

Repl page



**PURCHASING ITEM  
FOR  
COUNCIL AGENDA  
Memo No. CA08-236**

1. Agenda Item Number:  
**24**  
2. Council Meeting Date:  
May 8, 2008

**TO: MAYOR & COUNCIL  
THROUGH: CITY MANAGER**

3. Date Prepared: March 28, 2008  
4. Requesting Department: Fire Department

**5. SUBJECT:** Award project agreement to Brycon Construction for Fire Station #3 Expansion, Project No. FI0704-401, in an amount not to exceed \$1,028,965, under Job Order Contract JOC07-06.

**6. RECOMMENDATION:** Staff recommends that Council award project agreement to Brycon Construction for Fire Station #3 Expansion, Project No. FI0704-401, in an amount not to exceed \$1,028,965 under Job Order Contract JOC07-06.

**7. BACKGROUND/DISCUSSION:**  
Fire Station #3 requires an expansion of apparatus bay area and storage to accommodate the Fire Department's Special Operations Team. This station houses the Fire Department's special operations personnel, vehicles, and equipment. All hazardous materials and technical rescue responses originate at this station. Chandler is one of eight Arizona cities chosen to participate in the Phoenix Urban Areas Security Initiative (UASI). Each UASI partner has received funding to train and equip a rapid response team that can be dispatched quickly anywhere in the State in the event of a large-scale disaster or terrorist event. The equipment for the Rapid Response Team includes a heavy rescue apparatus. This over-sized vehicle must be staged at Station #3, because it is cross-staffed by the special operations personnel assigned to that station. The heavy rescue apparatus is temporarily being kept behind Fire Station #3 in a corrugated metal garage. The Fire Department plans to expand one of the existing permanent apparatus bays to ensure that this apparatus and its highly specialized equipment are stored securely and the unit has unobstructed access to Frye Road.  
Additionally, Fire Station #3 has developed an ingress and egress issue for access to the station. The access drive for the station is situated to close to the intersection of Frye and Ellis. This issue has worsened as traffic has increased at this intersection. Also, visibility has become an issue with El Paso Gas, as they have constructed a barrier wall around their facilities located on the corner. The land to the north side of the station was purchased to relocate the access drive from the south to the north side of the fire station and to allow for site expansion.  
A portion of this entire project is funded in the current CIP (\$802,401). Additional funds will be transferred from other Fire CIP projects.

**8. EVALUATION:** On January 25, 2007 Council approved a one-year Job Order Contract in an amount not to exceed \$3,000,000 with the option of four one-year extensions, to Brycon Construction, JOC07-06, for general construction services. The costs proposed for this project have been compared to staff estimates for project construction and approved by City.

**9. FINANCIAL IMPLICATIONS:**  
Original Contract Cost: \$1,028,965  
Fund Source:  

<u>Acct. No.:</u> 470.2250.0000.6210.8FI633	<u>Fund Name:</u> General Obligation Bonds – Fire	<u>Program Name:</u> Fire	<u>CIP Funded:</u> FY 07/08	<u>Amount:</u> \$1,028,965
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**10. PROPOSED MOTION:** Move that Council award project agreement to Brycon Construction for Fire Station #3 Expansion, Project No. FI0704-401, in an amount not to exceed \$1,028,965 under Job Order Contract JOC07-06.

**ATTACHMENTS:** Location Map



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470.2250.0000.6210.8FI633	General Obligation Bonds – Fire	Fire	FY 07/08	\$1,028,965

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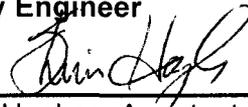
**APPROVALS**

**11. Requesting Department**



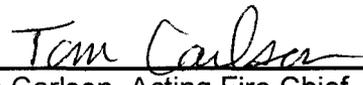
Jeff Clark, Assistant Fire Chief

**12. City Engineer**



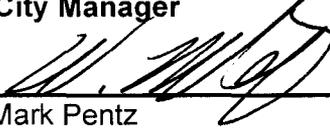
Sheina Hughes, Assistant Public Works  
Director/City Engineer

**13. Department Head**



Tom Carlson, Acting Fire Chief

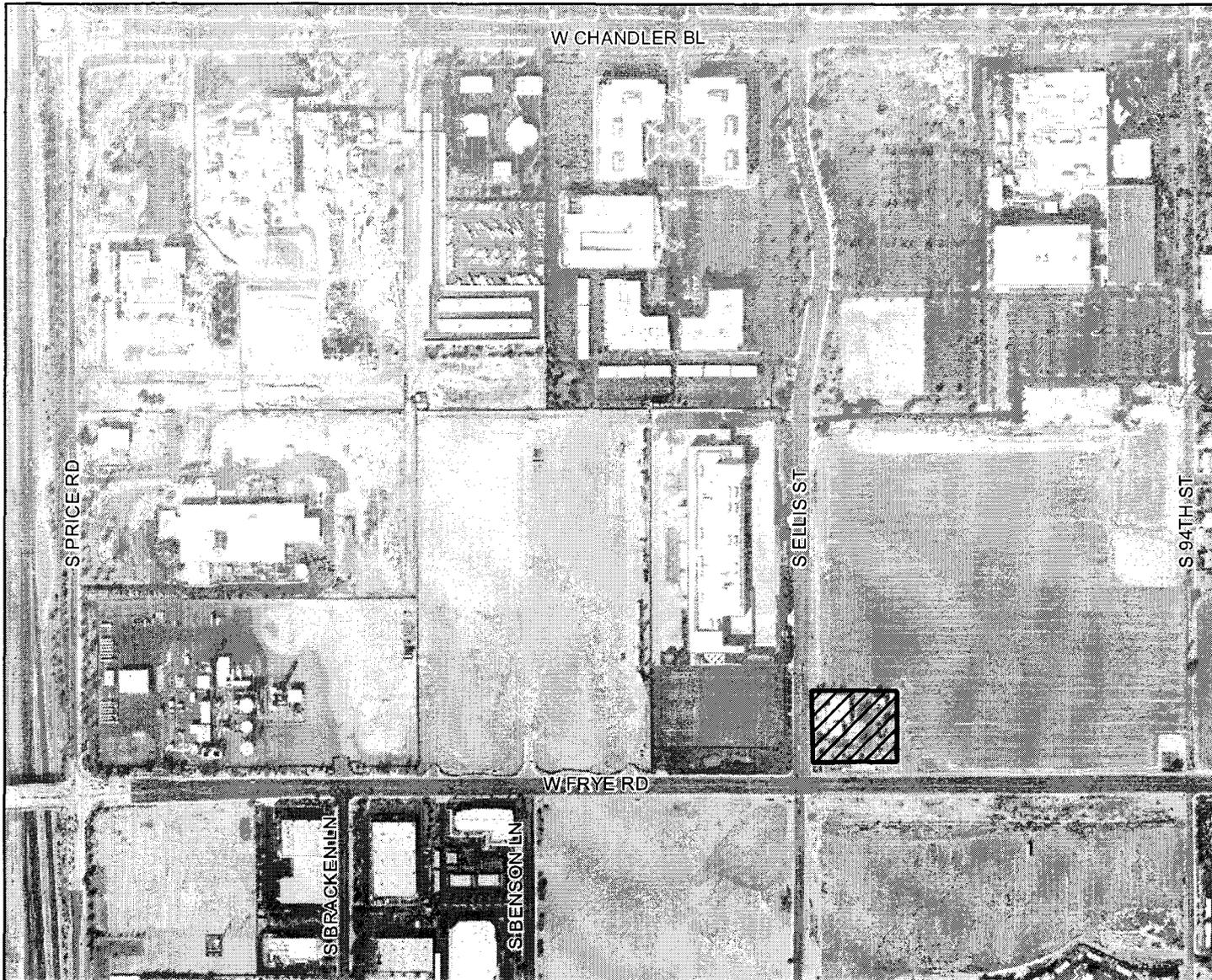
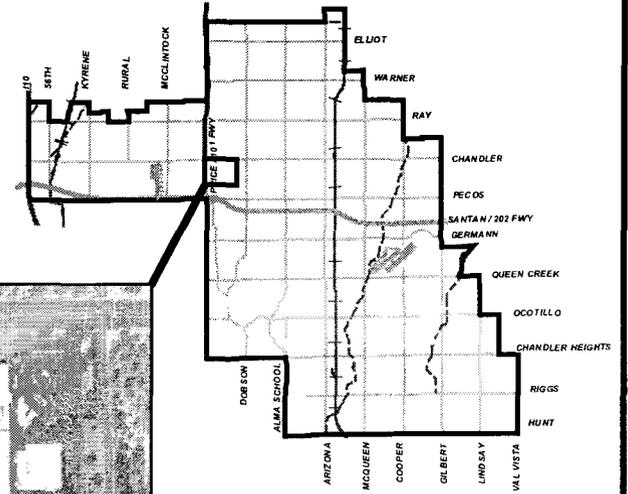
**14. City Manager**



W. Mark Pentz



# FIRE STATION # 3 EXPANSION PROJECT NO. FI0704-401



**MEMO NO. CA08-236**

 PROJECT AREA





## EXHIBIT A SCOPE OF WORK

JOC shall provide all labor and materials to design and construct the Chandler Fire Station No. 3 improvements, which includes Utility/Storage Room expansion, new site access drive, site wall, modifications to close an existing access drive, landscaping, expansion of truck bay area, modifications/upgrades to HVAC system in new truck bay area and storage, and replacement of exhaust fans in existing restrooms. Work includes new plumbing system and modifications, new fire sprinkler system in new truck bay area, new wet pipe system fire protection, fire alarm system modifications, new building lighting, receptacles, switches and modifications of existing, test and balance of new HVAC systems.

### GENERAL CONSTRUCTION

- Project duration (construction phase) is approximately 6 months and not to exceed 180 days. Construction start shall be coordinated with the delivery of long lead items and city permit approvals.
- Construction Drawings, specifications, calculations, and Design and Engineering included and will be provided by Perlman Architects
- Value engineering, plan review, and constructability review are included
- All work to be performed in a single construction phase during normal working hours
- Consumption costs for power and water during construction are included
- Temporary fencing of building / site area is included
- Costs for drawings and specifications are included
- CD with AutoCAD drawings and Mylar As-built drawings will be provided
- Construction drawings, specifications, and calculations to design and engineer will be provided by Perlman Architects in conformance to city standards and regulations and other regulatory agencies standards and regulations
- 7.5% Contingency included
- 2% Owner's Contingency included

### SITework & DEMOLITION

- Survey and layout
- Materials testing and special inspections
- Termite control
- Site demolition required to accommodate the new work including relocation of and salvage of landscaping trees, removal of chain link fence, relocation of fuel pump/tank, demolition of sidewalk, curb and gutter, and pavement.
- Earthwork including cut and fill, standard compaction requirements, rough and finish grades. Site is assumed to balance
- Asphalt paving for new access drive including striping and signage as required
- Costs are included for the retention basin work or the requirement of a drywell
- Existing underground utilities are assumed to handle the new work
- Dust control for our work
- Landscape and irrigation
- Temporary fencing for site security

### CONCRETE

- Layout, forming, continuous & spread footings, slab-on-grade, site concrete
- Rebar furnished and installed
- Sidewalk, curb and gutter, and driveway
- Site fence wall footing

### MASONRY

- Building masonry, stem walls, site walls, and trash enclosure to match existing
- Set and grout hollow metal frames in masonry including bondo if required

### METALS

- Structural steel for building construction including columns, beams, trusses, decking, bollards, and miscellaneous metals.

### WOODS & PLASTICS

- Miscellaneous blocking and backing as required

#### THERMAL PROTECTION

- Building insulation at walls and ceilings required
- Roofing included as a 4-Ply built-up
- General sheet metal and flashings
- Scuppers and downspouts
- Access panels and screen vents
- Roof hatch access
- Caulking and sealants

#### DOORS & WINDOWS

- Doors (6 each) & frames (4 each) are included as hollow metal
- Interior doors (3 each)
- Doors and frames to be painted
- Door hardware and installations are included
- New overhead automatic Fire Truck Door (29'-4" x 14')
- Exterior aluminum windows (6 each) at new addition
- Access doors for exhaust fans in restrooms

#### FINISHES

- Metal stud framing and drywall
- Acoustical rework at interior modifications
- Sealed concrete at new bay is included as an allowance item in the amount of \$2,970
- Carpet and rubber base for new interior modifications is included as an allowance item in the amount of \$3,333
- Paint exterior of building and site amenities, doors, frames, and misc. metals
- Interior painting at modified areas
- General housekeeping for job site cleanliness
- Dumpsters
- Final cleaning

#### MECHANICAL SYSTEMS

- HVAC system to include evaporative coolers for new bay area, split system for the storage area, and exhausting requirements at the new bay area
- HVAC system work includes rework and installation of new exhaust fans in restrooms
- Misc. modifications of existing system to accommodate interior modifications
- Louvers
- Standard thermostat controls
- Testing and balance
- Fire sprinkler system at new bay. Existing sprinkler system assumed to have the capacity to handle additional loads. Modifications included at interior renovation areas
- Plumbing system to include misc. demolition and rework at remodel areas. Water supply at new bay area.
- Fire protection includes the installation of a new wet pipe system including design, permits and installation to meet NFPA 13 requirements.

#### ELECTRICAL SYSTEMS

- Electrical distribution to new bay shall be extended off of existing service. Existing service is assumed to have the capacity to handle the new loads
- Receptacles, switches, and accessories as required
- Building lighting requirements, receptacles, switches as required
- Mechanical hookups
- Miscellaneous work for interior modifications
- Rough in for phone and data
- Fire alarm system modifications
- Temporary power and lighting

#### EXCLUSIONS:

- Design and engineering is not included for modifications to exhaust fans in existing restrooms
- Trench drains are not included at new bay
- Hazardous material testing / removals
- Hard dig

- Meters
- Modifications to / relocations of existing underground utilities
- Tele / data cabling
- Development fees for water and sewer
- SRP / APS design, engineering, and installation costs
- Permits / plan check fees / impact Fees

**EXHIBIT B  
FEE SCHEDULE**

	Quantity	Unit	Unit Cost	Total
<b>General Conditions</b>				<b>\$ 128,422</b>
Project Staff	2052.2	HR	\$ 45.50	\$ 93,375
Construction Equipment	1.0	LS	\$12,500.00	\$ 12,500
Project Direct Overhead	48.0	HR	\$ 12.00	\$ 576
Project Direct Overhead Material	1.0	LS	\$21,971.00	\$ 21,971
<b>Site work</b>				<b>\$ 129,460</b>
Surveying	32.0	HR	\$ 115.00	\$ 3,680
Materials Testing	1.0	LS	\$ 5,000.00	\$ 5,000
Special Inspection	1.0	LS	\$ 5,000.00	\$ 5,000
Site Demolition	1.0	LS	\$ 5,000.00	\$ 5,000
Interior Demolition	1.0	LS	\$ 832.00	\$ 832
Chain link Demolition	500.0	LF	\$ 8.00	\$ 4,000
Concrete removals/Bay areas Demolition	1.0	LS	\$ 2,500.00	\$ 2,500
Termite Control	1980.0	SF	\$ 0.30	\$ 594
Mobilization/Set-up	1.0	LS	\$ 2,500.00	\$ 2,500
Rough Grade/Misc cut to fill	9927.0	SF	\$ 2.75	\$ 27,299
Miscellaneous Backfill Requirements	1.0	LS	\$ 2,500.00	\$ 2,500
Miscellaneous Grade/Earth moving	1.0	LS	\$ 2,500.00	\$ 2,500
Over Excavation/Recompact	366.7	CY	\$ 10.00	\$ 3,667
Curb Cuts	750.0	LF	\$ 1.00	\$ 750
Backfill Curb	750.0	LF	\$ 2.00	\$ 1,500
Parking lot/Drives	860.0	SY	\$ 22.00	\$ 18,920
Striping	1.0	LS	\$ 750.00	\$ 750
Signage	2.0	EA	\$ 225.00	\$ 450
Dust Control Labor	176.0	HR	\$ 18.00	\$ 3,168
SWPP	1.0	LS	\$ 2,500.00	\$ 2,500
Storm Drain/Drywells/Basin Rework	1.0	LS	\$15,000.00	\$ 15,000
Landscape new & repair	1.0	LS	\$10,000.00	\$ 10,000
Irrigation new & repair	1.0	LS	\$ 2,500.00	\$ 5,000
Ornamental Fencing/Gate	350.0	LF	\$ 15.00	\$ 5,250
Temporary Fencing	400.0	LF	\$ 2.75	\$ 1,100
<b>Concrete and Placing</b>				<b>\$ 82,976</b>
Foundations (Continuous) Exterior	256.0	LF	\$ 20.00	\$ 5,120
Slab-on-Grade	1980.0	SF	\$ 7.00	\$ 13,860
PCCP Drive (7" on 4" ABC)	2160.0	SF	\$ 7.00	\$ 15,120
Curb & Gutter @ Street	75.0	LF	\$ 20.00	\$ 1,500
Vertical Curb	750.0	LF	\$ 18.00	\$ 13,500
Sidewalk	444.0	SF	\$ 4.00	\$ 1,776
Ramps @ Drive Entrance	2.0	EA	\$ 2,250.00	\$ 4,500
Drive Entrances	1.0	EA	\$ 7,500.00	\$ 7,500
Trash Enclosure (Footing/Slab)	1.0	EA	\$ 2,500.00	\$ 2,500
Bollard Placement/fill	6.0	EA	\$ 225.00	\$ 1,350
Site Fence Wall Footing	650.0	LF	\$ 25.00	\$ 16,250
<b>Masonry</b>				<b>\$ 121,043</b>
Stemwalls	594.0	SF	\$ 9.00	\$ 5,346
Building Walls	4864.0	SF	\$ 12.00	\$ 58,368
Rebar	1.0	LS	\$ 4,000.00	\$ 4,000
Site Fence Wall	4875.0	SF	\$ 9.00	\$ 43,875
Shoring and Bracing	1.0	LS	\$ 2,500.00	\$ 2,500

Trash Enclosure	1.0	LS	\$ 3,500.00	\$ 3,500
Set/Grout H.M. Frames/Bondo Labor	132.0	HR	\$ 22.00	\$ 2,904
Set/Grout H.M. Frames/Bondo Material	11.0	EA	\$ 50.00	\$ 550
<b>Metals</b>				<b>\$ 29,090</b>
Structural Steel Columns/Misc Beams	1980.0	SF	\$ 4.00	\$ 7,920
Structural Steel Trusses	1980.0	SF	\$ 3.00	\$ 5,940
Structural Steel Decking	1980.0	SF	\$ 3.00	\$ 5,940
Structural Steel Misc Structural Metals	1980.0	SF	\$ 3.00	\$ 5,940
Structural Steel Guides/Tracks/Header for OH Doors	2.0	EA	\$ 1,000.00	\$ 2,000
Trash Enclosure Bollards	6.0	EA	\$ 225.00	\$ 1,350
<b>Wood and Plastics</b>				<b>\$ 239</b>
Rough Carpentry Blocking for Misc Specialties Labor	5.5	HR	\$ 28.00	\$ 154
Rough Carpentry Blocking for Misc Specialties Materials	100.0	BF	\$ 0.85	\$ 85
<b>Thermo/Moist Protection</b>				<b>\$ 21,645</b>
Insulation (Walls)	500.0	SF	\$ 0.55	\$ 275
Insulation (Ceilings)	1980.0	SF	\$ 0.80	\$ 1,584
Firestop/Safing	1.0	LS	\$ 1,000.00	\$ 1,000
Built-up Roofing @ New Bldg	1980.0	SF	\$ 5.50	\$ 10,890
Scuppers/downspouts	3.0	EA	\$ 750.00	\$ 2,250
Roof Hatch Labor	8.0	HR	\$ 26.00	\$ 208
Roof Hatch Material	1.0	EA	\$ 750.00	\$ 750
Reglet & Counterflash	192.0	LF	\$ 6.00	\$ 1,152
Coping	192.0	LF	\$ 8.00	\$ 1,536
Caulking & Sealants	1.0	LS	\$ 2,000.00	\$ 2,000
<b>Doors &amp; Windows</b>				<b>\$ 21,341</b>
Frames (Single)	4.0	EA	\$ 165.00	\$ 660
Doors - Hollow Metal	6.0	EA	\$ 285.00	\$ 1,710
Interior Hardware	3.0	EA	\$ 300.00	\$ 900
Exterior Hardware	3.0	EA	\$ 600.00	\$ 1,800
Handle/Sort - Frames Labor	2.5	HR	\$ 26.00	\$ 65
Handle/Sort - Doors Labor	3.0	HR	\$ 26.00	\$ 78
Frame Installation Labor	8.6	HR	\$ 45.00	\$ 388
Door/Hardware Install Labor	37.3	HR	\$ 45.00	\$ 1,680
New Overhead Fire Truck Door (29'-4" X 14')	1.0	EA	\$10,000.00	\$ 10,000
Aluminum/Glazing System Exterior Windows Small	6.0	EA	\$ 600.00	\$ 3,600
Access Doors for Restrooms Labor	10.0	HR	\$ 28.50	\$ 285
Access Doors for Restrooms Materials	5.0	EA	\$ 35.00	\$ 175
<b>Finishes</b>				<b>\$ 62,098</b>
Drywall Walls/Furring	1584.0	SF	\$ 4.00	\$ 6,336
Drywall Walls (Mods)	450.0	SF	\$ 5.00	\$ 2,250
Drywall Rework/Texture (Mods)	1368.0	SF	\$ 2.00	\$ 2,736
Demo Drywall Ceilings in Restrooms Labor	12.0	HR	\$ 28.50	\$ 342
Demo Drywall Ceilings in Restrooms Materials	3.0	EA	\$ 100.00	\$ 300
Framing/Drywall Installtion in Restrooms Labor	24.0	HR	\$ 28.50	\$ 684
Framing/Drywall Installtion in Restrooms Materials	3.0	EA	\$ 20.00	\$ 60
Drywall Tape & Finish in Restrooms Labor	18.0	HR	\$ 28.50	\$ 513
Drywall Tape & Finish in Restrooms Materials	3.0	EA	\$ 50.00	\$ 150
Ceiling System Acoustical Rework (Mods)	832.0	SF	\$ 2.00	\$ 1,664
Flooring Systems (Allowance) Seal Concrete	1980.0	SF	\$ 1.50	\$ 2,970
Flooring Systems (Allowance) Carpet (Mods)	92.0	SY	\$ 32.15	\$ 2,958
Flooring Systems (Allowance) Rubber Base (Mods)	250.0	LF	\$ 1.50	\$ 375
Painting Frames	9.0	EA	\$ 75.00	\$ 675
Painting Doors	10.0	EA	\$ 110.00	\$ 1,100

Painting Interior Walls	4674.0	SF	\$ 0.45	\$ 2,103
Painting Interior Ceilings	1980.0	SF	\$ 2.00	\$ 3,960
Painting Ceilings in Restrooms Labor	36.0	HR	\$ 28.50	\$ 1,026
Painting Ceilings in Restrooms Materials	3.0	EA	\$ 35.00	\$ 105
Painting Overhead Fire Truck Door	1.0	EA	\$ 1,250.00	\$ 1,250
Painting Exterior Masonry	4864.0	SF	\$ 1.00	\$ 4,864
Paint Site Masonry Fence Wall	4875.0	SF	\$ 1.00	\$ 4,875
Housekeeping Labor/Misc Labor/Safety	726.0	HR	\$ 23.00	\$ 16,698
Housekeeping Labor in Restrooms	22.0	HR	\$ 18.00	\$ 396
Housekeeping in Restroom Materials	0.3	MOS	\$ 50.00	\$ 13
Housekeeping Materials	5.5	MOS	\$ 50.00	\$ 275
Dumpsters	5.0	EA	\$ 475.00	\$ 2,375
Final Clean in Restroom Labor	12.0	HR	\$ 28.50	\$ 342
Final Clean-Building Subtrade Labor	2812.0	SF	\$ 0.25	\$ 703
<b>Mechanical</b>				<b>\$ 56,038</b>
HVAC System Evap @ Bay	1392.0	SF	\$ 6.00	\$ 8,352
HVAC System Split @ Storage Area	594.0	SF	\$ 10.00	\$ 5,940
HVAC System Misc rework	832.0	SF	\$ 3.00	\$ 2,496
HVAC Systems Exhaust Requirements/System	1.0	LS	\$10,000.00	\$ 10,000
HVAC Systems Louver	3.0	EA	\$ 1,000.00	\$ 3,000
HVAC Systems Duct detectors	2.0	EA	\$ 300.00	\$ 600
HVAC Systems Thermostatic Controls	1.0	LS	\$ 500.00	\$ 500
HVAC Systems Test & Balance	1.0	LS	\$ 2,000.00	\$ 2,000
HVAC Systems Exhaust Rework at Restrooms Labor	14.0	HR	\$ 50.00	\$ 700
HVAC Systems Exhaust Rework at Restrooms Materials	1.0	LF	\$ 175.00	\$ 175
HVAC Systems New Exhaust Fans Labor	10.0	HR	\$ 50.00	\$ 500
HVAC Systems New Exhaust Fans Materials	5.0	EA	\$ 75.00	\$ 375
Plumbing Demo/Misc rework	1.0	LS	\$10,000.00	\$ 10,000
Fire Protection	1980.0	SF	\$ 5.00	\$ 9,900
Misc Rework at Mods	1.0	LS	\$ 1,500.00	\$ 1,500
<b>Electrical</b>				<b>\$ 36,580</b>
Electrical	1980.0	SF	\$ 9.00	\$ 17,820
Misc. Electrical for Exhaust Fans & Switches Labor	10.0	HR	\$ 65.00	\$ 650
Misc. Electrical for Exhaust Fans & Switches	5.0	EA	\$ 150.00	\$ 750
Misc. Rework	1.0	LS	\$ 3,500.00	\$ 3,500
Fixture Package	1980.0	SF	\$ 4.00	\$ 7,920
Phone (Rough-in)	1980.0	SF	\$ 0.50	\$ 990
Computer (Rough-in)	1980.0	SF	\$ 0.50	\$ 990
Security (Rough-in)	1980.0	SF	\$ 0.50	\$ 990
Fire Alarm	1980.0	SF	\$ 1.50	\$ 2,970
<b>Design/Engineering/Precon</b>				<b>\$ 114,225</b>
Architectural Fees	1.0	LS	\$30,500.00	\$ 30,500
Engineering Fees	1.0	LS	\$30,875.00	\$ 30,875
Contract Administration	1.0	LS	\$13,500.00	\$ 13,500
Reimbursables	1.0	LS	\$ 2,500.00	\$ 2,500
Specification Writing	1.0	LS	\$ 4,500.00	\$ 4,500
Geotech Report	1.0	LS	\$ 3,000.00	\$ 3,000
Fire Protection Design/Flow Test	1.0	LS	\$ 2,850.00	\$ 2,850
Preconstruction Fees	1.0	LS	\$18,000.00	\$ 18,000
CADD As-Builts	1.0	LS	\$ 5,500.00	\$ 5,500
Construction Drawing Sets	30.0	EA	\$ 100.00	\$ 3,000
<b>Subtotal</b>				<b>\$ 803,157</b>
<b>Contingency</b>			7.5%	<b>\$ 60,237</b>

Subtotal	\$ 863,394
<b>Owner's Contingency</b>	2% \$ 16,063
Subtotal	\$ 879,457
<b>Coefficient</b>	17% \$ <b>149,508</b>
<b>Total</b>	<b>\$ 1,028,965</b>