$5,400	\$78,800.00	\$78,800
CRAC-2: Computer Room AC, 10,567 CFM	1	ea	\$73,400.00	\$73,400	\$5,400.00	\$5,400	\$78,800.00	\$78,800
EF-1: Exhaust Fan, Inline, 200 CFM	4	ea	\$550.00	\$2,200	\$175.00	\$700	\$725.00	\$2,900
EF-2: Exhaust Fan, Ceiling, 120CFM	1	ea	\$350.00	\$350	\$175.00	\$175	\$525.00	\$525
EF-3: Exhaust Fan, Ceiling, 50 CFM	1	ea	\$255.00	\$255	\$175.00	\$175	\$430.00	\$430
EF-4: Exhaust Fan, Ceiling, 50 CFM	1	ea	\$255.00	\$255	\$175.00	\$175	\$430.00	\$430
EF-5: Wall Exhaust Fan, Inline, 300 CFM	1	ea	\$950.00	\$950	\$250.00	\$250	\$1,200.00	\$1,200
EF-6: Wall Exhaust Fan, Inline, 1,545 CFM	1	ea	\$4,200.00	\$4,200	\$450.00	\$325	\$4,650.00	\$4,525
EF-7: Wall Exhaust Fan, Inline, 692 CFM	1	ea	\$2,250.00	\$2,250	\$250.00	\$250	\$2,500.00	\$2,500
EF-8: Wall Exhaust Fan, Inline, 762 CFM	1	ea	\$2,700.00	\$2,700	\$450.00	\$250	\$3,150.00	\$2,950
RH-1: SS Range Hood, 110 CFM	1	ea	\$650.00	\$650	\$175.00	\$250	\$825.00	\$900

**CONTROLS AND INSTRUMENTATION**

Thermostat	51	ea	\$245.00	\$12,495	\$65.00	\$3,315	\$310.00	\$15,810
DDC Controls	25,184	sf	\$3.50	\$88,144	\$2.75	\$69,256	\$6.25	\$157,400

C O S T   A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	CHECKED BY:	J. UNO
QTY BY:	A. DAVISON	DATE CHECKED:	7/13/2021
		SUBMITTAL:	100% PRE-FINAL
		PRICES BY:	A. DAVISON

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(ME) MECHANICAL - HVAC**

**SYSTEMS TESTING & BALANCING**

Testing and Balancing	80	hrs					
				\$150.00	\$12,000	\$150.00	\$12,000
SUBTOTAL,			\$669,077	\$270,682	\$939,759		
SUBCONTRACTOR JOOH,			10% \$66,908	10% \$27,068	10% \$93,976		
SUBCONTRACTOR HOOH,			5% \$36,799	5% \$14,887	5% \$51,687		
SUBCONTRACTOR PROFIT,			10% \$77,278	10% \$31,264	10% \$108,542		
<b>SUBTOTAL,</b>	<b>25,184</b>	<b>ASF</b>	<b>\$33.75 \$850,063</b>	<b>\$13.66 \$343,901</b>	<b>\$47.41 \$1,193,963</b>		

C O S T   A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(FS) FIRE PROTECTION - SPRINKLERS**

**SPRINKLERS**

Sprinkler Riser, 4"	1	ea	\$8,250.00	\$8,250	\$4,750.00	\$4,750	\$13,000.00	\$13,000
Wet Pipe Sprinkler System	25,102	sf	\$4.30	\$107,939	\$3.85	\$96,643	\$8.15	\$204,581
Test & Certify System	20	hrs			\$150.00	\$3,000	\$150.00	\$3,000
Design Fee (8%)	1	ls			\$17,406.50	\$17,407	\$17,406.50	\$17,407

**OTHER FIRE PROTECTION SYSTEMS**

Clean Agent System	31,400	cf			\$2.10	\$65,940	\$2.10	\$65,940
Test & Certify System	10	hrs			\$150.00	\$1,500	\$150.00	\$1,500
Design Fee (8%)	1	ls			\$5,275.20	\$5,275	\$5,275.20	\$5,275

SUBTOTAL,								
			\$116,189			\$194,514		\$310,703
SUBCONTRACTOR JOOH,			10%	\$11,619	10%	\$19,451	10%	\$31,070
SUBCONTRACTOR HOOH,			5%	\$6,390	5%	\$10,698	5%	\$17,089
SUBCONTRACTOR PROFIT,			10%	\$13,420	10%	\$22,466	10%	\$35,886
<b>SUBTOTAL,</b>	<b>25,184</b>	<b>ASF</b>	<b>\$5.86</b>	<b>\$147,618</b>	<b>\$9.81</b>	<b>\$247,131</b>	<b>\$15.67</b>	<b>\$394,748</b>

C O S T   A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(FA) FIRE PROTECTION - ALARM**

**FIRE ALARM SYSTEMS**

Annunciation Devices	46	ea	\$250.00	\$11,500	\$260.00	\$11,960	\$510.00	\$23,460
Initiation Devices	20	ea	\$250.00	\$5,000	\$260.00	\$5,200	\$510.00	\$10,200
Fire Alarm Control Panel	1	ea	\$20,000.00	\$20,000	\$3,120.00	\$3,120	\$23,120.00	\$23,120
Annunciator Panel	1	ea	\$5,000.00	\$5,000	\$1,040.00	\$1,040	\$6,040.00	\$6,040
Fire Alarm Branch Wiring	3,540	ea	\$2.50	\$8,850	\$10.83	\$38,350	\$13.33	\$47,200
Fire Alarm Testing	80	hrs			\$65.00	\$5,200	\$65.00	\$5,200
SUBTOTAL,				\$50,350		\$64,870		\$115,220
SUBCONTRACTOR JOOH,				10% \$5,035		10% \$6,487	10%	\$11,522
SUBCONTRACTOR HOOH,				5% \$2,769		5% \$3,568	5%	\$6,337
SUBCONTRACTOR PROFIT,				10% \$5,815		10% \$7,492	10%	\$13,308
<b>SUBTOTAL,</b>			<b>25,184</b>	<b>ASF</b>	<b>\$2.54</b>	<b>\$63,970</b>	<b>\$3.27</b>	<b>\$82,417</b>
							<b>\$5.81</b>	<b>\$146,387</b>

C O S T A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(EL) ELECTRICAL - POWER & LIGHTING**

**ELECTRICAL SERVICE & DISTRIBUTION**

Panel MDP, 208/120V, 800A	1	ea	\$35,000.00	\$35,000	\$4,200.00	\$4,200	\$39,200.00	\$39,200
SPD	1	ea	\$5,000.00	\$5,000	\$630.00	\$630	\$5,630.00	\$5,630
Panels A & M1, 150A	2	ea	\$2,500.00	\$5,000	\$1,680.00	\$3,360	\$4,180.00	\$8,360
Panels M2, IT, L2, B, L1, & GEN, 100A	6	ea	\$2,500.00	\$15,000	\$1,680.00	\$10,080	\$4,180.00	\$25,080
UPS, 36kVA	1	ea	\$2,500.00	\$2,500	\$1,680.00	\$1,680	\$4,180.00	\$4,180
Feeders, 150A	30	lf	\$20.00	\$600	\$30.00	\$900	\$50.00	\$1,500
Feeders, 100A	70	lf	\$13.00	\$910	\$23.33	\$1,633	\$36.33	\$2,543
Feeders, 60A	195	lf	\$8.00	\$1,560	\$17.50	\$3,413	\$25.50	\$4,973

**LIGHTING & BRANCH WIRING**

Can Light, Wet Location	9	ea	\$375.00	\$3,375	\$420.00	\$3,780	\$795.00	\$7,155
Type A, 2x2	35	ea	\$275.00	\$9,625	\$420.00	\$14,700	\$695.00	\$24,325
Type AE	16	ea	\$475.00	\$7,600	\$420.00	\$6,720	\$895.00	\$14,320
Type B, 2 x 4	74	ea	\$250.00	\$18,500	\$420.00	\$31,080	\$670.00	\$49,580
Type BE, 2 x 4	8	ea	\$450.00	\$3,600	\$420.00	\$3,360	\$870.00	\$6,960
Type C, 4' Strip	16	ea	\$145.00	\$2,320	\$420.00	\$6,720	\$565.00	\$9,040
Type CE	10	ea	\$345.00	\$3,450	\$420.00	\$4,200	\$765.00	\$7,650
Type D, 2 x 4	98	ea	\$250.00	\$24,500	\$420.00	\$41,160	\$670.00	\$65,660
Type DE	7	ea	\$450.00	\$3,150	\$420.00	\$2,940	\$870.00	\$6,090
Type E, 4'	14	ea	\$475.00	\$6,650	\$420.00	\$5,880	\$895.00	\$12,530
Type EE	6	ea	\$675.00	\$4,050	\$420.00	\$2,520	\$1,095.00	\$6,570
Type F, 2x2	82	ea	\$275.00	\$22,550	\$420.00	\$34,440	\$695.00	\$56,990
Type FE	15	ea	\$475.00	\$7,125	\$420.00	\$6,300	\$895.00	\$13,425
Type G, Vanity Light	8	ea	\$350.00	\$2,800	\$420.00	\$3,360	\$770.00	\$6,160
Type H, Can Light	14	ea	\$375.00	\$5,250	\$420.00	\$5,880	\$795.00	\$11,130
Type J, Surface Round	23	ea	\$450.00	\$10,350	\$420.00	\$9,660	\$870.00	\$20,010
Type K, Wall Pack	4	ea	\$650.00	\$2,600	\$630.00	\$2,520	\$1,280.00	\$5,120
Type L, 4'	42	ea	\$475.00	\$19,950	\$420.00	\$17,640	\$895.00	\$37,590
Type M, 4', Stairwell	2	ea	\$385.00	\$770	\$420.00	\$840	\$805.00	\$1,610
Type N, 4', Surface	10	ea	\$165.00	\$1,650	\$420.00	\$4,200	\$585.00	\$5,850
Type X, Exit Sign	38	ea	\$225.00	\$8,550	\$420.00	\$15,960	\$645.00	\$24,510
Switch	81	ea	\$85.00	\$6,885	\$210.00	\$17,010	\$295.00	\$23,895
Switch, 3-Way	14	ea	\$110.00	\$1,540	\$318.18	\$4,455	\$428.18	\$5,995
ACCU Unit Conn	4	ea	\$3,000.00	\$12,000	\$1,750.00	\$7,000	\$4,750.00	\$19,000
AHU Unit Conn	4	ea	\$350.00	\$1,400	\$807.69	\$3,231	\$1,157.69	\$4,631
CRAC Unit Conn	2	ea	\$2,500.00	\$5,000	\$1,260.00	\$2,520	\$3,760.00	\$7,520
ROCU Unit Conn	2	ea	\$350.00	\$700	\$840.00	\$1,680	\$1,190.00	\$2,380
EWH Unit Conn	2	ea	\$450.00	\$900	\$420.00	\$840	\$870.00	\$1,740
Damper Connection	6	ea	\$120.00	\$720	\$210.00	\$1,260	\$330.00	\$1,980
Exhaust Fan Conn, Small	5	ea	\$120.00	\$600	\$210.00	\$1,050	\$330.00	\$1,650
Exhaust Fan Conn, Med	3	ea	\$350.00	\$1,050	\$420.00	\$1,260	\$770.00	\$2,310
Range Hood	1	ea	\$120.00	\$120	\$210.00	\$210	\$330.00	\$330
Thermostat Rough-In	51	ea	\$45.00	\$2,295	\$70.00	\$3,570	\$115.00	\$5,865
Tankless Water Heater, Conn	2	ea	\$750.00	\$1,500	\$420.00	\$840	\$1,170.00	\$2,340

C O S T A N A L Y S I S



PROJECT: <b>T&amp;D ADMINISTRATION BUILDING</b>	ESTIMATE NO.: 20-049
LOCATION: HAGATNA, GUAM, USA	PROJECT NO.: 100296
ARCHITECT: RIM ARCHITECTS	DATE: 7/13/2021
QTY BY: A. DAVISON	SUBMITTAL: 100% PRE-FINAL
	CHECKED BY: J. UNO
	PRICES BY: A. DAVISON
	DATE CHECKED: 7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(EL) ELECTRICAL - POWER & LIGHTING**

RO System Connection	1	ea	\$120.00	\$120	\$210.00	\$210	\$330.00	\$330
Water Softener Connection	1	ea	\$120.00	\$120	\$210.00	\$210	\$330.00	\$330
Elevator Power Conn	1	ea	\$7,500.00	\$7,500	\$4,200.00	\$4,200	\$11,700.00	\$11,700
Elevator Lighting Conn	1	ea	\$450.00	\$450	\$840.00	\$840	\$1,290.00	\$1,290
Outlet, Dryer	2	ea	\$175.00	\$350	\$630.00	\$1,260	\$805.00	\$1,610
Floor Box, Duplex Outlet	18	ea	\$650.00	\$11,700	\$630.00	\$11,340	\$1,280.00	\$23,040
Floor Box, Quad Outlet, Tele/Data, Networ	33	ea	\$1,000.00	\$33,000	\$630.00	\$20,790	\$1,630.00	\$53,790
Floor Box, Raised Floor	16	ea	\$950.00	\$15,200	\$630.00	\$10,080	\$1,580.00	\$25,280
Outlet, Duplex	240	ea	\$150.00	\$36,000	\$210.00	\$50,400	\$360.00	\$86,400
Outlet, GFCI	16	ea	\$225.00	\$3,600	\$420.00	\$6,720	\$645.00	\$10,320
Outlet, WP, GFCI	14	ea	\$255.00	\$3,570	\$420.00	\$5,880	\$675.00	\$9,450
Outlet, Range	2	ea	\$475.00	\$950	\$807.69	\$1,615	\$1,282.69	\$2,565

\*\*NOTE 1: The 120V power connection at each VAV shown on the electrical drawings are not included as the mechanical drawings show these units to be 24V.

SUBTOTAL,				\$381,255		\$408,227		\$789,482	
SUBCONTRACTOR JOOH,			10%	\$38,126		10%	\$40,823	10%	\$78,948
SUBCONTRACTOR HOOH,			5%	\$20,969		5%	\$22,452	5%	\$43,421
SUBCONTRACTOR PROFIT,			10%	\$44,035		10%	\$47,150	10%	\$91,185
<b>SUBTOTAL,</b>	<b>25,184</b>	<b>ASF</b>		<b>\$19.23</b>	<b>\$484,384</b>	<b>\$20.59</b>	<b>\$518,652</b>	<b>\$39.83</b>	<b>\$1,003,036</b>

C O S T A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(TC) ELECTRICAL - TELECOMMUNICATIONS**

**COMMUNICATIONS**

INFRASTRUCTURE

Telecom Rough-In, Wall & Fl, Stub Up	78	ea	\$65.00	\$5,070	\$28.00	\$2,184	\$93.00	\$7,254
Data (Network) Rough-In, Stub Up	78	ea	\$65.00	\$5,070	\$28.00	\$2,184	\$93.00	\$7,254
CATV Rough-In, Stub Up	2	ea	\$55.00	\$110	\$28.00	\$56	\$83.00	\$166
Equipment Rack, 19"x96"	1	ea	\$3,500.00	\$3,500	\$280.00	\$280	\$3,780.00	\$3,780
Patch Panel, CAT 6, 48-Port	5	ea	\$650.00	\$3,250	\$210.00	\$1,050	\$860.00	\$4,300
Patch Panel, FO, SC Loaded, 48-Port	1	ea	\$1,500.00	\$1,500	\$280.00	\$280	\$1,780.00	\$1,780
Cabling, CAT6, Qty per E401 & E402	29,240	lf	\$1.25	\$36,550	\$0.18	\$5,117	\$1.43	\$41,667

\*\*NOTE 1: All active equipment is provided by others.

\*\*NOTE 2: No cable, infrastructure, racks, and/or equipment are included for server room #125.

SUBTOTAL,			\$55,050		\$11,151		\$66,201	
SUBCONTRACTOR JOOH,			10%	\$5,505	10%	\$1,115	10%	\$6,620
SUBCONTRACTOR HOOH,			5%	\$3,028	5%	\$613	5%	\$3,641
SUBCONTRACTOR PROFIT,			10%	\$6,358	10%	\$1,288	10%	\$7,646
<b>SUBTOTAL,</b>	<b>25,184</b>	<b>ASF</b>	<b>\$2.78</b>	<b>\$69,941</b>	<b>\$0.56</b>	<b>\$14,167</b>	<b>\$3.34</b>	<b>\$84,108</b>



C O S T   A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(SS)    ELECTRONIC SAFETY & SECURITY**

**SECURITY SYSTEMS**

Security Systems Infrastructure (Conduit Only)								
Components and cabling by others.	25,184	sf	\$1.50	\$37,776			\$1.50	\$37,776
SUBTOTAL,				\$37,776			\$37,776	
SUBCONTRACTOR JOOH,			10%	\$3,778	10%	10%		\$3,778
SUBCONTRACTOR HOOH,			5%	\$2,078	5%	5%		\$2,078
SUBCONTRACTOR PROFIT,			10%	\$4,363	10%	10%		\$4,363
<b>SUBTOTAL,</b>	<b>25,184</b>	<b>ASF</b>	<b>\$1.91</b>	<b>\$47,994</b>			<b>\$1.91</b>	<b>\$47,994</b>

C O S T   A N A L Y S I S



PROJECT:	T&D ADMINISTRATION BUILDING	ESTIMATE NO.:	20-049
LOCATION:	HAGATNA, GUAM, USA	PROJECT NO.:	100296
ARCHITECT:	RIM ARCHITECTS	DATE:	7/13/2021
QTY BY:	A. DAVISON	SUBMITTAL:	100% PRE-FINAL
		CHECKED BY:	J. UNO
		PRICES BY:	A. DAVISON
		DATE CHECKED:	7/13/2021

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

**(EV) ELEVATOR**

**ELEVATORS AND LIFTS**

Elevator, 2 Stop	1	ea	\$215,000.00	\$215,000			\$215,000.00	\$215,000
SUBTOTAL,				\$215,000				\$215,000
SUBCONTRACTOR JOOH,			10%	\$21,500	10%		10%	\$21,500
SUBCONTRACTOR HOOH,			5%	\$11,825	5%		5%	\$11,825
SUBCONTRACTOR PROFIT,			10%	\$24,833	10%		10%	\$24,833
<b>SUBTOTAL,</b>	<b>2</b>	<b>STOP</b>	<b>\$136,578.75</b>	<b>\$273,158</b>			<b>\$136,578.75</b>	<b>\$273,158</b>