Opinion of Probable Construction Cost

Based on 100% DSA Submittal Dated- 12/15/2025
Prepared by AE3 Architecture

College of Alameda Aviation Campus- Building A

970 Harbor Bay Parkway

Alameda, CA 94502



Date of Cost Estimate Report
3/13/2026

College of Alameda Aviation Campus- Building A

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PROJECT CONTACT INFORMATION

Based on 100% DSA Submittal Dated- 12/15/2025

Prepared for:

Owner:
College of Alameda Aviation Campus- Building A
970 Harbor Bay Parkway
Alameda, CA 94502

College of Alameda Aviation Campus-
Building A

Based on 100% DSA Submittal Dated- 12/15/2025

1st Floor	12,208	SF
2nd Floor	7,492	SF
Gross Enclosed Area	**19,700**	**SF**
Site Area	**97,949**	**SF**

Estimate Date: 03/13/26

DESCRIPTION	Direct Cost/No Markups	Construction Cost Including Mar-ups
BUILDING "A" COST	**$ 15,096,325**	**$ 20,309,025**
SITEWORKS COST	**$ 6,697,199**	**$ 9,009,714**
SUBTOTAL OF DIRECT COST BEFORE CONTINGENCY	**$ 21,793,524**	**$ 29,318,739**

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Description		Cost/GSF	Group Extension
Division 02 - EXISTING CONDITIONS		**$ 26.68**	**$ 525,501**
Division 03 - CONCRETE		**$ 65.07**	**$ 1,281,858**
Division 04 - MASONRY		**$ 24.36**	**$ 479,902**
Division 05 - METALS		**$ 157.95**	**$ 3,111,532**
Division 06 - WOOD AND PLASTICS		**$ 18.23**	**$ 359,090**
Division 07 - THERMAL AND MOISTURE PROTECTION		**$ 99.25**	**$ 1,955,231**
Division 08 - OPENINGS		**$ 55.45**	**$ 1,092,423**
Division 09 - FINISHES		**$ 80.90**	**$ 1,593,676**
Division 10 - SPECIALTIES		**$ 14.05**	**$ 276,754**
Division 12 - FURNISHINGS		**$ 7.24**	**$ 142,659**
Division 14 - CONVEYING SYSTEMS		**$ 11.68**	**$ 230,000**
Division 21 - FIRE SUPPRESSION		**$ 17.33**	**$ 341,303**
Division 22 - PLUMBING		**$ 55.67**	**$ 1,096,708**
Division 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)		**$ 64.27**	**$ 1,266,138**
Division 26 - ELECTRICAL		**$ 97.83**	**$ 1,927,338**
Division 27 - COMMUNICATIONS		**$ 12.16**	**$ 239,564**
Division 28 - ELECTRONIC SAFETY AND SECURITY		**$ 31.60**	**$ 622,472**
Division 31 - EARTHWORK		**$ 27.63**	**$ 544,315**
Division 32 - EXTERIOR IMPROVEMENTS		**$ 218.35**	**$ 4,301,553**
Division 33 - UTILITIES		**$ 20.58**	**$ 405,506**
SUBTOTAL OF DIRECT COST BEFORE CONTINGENCY		**$ 1,106**	**$ 21,793,524**
CONTINGENCIES (DESIGN)	5.00%		**$ 1,089,676**
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY			**$ 22,883,200**
INDIRECT COST			
GENERAL CONDITIONS and GENERAL REQUIREMENTS	10.00%		**$ 2,288,320**
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE	4.00%		**$ 1,006,861**
BOND AND INSURANCE	2.00%		**$ 523,568**
TOTAL COST BEFORE ESCALATION			**$ 26,701,948**
ESCALATION TO MID- POINT OF CONSTRUCTION	9.80%		**$ 2,616,791**
TOTAL CONSTRUCTION COST WITHOUT OWNER'S (FEE/PM/DELIVERY) COST		**$ 1,488.26**	**$ 29,318,739**

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	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	TRADE ESTIMATE					
Div. 02	**EXISTING CONDITIONS**					
02 41 10	DEMOLITION					$ 525,501
	Division 02 - EXISTING CONDITIONS					**$ 525,501**
Div. 03	**CONCRETE**					
03 15 13	WATER STOPS					$ 15,400
03 20 00	CONCRETE REINFORCING					$ 117,277
03 30 00	CAST-IN-PLACE CONCRETE					$ 1,149,182
	Division 03 - CONCRETE					**$ 1,281,858**
Div. 04	**MASONRY**					
04 20 00	CONCRETE MASONRY UNITS					$ 72,688
04 26 00	SINGLE-WYTHE UNIT MASONRY					$ 407,214
	Division 04 - MASONRY					**$ 479,902**
Div. 05	**METALS**					
05 10 00	STRUCTURAL STEEL FRAMING					$ 2,274,889
05 31 00	STEEL DECKING					$ 275,609
05 51 00	METAL STAIRS					$ 215,000
05 43 00	SLOTTED CHANNEL FRAMING					$ 4,973
05 50 00	METAL FABRICATIONS					$ 150,251
05 51 33	METAL LADDERS					$ 5,750
05 52 13	PIPE AND TUBE RAILINGS					$ 185,060
	Division 05 - METALS					**$ 3,111,532**
Div. 06	**WOOD & PLASTICS**					
06 41 16	PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS					$ 111,550
06 10 53	MISCELLANEOUS ROUGH CARPENTRY					$ 245,072
06 83 16	FIBER GLASS REINFORCED PLASTIC (FRP) PANELS					$ 2,468
	Division 06 - WOOD & PLASTICS					**$ 359,090**
Div. 07	**THERMAL AND MOISTURE PROTECTION**					
07 14 13	WATERPROOFING					$ 120,568
07 26 20	FLUID APPLIED AIR, WATER & VAPOR BARRIER					$ 110,090
07 21 00	THERMAL INSULATION					$ 220,745
07 42 13	METAL WALL PANELS					$ 812,820
07 54 20	SINGLE PLY MEMBRANE ROOFING					$ 380,436
07 62 00	SHEET METAL FLASHING AND TRIM					$ 138,358
07 71 00	ROOF SPECIALTIES					$ 74,542
07 84 00	FIRESTOPPING					$ 60,943
07 92 00	JOINT SEALANTS					$ 36,730
	Division 07 - THERMAL AND MOISTURE PROTECTION					**$ 1,955,231**

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Div. 08	**OPENINGS**					
08 11 13	STANDARD METAL DOORS AND FRAMES					$ 247,500
08 39 19	SPECIAL DOORS AND FRAMES					$ 121,250
08 41 14	SKYLIGHTS					$ 108,000
08 43 13	ALUMINIUM-FRAMED STOREFRONTS					$ 320,560
08 71 00	DOOR HARDWARE					$ 53,625
08 80 00	GLAZING					$ 241,488
	Division 08 - OPENINGS					**$ 1,092,423**
Div. 09	**FINISHES**					
09 21 00	GYPSUM BOARD ASSEMBLIES					$ 971,059
09 51 00	ACOUSTICAL CEILINGS					$ 137,097
09 60 00	FLOORING					$ 256,096
09 70 00	WALL FINISHES					$ 59,659
09 91 00	PAINTING					$ 169,766
	Division 09 - FINISHES					**$ 1,593,676**
Div. 10	**SPECIALTIES**					
10 11 00	VISUAL DISPLAYS					$ 32,133
10 28 13	TOILET ACCESSORIES					$ 8,269
10 21 13.17	PHENOLIC TOILET COMPARTMENTS					$ 5,018
10 51 13	METAL LOCKERS					$ 52,400
10 26 13	CORNER GUARDS					$ 480
10 44 00	FIRE PROTECTION SPECIALTIES					$ 7,635
10 22 26	OPERABLE PARTITIONS					$ 72,500
10 14 00	SIGNAGE					$ 98,320
	Division 10 - SPECIALTIES					**$ 276,754**
Div. 11	**EQUIPMENT**					
	EQUIPMENT					$ -
	Division 11 - EQUIPMENT					**$ -**
Div. 12	**FURNISHINGS**					
12 36 00	COUNTERTOPS					$ 61,929
12 24 00	WINDOW SHADES					$ 51,030
12 48 13	ENTRANCE FLOOR MATS AND FRAMES					$ 29,700
	Division 12 - FURNISHINGS					**$ 142,659**
Div. 13	**SPECIAL CONSTRUCTION**					
	SPECIAL CONSTRUCTION					$ -
	Division 13 - SPECIAL CONSTRUCTION					**$ -**
Div. 14	**CONVEYING SYSTEMS**					
14 24 00	HYDRAULIC ELEVATOR					$ 230,000
	Division 14 - CONVEYING SYSTEMS					**$ 230,000**

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Div. 21	**FIRE SUPPRESSION**					
21 00 00	FIRE SUPPRESSION					$ 341,303
	Division 21 - FIRE SUPPRESSION					**$ 341,303**
Div. 22	**PLUMBING**					
22 02 00	PLUMBING					$ 1,096,708
	Division 22 - PLUMBING					**$ 1,096,708**
Div. 23	**HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)**					
23 00 00	HVAC					$ 1,266,138
	Division 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)					**$ 1,266,138**
Div. 26	**ELECTRICAL**					
26 05 00	SITE ELECTRICAL					$ 854,627
26 10 00	BUILDING ELECTRICAL					$ 1,072,711
	Division 26 - ELECTRICAL					**$ 1,927,338**
Div. 27	**COMMUNICATIONS**					
27 05 00	SITE COMMUNICATIONS					$ 50,779
27 10 00	BUILDING COMMUNICATIONS					$ 188,786
	Division 27 - Communications					**$ 239,564**
Div. 28	**ELECTRONIC SAFETY AND SECURITY**					
28 05 00	SITE ELECTRONIC SAFETY AND SECURITY					$ 14,918
28 10 00	BUILDING ELECTRONIC SAFETY AND SECURITY					$ 607,554
	Division 28 - ELECTRONIC SAFETY AND SECURITY					**$ 622,472**
Div. 31	**EARTHWORK**					
31 20 00	EARTH MOVING					$ 498,693
31 25 00	EROSION & SEDIMENTATION CONTROL					$ 45,622
	Division 31 - EARTHWORK					**$ 544,315**
Div. 32	**EXTERIOR IMPROVEMENTS**					
32 01 90	LANDSCAPE MAINTENANCE					$ 7,236
32 11 00	BASE COURSE					$ 285,749
32 12 16	ASPHALT PAVING					$ 756,076
32 13 13	CONCRETE PAVEMENT					$ 168,408
32 13 18	CONCRETE FOR EXTERIOR IMPROVEMENTS					$ 715,046
32 13 75	CONCRETE CURBS AND GUTTERS					$ 184,617
32 14 13	PRECAST CONCRETE UNIT PAVING					$ 8,030
32 17 13	PARKING BUMPERS					$ 32,700
32 17 23	PAVEMENT MARKINGS & SIGNS					$ 46,311
32 31 16	FENCES AND GATES					$ 1,464,860
32 33 00	SITE FURNISHING					$ 37,184

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	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
32 84 00	IRRIGATION SYSTEMS					$ 250,663
32 91 13	SOIL PREPARATION					$ 45,575
32 93 00	PLANTING					$ 299,101
	Division 32 - EXTERIOR IMPROVEMENTS					**$ 4,301,553**
Div. 33	**UTILITIES**					
33 10 00	WATER SYSTEM					$ 73,500
33 31 00	SANITARY SEWER SYSTEM					$ 55,482
33 41 00	STORM UTILITY DRAINAGE PIPING					$ 144,435
33 43 00	BIORETENTION					$ 132,090
	Division 33 - UTILITIES					**$ 405,506**
Div. 41	**MATERIAL PROCESSING AND HANDLING EQUIPMENT**					
41 22 13	HOISTS & CRANES					$ -
	Division 41 - MATERIAL PROCESSING AND HANDLING EQUIPMENT					**$ -**
	SUBTOTAL OF DIRECT CONSTRUCTION COST					**$ 21,793,524**

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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 01	**GENERAL REQUIREMENTS**					
	3% INCLUDED ELSEWHERE					
	Division 01 - GENERAL REQUIREMENTS				**$ -**	**$ -**
Div. 02	**EXISTING CONDITIONS**					
02 41 10	**DEMOLITION**					**$ 525,501**
	Remove (E) Building In Space Of Building A	10906	SF	$ 12.50	$ 136,324	
	Remove (E) Building C	376	SF	$ 12.50	$ 4,699	
	Remove (E) Concrete Pavement And Excavate To Subgrade	292	SF	$ 5.00	$ 1,460	
	Sidewalk To Be Removed	4329	SF	$ 3.70	$ 16,018	
	Fence To Be Removed	1267	LF	$ 3.00	$ 3,802	
	Asphalt To Be Removed	53849	SF	$ 2.90	$ 156,162	
	Tree To Be Removed	11	EA	$ 1,250.00	$ 13,750	
	Landscaping To Be Removed	6882	SF	$ 0.75	$ 5,162	
	Minor Clear and Grub	28775	SF	$ 1.50	$ 43,163	
	Gate To Be Removed	12	EA	$ 650.00	$ 7,800	
	Demo Code Blue Pedestal Emergency Call Station With Phone To Be Removed And Stored For Reuse	1	EA	$ 250.00	$ 250	
	Fence Mounted Mailbox To Be Relocated	1	EA	$ 200.00	$ 200	
	Signage To Be Removed	1	EA	$ 200.00	$ 200	
	Flag Pole To Be Removed	1	EA	$ 750.00	$ 750	
	Ev Charging Station To Be Removed And Stored For Reuse In Same Location	1	EA	$ 1,500.00	$ 1,500	
	Remove Utility	2639	LF	$ 5.00	$ 13,196	
	Remove Light Poles	7	EA	$ 1,250.70	$ 8,755	
	Remove Curb And Gutter	41	LF	$ 10.00	$ 411	
	Electric Cabinet	2	EA	$ 400.00	$ 800	
	Remove Fire Department Connection	2	EA	$ 300.00	$ 600	
	SSCO Removal	4	EA	$ 500.00	$ 2,000	
	Remove Area Drain	7	EA	$ 500.00	$ 3,500	
	Site Potholing	1	ALW	$ 30,000.00	$ 30,000	
	Allowance for Hazardous Material removal	1	ALW	$ 75,000.00	$ 75,000	
	Division 02 - Existing Conditions				**$ 525,501**	**$ 525,501**
Div. 03	**Concrete**					
03 15 13	**WATER STOPS**					**$ 15,400**
	6"x 3/8" Water Stop	560	LF	$ 27.50	$ 15,400	
03 20 00	**CONCRETE REINFORCING**					**$ 117,277**
	Rebar 30" Hangar A Mat Slab	68670	Lbs	$ 1.30	$ 89,271	
	Rebar 12" Flood Barrier Storage Slab (673 SF)	2697	Lbs	$ 1.45	$ 3,911	
	Rebar Footing	1706	Lbs	$ 1.55	$ 2,645	
	Rebar Grade Beam	12436	Lbs	$ 1.55	$ 19,276	
	Rebar Elevator Pit Wall	284	Lbs	$ 1.80	$ 511	
	Rebar at Flood Barrier Storage Building CMU	1008	Lbs	$ 1.65	$ 1,663	
03 30 00	**CAST-IN-PLACE CONCRETE**					**$ 1,149,182**
	Concrete 30" Hangar A Mat Slab (12,860 SF)	1190	CY	$ 550.00	$ 654,500	
	Concrete 12" Flood Barrier Storage Slab (673 SF)	25	CY	$ 650.00	$ 16,250	
	Concrete Isolated Footing	23	CY	$ 1,250.00	$ 29,167	
	Concrete Grade Beam 5'-0" x3'-0" (215 LF)	121	CY	$ 1,100.00	$ 132,611	
	Concrete Depressed Slab	15	CY	$ 750.00	$ 11,583	
	Concrete Elevator Pit	19	CY	$ 1,750.00	$ 33,056	
	Concrete Thicken Edge	36	CY	$ 850.00	$ 30,260	
	Concrete fill over Mezzanine Deck, corridor deck	1300	SF	$ 15.00	$ 19,500	
	Concrete AT gate card reader	1	CY	$ 1,250.00	$ 1,250	
	Set Grout Base plates	57	EA	$ 250.00	$ 14,250	
	Concrete Curb (Locker, Mech mezz, perimeter)	501	LF	$ 55.00	$ 27,555	
	Structural Excavation For Foundations	1150	CY	$ 140.00	$ 161,000	
	Backfill For Foundations	280	CY	$ 65.00	$ 18,200	
	Division 03 - Concrete				**$ 1,281,858**	**$ 1,281,858**
Div. 04	**Masonry**					
04 20 00	**CONCRETE MASONRY UNITS**					**$ 72,688**
	8" CMU Wall @ Flood Barrier Storage Building	1118	SF	$ 65.00	$ 72,688	
04 26 00	**SINGLE-WYTHE UNIT MASONRY**					**$ 407,214**

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	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	SV1- Stone Veneer system	3393	SF	$ 120.00	$ 407,214	
	Division 04 - Masonry				**$ 479,902**	**$ 479,902**
Div. 05	**Metals**					
05 10 00	**STRUCTURAL STEEL FRAMING**					**$ 2,274,889**
	HANGER A FLOOR METAL FRAMING					
	Steel Column W14X132 (22 EA) (H=23'-8")	69115	LBS	$ 2.88	$ 198,706	
	Steel Column W14X132 (1 EA) (H=33'-0")	4356	LBS	$ 2.88	$ 12,524	
	Steel Column W14X90 (3 EA) (H=33'-0")	8910	LBS	$ 2.88	$ 25,616	
	Steel Column W12X96 (6EA) (H=23'-8")	13709	LBS	$ 2.88	$ 39,413	
	Steel Column HSS6X6X5/8 (2 EA) (H=12'-4")	1127	LBS	$ 3.13	$ 3,522	
	Steel Column HSS8X8X1/2 (4EA) (H=12'-0")	2448	LBS	$ 3.13	$ 7,650	
	Steel Column HSS5X5X3/8 (4 EA) (H=12'-0")	1133	LBS	$ 3.13	$ 3,541	
	Metal Beam W21X166 L=178.67 LF	29659	LBS	$ 2.88	$ 85,270	
	Metal Beam W14X176 L=180.97 LF	31851	LBS	$ 2.88	$ 91,571	
	Metal Beam W14X132 L=272.31 LF	35945	LBS	$ 2.88	$ 103,342	
	Metal Beam W14X82 L=53.12 LF	4356	LBS	$ 2.88	$ 12,523	
	Metal Beam W12X26 L=329.22 LF	8560	LBS	$ 2.88	$ 24,609	
	Metal Beam W12X120 L=145.94 LF	17513	LBS	$ 2.88	$ 50,349	
	Metal Beam W12X87 L=556.03 LF	48375	LBS	$ 2.88	$ 139,077	
	Metal Beam W14X120 L=45.26 LF	5431	LBS	$ 2.88	$ 15,615	
	Metal Beam W16X77 L=58.45 LF	4501	LBS	$ 2.88	$ 12,939	
	Metal Beam HSS8X8X3/8 L=7.37 LF	287	LBS	$ 3.13	$ 897	
	Metal Beam HSS8X4X5/16 L=18.01 LF	436	LBS	$ 3.13	$ 1,363	
	Metal Beam HSS12X6X3/8 L=22.31 LF	981	LBS	$ 3.13	$ 3,066	
	Metal Beam HSS12X12X3/4 L=19.51 LF	2241	LBS	$ 3.13	$ 7,003	
	Metal Vertical Cross Bracing HSS10X0.500 L=219.07 LF	11129	LBS	$ 3.75	$ 41,734	
	Metal Vertical Cross Bracing HSS6X0.500 L=36.21 LF	1065	LBS	$ 3.75	$ 3,994	
	Metal Vertical Cross Bracing HSS9.625X0.500 L=115.67 LF	5646	LBS	$ 3.75	$ 21,173	
	Metal Vertical Cross Bracing HSS6X0.375 L=36.52 LF	825	LBS	$ 3.75	$ 3,094	
	Metal Horizontal Cross Bracing HSS8X8X3/8 L=372.29 LF	14482	LBS	$ 3.75	$ 54,308	
	Steel Detailing, Connections/hardware	48612	LBS	$ 4.50	$ 218,754	
	HANGER A ROOF FRAMING					
	Roof Metal Beam HSS12X12X3/8 L=40.78 LF	2418	LBS	$ 3.13	$ 7,556	
	Roof Metal Beam HSS16X16X1/2 L=18.23 LF	1923	LBS	$ 3.13	$ 6,009	
	Roof Metal Beam HSS14X6X5/8 L=63.70 LF	5083	LBS	$ 3.13	$ 15,884	
	Roof Metal Beam HSS12X12X3/4 L=91.37 LF	10498	LBS	$ 3.13	$ 32,806	
	Roof Metal Beam HSS12X8X5/8 L=24.48 LF	1954	LBS	$ 3.13	$ 6,106	
	Roof Metal Beam W14x82 L=216.45 LF	17749	LBS	$ 2.88	$ 51,028	
	Roof Metal Beam W14x132 L=152.83 LF	20174	LBS	$ 2.88	$ 57,999	
	Roof Metal Beam W18x130 L=80.17 LF	10422	LBS	$ 2.88	$ 29,964	
	Roof Metal Beam W14X109 L=26.72 LF	2912	LBS	$ 2.88	$ 8,373	
	Roof Metal Beam W12X26 L=868.80 LF	22589	LBS	$ 2.88	$ 64,943	
	Roof Metal Beam W12X40 L=118.48 LF	4739	LBS	$ 2.88	$ 13,625	
	Roof Metal Beam W8X21 L=9.20 LF	193	LBS	$ 2.88	$ 555	
	Roof Metal Beam W18X86 L=140.36 LF	12071	LBS	$ 2.88	$ 34,704	
	Roof Metal Beam W12X96 L=26.46 LF	2540	LBS	$ 2.88	$ 7,303	
	Roof Metal Beam W14X68 L=1087.40 LF	73940	LBS	$ 2.88	$ 212,577	
	Roof Metal Beam W36X160 L=56.15 LF	8984	LBS	$ 2.88	$ 25,829	
	Metal Horizontal Cross Bracing HSS8X8X3/8 L=331.05 LF	12878	LBS	$ 3.75	$ 48,293	
	Steel Detailing, Connections/hardware	31667	LBS	$ 4.50	$ 142,502	
	Steel G90 Galvanizing Premium	1	LS	$ 200,000.00	$ 200,000	
	FLOOD BARRIER STORAGE SHED FRAMING (GALV STEEL)					
	Metal Column HSS6X6X3/8 (2 EA) H=13'-0"	746	LBS	$ 4.13	$ 3,077	
	Metal Roof Beam W16X26 L=34.87 LF	1043	LBS	$ 4.00	$ 4,170	
	Metal Roof Beam HSS12X6X1/4 L=20.69 LF	708	LBS	$ 4.00	$ 2,834	
	Metal Angle L6 X 3-1/2 X 5/16 L=81.24 LF	796	LBS	$ 4.82	$ 3,837	
	Steel Bent Plate	81	LF	$ 35.00	$ 2,843	
	CANOPY FRAMING (GALV STEEL)					
	Canopy Column HSS 6x6X3/8 (15 EA) (H=16'-4")	7282	LBS	$ 4.13	$ 30,037	
	Canopy Horizontal Members HSS 3X3X3/16 L=1036.40 LF	7877	LBS	$ 4.13	$ 32,493	
	Canopy Horizontal Members HSS 4X3X3/8 L=262.14 LF	4168	LBS	$ 4.13	$ 17,193	
	Canopy Horizontal Members HSS 8X4X3/8 L=34.85 LF	1039	LBS	$ 4.13	$ 4,284	
	Galvanized Plate 1/2" Thick At Covered Canopy Depth Of Plate: 1'-0" Max L=157.13 LF	3205	LBS	$ 4.37	$ 14,008	
	Galvanized Plate 3/4" Thick At Covered Canopy Depth Of Plate: 1'-0" Max L=92.78 LF	2839	LBS	$ 4.37	$ 12,407	

Based on 100% DSA Submittal Dated- 12/15/2025

1st Floor	12,208	SF
2nd Floor	7,492	SF
Gross Enclosed Area	**19,700**	**SF**
Site Area	**97,949**	**SF**

CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
05 31 00	**STEEL DECKING**					**$ 275,609**
	Galvanized Floor Metal Deck D1 Depth: 3" 18 GA. , PLW3 G60 Verco or Equivalent	1226	SF	$ 12.75	$ 15,632	
	Galvanized Floor Metal Deck D2 Depth: 3" 18 GA. , PLN-24 G60 Verco or Equivalent	6240	SF	$ 13.65	$ 85,176	
	Roof Galvanized Metal Deck D2 Depth: 3" 18 GA. , PLN-24 G60 Verco or Equivalent	12021	SF	$ 13.65	$ 164,087	
	Roof Galvanized Metal Deck D2 at Floor barrier storage Depth: 3" 18 GA. , PLN-24 G60 Verco or Equivalent	785	SF	$ 13.65	$ 10,715	
05 51 00	**METAL STAIRS**					**$ 215,000**
	Exterior Checker Plate Metal Stairs (Lvl 1 to Lvl 2)	2	EA	$ 65,000.00	$ 130,000	
	Interior Metal Stair (Level 1 to Level 2)	1	EA	$ 85,000.00	$ 85,000	
	Stair Guardrails, Handrails	INCLUDED				
05 43 00	**SLOTTED CHANNEL FRAMING**					**$ 4,973**
	4x2 ACT- Slotted Channel Framing	585	LF	$ 8.50	$ 4,973	
05 50 00	**METAL FABRICATIONS**					**$ 150,251**
	Flood Barrier Crate Storage Gate (Double Swing) Size: 20'W x 10'H	1	EA	$ 17,000.00	$ 17,000	
	14- Metal Panel Reveal @ Elevation	4036	LF	$ 5.50	$ 22,200	
	Unistrut (Height- 3'-0") @ 1st Floor Ceiling	329	SF	$ 12.50	$ 4,110	
	5/16" Checker plate (FY=33 KSI Min)	96	SF	$ 55.00	$ 5,289	
	Metal Grating For Continuous Gravel Drain Width: 1'-0"	505	LF	$ 135.00	$ 68,175	
	Metal Countertop Supports (brackets, anchors, fasteners, support clips)	16	EA	$ 1,500.00	$ 24,000	
	Fixed Bollards 2'-8"	18	EA	$ 526.52	$ 9,477	
05 51 33	**METAL LADDERS**					**$ 5,750**
	Roof Access Ladder	2	EA	$ 2,250.00	$ 4,500	
	Elevator Pit Ladder	1	EA	$ 1,250.00	$ 1,250	
05 52 13	**PIPE AND TUBE RAILINGS**					**$ 185,060**
	Guard Rail @ 42" High	234	LF	$ 650.00	$ 151,983	
	Handrail @ 42" High	160	LF	$ 175.00	$ 27,965	
	Cane Rail	19	LF	$ 275.00	$ 5,112	
	Division 05 - Metals				**$ 3,111,532**	**$ 3,111,532**
Div. 06	**Wood And Plastics**					
06 41 16	**PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS**					**$ 111,550**
	Base Cabinet (2'-0" D, 2'-10"H, 3/4" Plywood Shelves)	45	LF	$ 630.00	$ 28,350	
	Wall Cabinet (1'-0" D, 2'-6"H, 3/4" Plywood Shelves)	65	LF	$ 520.00	$ 33,800	
	Shelving (1'-9" D x 7'-0" H)	190	LF	$ 260.00	$ 49,400	
06 10 53	**MISCELLANEOUS ROUGH CARPENTRY**					**$ 245,072**
	1x8 Continuous Wood Blocking	259	LF	$ 14.50	$ 3,749	
	2x PT Wood Blocking	193	LF	$ 12.75	$ 2,461	
	1x PT Wood Blocking	332	LF	$ 11.25	$ 3,735	
	Roof Blocking	3392	LF	$ 18.00	$ 61,064	
	PD-1; Plywood Floor Deck	3780	SF	$ 14.00	$ 52,920	
	1/2" Plywood Wall Sheathing	12140	SF	$ 8.50	$ 103,190	
	Plywood Wainscot	960	SF	$ 16.00	$ 15,360	
	1" Exterior Grade Plywood Substrate	133	SF	$ 19.50	$ 2,594	
06 83 16	**FIBER GLASS REINFORCED PLASTIC (FRP) PANELS**					**$ 2,468**
	FRP (Height- 3'-6")	111	SF	$ 22.20	$ 2,468	
	Division 06 - Wood And Plastics				**$ 359,090**	**$ 359,090**
Div. 07	**Thermal And Moisture Protection**					
07 14 13	**WATERPROOFING**					**$ 120,568**
	Fluid Applied Waterproofing of Mat Foundation (Vertical)	9230	SF	$ 12.25	$ 113,068	
	Elevator Pit Waterproofing	1	EA	$ 7,500.00	$ 7,500	
07 26 20	**FLUID APPLIED AIR, WATER & VAPOR BARRIER**					**$ 110,090**
	15-Mil Vapor Barrier at Mat Foundation (Horizontal)	12880	SF	$ 1.50	$ 19,320	
	Intelli Wrap LVB Air/Vapor Barrier at Metal Panels	8770	SF	$ 10.35	$ 90,770	
07 21 00	**THERMAL INSULATION**					**$ 220,745**
	2" Rigid Exterior Wall Insulation	8770	SF	$ 7.23	$ 63,363	
	4" Rigid Roof Insulation	11415	SF	$ 10.41	$ 118,861	

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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	Tapered Roof Insulation	2436	SF	$ 15.81	$ 38,520	
07 42 13	**METAL WALL PANELS**					**$ 812,820**
	MP-1: Metal Cladding ATAS Rigid Wall II MFN122, Charcoal Gray	5050	SF	$ 75.00	$ 378,750	
	MP-2: Metal Cladding ATAS Rigid Wall II MFN120, Dove Gray	650	SF	$ 75.00	$ 48,750	
	MP-3: Metal Cladding ATAS Omawall Regal Blue	470	SF	$ 88.50	$ 41,595	
	MP-4: Metal Cladding ATAS Omawall Slat Blue	1920	SF	$ 88.50	$ 169,920	
	MP-7: Metal Cladding ATAS Metafor Charcoal Gray	680	SF	$ 88.50	$ 60,180	
	Exterior Mock-up Wall (includes all systems, not just panels)	505	SF	$ 225.00	$ 113,625	
07 54 20	**SINGLE PLY MEMBRANE ROOFING**					**$ 380,436**
	Modified Bitumen Roofing	11415	SF	$ 24.82	$ 283,327	
	Modified Bitumen Roofing at parapet wall (Height- 5'-6")	3501	SF	$ 27.74	$ 97,109	
07 62 00	**SHEET METAL FLASHING AND TRIM**					**$ 138,358**
	Metal Base Flashing at Fans & drains (9" & 6")	266	LF	$ 125.00	$ 33,250	
	Metal Flashing at Skylights (9")	237	LF	$ 95.00	$ 22,515	
	Metal Flashing at Roof Curbs	71	LF	$ 95.00	$ 6,745	
	Metal Flashing at Scuppers	180	LF	$ 115.00	$ 20,700	
	Metal Base Flashing at Panels	612	LF	$ 75.00	$ 45,928	
	Galvanized Metal Gravel Stop	36	LF	$ 85.00	$ 3,060	
	30" Soft Metal Flashing Set in Mastic at Roof Drains	56	LF	$ 110.00	$ 6,160	
07 71 00	**ROOF SPECIALTIES**					**$ 74,542**
	Prefinished Metal Sheet Coping (1'-0" Wide)	612	LF	$ 108.50	$ 66,442	
	Galvanized 4" Metal Gutter at Canopy	80	LF	$ 55.00	$ 4,400	
	Galvanized 6" Metal Gutter	10	LF	$ 55.00	$ 550	
	4"x4" Metal Downspout	15	LF	$ 50.00	$ 750	
	3"x3" Metal Downspout (H=12'-0") at Canopy	48	LF	$ 50.00	$ 2,400	
07 84 00	**FIRESTOPPING**					**$ 60,943**
	Firestopping Sealant Top & Bottom Both Side - 1st Floor	242	LF	$ 23.75	$ 5,748	
	Firestopping Sealant Top & Bottom Both Side - Mezzanine	2324	LF	$ 23.75	$ 55,195	
07 92 00	**JOINT SEALANTS**					**$ 36,730**
	1/2" Neoprene Filler @ Flood Barrier Storage Building	109	LF	$ 8.50	$ 929	
	Acoustical Joint Sealants	2746	LF	$ 6.75	$ 18,535	
	Exterior Joint Sealants	500	LF	$ 34.50	$ 17,266	
	Division 07 - Thermal And Moisture Protection				**$ 1,955,231**	**$ 1,955,231**
Div. 08	**Openings**					
08 11 13	**STANDARD METAL DOORS AND FRAMES**					**$ 247,500**
	Metal Door and Frames Package	1	LS	$ 247,500.00	$ 247,500	
	HM Door- 6'-0"x7'-0" W/ HM Frame	7	EA	INCLUDED		
	HM Door- 6'-0"x7'-0" W/ Stl Frame	1	EA	INCLUDED		
	HM Door- 3'-0"x7'-0" W/ HM Frame	17	EA	INCLUDED		
	HM Door- 3'-0"x8'-0" W/ HM Frame	2	EA	INCLUDED		
	HM Door- 3'-0"x7'-0" W/ Stl Frame	6	EA	INCLUDED		
	Stl Door- 3'-0"x7'-0" W/ Stl Frame	1	EA	INCLUDED		
	Stl Door- 6'-0"x7'-0" W/ Stl Frame	1	EA	INCLUDED		
	Electrical Room Water Tight Door	1	EA	INCLUDED		
	Cased Opening above Lockers	2	EA	INCLUDED		
08 39 19	**SPECIAL DOORS AND FRAMES**					**$ 121,250**
	Hangar Door - 40'-0"X17'-0"X8"	1	EA	$ 115,000.00	$ 115,000	
	Counter Overhead Door 3'-4"X 3'-10" X1/2"	1	EA	$ 6,250.00	$ 6,250	
08 41 14	**SKYLIGHTS**					**$ 108,000**
	Skylight (6'-6"x6'-6") w/ Curb	9	EA	$ 12,000.00	$ 108,000	
08 43 13	**ALUMINIUM-FRAMED STOREFRONTS**					**$ 320,560**
	Curtainwall w/o Flood Resistant Glass	892	SF	$ 180.00	$ 160,560	
	Al/Gl Door- 5'-10 3/4"x7'-0 3/8" W/ Alum Frame & hw	2	EA	$ 18,750.00	$ 37,500	
	Al/Gl Door- 6'-0"x7'-0 5/8" W/ Alum Frame & hw	2	EA	$ 18,750.00	$ 37,500	
	Automatic Door Operators	1	EA	$ 20,000.00	$ 20,000	
	Curtainwall full-size offsite mock-up independent performance test (no flood test)	1	LS	$ 65,000.00	$ 65,000	
08 71 00	**DOOR HARDWARE**					**$ 53,625**
	Door Hardware Package	1	LS	$ 53,625.00	$ 53,625	
	Hardware Group 01	2	EA	INCLUDED		
	Hardware Group 02	1	EA	INCLUDED		
	Hardware Group 03	3	EA	INCLUDED		

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Gross Enclosed Area	**19,700**	**SF**
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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	Hardware Group 04	1	EA	INCLUDED		
	Hardware Group 05	2	EA	INCLUDED		
	Hardware Group 07	3	EA	INCLUDED		
	Hardware Group 08	2	EA	INCLUDED		
	Hardware Group 09	7	EA	INCLUDED		
	Hardware Group 10	1	EA	INCLUDED		
	Hardware Group 11	2	EA	INCLUDED		
	Hardware Group 12	1	EA	INCLUDED		
	Hardware Group 13	2	EA	INCLUDED		
	Hardware Group 14	7	EA	INCLUDED		
	Hardware Group 19	2	EA	INCLUDED		
	Hardware Group 20	2	EA	INCLUDED		
08 80 00	**GLAZING**					**$ 241,488**
	Window Type- A- 5'-0"x4'-0" - flood proof	2	EA	$ 2,900.00	$ 5,800	
	Window Type- B- 3'-0"x5'-4" - flood proof	1	EA	$ 2,718.30	$ 2,718	
	Window Type- E- 5'-0"x3'-6" - flood proof	10	EA	$ 2,537.50	$ 25,375	
	Window Type- F- 2'-6"x4'-0" - flood proof	1	EA	$ 1,450.00	$ 1,450	
	Window Type- C- 5'-0"x3'-0" - non-flood proof	1	EA	$ 2,550.00	$ 2,550	
	Window- Type- D- 7'-0"x3'-0" -non-flood proof	16	EA	$ 3,570.00	$ 57,120	
	Kingspan U-Lite Canopy Glazing	651	SF	$ 225.00	$ 146,475	
	Division 08 - Openings				**$ 1,092,423**	**$ 1,092,423**
Div. 09	**FINISHES**					
09 21 00	**Gypsum Board Assemblies**					**$ 971,059**
	Gypboard Assemblies	1	LS	$ 971,059.00	$ 971,059	
	A16B 1-Hr Fire Rated Wall HT: 12'-0" ,414LF One Layer 5/8" Type 'X' Gyp Bd On One Side Exterior:1/2" Plywood with Metal Cladding/Masonry Veneer (in Div 6) 6" Metal Stud @ 16 " Oc Thermal Insulation (in Div 7) Joints At 30 Feet On Center. 1/4".Caulk With Airtight. Acoustical Or Fire Stop Sealant	4969	SF	INCLUDED		
	A06A- Wall Type - A HT: 12'-0" ,433 LF One Layer 5/8" Type 'X' Gyp Bd On Each Side 6" Metal Stud Acoustic Insulation Joints At 30 Feet On Center. 1/4".Caulk With Airtight. Acoustical Or Fire Stop Sealant	5420	SF	INCLUDED		
	A18B 1-Hr Fire Rated Wall HT: 12'-0" 15 LF One Layer 5/8" Type 'X' Gyp Bd On One Side 8" Metal Stud @ 16 " Oc Thermal Insulation (in Div 7) Joints At 30 Feet On Center. 1/4".Caulk With Airtight. Acoustical Or Fire Stop Sealant	180	SF	INCLUDED		
	A16B 1-Hr Fire Rated Wall HT: 12'-6" 388 LF One Layer 5/8" Type 'X' Gyp Bd On One Side Exterior:1/2" Plywood with Metal Cladding/Masonry Veneer (in Div 6) 6" Metal Stud @ 16 " Oc Thermal Insulation (in Div 7) Joints At 30 Feet On Center. 1/4".Caulk With Airtight. Acoustical Or Fire Stop Sealant	4228	SF	INCLUDED		
	A16B 1-Hr Fire Rated Wall HT: 17'-6" 40 LF One Layer 5/8" Type 'X' Gyp Bd On One Side Exterior:1/2" Plywood with Metal Cladding/Masonry Veneer (in Div 6) 6" Metal Stud @ 16 " Oc Thermal Insulation (in Div 7)	706	SF	INCLUDED		
	A16B 1-Hr Fire Rated Wall HT: 17'-6" 147 LF One Layer 5/8" Type 'X' Gyp Bd On One Side Exterior:1/2" Plywood with Metal Cladding/Masonry Veneer (in Div 6) 6" Metal Stud @ 16 " Oc Thermal Insulation (in Div 7) Joints At 30 Feet On Center. 1/4".Caulk With Airtight. Acoustical Or Fire Stop Sealant	2429	SF	INCLUDED		

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2nd Floor	7,492	SF
Gross Enclosed Area	**19,700**	**SF**
Site Area	**97,949**	**SF**

CSI DETAIL ESTIMATE

Estimate Date: 03/13/26

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
A03A- Wall Type - A HT: 12'-6" 32 LF One Layer 5/8" Type 'X' Gyp Bd On Each Side 3 5/8" Metal Stud Acoustic Insulation Joints At 30 Feet On Center. 1/4".Caulk With Airtight. Acoustical Or Fire Stop Sealant	409	SF	INCLUDED		
A18B 1-Hr Fire Rated Wall HT: 12'-6" 15 LF One Layer 5/8" Type 'X' Gyp Bd On One Side 8" Metal Stud @ 16 " Oc Thermal Insulation (in Div 7) Joints At 30 Feet On Center. 1/4".Caulk With Airtight. Acoustical Or Fire Stop Sealant	188	SF	INCLUDED		
A06A- Wall Type - A HT: 12'-6" 23 LF One Layer 5/8" Type 'X' Gyp Bd On Each Side 6" Metal Stud Acoustic Insulation Joints At 30 Feet On Center. 1/4".Caulk With Airtight. Acoustical Or Fire Stop Sealant	289	SF	INCLUDED		
A16B 1-Hr Fire Rated Wall Hi 8'-6" 3Rd Floor 66 LF One Layer 5/8" Type 'X' Gyp Bd On One Side Exterior:1/2" Plywood with Metal Cladding/Masonry Veneer (in Div 6) 6" Metal Stud @ 16 " Oc Thermal Insulation Joints At 30 Feet On Center. 1/4".Caulk With Airtight. Acoustical Or Fire Stop Sealant	565	SF	INCLUDED		
B01C Wall Type - B HT: :12'-0" ,102LF One Layer 5/8" Type 'X' Gyp Bd 1 5/8" Metal Stud	1234	SF	INCLUDED		
B06C Wall Type - B HT: :12'-0",65 LF One Layer 5/8" Type 'X' Gyp Bd 6" Metal Stud	783	SF	INCLUDED		
B03A Wall Type - B HT: 12'-0", 58LF One Layer 5/8" Type 'X' Gyp Bd 3 5/8" Metal Stud Acoustic Insulation	697	SF	INCLUDED		
B01C Wall Type - B HT: 12'-6" 53 LF One Layer 5/8" Type 'X' Gyp Bd 1 5/8" Metal Stud	664	SF	INCLUDED		
B01C Wall Type - B HT: 17'-6" 37 LF One Layer 5/8" Type 'X' Gyp Bd 1 5/8" Metal Stud	653	SF	INCLUDED		
C26A Wall Type - C HT: 12'-0" 2-Hr Fire Rated Wall ,87LF Two Layers 5/8" Type "X" Gyp Bd Each Side 6" Metal Stud Acoustic Insulation Fill, Void, Or Cavity Material Sealant @ Each Side 1/4". Caulk With Airtight Acoustical Or Fire Stop Sealant	1047	SF	INCLUDED		
D13A Wall Type - D Plumbing Wall HT: 12'-0", 47 LF One Layer 5/8" Type 'X' Gyp Bd 5/8" Gyp. Bd. Bracing 12" Lg At 4'-0 3 5/8" Metal Stud Acoustic Insulation Taut Flat Strap Each Side, 18Ga X 1 1/2" Min. Each Side Acoustical Sealant @ Each Side 1/4" Caulk With Airtight. Acoustical Or Fire Stop Sealant	559	SF	INCLUDED		

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Site Area	**97,949**	**SF**

CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	Parapet HT: 5'-2" 534 LF One Layer 5/8" Type 'X' Gyp Bd On One Side Exterior:1/2" Plywood with Metal Cladding/Masonry Veneer (in Div 6) 6" Metal Stud Batt Insulation	2758	SF	INCLUDED		
	Impact Resistant Gyp in Lab Spaces	1	LS	INCLUDED		
	Gyp board Ceiling	1559	SF	INCLUDED		
	Header Type A Size: (1) 600S162-54 (2)600T200-54	47.09	LF	INCLUDED		
	Header Type B Size: (1) 600S162-68 (2)600T200-68	231.25	LF	INCLUDED		
	Jamb Type 1 Size: (2)600S162-54 Boxed	1189.36	LF	INCLUDED		
	Roof Metal Member 600S162-54 L=46.20 LF	46.2	LF	INCLUDED		
09 51 00	**Acoustical Ceilings**					**$ 137,097**
	Act Ceiling	3810	SF	$ 24.00	$ 91,449	
	Act Ceiling 2 Hr. Rated	1574	SF	$ 29.00	$ 45,647	
09 60 00	**Flooring**					**$ 256,096**
	Pc-1 Polished Concrete	6146	SF	$ 10.00	$ 61,460	
	Cg-1 Elevated FRP Molded Grating	402	SF	$ 95.00	$ 38,225	
	Tl-1 Porcelain Floor Tile (12"X12")	359	SF	$ 45.00	$ 16,149	
	Ep-1 White Epoxy Coat Concrete Finish	4199	SF	$ 25.00	$ 104,981	
	Lvt-1 Vinyl Plank Flooring	2410	SF	$ 12.00	$ 28,921	
	Sc-1 Sealed Concrete	1590	SF	$ 4.00	$ 6,360	
09 70 00	**Wall Finishes**					**$ 59,659**
	Frp Fiberglass Reinforced Panels	92	SF	$ 35.00	$ 3,217	
	Tl-2 Porcelain Wall Tile (3"X 6")	496	SF	$ 45.00	$ 22,316	
	Rb-1 Rubber Base	795	LF	$ 7.00	$ 5,568	
	Wb-1 2X6 Wood Base	972	LF	$ 22.00	$ 21,384	
	Tl-1 Porcelain Cove Base Tile (6X12)	159	LF	$ 45.00	$ 7,174	
09 91 00	**Painting**					**$ 169,766**
	P-1 Walls to be Painted	19805	SF	$ 1.74	$ 34,461	
	Paint Gyp Ceiling	1559	SF	$ 1.84	$ 2,869	
	Exposed Structural Steel Epoxy Paint	6376	SF	$ 4.30	$ 27,416	
	Exposed Structural Steel Epoxy Paint (High Ceiling)	4558	SF	$ 7.25	$ 33,046	
	Paint Canopy Metal Surfaces	1	LS	$ 37,500.00	$ 37,500	
	Doors & Frames To Be Painted	37	EA	$ 275.00	$ 10,175	
	Paint Stairs	3	EA	$ 7,500.00	$ 22,500	
	Paint Bollards	18	EA	$ 100.00	$ 1,800	
	Division 09 - Finishes				**$ 1,593,676**	**$ 1,593,676**
Div. 10	**SPECIALTIES**					
10 11 00	**VISUAL DISPLAYS**					**$ 32,133**
	72" TV Screen OFCI	8	EA	$ 1,250.00	$ 10,000	
	Suspended Ornamental Engine & Propeller (assumed OFCI)	1	EA	$ 20,000.00	$ 20,000	
	Clock	4	EA	$ 533.18	$ 2,133	
10 28 13	**TOILET ACCESSORIES**					**$ 8,269**
	18"X36" Wall Mounted Mirror	3	EA	$ 385.00	$ 1,155	
	Surface Mounted Soap Dispenser	4	EA	$ 185.00	$ 740	
	Toilet Seat Cover Dispenser	3	EA	$ 165.00	$ 495	
	Waste Disposal	3	EA	$ 450.00	$ 1,350	
	Toilet Tissue Dispenser	3	EA	$ 215.00	$ 645	
	36" Grab Bar	2	EA	$ 250.00	$ 500	
	42" Grab Bar	2	EA	$ 285.00	$ 570	
	Paper Towel Dispenser	1	EA	$ 225.00	$ 225	
	Waster Receptacle	1	EA	$ 350.00	$ 350	
	Surface Mounted Coat Hook	1	EA	$ 65.00	$ 65	
	Horizontal Recessed Baby Changing Station	1	EA	$ 1,150.00	$ 1,150	
	3'-0" Long Utility Shelf W/Mop, Broom Holders And Rag Hooks	1	EA	$ 325.00	$ 325	
	5'-0" High Sink Privacy Partition	3.25	LF	$ 215.00	$ 699	
10 21 13.17	**PHENOLIC TOILET COMPARTMENTS**					**$ 5,018**
	Phenolic Toilet Partitions (H=7'-0")	4.58	LF	$ 375.00	$ 1,718	
	Phenolic Privacy Doors Size: 2'-0" x 7'-0"	4	EA	$ 825.00	$ 3,300	
10 51 13	**METAL LOCKERS**					**$ 52,400**
	12"W x 12"D x 72"H Metal Lockers	46	EA	$ 725.00	$ 33,350	

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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	12"W x 12"D x 72"H ADA Metal Lockers	4	EA	$ 825.00	$ 3,300	
	Emergency Access Key Boxes	9	EA	$ 1,750.00	$ 15,750	
10 26 13	**CORNER GUARDS**					**$ 480**
	Surface Mounted Stainless Steel Corner Guard (H=4'-0")	2	EA	$ 240.00	$ 480	
10 44 00	**FIRE PROTECTION SPECIALTIES**					**$ 7,635**
	FE-1 Fire Extinguisher Surface Mounted Model: 4A 80 BC	9	EA	$ 435.00	$ 3,915	
	FE-2: Fire Extinguisher Recessed Model: 2A 10 BC	4	EA	$ 930.00	$ 3,720	
10 22 26	**OPERABLE PARTITIONS**					**$ 72,500**
	Operable Partition Size: 9'-0" High Pocket Width: 5'-0" Type III Pocket Door By Modern fold	58	LF	$ 1,250.00	$ 72,500	
10 14 00	**SIGNAGE**					**$ 98,320**
	Interior Signs	88	EA	$ 265.00	$ 23,320	
	Exterior Formed Dimensional Sign (30 letters) & Logo	1	LS	$ 75,000.00	$ 75,000	
	Division 10 - Specialties				**$ 276,754**	**$ 276,754**
Div. 11	**EQUIPMENT**					
11 00 00	**Equipment**					**$ -**
	NOT USED					
	Division 11 - Equipment				**$ -**	**$ -**
Div. 12	**FURNISHINGS**					
12 36 00	**COUNTERTOPS**					**$ 61,929**
	3/4" Thick Solid Surface Countertop	132.9	SF	$ 275.00	$ 36,548	
	3/4" Thick Solid Surface Backsplash	86.04	SF	$ 295.00	$ 25,382	
12 24 00	**WINDOW SHADES**					**$ 51,030**
	Window Shades (Manual)	1458	SF	$ 35.00	$ 51,030	
12 48 13	**ENTRANCE FLOOR MATS AND FRAMES**					**$ 29,700**
	Entrance Floor Mat & Frame	220	SF	$ 135.00	$ 29,700	
	Division 12 - Furnishings				**$ 142,659**	**$ 142,659**
Div. 13	**SPECIAL CONSTRUCTION**					
	NOT USED					**$ -**
	Division 13 - Special Construction				**$ -**	**$ -**
Div. 14	**CONVEYING SYSTEM**					
14 24 00	**HYDRAULIC ELEVATOR**					**$ 230,000**
	Elevator 3500 lbs capacity hydraulic holeless - 2 stops	1	EA	$ 175,000.00	$ 175,000	
	Cab Finish allowance (6'-9" x 5'-5/2" x 7'High)	1	EA	$ 55,000.00	$ 55,000	
	Division 14 - Conveying Systems				**$ 230,000**	**$ 230,000**
Div. 21	**FIRE SUPPRESSION**					
21 00 00	**FIRE SUPPRESSION**					**$ 341,303**
	Hangar Building fire suppression	19,700	SF	$ 16.50	$ 325,050	
	Subcontractor project management	5%		$ 325,050.00	$ 16,253	
	Division 21 - Fire Suppression				**$ 341,303**	**$ 341,303**
Div. 22	**PLUMBING**					
22 02 00	**Common Work Results For Plumbing**					**$ 1,096,708**
22 05 53	**IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT**					
	Plumbing Pipe & equipment ID	1	LS	$ 3,500.00	$ 3,500	
22 05 93	**TESTING, ADJUSTING, AND BALANCING FOR PLUMBING**					
	Plumbing Water Test & Balancing	1	LS	$ 4,000.00	$ 4,000	
22 07 19	**PLUMBING PIPING INSULATION**					

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1st Floor	12,208	SF
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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	Piping Insulation	1	LS	$ 33,000.00	$ 33,000	
	Fire Stopping & Acoustical Seal Penetrations	1	LS	$ 5,000.00	$ 5,000	
22 11 16	**DOMESTIC WATER PIPING**					
	Domestic Hot & Cold Water	1,830	LF	$ 150.00	$ 274,500	
22 11 19	**DOMESTIC WATER PIPING SPECIALTIES**					
	Dom HW Circulation Pump	1	EA	$ 4,500.00	$ 4,500	
	MV-1 Mixing Valves	1	EA	$ 1,850.00	$ 1,850	
	HB-1 Hose Bibbs	4	EA	$ 1,500.00	$ 6,000	
22 13 16	**SANITARY WASTE AND VENT PIPING**					
	Waste Drainage UG Systems	800	LF	$ 175.00	$ 140,000	
	Waste Drainage & Vent AG Systems	400	LF	$ 155.00	$ 62,000	
22 13 19	**SANITARY WASTE PIPING SPECIALTIES**					
	Waste Wall & Floor Clean Outs	9	EA	$ 650.00	$ 5,850	
22 13 19.13	**SANITARY DRAINS**					
	Condensate Drain Piping	545	LF	$ 160.00	$ 87,200	
	Floor Drains w/Ro-in	7	EA	$ 1,250.00	$ 8,750	
22 14 23	**STORM DRAINAGE PIPING SPECIALTIES**					
	Storm Drainage Piping Systems	715	LF	$ 92.81	$ 66,360	
	Roof Drains	9	EA	$ 750.00	$ 6,750	
	Rain Water Leaders	9	EA	$ 2,500.00	$ 22,500	
	SP-1 & 2 Sump Pump	2	EA	$ 3,209.00	$ 6,418	
22 15 13	**GENERAL-SERVICE COMPRESSED-AIR PIPING**					
	CA Compressor w/dryer	1	EA	$ 10,722.00	$ 10,722	
	CA Compressed Air Piping	750	LF	$ 160.00	$ 120,000	
	CA Outlets Turrets	22	EA	$ 275.00	$ 6,050	
22 33 00	**ELECTRIC, DOMESTIC-WATER HEATERS**					
	IHW-1 Electric Water Heater 54kw	1	EA	$ 9,000.00	$ 9,000	
	HWP-1 Hot Water Pump	1	EA	$ 1,825.00	$ 1,825	
22 42 13.13	**COMMERCIAL WATER CLOSETS**					
	WC Closet w/Ro-in	6	EA	$ 5,500.00	$ 33,000	
22 42 16.13	**COMMERCIAL LAVATORIES**					
	LAV Sink w/Ro-in	4	EA	$ 6,500.00	$ 26,000	
22 42 16.16	**COMMERCIAL SINKS**					
	Mop Sink w/Ro In.	1	EA	$ 7,500.00	$ 7,500	
	SS Hand Wash Sink w/Ro-in	4	EA	$ 5,500.00	$ 22,000	
	SS Lab Sink w/Ro-in	6	EA	$ 5,500.00	$ 33,000	
22 45 00	**EMERGENCY PLUMBING FIXTURES**					
	Emergency Shower & Eye Wash Station w/Ro-in	4	EA	$ 7,500.00	$ 30,000	
	Emergency Eye Wash Station w/Ro-in	1	EA	$ 4,500.00	$ 4,500	
22 47 13	**DRINKING FOUNTAINS**					
	Bottle Fill - Drinking Fountain w/Ro-in	1	EA	$ 7,500.00	$ 7,500	
	Subcontractor project management	5%		$ 948,660.00	$ 47,433	
	Division 22 - Plumbing				**$ 1,096,708**	**$ 1,096,708**
Div. 23	**HEATING, VENTILATION AND AIR CONDITIONING**					
23 00 00	**HVAC**					**$ 1,266,138**
23 05 53	**IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT**					
	ID Piping and Equipment	1	LS	$ 3,500.00	$ 3,500	
23 05 93	**TESTING, ADJUSTING, AND BALANCING FOR HVAC**					
	Air & Water Balance	1	LS	$ 20,000.00	$ 20,000	
23 07 19	**HVAC PIPING INSULATION**					
	Piping Insulation	1	LS	$ 45,800.00	$ 45,800	
	Duct Insulation	1	LS	$ 22,000.00	$ 22,000	
	Fire Stopping & Acoustical Seal Penetrations	1	LS	$ 6,000.00	$ 6,000	
23 09 23	**DIRECT DIGITAL CONTROL (DDC) SYSTEM FOR HVAC**					
	Controls	1	LS	$ 185,000.00	$ 185,000	
23 23 00	**REFRIGERANT PIPING**					

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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	Refrigerant Piping System	2,000	LF	$ 165.00	$ 330,000	
	Condensate Drain Piping	545	LF	$ 160.00	$ 87,200	
23 31 13	**METAL DUCTS**					
	Galvanized Ducting	8,615	LBS	$ 20.00	$ 172,300	
23 34 23	**HVAC POWER VENTILATORS**					
	Supply Fans	7	EA	$ 3,258.00	$ 22,806	
	Exhaust Fans	12	EA	$ 3,455.00	$ 41,460	
23 34 39	**HIGH-VOLUME, LOW-SPEED FANS**					
	CF BAF Ceiling Fans 10'-0"	4	EA	$ 8,375.00	$ 33,500	
23 37 13.23	**DIFFUSERS AND GRILLES**					
	Nozzle Air Outlets single	4	EA	$ 250.00	$ 1,000	
	Nozzle Air Outlets Panel x 4	9	EA	$ 550.00	$ 4,950	
	Air Outlets & Volume Dampers	65	EA	$ 350.00	$ 22,750	
	Flex Ducts to Air Outlets	28	EA	$ 185.00	$ 5,180	
23 37 23	**HVAC GRAVITY VENTILATORS**					
	GV Gravity Ventilators	3	EA	$ 4,250.00	$ 12,750	
23 81 29	**VARIABLE-REFRIGERANT-FLOW HVAC SYSTEMS**					
	VRF Fan Coil Units	11	EA	$ 8,500.00	$ 93,500	
	VRF Cassette Units	6	EA	$ 4,275.00	$ 25,650	
	Branch Selectors	6	EA	$ 2,500.00	$ 15,000	
	ACCU Condensing Units	3	EA	$ 18,500.00	$ 55,500	
	Subcontractor project management	5%		$ 1,205,846	$ 60,292.30	
	Division 23 - Heating, Ventilating, And Air Conditioning (Hvac)				**$ 1,266,138**	**$ 1,266,138**
Div. 26	**ELECTRICAL**					
26 05 00	**SITE ELECTRICAL**					**$ 854,627**
	CONDUITS					
	5"C LFMC	42	FT	$ 114.08	$ 4,791.36	
	5"C PVC	175	FT	$ 35.25	$ 6,167.69	
	5"C RGS	42	FT	$ 158.99	$ 6,677.58	
	3"C EMT	90	FT	$ 38.62	$ 3,475.80	
	3"C PVC	1,526	FT	$ 18.13	$ 27,661.12	
	1"C LFMC	60	FT	$ 15.97	$ 958.20	
	1"C RGS	60	FT	$ 24.08	$ 1,444.80	
	1"C PVC	762	FT	$ 6.53	$ 4,975.86	
	PULLSTRING	1,643	FT	$ 0.28	$ 459.95	
	CONDUCTORS					
	#750KCMIL XHHW-2 - AL	432	FT	$ 13.70	$ 5,911.82	
	#10 THWN SOLID	540	FT	$ 1.38	$ 745.20	
	#10 XHHW-2	3,331	FT	$ 1.80	$ 5,995.10	
	GROUNDING					
	#4/0 Bare Copper Soft Drawn Ground Conductor	94	FT	$ 9.93	$ 935.41	
	#4/0 Rebar (Size Assumed)	2	EA	$ 570.73	$ 1,141.46	
	1" Dia X 10' Long Copper Clad Ground Rod	5	EA	$ 414.00	$ 2,070.00	
	520Xx Type Ground Plate Complete With; 2 X 1/2" Deep Holes Plus Plastic Plugs, Thomas & Betts Or Equal (For Future Pv Section)	1	EA	$ 235.39	$ 235.39	
	Exothermic Weld	7	EA	$ 114.40	$ 800.80	
	Ground Well Having (1) Precast Concrete Cover Plate (12-1/2") Dia. With Lifting Holes, (2) Precast Concrete Or Steel Pipe 12" Dia X 24" Long, (1) Bolted Connector	3	EA	$ 732.34	$ 2,197.02	
	10'X3/4"Dia Ground Rod (For Site Lighting)	27	EA	$ 343.44	$ 9,272.88	
	#6 Ground Conductor (For Site Lighting, Assumed)	270	FT	$ 2.58	$ 696.60	
	Exothermic Weld (For Site Lighting)	54	EA	$ 114.40	$ 6,177.60	
	EQUIPMENT					
	Main Swbd:1600A/Mcb Type, 480/277, 3-Ph, 4W, 35K Aic, Pad Mounted, Nema 3R Main Switchboard Having Following Sections 1- Ugps & Meter Section Having (1) 1600A Meter & Ct For Utility Co. Metering & (F) Pv Connections With Lugs For (F) Pv Cable. 2- Utility Main Breaker Section Having 1600Af/1400At/3P Main Circuit Breaker. 3- (F) Pv Switch Section Having (1) Digital Meter Connected To Trip Coil Mechanism, (1) 100A/3P Breaker. 4- Distribution Section Having Associated circuit Breakers.	1	EA	$ 76,868.28	$ 76,868.28	

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	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	Pg&E Transformer (Allowance For Utility Cost)	1	EA	$ 82,500.00	$ 82,500.00	
	MISCELLANEOUS					
	Concrete Duct Bank For (3) 4"C Pvc, (3) 3"C Pvc, (1) 3"C Pvc & (2) 5"C Pvc Reinforced With #4 Rebar	25	CY	$ 509.38	$ 12,912.78	
	Concrete Duct Bank For (3) 4"C Pvc, (2) 5"C Pvc Reinforced With #4 Rebar	9	CY	$ 509.38	$ 4,528.39	
	Concrete Duct Bank For (3) 3"C Pvc, (1) 3"C Pvc Reinforced With #4 Rebar	34	CY	$ 509.38	$ 17,380.05	
	Concrete Duct Bank For (2) 5"C Pvc Reinforced With #4 Rebar	1	CY	$ 509.38	$ 407.50	
	Trenching & Backfilling	3,550	FT	$ 19.81	$ 70,333.82	
	Warning Tape	3,550	FT	$ 0.65	$ 2,307.77	
	Handhole "Hh-Pv" For Future Pv System. Provide H-20 Rated T95 (36" X 60") Type Handhole With Spring Assisted Hinged Covers.	1	EA	$ 2,265.48	$ 2,265.48	
	Hand Hole "Hh-Distr-1". Provide 4'-2" X 4'-2" Minimum Internal H-20 Traffic-Rated Vault.	1	EA	$ 5,041.21	$ 5,041.21	
	12" X 24" Minimum Handhole For Ev Chargers.	4	EA	$ 1,136.35	$ 4,545.40	
	PVC Coated Rgs Elbow For 1-1/4"C	4	EA	$ 167.19	$ 668.76	
	CONDUITS - LIGHTING					
	1"C PVC	979	FT	$ 6.53	$ 6,393.00	
	1"C RGS	10	FT	$ 24.08	$ 240.80	
	3/4"C RGS	540	FT	$ 18.47	$ 9,973.80	
	3/4"C PVC	126	FT	$ 5.38	$ 677.02	
	CONDUCTORS - LIGHTING					
	#10 THWN SOLID	1,690	FT	$ 1.38	$ 2,332.20	
	#10 XHHW-2	7,089	FT	$ 1.40	$ 9,924.07	
	CONDUITS - POWER					
	1-1/4"C PVC	526	FT	$ 8.20	$ 4,311.81	
	1-1/4"C RGS	60	FT	$ 28.68	$ 1,720.80	
	CONDUCTORS/ CABLES					
	#4 THWN	240	FT	$ 3.41	$ 818.40	
	#4 XHHW-2	2,103	FT	$ 3.51	$ 7,382.65	
	#10 THWN SOLID	60	FT	$ 1.38	$ 82.80	
	#10 XHHW-2	526	FT	$ 1.40	$ 736.16	
	DEVICES					
	20A/3P Toggle Switch Motor Disconnect, Nema-3R	9	EA	$ 222.03	$ 1,998.27	
	40A, 208V Single-Phase Dual Port Ev Chargers. Ev Chargers Shall Be Pedestal Mounted With 18 Ft Cable Minimum And Emv Chip Reader. Each Port Shall Be Capable Of Delivering 40 Amps.	8	EA	$ 5,559.81	$ 44,478.48	
	DEVICES					
	L9: Area Light Pole Led Light Fixture, 8300 Lumens Minimum, 4000K Color Temperature, 70 Cri Minimum, 0-10V Dimming Control. Forward Type 3 Light Distribution- Heavy Duty. Die-Cast Aluminium Enclosure. Steel Pole. Include Integrated Watt stopper Pir Motion And Daylight Sensor., Williams, #Va1-L83-7-40-T3-F-S-Fray-Dim-Unv Plus Control: Occws-Fsp-311-L_120-480 Or Equal, 277V/67W	27	EA	$ 2,029.22	$ 54,788.94	
	Anchor Bolts	108	EA	$ 21.03	$ 2,271.24	
	Base Plate	27	EA	$ 71.29	$ 1,924.83	
	Light Pole Concrete Base (Detail Not Given)	27	EA	$ 1,335.71	$ 36,064.17	
	Pole: Rss-200-0400-120-Tm238-Sm/S-Gray-Ab	27	EA	$ 4,662.41	$ 125,885.07	
	Type 3-1/2 Traffic Rated Pull Box	27	EA	$ 1,014.85	$ 27,400.95	
	Junction Box With Splice 277V Lighting Circuit	1	EA	$ 232.54	$ 232.54	
	OVERHEAD	1	LS	$ 142,437.82	$ 142,437.82	
26 10 00	**BUILDING ELECTRICAL**					**$ 1,072,711**
	CONDUITS					
	5"C EMT	60	FT	$ 58.75	$ 3,525.00	
	5"C PVC	349	FT	$ 35.25	$ 12,300.84	
	5"C RGS	24	FT	$ 158.99	$ 3,815.76	
	4"C EMT	158	FT	$ 49.99	$ 7,907.92	
	4"C PVC	463	FT	$ 25.91	$ 12,006.95	
	3"C EMT	15	FT	$ 38.62	$ 569.26	
	3"C FMC	6	FT	$ 56.29	$ 337.74	
	2 1/2"C EMT	69	FT	$ 31.21	$ 2,167.22	
	2 1/2"C FMC	6	FT	$ 43.95	$ 263.70	
	2"C EMT	302	FT	$ 21.97	$ 6,623.96	

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Description	Quantity	Unit	Unit Cost	Extension	Group Extension
2"C FMC	24	FT	$ 33.44	$ 802.56	
1 1/2"C EMT	966	FT	$ 19.16	$ 18,510.28	
1 1/2"C FMC	12	FT	$ 26.76	$ 321.12	
1 1/2"C PVC (FOR GROUNDING)	20	FT	$ 8.97	$ 179.40	
1 1/4"C EMT	238	FT	$ 16.68	$ 3,964.84	
1 1/4"C FMC	12	FT	$ 18.62	$ 225.12	
1"C EMT	77	FT	$ 13.27	$ 1,018.61	
3/4"C EMT	608	FT	$ 10.53	$ 6,398.13	
3/4"C FMC	55	FT	$ 8.15	$ 444.58	
Pull String	433	FT	$ 0.28	$ 121.23	
CONDUCTORS					
#350 THHN	83	FT	$ 14.79	$ 1,226.98	
#350 XHHW-2	1,658	FT	$ 15.40	$ 25,527.04	
#250 THHN	226	FT	$ 11.61	$ 2,627.58	
#3/0 THHN	1,088	FT	$ 8.69	$ 9,451.94	
#2/0 THHN	65	FT	$ 7.23	$ 471.54	
#1/0 XHHW-2	622	FT	$ 6.35	$ 3,947.16	
#1/0 THHN	214	FT	$ 6.15	$ 1,318.07	
#1 THHN	3,847	FT	$ 5.00	$ 19,235.70	
#2 THHN	749	FT	$ 4.49	$ 3,364.67	
#3 THHN	272	FT	$ 3.83	$ 1,041.45	
#4 THHN	250	FT	$ 3.41	$ 851.48	
#6 THHN	54	FT	$ 2.59	$ 138.77	
#8 THHN	1,496	FT	$ 2.04	$ 3,052.43	
#10 THHN SOLID	421	FT	$ 1.38	$ 580.39	
#12 THHN SOLID	2,015	FT	$ 1.18	$ 2,377.32	
GROUNDING					
#4/0 Bare Copper Soft Drawn Ground Conductor	1,934	FT	$ 9.93	$ 19,209.19	
#4/0 Copper Insulated Grounding Conductor	20	FT	$ 10.37	$ 207.40	
#6 Bare Cu Conductor	240	FT	$ 1.97	$ 472.80	
#4/0 Rebar (Size Assumed)	4	EA	$ 570.73	$ 2,282.92	
#10 Awg Insulated Cable Pig Tail	25	FT	$ 1.38	$ 35.04	
1" Dia X 10' Long Copper Clad Ground Rod	36	EA	$ 414.00	$ 14,904.00	
Exothermic Weld	66	EA	$ 114.40	$ 7,550.40	
Ground Wellnhaving (1) Precast Concrete Cover Plate (12-1/2") Dia. With Lifting Holes, (2) Precast Concrete Or Steel Pipe 12" Dia X 24" Long, (1) Bolted Connector	4	EA	$ 732.34	$ 2,929.36	
Grounding Busbar (Detail Not Given)	3	EA	$ 375.88	$ 1,127.64	
Primary Bus Bar W/ (25) Bolt Holes For Nema Standard 2-Hole Compression Connectors, Anchor To Wall With Appropriate Fasteners, Standoff Insulator And (5) Two-Hole, Double Irreversible Crimp Lugs	1	EA	$ 490.99	$ 490.99	
Secondary Bus Bar W/ (13) Bolt Holes For Nema Standard 2-Hole Compression Connectors, Anchor To Wall With Appropriate Fasteners, Standoff Insulator And (5) Two-Hole, Double Irreversible Crimp Lugs	1	EA	$ 375.88	$ 375.88	
DISCONNECT SWITCHES					
20A/1P Fused Disconnect, Nema 1	2	EA	$ 348.86	$ 697.72	
30A/3P Fused Disconnect Switch Nema 1	7	EA	$ 488.05	$ 3,416.35	
60A/3P Fused Disconnect Switch Nema 1	2	EA	$ 689.86	$ 1,379.72	
100A/3P Fused Disconnect Switch Nema 1	2	EA	$ 1,819.93	$ 3,639.86	
BREAKERS					
20A/1P Circuit Breaker	360	EA	$ 52.93	$ 19,054.80	
20A/2P Circuit Breaker	28	EA	$ 94.66	$ 2,650.48	
20A/3P Circuit Breaker	7	EA	$ 132.53	$ 927.71	
20Af/20At/1P Circuit Breaker	3	EA	$ 66.33	$ 198.99	
20AF/20At/2P Circuit Breaker	1	EA	$ 112.89	$ 112.89	
20AF/20At/3P Circuit Breaker	6	EA	$ 153.63	$ 921.78	
30A/1P Circuit Breaker	11	EA	$ 68.38	$ 752.18	
30A/3P Circuit Breaker	3	EA	$ 171.38	$ 514.14	
40A/3P Circuit Breaker	2	EA	$ 216.17	$ 432.34	
60A/2P Circuit Breaker	9	EA	$ 215.05	$ 1,935.45	
70A/1P Circuit Breaker	1	EA	$ 150.84	$ 150.84	
90A/3P Circuit Breaker	1	EA	$ 444.91	$ 444.91	
100A/3P Circuit Breaker	5	EA	$ 590.85	$ 2,954.25	
100A/3P Main Circuit Breaker	8	EA	$ 593.60	$ 4,748.80	
100Af/90At/3P Circuit Breaker	1	EA	$ 652.63	$ 652.63	
100Af/100At/3P Circuit Breaker	4	EA	$ 667.00	$ 2,668.00	
125A/3P Circuit Breaker	1	EA	$ 720.99	$ 720.99	
200Af/200At/3P Circuit Breaker	1	EA	$ 1,086.00	$ 1,086.00	

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Description	Quantity	Unit	Unit Cost	Extension	Group Extension
225A/3P Main Circuit Breaker	1	EA	$ 1,323.88	$ 1,323.88	
225Af/150At/3P Circuit Breaker	1	EA	$ 1,417.42	$ 1,417.42	
225Af/175At/3P Circuit Breaker	1	EA	$ 1,471.36	$ 1,471.36	
400A/3P Main Circuit Breaker	4	EA	$ 2,571.92	$ 10,287.68	
400Af/250At/3P Circuit Breaker	1	EA	$ 2,739.04	$ 2,739.04	
400Af/300At/3P Circuit Breaker	1	EA	$ 2,794.24	$ 2,794.24	
400Af/400At/3P Circuit Breaker	1	EA	$ 2,933.07	$ 2,933.07	
600Af/600At/3P Circuit Breaker	1	EA	$ 3,515.99	$ 3,515.99	
800A/3P Main Circuit Breaker	1	EA	$ 4,223.72	$ 4,223.72	
800Af/800At/3P Circuit Breaker	1	EA	$ 4,383.01	$ 4,383.01	
PANELS					
Ev: 400A/Mcb Type, 120/208, 3-Ph, 4W, 14K Aic, 42 Poles, Surface Mounted, Nema 3R	1	EA	$ 6,416.83	$ 6,416.83	
L1A1: 100A/Mcb Type, 480/277, 3-Ph, 4W, 14K Aic, 42 Poles, Recessed Mounted, Nema 1	1	EA	$ 2,379.62	$ 2,379.62	
L1A2: 100A/Mcb Type, 480/277, 3-Ph, 4W, 14K Aic, 42 Poles, Recessed Mounted, Nema 1	1	EA	$ 2,379.62	$ 2,379.62	
L2A: 100A/Mcb Type, 480/277, 3-Ph, 4W, 25K Aic, 42 Poles, Recessed Mounted, Nema 1	1	EA	$ 2,379.62	$ 2,379.62	
M1A1: 100A/Mcb Type, 120/208, 3-Ph, 4W, 14K Aic, 42 Poles, Recessed Mounted, Nema 1	1	EA	$ 2,379.62	$ 2,379.62	
M1A2: 100A/Mcb Type, 120/208, 3-Ph, 4W, 14K Aic, 42 Poles, Recessed Mounted, Nema 1	1	EA	$ 2,379.62	$ 2,379.62	
M2A: 300A Mains/400A Mcb Type, 120/208, 3-Ph, 4W, 25K Aic, 48 Poles, Recessed Mounted, Nema 1	1	EA	$ 6,992.51	$ 6,992.51	
P1A1: 100A/Mcb Type, 120/208, 3-Ph, 4W, 14K Aic, 42 Poles, Recessed Mounted, Nema 1	1	EA	$ 2,379.62	$ 2,379.62	
P1A2: 100A/Mcb Type, 120/208, 3-Ph, 4W, 14K Aic, 42 Poles, Recessed Mounted, Nema 1	1	EA	$ 2,379.62	$ 2,379.62	
P1A3: 100A/Mcb Type, 120/208, 3-Ph, 4W, 14K Aic, 42 Poles, Surface Mounted, Nema 1	1	EA	$ 2,124.24	$ 2,124.24	
P1A: 400A/Mcb Type, 120/208, 3-Ph, 4W, 14K Aic, 42 Poles, Surface Mounted, Nema 1 Note: On Panel Schedule This Panel'S Mounting Shows A Floor But As Per Plan It Is Surface Mounted On The Wall.	1	EA	$ 6,416.76	$ 6,416.76	
P2A: 125 Mains/225A Mcb Type, 120/208, 3-Ph, 4W, 25K Aic, 42 Poles, Recessed Mounted, Nema 1	1	EA	$ 2,539.96	$ 2,539.96	
P3A: 400A/Mcb Type, 480/277, 3-Ph, 4W, 14K Aic, 42 Poles, Surface Mounted, Nema 1 Note: On Panel Schedule This Panel'S Mounting Shows A Floor But As Per Plan It Is Surface Mounted On The Wall.	1	EA	$ 6,416.76	$ 6,416.76	
EQUIPMENT					
Online Power "He Ups", 6Kva, 120V With 50A Output Breaker, 16 Hour Min. Backup Time, All-In-One Battery And Inverter System Or Equivalent.	1	EA	$ 8,870.57	$ 8,870.57	
Ecb-X6H: 250A Enclosed Circuit Breaker Surface Mounted, Nema 1	1	EA	$ 2,474.54	$ 2,474.54	
Ecb-X6L: 400A Enclosed Circuit Breaker Surface Mounted, Nema 1	1	EA	$ 4,093.19	$ 4,093.19	
Swbd Dpa: 800A/Mcb Type, 480/277, 3-Ph, 4W, 25K Aic, 20 Spaces Of 3 Poles, Pad Mounted, Nema 1 Having Following Sections 1- Pull Section & Main Circuit Breaker Section 2- Distribution Section	1	EA	$ 23,184.81	$ 23,184.81	
X21/X6: 112.5Kva, 480-208/120V, 3-Ph, 4W, Pad Mounted, Nema 1	2	EA	$ 13,433.09	$ 26,866.18	
Xm2A: 75Kva, 480-208/120V, 3-Ph, 4W, Pad Mounted, Nema 1	1	EA	$ 10,119.31	$ 10,119.31	
100A/3P Elevator Controller, Nema 1 (Connection Only)	1	EA	$ 137.58	$ 137.58	
Irrigation Controller (Connection Only)	1	EA	$ 137.58	$ 137.58	
MISCELLANEOUS					
Trenching & Backfilling (For Grounding)	1,488	FT	$ 19.81	$ 29,477.28	
Saw cutting And Patching	405	FT	$ 33.56	$ 13,583.75	
Protective Bushing (For 1-1/4"C Emt)	114	EA	$ 15.88	$ 1,810.32	
Cap And Seal (For 4"C Pvc)	1	EA	$ 21.32	$ 21.32	
CONDUITS - LIGHTING					
3/4"C EMT	2,508	FT	$ 10.53	$ 26,413.87	
LIGHTING - CIRCUITS					
3/4"C Branch Ckts	2,508	FT	$ 24.23	$ 60,780	
1" Homerun Ckts	3,250	FT	$ 25.65	$ 83,363	
CONDUCTORS - LIGHTING					
#12 THHN SOLID	8,979	FT	$ 1.18	$ 10,595.34	

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1st Floor	12,208	SF
2nd Floor	7,492	SF
Gross Enclosed Area	**19,700**	**SF**
Site Area	**97,949**	**SF**

CSI DETAIL ESTIMATE Estimate Date: 03/13/26

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
CONDUITS - POWER					
3/4"C EMT	5,693	FT	$ 10.53	$ 59,947.29	
3/4"C FMC	186	FT	$ 8.15	$ 1,515.90	
3/4"C LFMC	120	FT	$ 9.42	$ 1,130.40	
3/4"C PVC	430	FT	$ 5.38	$ 2,313.40	
3/4"C RGS	198	FT	$ 18.47	$ 3,657.06	
CONDUCTORS					
#6 THHN	172	FT	$ 2.59	$ 445.48	
#6 THWN	48	FT	$ 2.59	$ 124.32	
#10 THHN SOLID	2,482	FT	$ 1.38	$ 3,425.16	
#10 THWN SOLID	348	FT	$ 1.38	$ 480.24	
#12 THHN SOLID	23,863	FT	$ 1.18	$ 28,158.34	
#12 THWN SOLID	558	FT	$ 1.18	$ 658.44	
#12 XHHW-2	2,118	FT	$ 1.21	$ 2,562.78	
DEVICES					
30A/1P Special Purpose Receptacle Rack Mounted, Nema L6-30R	6	EA	$ 88.87	$ 533.22	
Ceiling Mounted Junction Box	15	EA	$ 41.90	$ 628.50	
Floor Mounted Quad Receptacle Nema 5-20R	53	EA	$ 486.12	$ 25,764.36	
Rack Mounted Quad Receptacle	6	EA	$ 85.16	$ 510.96	
Sm: 20A/1P Toggle Switch Motor Disconnect, Nema 1	1	EA	$ 117.60	$ 117.60	
Sm: 20A/1P Toggle Switch Motor Disconnect, Nema 3R	7	EA	$ 174.68	$ 1,222.76	
Sm: 20A/2P Toggle Switch Motor Disconnect, Nema 1	19	EA	$ 181.74	$ 3,453.06	
Sm: 30A/1P Toggle Switch Motor Disconnect, Nema 3R	12	EA	$ 223.64	$ 2,683.68	
Wall Mounted Duplex Receptacle, Nema 1	76	EA	$ 46.30	$ 3,518.80	
Wall Mounted Gfci Duplex Receptacle Nema 5-20R	14	EA	$ 66.38	$ 929.32	
Wall Mounted Junction Box	4	EA	$ 35.02	$ 140.08	
Wall Mounted Quad Receptacle	3	EA	$ 85.16	$ 255.48	
Wall Mounted Wp/Gfci Duplex Receptacle Nema 5-20R With Wp3R Cover With (1) Nema 3R 6"X4"X4" Pullbox And Fd Junction Box	18	EA	$ 306.57	$ 5,518.26	
Junction Box, Wp	2	EA	$ 51.20	$ 102.40	
LIGHTING FIXTURES					
L1A: Recessed Ceiling Mount 2'X4' Led Light Fixture, 4000 Lumens Minimum, 4000K Color Temperature, 90 Cri, 0-10V Dimming Control, Die-Formed 22 Gauge. 60000 Hours At L70. , Williams, #At1-2-4-L40-90-40-D-Dim-Unv Or Equal, 277V/34W	56	EA	$ 457.05	$ 25,594.80	
L1A/Em: Recessed Ceiling Mount 2'X4' Led Light Fixture, 4000 Lumens Minimum, 4000K Color Temperature, 90 Cri, 0-10V Dimming Control, Die-Formed 22 Gauge. 60000 Hours At L70. , Williams, #At1-2-4-L40-90-40-D-Em/10W-Dim-Unv Or Equal, 277V/34W	16	EA	$ 530.95	$ 8,495.20	
L1B: Recessed Ceiling Mount 2'X4' Led Light Fixture, 5500 Lumens Minimum, 4000K Color Temperature, 90 Cri, 0-10V Dimming Control, Die-Formed 22 Gauge. 60000 Hours At L70. , Williams, #At1 -2-4-L55-90-40-D-Dim-Unv Or Equal, 277V/48W	4	EA	$ 501.94	$ 2,007.76	
L1B/Em: Recessed Ceiling Mount 2'X4' Led Light Fixture, 5500 Lumens Minimum, 4000K Color Temperature, 90 Cri, 0-10V Dimming Control, Die-Formed 22 Gauge. 60000 Hours At L70. , Williams, #At1-2-4-L40-90-40-D-Em/10W-Dlm-Unv Or Equal, 277V/48W	5	EA	$ 568.18	$ 2,840.90	
L2A: Recessed 6" Led Down Light Fixture, 1000 Lumens Minimum, 4000K Color Temperature, 80 Cri, 0-10V Dimming Control, Aluminium Heat Sink Housing, Galvanized Steel. 200000 Hours At L70., Williams, #6Ar-L10-8-40-Dim-Unv-L-W-Of-Cs-Cs-Wet/Cc Or Equal, 277V/10W	8	EA	$ 242.68	$ 1,941.44	
L2A/Em: Recessed 6" Led Down Light Fixture, 1000 Lumens Minimum, 4000K Color Temperature, 80 Cri, 0-10V Dimming Control, Aluminium Heat Sink Housing, Galvanized Steel. 200000 Hours At L70., Williams, #6Ar-L10-8-40-Em/7W-Dim-Unv-L-W-Of-Cs-Cs-Wet/Cc Or Equal, 277V/10W	3	EA	$ 287.89	$ 863.67	
L2B: Recessed 6" Led Down Light Fixture, 1500 Lumens Minimum, 4000K Color Temperature, 80 Cri, 0-10V Dimming Control, Aluminium Heat Sink Housing, Galvanized Steel. 200000 Hours At L70., Williams, #6Ar-L15-8-40-Dim-Unv-L-W-Of-Cs-Cs Or Equal, 277V/15W	11	EA	$ 281.90	$ 3,100.90	
L2B/Em: Recessed 6" Led Down Light Fixture, 1500 Lumens Minimum, 4000K Color Temperature, 80 Cri, 0-10V Dimming Control, Aluminium Heat Sink Housing, Galvanized Steel. 200000 Hours At L70., Williams, #6Ar-L10-8-40-Em/7W-Dim-Unv-L-W-Of-Cs-Cs-Wet/Cc Or Equal, 277V/15W	7	EA	$ 322.75	$ 2,259.25	
L3: Surface Ceiling Mount 2'X2' Led Light Fixture, 2000 Lumens Minimum, 4000K Color Temperature, 90 Cri, 0-10V Dimming Control, Die-Formed 22 Gauge. 60000 Hours At L70., Lithonia, #2Tlx2-20L-Fw-A12-Gz1-Lp840 Or Equal, 277V/18W	1	EA	$ 365.10	$ 365.10	
L3/Em: Surface Ceiling Mount 2'X2' Led Light Fixture, 2000 Lumens Minimum, 4000K Color Temperature, 90 Cri, 0-10V Dimming Control, Die-Formed 22 Gauge. 60000 Hours At L70., Lithonia, #2Tlx2-20L-Fw-A12-Gz1-Lp840-E10Wlcp Or Equal, 277V/18W	1	EA	$ 430.59	$ 430.59	

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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
L4: Surface Ceiling Mount 4' Led Light Fixture, 5000 Lumens Minimum, 4000K Color Temperature, 80 Cri, 0-10V Dimming Control. 22 Gauge Die-Form, White Powder Coat., Williams, #75S-4-L50-9-40-Dlm-Unv Or Equal, 277V 4Ft/33W	25	EA	$ 391.22	$ 9,780.50	
L4/Em: Surface Ceiling Mount 4' Led Light Fixture, 5000 Lumens Minimum, 4000K Color Temperature, 80 Cri, 0-10V Dimming Control. 22 Gauge Die-Form, White Powder Coat., Williams, #75S-4-L50-9-40-Em/10Wlp-Dlm-Unv Or Equal, 277V 4Ft/33W	6	EA	$ 439.12	$ 2,634.72	
L5: Surface Ceiling Mount 1'X4' Led Light Fixture For Hazardous Location, 5782 Lumens Minimum, 4000K Color Temperature, Dimming Constant Current Driver Control. 20 Gauge Crs, White Powder Coat., Kenall, #Hseo14-50L40K-Dcc-Dv-2F-2H-Sym Or Equal, 277V/59W	2	EA	$ 403.49	$ 806.98	
L5/Em: Surface Ceiling Mount 1'X4' Led Light Fixture For Hazardous Location, 5782 Lumens Minimum, 4000K Color Temperature, Dimming Constant Current Driver Control. 20 Gauge Crs, White Powder Coat., Kenall, #Hseo14-50L40K-Dcc-Dv-2F-2H-Sym-Hel Or Equal, 277V/59W	2	EA	$ 469.51	$ 939.02	
L6: Pendant 2' Round Led Light Fixture, 4500 Lumens Minimum, 4000K Color Temperature, 80 Cri, 0-10V Dimming Control. 50000 Hours At L85.., Williams, #Rndp-2-L45-8-40-Fxa-Dim1-Unv Or Equal, 120V/45W	8	EA	$ 503.05	$ 4,024.40	
L6/Em: Pendant 2' Round Led Light Fixture, 4500 Lumens Minimum, 4000K Color Temperature, 80 Cri, 0-10V Dimming Control. 50000 Hours At L85.., Williams, #Rndp-2-L45-8-40-Fxa-Em/10Wrmdim1-Unv Or Equal, 120V/45W	2	EA	$ 581.86	$ 1,163.72	
L7: High Bay Pendant Stem Mount Led Light Fixture, 18000 Lumens Minimum, 4000K Color Temperature, 90 Cri, 0-10V Dimming Control. Aluminium Heat Sink., Lithonia, #Jcbl-18000Lm-Plcr-Mvolt-Gz10-40K-90Cri-Pm-Lahoszu-Dnaxd [Stem Mount Jcblstem12 Natural Aluminium] Or Equal, 277V/103W	12	EA	$ 834.47	$ 10,013.64	
L7/Em: High Bay Pendant Stem Mount Led Light Fixture, 18000 Lumens Minimum, 4000K Color Temperature, 90 Cri, 0-10V Dimming Control. Aluminium Heat Sink., Lithonia, #Jcbl-18000Lm-Plcr-Mvolt-Gz10-40K-90Cri-Pm-E10Wcp-Lahoszu-Dnaxd [Stem Mount Jcblstem12 Natural Aluminium] Or Equal, 277V/103W	3	EA	$ 936.59	$ 2,809.77	
L8: Wall Pack Light Fixture, Outdoor Wall Pack Led Light Fixture, 2000 Lumens Minimum, 4000K Color Temperature, 70 Cri Minimum, 0-10V Dimming Control. Die-Cast Aluminium Enclosure., Williams, #Vwpv-L30-7-40-T3-Gray-Pc-Dim-Unv Or Equal, 277V/27W	3	EA	$ 290.81	$ 872.43	
L8: Wall Pack Light Fixture With Integrated Motion & Daylight Sensor, Outdoor Wall Pack Led Light Fixture, 2000 Lumens Minimum, 4000K Color Temperature, 70 Cri Minimum, 0-10V Dimming Control. Die-Cast Aluminium Enclosure., Williams, #Vwpv-L30-7-40-T3-Gray-Pc-Dim-Unv Or Equal, 277V/27W	16	EA	$ 337.22	$ 5,395.52	
L8/Em: Wall Pack Light Fixture With Integrated Motion & Daylight Sensor, Outdoor Wall Pack Led Light Fixture, 2000 Lumens Minimum, 4000K Color Temperature, 70 Cri Minimum, 0-10V Dimming Control. Die-Cast Aluminium Enclosure., Williams, #Vwpv-L30-7-40-T3-Gray-Cgl-Em/10Wc-Dim-Unv Plus Control: Occws-Fsp-311-L_120-480 Or Equal, 277V/27W	8	EA	$ 431.53	$ 3,452.24	
L8/Em: Wall Pack Light Fixture, Outdoor Wall Pack Led Light Fixture, 2000 Lumens Minimum, 4000K Color Temperature, 70 Cri Minimum, 0-10V Dimming Control. Die-Cast Aluminium Enclosure., Williams, #Vwpv-L30-7-40-T3-Gray-Cgl-Em/10Wc-Dim-Unv Plus Control: Occws-Fsp-311-L_120-480 Or Equal, 277V/27W	2	EA	$ 364.86	$ 729.72	
L10: Wraparound 2' Long Vapor Tight Led Fixture With 4000K Color Temperature, 2100 Lumen Output Minimum, 0-10V Dimming Control, One-Piece Fiberglass Housing, Wet Location Listed And Watertight Access., Williams, #96-2-L21-80-40-Hiafr-Em/10Wrm/Wet-Wet/2-Wmb-Dim-Unv Or Equal, 277V/18W	2	EA	$ 438.47	$ 876.94	
Le: Ceiling Mounted With Single Arrow, Led Illuminated Exit Sign, Injection Molded Thermoplastic Housing, Green Lettering, Maintain Free Nicad Battery, 90 Minutes Capacity. Shaded Region Indicates Text Face Direction. Arrow Denotes Direction Of Egress., Williams, #Exit-G-Em-Wht-Sdt-D Or Equal, 277V/3.8W	1	EA	$ 252.81	$ 252.81	
Le: Wall Mounted, Led Illuminated Exit Sign, Injection Molded Thermoplastic Housing, Green Lettering, Maintain Free Nicad Battery, 90 Minutes Capacity. Shaded Region Indicates Text Face Direction. Arrow Denotes Direction Of Egress., Williams, #Exit-G-Em-Wht-Sdt-D Or Equal, 277V/3.8W	18	EA	$ 222.88	$ 4,011.84	
Le: Wall Mounted With Single Arrow, Led Illuminated Exit Sign, Injection Molded Thermoplastic Housing, Green Lettering, Maintain Free Nicad Battery, 90 Minutes Capacity. Shaded Region Indicates Text Face Direction. Arrow Denotes Direction Of Egress., Williams, #Exit-G-Em-Wht-Sdt-D Or Equal, 277V/3.8W	1	EA	$ 247.17	$ 247.17	
Ceiling Mounted Occupancy Sensor. Occupancy Sensor Shall Be Combination Type (Ultrasonic And Infrared)	7	EA	$ 273.41	$ 1,913.87	
Occupancy Sensor With Dual Relays (One For Lighting Control & One For Controlled Mechanical Equipment)	12	EA	$ 166.00	$ 1,992.00	
Dimmer Three-Way Occupancy Sensor Switch, 20A, 120/277V	1	EA	$ 160.63	$ 160.63	
Dimmer Switch 20A, Single Pole, 120/277V	16	EA	$ 78.81	$ 1,260.96	
Dimmer Switch 20A, Occupancy Sensor, Single Pole, 120/277V	10	EA	$ 132.62	$ 1,326.20	
Toggle Switch 20A, Single Pole, 120/277V	1	EA	$ 32.53	$ 32.53	
Astronomical Time Clock, 120Vac With Programmable Features & Automatic Scheduling Controls	1	EA	$ 586.49	$ 586.49	

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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	OVERHEAD	1	LS	$ 178,785.12	$ 178,785.12	
	Division 26 - Electrical				**$ 1,927,338**	**$ 1,927,338**
Div. 27	**COMMUNICATIONS**					
27 05 00	**SITE COMMUNICATION**					**$ 50,779**
	CONDUITS					
	4"C PVC	1,245	FT	$ 25.91	$ 32,264.17	
	2"C PVC	234	FT	$ 10.70	$ 2,504.66	
	Pull String	1,131	FT	$ 0.28	$ 316.79	
	CONDUITS					
	12-Strand Mm Om4 Fiber Osp Cable, 12-Strand Sm Os2 Fiber Optic Osp Cable, 25 Pair, Category 5E, Osp Cable	174	FT	$ 4.77	$ 830	
	DEVICES					
	OSP VAULT. 3' X 5' X 4' Deep	2	EA	$ 3,200.01	$ 6,400	
	OVERHEAD	1	LS	$ 8,463.09	$ 8,463	
27 10 00	**BUILDING COMMUNICATIONS**					**$ 188,786**
	COMMUNICATIONS BASIC REQUIREMENTS	1	LS	$ 5,180.19	$ 5,180	
	CONDUITS					
	4"C EMT SLEEVE	12	EA	$ 75.62	$ 907	
	4"C EMT	845	FT	$ 49.99	$ 42,224	
	2"C EMT SLEEVE	2	EA	$ 39.37	$ 79	
	1-1/4"C EMT	996	FT	$ 16.68	$ 16,613	
	1-1/4"C PVC	401	FT	$ 8.20	$ 3,290	
	Pull String	686	FT	$ 0.28	$ 192	
	CABLES					
	12-Strand Mm Om4 Fiber Osp Cable, 12-Strand Sm Os2 Fiber Optic Osp Cable, 25 Pair, Category 5E, Osp Cable	80	FT	$ 4.77	$ 379	
	22/2C Shielded Cable	225	FT	$ 1.26	$ 284	
	Category 6A Cable	27,002	FT	$ 1.72	$ 46,444	
	DEVICES					
	TR Electrical Panel	1	EA	$ 2,458.37	$ 2,458	
	Two 2U Pdu'S Provided By Coa It	3	EA	$ 137.58	$ 413	
	1-Port Communications Outlet	14	EA	$ 51.31	$ 718	
	4-Port Communications Outlet	8	EA	$ 86.56	$ 692	
	48-Port Category 6A Patch Panel Reserved Forwireless Access Points	1	EA	$ 578.37	$ 578	
	Cat 6A Patch Cord	1	EA	$ 39.99	$ 40	
	Ceiling Mounted Wireless Communications Outlet	9	EA	$ 257.10	$ 2,314	
	In Slab Floor Box W/ 4-Port Communication Outlet	36	EA	$ 398.59	$ 14,349	
	Mounting Bracket Secured On Accessible Ceiling Tile W/ 2" X 1/4" Self Tapping Eye Lag Screw For Ceiling Mount Access Point Detail	9	EA	$ 78.46	$ 706	
	Mounting Bracket W/ Cat 6A Patch Cord For Wall Mount Access Point Detail	38	EA	$ 115.28	$ 4,381	
	Pipe Strap, 90 Degree Bracket And Strut Channel For Conduit Sleeves	12	EA	$ 109.81	$ 1,318	
	Security Communications Outlet	1	EA	$ 51.31	$ 51	
	Two-Way Communication System Remote Call Box	1	EA	$ 783.59	$ 784	
	Two-Way Communication System Master Base Station	1	EA	$ 1,370.61	$ 1,371	
	Wall Mounted Wireless Communication Outlet	7	EA	$ 250.23	$ 1,752	
	Wall Phone Outlet	6	EA	$ 51.31	$ 308	
	5S Box W/ Single Gang Adaptor Ring	41	EA	$ 56.01	$ 2,296	
	5S Box W/ Single Gang adaptor Ring (5" X 5" X2-7/8" Outlet Box)	14	EA	$ 56.01	$ 784	
	Backbox: 9-7/8"H X 6-1/2"H X 3"D	1	EA	$ 43.49	$ 43	
	Backbox: 15.62"H X 12"W X 3"D	1	EA	$ 68.17	$ 68	
	Faceplate	14	EA	$ 12.28	$ 172	
	2 Port Single Gang Faceplate For Cat 6A Cable	36	EA	$ 15.43	$ 555	
	Faceplate: 11-3/8"H X 8"W	1	EA	$ 12.28	$ 12	
	Face Plate: 16.11"H X 14"W	1	EA	$ 15.43	$ 15	
	24" Basket Tray	100	FT	$ 24.97	$ 2,485	
	12" Basket Tray	31	FT	$ 11.92	$ 366	
	J-Hook W/ 3/8" Dia. Hilti Kb-Tz2 W/ 2" Embedment Minimum, 1/4" Diameter All Threaded Rod, 3/8" Dia Threaded Rod Coupler, If 1/4" Rod Is Utilized, Then Provided Rod Coupler Reducer For 1/4" Rod, Bc200 Beam Clamp	120	EA	$ 22.49	$ 2,699	

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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	OVERHEAD	1	LS	$ 31,464.32	$ 31,464	
	Division 27 - Communications				**$ 239,564**	**$ 239,564**
Div. 28	**ELECTRONIC SAFETY & SECURITY**					
28 05 00	**SITE - ELECTRONIC SAFETY & SECURITY**					**$ 14,918**
	CONDUITS					
	1-1/4"C PVC	66	FT	$8.20	$ 539	
	Pull String	66	FT	$0.28	$ 18	
	DEVICES					
	Automatic Gooseneck Card Reader Pedestal	2	EA	$1,481.87	$ 2,964	
	CONDUITS					
	2"C PVC	272	FT	$10.70	$ 2,910	
	CABLES					
	Mu: 1 Pair 18 Awg, Twisted (Rated For In Ground Use)	272	FT	$2.62	$ 713	
	DEVICES					
	Aim: Addressable Input Module, Simplex Iam 4090-9001, Cfsm: 7300-0026:0223	1	EA	$240.24	$ 240	
	WP Coa Co-Osp Pull Box, On Top Of Canopy, 12" X 12" X 72", Shared W/ Telecom	2	EA	$1,757.28	$ 3,515	
	WP IV: Sprinkler Post Indicator Valve Input Module	1	EA	$447.15	$ 447	
	WP VS: Sprinkler Tamper Switch Input Module	2	EA	$379.13	$ 758	
	WP WF: Sprinkler Flow Switch Input Module	1	EA	$327.24	$ 327	
	OVERHEAD	1	LS	$ 2,486.30	$ 2,486	
28 10 00	**BUILDING - ELECTRONIC SAFETY & SECURITY**					**$ 607,554**
	CONDUITS					
	1-1/4"C EMT	372	FT	$16.64	$ 6,190	
	1-1/4"C FLEX S	24	FT	$18.62	$ 447	
	1-1/4"C PVC	29	FT	$7.64	$ 223	
	3/4"C EMT	1,755	FT	$10.53	$ 18,480	
	3/4"C FLEX S	4	FT	$8.15	$ 33	
	CABLES					
	18/4C Unshielded Cable	11,348	FT	$1.62	$ 18,384	
	18Awg/2C Stranded Cable	10,803	FT	$1.18	$ 12,748	
	22Awg/2C Str Sh	7,649	FT	$1.26	$ 9,637	
	22/2C Stranded, Shielded, Plenum Rated (Cmp) Cable	926	FT	$1.26	$ 1,167	
	Category 6A Cable	3,829	FT	$1.72	$ 6,586	
	DEVICES					
	Network Access Switch To Support Video Surveillance System Provided By Coa It	5	EA	$137.58	$ 688	
	El: Electric Latch Built-In To Door Hardware Provided By Others	39	EA	$103.18	$ 4,024	
	Pp: Wp Ada Push Plate Access Button By Others	1	EA	$55.03	$ 55	
	3U Ups	3	EA	$2,058.68	$ 6,176	
	2U Horizontal Wire Manager, Hinged Cover W/ Rear Through Holes For Cable Passage	3	EA	$307.11	$ 921	
	6" Vertical Cable Manager	4	EA	$580.80	$ 2,323	
	7-Foot Tall Two-Post Open Bay Relay Rack, Shipping Weight 39Lbs, Max Rack Weight W/ Load Capacity: 1500 Lbs, Mfr Bracket (7Ga, Astm A1011, 30 Ksi Min) With 2-1/2" Hex Head Steel Crew (Each Angle) (8 Bolts Total), Use 4-5/8" Diameter (A36) Threaded Rods W/ Fender Washers Thru Floor, Use 3/8" Diameter Hilti Kb-Tz2 Expansion Anchors (Min. Embed. =2") (2 Anchors Minimum Per Strut), L3X3X1/4"X1"-2" Min (A36) At Each Anchor (Extend Angle To Adjacent Flute When Treaded Rods Occur At Flute) And Hex Nut Top And Bottom Of Flange Ar Conditions Where Nut Cannot Be Provided At Top Side Of Strut, Provide Tapped Hole Through Strut Flange	3	EA	$3,487.98	$ 10,464	
	12" X 12" X 4" Junction Box	10	EA	$146.66	$ 1,467	
	18" Cable Runway W/ (2) Elevation Kit, (1) Mounting Plate, (1) #14 X 1.5" Long Wood Screw To Plywood Backboard, (1) Vertical Wall Bracket Secured On Wall, Provide Bracket Every 36", (2) 8" Tinned Copper Braid Ground Strap & (4) Butt-Splice Kit, (2) J-Bolt Included W/ Kit And (3) #12 Sms Install Into Wall Stud	2	EA	$717.22	$ 1,434	
	48-Port Category 6A Patch Panel Reserved For Security Cameras	2	EA	$578.37	$ 1,157	
	360-Degree View, Video Surveillance Camera W/ (1) Mounting Plate	2	EA	$691.06	$ 1,382	
	Cr: Wall Mounted Access Control Card Reader	19	EA	$457.19	$ 8,687	
	Db: Duress Button	9	EA	$349.12	$ 3,142	
	Door Alarm Contact Minimum 2" From Door Edge	78	EA	$165.85	$ 12,936	
	Door Contact Mounted On Secure Side Of Door	1	EA	$165.85	$ 166	

Based on 100% DSA Submittal Dated- 12/15/2025

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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Horizontally Mount Rack Bus Bar W/ Irreversible Rimp Connector Components: Two-Hole Compression Lug, Hardware Hardware Set: Bolt, Teeth Star Washer, Lock Washer, Hex Nut Installation: Mount Vertical Bus Bar To Rear Of Rack	3	EA	$546.95	$ 1,641	
Junction Box	281	EA	$35.02	$ 9,841	
Md: Ceiling Mounted Motion Detection Sensor W/ (2) Screws	16	EA	$208.91	$ 3,343	
Md: Wall Mounted Motion Detection Sensor	3	EA	$129.19	$ 388	
Outlet Box	1	EA	$24.46	$ 24	
Patch Cord	94	EA	$39.99	$ 3,759	
Power Transfer Hinge	58	EA	$238.70	$ 13,845	
Request To Exit Incorporated With Door Handle	39	EA	$128.44	$ 5,009	
Security Panel	1	EA	$5,596.64	$ 5,597	
Triangle Support Bracket	7	EA	$61.77	$ 432	
Fixed Type Wall Mounted, 180-Degree View, Video Surveillance Camera W/ (3) Patch Cord, 5S Box W/ Single Gang Adaptor Ring And 1-1/4"C Emt W/ Protective Bushing	14	EA	$1,170.52	$ 16,387	
Wp Cr: Wp Wall Mounted Access Control Card Reader	10	EA	$709.54	$ 7,095	
Wp Ptz, Wall Mounted Video Surveillance Camera	15	EA	$2,419.08	$ 36,286	
24Vdc Device Dc Power Supply	1	EA	$117.63	$ 118	
12Vdc Device Dc Power Supply	1	EA	$89.97	$ 90	
5S Box W/ Single Gang Adaptor Ring	31	EA	$56.01	$ 1,736	
Triangle Support Bracket (For 18" Basket Tray)	40	EA	$61.77	$ 2,498	
96" High X 48" Wide Minimum, 3/4" Fire Rated Plywood Backboard (3/4" Minimum Thickness, C-D Grade W/ Exterior Glue, All Pipes Group 1) , Paint Two Coats Of Fire Retardant On All Six Sides W/ (64) Fasteners Shall Be Hot - Dipped Zinc - Coated Galvanized Steel Silicon Bronze Or Copper And (4) Metal Studs W/ #10X 1-1/2" Screws	45	FT	$29.64	$ 1,334	
Loop Sensor	1	EA	$559.26	$ 559	
Key Pad	1	EA	$399.00	$ 399	
Electronic Safety And Security Basic Requirements	1	LS	$6,876.69	$ 6,877	
Commissioning And Testing Of Security System	1	LS	$4,891.35	$ 4,891	
CONDUITS					
3/4"C EMT	1,068	FT	$10.53	$ 11,246	
CABLES					
A: 1 Pair 14 Awg, Twisted (Nac)	849	FT	$2.75	$ 2,334	
2A: 2 Pair 14 Awg, Twisted (Nac)	43	FT	$3.75	$ 162	
B: 1 Pair 18 Awg, Twisted (Rui-Comm)	110	FT	$1.76	$ 193	
M: 1 Pair 18 Awg, Twisted (Idnet)	798	FT	$1.76	$ 1,404	
2M: 2 Pair 18 Awg, Twisted (Idnet)	57	FT	$3.42	$ 195	
Mu: 1 Pair 18 Awg, Twisted (Rated For In Ground Use)	83	FT	$2.62	$ 217	
P: 1 Pair 14 Awg (24V Power)	329	FT	$2.75	$ 906	
R: 2 Pair 18 Awg (Remote)	79	FT	$3.42	$ 270	
2R: 4 Pair 18 Awg (Remote)	14	FT	$4.54	$ 61	
3R: 6 Pair 18 Awg (Remote)	127	FT	$6.07	$ 768	
DEVICES					
Aim: Addressable Input Module, Simplex Iam 4090-9001, Cfsm: 7300-0026:0223	2	EA	$240.24	$ 480	
Aom: Addressable Output Module, Simplex Riam 4060-9002, Cfsm: 7300-0026:0223	16	EA	$308.76	$ 4,940	
F: Pull Station, Simplex 4099-9021, Cfsm: 7150-0026:0224	10	EA	$122.01	$ 1,220	
Faa: Fire Alarm Annunciator Panel, Simplex 4603-9101, Csfm: 7120-0026:0179	1	EA	$1,194.36	$ 1,194	
Main Facp 4100Es Facp: Notification Appliance Circuit Panel, Simplex 4100-9701, Csfm: 7165-0026:0251 W/ Backing Per Structure At Top And Bottom, Length To Suit, Minimum 20 Gauge Metal Wall Stud, 1/4" Sms (Icc Esr-2196) With Washer, 1 At Each Corner And Middle W/ (1) 4100-9701 Es Ps Mster Controller - English, (1) 4100-5451 Idnac Card, (1) 4100-3109 Idnet2 Module - Up To 250 Devices 2 Isolated Loops, (1) 4100-3102 Mapnet Module, Up To 127 Pts, (1) Idnac Repeater 120V Platinum Ul/Ulc	1	EA	$11,784.37	$ 11,784	
Fire Alarm Addressable Relay	14	EA	$137.50	$ 1,925	
H: Heat Detector W/ Base, Simplex 4098-9733 W/ 4098-9792, Csfm: 7270-0026:0216 W/ 7300-0026:0217	2	EA	$103.78	$ 208	
Horn/Strobe Combination, Ceiling Mount, 15Cd, Simplex 49Av-Applc (White), Csfm: 7125-0026:0380	2	EA	$252.17	$ 504	
Horn/Strobe Combination, Ceiling Mount, 30Cd, Simplex 49Av-Applc (White), Csfm: 7125-0026:0380	3	EA	$282.67	$ 848	
Horn/Strobe Combination, Ceiling Mount, 75Cd, Simplex 49Av-Applc (White), Csfm: 7125-0026:0380	3	EA	$328.41	$ 985	
Horn/Strobe Combination, Wall Mount, 30Cd, Simplex 49Av-Applc (White), Csfm: 7125-0026:0380	2	EA	$178.98	$ 358	
Horn/Strobe Combination, Wall Mount, 75Cd, Simplex 49Av-Applc (White), Csfm: 7125-0026:0380	2	EA	$205.27	$ 411	

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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Horn/Strobe Combination, Wall Mount, 110Cd, Simplex 49Av-Applc (White), Csfm: 7125-0026:0380	5	EA	$246.08	$ 1,230	
40-Channel Idnet Channel M2 W/ (7) Smoke Point Type, (13) Relay Point Type, (11) Pull Point Type, (3) Duct Point Type, (4) Water Point Type, (1) Primary Point Type & (1) 1 Altern Point Type	1	EA	$3,540.74	$ 3,541	
Rt: Remote Test Switch, Simplex 2098-9806, Csfm: N/A	3	EA	$111.67	$ 335	
Smoke Detector W/ Base, Simplex 4098-9714 W/ 4098-9792, Cfsm: 7272-0026:0218 W/ 7300-0026:0217	11	EA	$150.16	$ 1,652	
Smoke Detector, Duct Mounted, Simplex 4098-9756, Cfsm: 3240-0026:0241	3	EA	$382.90	$ 1,149	
Strobe, Ceiling Mounted, 15Cd, Simplex 49Vo-Applc (White), Cfsm: 7125-0026:0380	9	EA	$142.75	$ 1,285	
Strobe, Ceiling Mounted, 30Cd, Simplex 49Vo-Applc (White), Cfsm: 7125-0026:0380	3	EA	$163.55	$ 491	
Strobe, Ceiling Mounted, 75Cd, Simplex 49Vo-Applc (White), Cfsm: 7125-0026:0380	3	EA	$179.19	$ 538	
Strobe, Wall Mounted, 15Cd, Simplex 49Vo-Applc (White), Cfsm: 7125-0026:0380	2	EA	$127.79	$ 256	
Strobe, Wall Mounted, 30Cd, Simplex 49Vo-Applc (White), Cfsm: 7125-0026:0380	1	EA	$146.51	$ 147	
Strobe, Wall Mounted, 75Cd, Simplex 49Vo-Applc (White), Cfsm: 7125-0026:0380	2	EA	$160.58	$ 321	
Vs: Sprinkler Tamper Switch Input Module	2	EA	$275.65	$ 551	
Wf: Sprinkler Flow Switch Input Module	3	EA	$233.02	$ 699	
Esps-1: Battery Set #1 (Cabinet/Charger #1) W/ Idnac Current Boost For 29Vdc Regulated Output (For Facp)	1	EA	$1,691.26	$ 1,691	
Eol: End Of Line Resistor	3	EA	$14.06	$ 42	
Idnet Supervised Iam	6	EA	$249.47	$ 1,497	
Idnet Relay Iam	16	EA	$479.27	$ 7,668	
Truealarm Photo Smoke Sensor	7	EA	$167.26	$ 1,171	
Truealarm Heat Sensor	1	EA	$159.17	$ 159	
Truealarm Duct Smoke Sensor W/ Relay Output	3	EA	$78.83	$ 236	
Truealarm Sensor Base	8	EA	$60.38	$ 483	
Addressable Single Action Manual Station	11	EA	$189.25	$ 2,082	
Panels A1, A2 & A3 Fo Notification Slc Distribution Circuits, Starting Voltage: 29Vdc, Min. Device Voltage, 23Vdc, Allowable %Drop 10%, 10 Poles, Nema 1 Enclosure	3	EA	$3,242.48	$ 9,727	
Four Gang 4-Inch Ezpath	1	EA	$214.11	$ 214	
4" Ez-Path	12	EA	$76.92	$ 923	
Disconnection & Removal Of 30Kva, 480-208/120V, 3-Ph, 4W Xfmr W/ All Associated Wiring & Mounting Brackets	1	EA	$ 750.42	$ 750	
Disconnection & Removal Of 100A Panel W/ Associated Wiring Back To Source (Rating Assumed)	2	EA	$ 200.11	$ 400	
Disconnection & Removal Of 100Kva, 480-208/120V, 3-Ph, 4W Xfmr W/ All Associated Wiring & Mounting Brackets	1	EA	$ 1,000.56	$ 1,001	
Disconnection & Removal Of 150A Panel W/ Associated Wiring Back To Source (Rating Assumed)	2	EA	$ 231.38	$ 463	
Disconnection & Removal Of 225A Panel W/ Associated Wiring Back To Source	2	EA	$ 250.14	$ 500	
Disconnection & Removal Of 400A Panel W/ Associated Wiring Back To Source (Rating Assumed)	1	EA	$ 350.20	$ 350	
Disconnection & Removal Of 400A, 480/277V, 3-Ph, 4W Existing Distribution Panel Dp Having (3) 225A/3P Circuit Breakers & (1) 45A/3P Circuit Breaker.	1	EA	$ 437.75	$ 438	
Disconnection & Removal Of 600A Panel W/ Associated Wiring Back To Source.	1	EA	$ 750.42	$ 750	
Disconnection & Removal Of 1200A, 480/277, 3-Ph, 4W Main Switch Board Having (1) 1200A Meter & Ct, (1) 1200A/3P Mcb Breaker, (1) 20A/2P Circuit Breaker, (1) 600A/3P Circuit Breaker & (1) 400A/3P Circuit Breaker W/ All Associated Wiring From Xfmr To Main Switch Board	1	EA	$ 1,500.84	$ 1,501	
Reconnection Of Unknown Load To Main Switchboard Of 20A/2P Circuit Breaker If Needed	1	EA	$ 56.28	$ 56	
Removal Of 400A Rated Feeder With Associated Pvc Conduit From Existing Building B To Existing Building A	81	FT	$ 2.50	$ 203	
Removal Of 600A/3P Main Circuit Breaker	1	EA	$ 218.87	$ 219	
Demolish Existing Equipment Of Building - A Includes Electrical Switchboards, Electrical Panels, Light Fixtures, Lighting Controls, Disconnect Switches, Electrical Devices Such As Receptacles And Light Switches And Electrical Connections To All Loads That Are Electrically Powered. Demolish All Associated Wiring And Conduit. Maintain Continuity To Other Devices Not Affected By The Current Scope.	10,902	SF	$ 0.88	$ 9,545	
Demolish Existing Equipment Of Building - C Includes Electrical Switchboards, Electrical Panels, Light Fixtures, Lighting Controls, Disconnect Switches, Electrical Devices Such As Receptacles And Light Switches And Electrical Connections To All Loads That Are Electrically Powered. Demolish All Associated Wiring And Conduit. Maintain Continuity To Other Devices Not Affected By The Current Scope.	386	SF	$ 0.88	$ 338	
Provide All Required Temporary Lighting And Power. All Work Shall Comply With Nec And Local Codes.	19,700	SF	$4.75	$ 93,575	
Supplemental Requirements For Electrical	1	LS	$14,371.16	$ 14,371	

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CSI DETAIL ESTIMATE Estimate Date: 03/13/26

	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	Floor Mounted Equipment Mounting Includes (2) 1/2" Bolt At 20" On Center (Provide Blackout In Conc Under Nut), Calk All Around, (4) #12 Sms Or (1) 3/8" Dia Bolts, (2) L3X3X1/4 (Not Required If Integral With Equipment From Manufacturer), (2) C4X5.4 Type Full Length Front, Back Nd Ends. Hot Dip Galvanized, (2) 1/2" Hilti Kbtz-2 W/ 2.5" Embed @ 18" Oc Max, (4) Total Min,	5	EA	$1,147.42	$ 5,737	
	Mounting Details Of Wall Mounted Panel board Includes 3/8" Dia Lag Screw With 3" Embed, One At Each End Of Unistrut (Min. 4 Total Per Panel). Lag To Have Min. 1.5" Edge Distance W/ In Blkg. 4X Blkg At Each Unistrut. Provide For Min. 2 Bays Of Studs, 1/2" Mb (4 Total, One In Each Corner)	13	EA	$267.91	$ 3,483	
	Junction Box	87	EA	$35.02	$ 3,047	
	Hanging Wire	288	FT	$1.54	$ 444	
	Sleeve	34	EA	$43.16	$ 1,467	
	Short-Circuit Studies	1	LS	$7,042.31	$ 7,042	
	Engineering Charges	1	LS	$10,205.97	$ 10,206	
	Testing & Commissioning Time	1	LS	$11,762.85	$ 11,763	
	Study Charges	1	LS	$4,896.23	$ 4,896	
	Arc Flash Warning Labels	1	LS	$1,980.46	$ 1,980	
	OVERHEAD	1	LS	$ 101,258.95	$ 101,259	
	Division 28 - Electronic Safety and Security				**$ 622,472**	**$ 622,472**
Div. 31	**EARTHWORK**					
31 20 00	**EARTH MOVING**					**$ 498,693**
	Rough Grading	97,700	SF	$ 2.30	$ 224,710	
	Import 12" clean soil at New AC & Concrete paving Areas	2,112	CY	$ 76.00	$ 160,512	
	Building Subgrade prep	16,263	SF	$ 1.98	$ 32,201	
	Bioretention Excavation	945	CY	$ 86.00	$ 81,270	
31 25 00	**EROSION & SEDIMENTATION CONTROL**					**$ 45,622**
	Fibber Roll	1,417	LF	$ 4.00	$ 5,668	
	Stabilized Construction Entrance	1,524	SF	$ 6.00	$ 9,144	
	Strom Drain Inlet Protection	12	EA	$ 125.00	$ 1,500	
	Additional Erosion control	97,700	SF	$ 0.30	$ 29,310	
	Division 31 - Earthwork				**$ 544,315**	**$ 544,315**
Div. 32	**EXTERIOR IMPROVEMENTS**					
32 01 90	**LANDSCAPE MAINTENANCE**					**$ 7,236**
	90-Day maintenance Period	3	Mo	$ 2,412.00	$ 7,236	
32 11 00	**BASE COURSE**					**$ 285,749**
	9" Aggregate below Asphalt Paving	55,437	SF	$ 3.90	$ 216,204	
	4" Aggregate below Concrete Sidewalk	8,125	SF	$ 2.90	$ 23,563	
	6" Aggregate base at Mat slab	12,860	SF	$ 3.40	$ 43,724	
	4" Aggregate base at Flood Fence storage	673	SF	$ 2.90	$ 1,952	
	6" Aggregate base at Transformer Pad	90	SF	$ 3.40	$ 306	
32 12 16	**ASPHALT PAVING**					**$ 756,076**
	3" thick Asphalt Pavement	55,437	SF	$ 10.80	$ 598,720	
	2" Grind & overlay Asphalt Pavement	12,095	SF	$ 13.01	$ 157,356	
32 13 13	**CONCRETE PAVEMENT**					**$ 168,408**
	4" Concrete Sidewalk	8,025	SF	$ 18.60	$ 149,265	
	ADA Ramp	100	SF	$ 32.00	$ 3,200	
	Concrete Pad for Main Switch Board (4' X 14' X 6")	1	EA	$ 2,655.94	$ 2,656	
	Concrete Pad for PG&E Transformer (7'-6" X 8'-10" X 6")	1	EA	$ 3,363.06	$ 3,363	
	Concrete Pad for EV (12"x24")	4	EA	$ 884.45	$ 3,538	
	Concrete Pad for 112.5 KVA XFMR	1	EA	$ 2,017.07	$ 2,017	
	Concrete Pad for SWBD DPA, XFMR X21 (12'L X 4'D)	1	EA	$ 2,624.67	$ 2,625	
	Concrete Pad for 75 KVA XFMR	1	EA	$ 1,744.53	$ 1,745	
32 13 18	**CONCRETE FOR EXTERIOR IMPROVEMENTS**					**$ 715,046**
	Concrete Aquafence Pad (9' wide)	210	CY	$ 775.00	$ 162,750	
	Concrete Aquafence Continuous footing (2'x1'6", 507 LF)	57	CY	$ 1,100.00	$ 62,211	
	Concrete Slurry Wall (1'- 6" X8'-0", 568 LF)	252	CY	$ 950.00	$ 239,400	
	Rebar Aquafence Pad Footing	18911	Lbs	$ 1.55	$ 29,312	
	Rebar Aquafence Continuous Footing (1'- 6" X2'-0", 507 LF)	4492	Lbs	$ 1.55	$ 6,963	
	3'-0" H Retaining Wall	255	LF	$ 198.00	$ 50,490	

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	Description	Quantity	Unit	Unit Cost	Extension	Group Extension
	Concrete footing for bike rack	4	EA	$ 450.00	$ 1,800	
	Concrete footing for 10' H Double Pedestrian Egress Gate (12" dia x 48" d)	3	EA	$ 650.00	$ 1,950	
	Concrete footing for 10'x20' Vehicular Rolling Gate (18"dia x 48" d)	6	EA	$ 1,120.00	$ 6,720	
	Concrete footing for 10' H Anti-Climb Welded Wire Fence (12"x48" deep)	167	EA	$ 650.00	$ 108,550	
	Concrete footing for 10'x20' Vehicular Swing Gate (18"dia x 48" d)	6	EA	$ 1,120.00	$ 6,720	
	Concrete footing for 10' x30' Double Sliding Airplane Access Gate (18"dia x 48" d)	4	EA	$ 1,120.00	$ 4,480	
	Concrete footing for Pedestrian Egress Gate (12"dia x 48" d)	2	EA	$ 650.00	$ 1,300	
	Concrete footing, pipe fill and dome top for bollards	18	EA	$ 1,800.00	$ 32,400	
32 13 75	**CONCRETE CURBS AND GUTTERS**					**$ 184,617**
	Vertical Curb	2,210	LF	$ 69.00	$ 152,490	
	Install water barrier behind curb	2,578	LF	$ 2.00	$ 5,157	
	Curb & Gutter along project frontage	310	LF	$ 87.00	$ 26,970	
32 14 13	**PRECAST CONCRETE UNIT PAVING**					**$ 8,030**
	Detectable Warning Pavers	110	SF	$ 73.00	$ 8,030	
32 17 13	**PARKING BUMPERS**					**$ 32,700**
	Wheel Stop Bar	109	EA	$ 300.00	$ 32,700	
32 17 23	**PAVEMENT MARKINGS & SIGNS**					**$ 46,311**
	Paint Pavement Marking	3,164	LF	$ 12.20	$ 38,601	
	Directional Arrow	5	EA	$ 354.00	$ 1,770	
	ADA sign w/ granular fill	7	EA	$ 540.00	$ 3,780	
	Tow Away Sign Footing 1'X1'X4'	4	EA	$ 540.00	$ 2,160	
32 31 16	**FENCES AND GATES**					**$ 1,464,860**
	Flood Fence by Aquafence & storage crates	510	LF	$ 1,800.00	$ 918,000	
	Flood Fence test deployment and takedown	1	LS	$ 25,000.00	$ 25,000	
	Flood Fence embeds coordination and installation	1	LS	$ 22,500.00	$ 22,500	
	10' H Double Pedestrian Egress Gate	1	EA	$ 9,800.00	$ 9,800	
	10'x20' Vehicular Rolling Gate (Motorized)	3	EA	$ 26,500.00	$ 79,500	
	10' H Anti-Climb Welded Wire Fence	1,330	LF	$ 205.00	$ 272,650	
	10'x20' Vehicular Swing Gate (Motorized)	3	EA	$ 26,100.00	$ 78,300	
	10' x30' Double Sliding Airplane Access Gate (Motorized)	1	EA	$ 27,600.00	$ 27,600	
	Pedestrian Egress Gate	1	EA	$ 6,510.00	$ 6,510	
	Perimeter temp fence	1	LS	$ 25,000.00	$ 25,000	
32 33 00	**SITE FURNISHING**					**$ 37,184**
	Pedestrian Accessible Path at Bioswale (Allowance)	1	ALW	$ 10,000.00	$ 10,000	
	Bike Rack	4	EA	$ 1,100.00	$ 4,400	
	Trash/ Recycling Receptacle	3	EA	$ 2,780.00	$ 8,340	
	Bench	4	EA	$ 3,611.00	$ 14,444	
32 84 00	**IRRIGATION SYSTEMS**					**$ 250,663**
	Irrigation	18230	SF	**13.75**	$ 250,663	
	3/4 " Pipe	1539	LF	**INCLUDED**		
	1" Pipe	353	LF	**INCLUDED**		
	8" Water Line	30	LF	**INCLUDED**		
	2" Pipe	505	LF	**INCLUDED**		
	1 1/2" Pipe	633	LF	**INCLUDED**		
	1 1/4" Pipe	124	LF	**INCLUDED**		
	Rain Bird Bubbler / Nds Flow Management Inline Spring Check Valve (Tree) 1401/Cv-0500-Fm	108	EA	**INCLUDED**		
	Flush Valve Lt-0750-S Kbi Schedule 80 Pvc Full Port Ball Valve (Slip X Slip) (Line Size)	38	EA	**INCLUDED**		
	Rain Bird Air Release & Vacuum Relief Valve Arv050	21	EA	**INCLUDED**		
	Rain Bird Drip System Operation Indicator Operand	39	EA	**INCLUDED**		
	Superior Normally Closed Master Control Val	1	EA	**INCLUDED**		
	Creative Sensor Technology Flow Sensor With Hunter Sensor Decoder Fsi-T10-001-1" / Icd-Sen (Part Of Controller Equipment Pkg)	1	EA	**INCLUDED**		
	Rain Bird Remote Control Valve / Kbi Schedule 80 Pvc Full Port Ball Valve Pesb-Series / Lt-T	2	EA	**INCLUDED**		
	Rain Bird Control Zone Kit Pvc Ball Valve, 1" Pesb Valve, And 1" Pressure Regulating (40 Psi) Quick Check Basket Filter (200 Mesh) Xcz-100-Prb-Com (1 Gpm To 15 Gpm)	20	EA	**INCLUDED**		
	Rain Bird Quick Coupling Valve 33Drc	14	EA	**INCLUDED**		
	NIBCO Gate Valve -Lead Free (Line Size) T-113-Lf	4	EA	**INCLUDED**		
	1" Water Meter	1	EA	**INCLUDED**		
	Irrigation Controller	1	EA	**INCLUDED**		
	1 1/2"Schedule 80 Pvc Electrical Conduit From Controller To Planter Low Voltage Decoder Cable.	1	EA	**INCLUDED**		
	Wireless Solar Sync Weather Sensor.	1	EA	**INCLUDED**		

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	Backflow Prevention Device And Enclosure	1	EA	**INCLUDED**		
32 91 13	**SOIL PREPARATION**					**$ 45,575**
	Existing Soil Amendment for Planting	18,230	SF	$ 2.50	$ 45,575	
32 93 00	**PLANTING**					**$ 299,101**
	36" Box Tree	43	EA	$ 1,450.00	$ 62,350	
	24" Box Tree	10	EA	$ 1,250.00	$ 12,500	
	Tree Drain per 2/L-701	53	EA	$ 358.00	$ 18,974	
	15 Gal	131	EA	$ 250.00	$ 32,750	
	5 Gal	1,207	EA	$ 112.00	$ 135,184	
	1 Gal	695	EA	$ 27.50	$ 19,113	
	2'-3" Mulch	18,230	SF	$ 1.00	$ 18,230	
	Division 32 - Exterior Improvements				**$ 4,301,553**	**$ 4,301,553**
Div. 33	**UTILITIES**					
33 10 00	**WATER SYSTEM**					**$ 73,500**
	WV Water Valve	1	EA	$ 960.00	$ 960	
	Domestic Water Liine, PVC C900	80	LF	$ 160.00	$ 12,800	
	Connect New Water Literal To Existing 8" Service	1	EA	$ 3,750.00	$ 3,750	
	Connect new Water Lateral To Building	1	EA	$ 1,100.00	$ 1,100	
	Fire Water Liine, PVC C900	130	LF	$ 165.00	$ 21,450	
	FDC Fire Department Connection	1	EA	$ 2,900.00	$ 2,900	
	Connect new Fire Lateral To Building	1	EA	$ 1,100.00	$ 1,100	
	FH Fire Hydrant	1	EA	$ 6,600.00	$ 6,600	
	Connect New Fire Water Lateral To Existing 8" Service	1	EA	$ 3,750.00	$ 3,750	
	BFP Reduced Pressure Backflow Preveneter	1	EA	$ 7,980.00	$ 7,980	
	PIV Pressure Indicative Valve	1	EA	$ 7,610.00	$ 7,610	
	WM Water Meter	1	EA	$ 3,500.00	$ 3,500	
33 31 00	**SANITARY SEWER SYSTEM**					**$ 55,482**
	Sanitary Sewer Line, PVC SDR-26	289.01	LF	$ 165.00	$ 47,687	
	SSCO Sanitary Pipe Cleanout	1	EA	$ 675.00	$ 675	
	Connect Sanitary Line To Sewer Pump	1	EA	$ 3,560.00	$ 3,560	
	Connect Sanitary Line To Existing Sewer	1	EA	$ 3,560.00	$ 3,560	
33 41 00	**STORM UTILITY DRAINAGE PIPING**					**$ 144,435**
	3" SD Storm Drainage Line, PVC SDR-26	5	LF	$ 134.00	$ 670	
	4" SD Storm Drainage Line, PVC SDR-26	110	LF	$ 143.00	$ 15,730	
	8" SD Storm Drainage Line, PVC SDR-26	135	LF	$ 174.00	$ 23,490	
	15" SD Storm Drainage Line, PVC SDR-26	405	LF	$ 215.00	$ 87,075	
	Drainage Bubbler Pop-Up Drainage Emitter	1	EA	$ 800.00	$ 800	
	PVC Tee Connection SDCO Storm Drain Cleanout	11	EA	$ 870.00	$ 9,570	
	SDO Storm Drain Outlet Precast Concrete With Steel Grate	1	EA	$ 2,750.00	$ 2,750	
	SDDI Storm Drainage Inlet Precast Concrete With Steel Grate	3	EA	$ 1,450.00	$ 4,350	
33 43 00	**BIORETENTION**					**$ 132,090**
	4" Underdrain Perforated Pipe PVC SDR 35	330	LF	$ 26.00	$ 8,580	
	SDCO at Bioretention	3	EA	$ 870.00	$ 2,610	
	Overflow drain at Bioretention	1	EA	$ 2,100.00	$ 2,100	
	12" Thick Cobbles Slopes At Outfall (145.68 SF)	5.39	CY	$ 225.00	$ 1,213	
	18" Bioretention Loamy Sand Soil Mix (6634 SF)	369	CY	$ 135.00	$ 49,815	
	24" Class II Permeable Drainage Rocks	491	CY	$ 112.00	$ 54,992	
	Excess Soil disposal	213	CY	$ 60.00	$ 12,780	
	Division 33 - Utilities				**$ 405,506**	**$ 405,506**
	Subtotal Of Direct Construction Cost				**$ 21,793,524**	**$ 21,793,524**

Qualifications & Assumptions

College of Alameda Aviation Campus- Building A

Basis of the Estimate:

This estimate is based on the plans labeled as 100% DSA Submittal Dated- 12/15/2025 and specs titled 100% CD Set dated 12/22/2025

Project Description:

Demolition and new construction of Building A. Demolition of Building C.

Exclusions
The estimate specifically excludes the following items:
1) Utility Connection Fees
2) Furniture Fitting and Equipment (FFE)
3) Fire Proofing of Structural Steel (None indicated)
4) Engineering and Architectural or any other Design Fees
5) Land Cost, Financing Cost and Legal Fees
6) Permit & Plan Check Fees
7) Testing and Inspection Cost
8) Quality Control Costs
9) Owner's Project Administration, Management and Supervision
10) Cost of Change Orders during Construction
11) Owner's Relocation Costs
12) Suspended Ornamental Engine & Propeller (assumed by Owner)
13) Building B façade removal and new work.
14) Sewage lift station vault and pump (in Force Main project)
15) Prefabricated pedestrian walkway over bioswale ($10K allowance for accessible path at Bioswale is included)

Allowances
$55,000 included for Elevator Cab Finish (none shown)
$75.000 included for PG&E Transformer
$10,000 included for Pedestrian Accessible Walk at Bioswale
$30,000 included for Potholing/Locating existing Site Utilities
No Allowance is included for Hazmat or Asbestos and Lead Abatement in the Estimate
No Allowance is included for Hazordous Soil Handling or Amendment or Disposal. Existing Soil is assumed to be Class III beneficial resuse.
No Allowance is included for unforceseen obstruction handling, dewatering, or soil improvements.

Construction Schedule
The work will be constructed in one phase with a normal construction period.
All work is to be performed during regular working hour.
No overtime work allowed in the estimate.

Project Delivery Method

The estimate reflects our Opinion of Probable Construction Costs obtainable in the project locality on the date of this estimate under competitive bidding for a lump sum (Design-Bid-Build) contract with A minimum of 3 bids.

Basis of Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

Direct Cost

1) The unit prices used in the direct cost estimate section are composite unit prices which include costs for material, labor, equipment and subcontractor's/supplier's mark-ups and sales tax.
2) Subcontractor's overhead and profit is included in each line item unit cost.
3) Labor costs are based on Prevailing wages for Bay Area focusing in Alameda county.

Indirect Cost

Markups are added in the Summary to cover the following needed costs:
a) General Contractor's general conditions and general requirements
b) General contractor's overhead and profit, bonds and insurance
c) Design phase contingency
d) Cost escalation beyond the assumed construction mid-point
e) Other indirect costs which may be needed to complete the project.
f) Progress cleaning and final cleaning as assumed to be included in general requirements.

Cost Escalation

Escalation of 9.8% total to mid point of construction is included with indirect cost.

Items Impacting Costs

The following is a list of items that may affect the cost estimate:
a) Modifications to the scope of work or assumptions included in this estimate
b) Unforeseen sub-surface conditions such rock and hazardous material
c) Special phasing requirements
d) Restrictive technical specifications or excessive contract conditions
e) Any specified item of equipment, material, or product that cannot be obtained from at least three different sources
f) Any other non-competitive bid situations.
g) Any cost of handling, removal, treatment and transportation of hazardous Waste Material is Excluded.
h)Flood fence concrete, including slurry wall, fence pad and the concrete key are included in the sitework estimate. However, flood resistant glazing, flood resistant door or flood resistant hardware are not included based on clarification that flood fence incorporated in the design

Bid Conditions

Experience shows fewer bidders may result in higher bids, and conversely more bidders may result in lower bids. Therefore, it is important to obtain as many bids as possible.

Market Conditions:

Due to the high number of construction projects currently underway in Bay Area there is a shortage or lack of participation in some special trades, as well as shortages of labor and skilled workers that may impact the cost of construction projects. These conditions may continue for a few years before construction slows. For this reason we suggest that the owner carry an additional 10% above and beyond this construction cost. This 10% is not considered to be a contingency of escalation factor, but is only to account for market volatility.