



**CITY OF KOTZEBUE
RESOLUTION NO. 25-16**

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KOTZEBUE ACCEPTING KOTZEBUE PLANNING COMMISSION RESOLUTION 25-04 RECOMMENDING THE WAIVER OF THE BUILDING PERMIT FEE FOR THE NATIVE VILLAGE OF KOTZEBUE’S BUILDING PROJECT ON LOT 10, BLOCK 13, USS 2863.”

- WHEREAS,** the Kotzebue Planning Commission has reviewed the request for a waiver of the building permit fee for the Native Village of Kotzebue (NVOK) building to be constructed on Lot 10, Block 13, USS 2863;
- WHEREAS,** the Planning Commission, in Resolution 25-04, has recommended that the Kotzebue City Council waive the building permit fee in the amount of ninety-seven thousand and fifty-five dollars and eight cents (\$97,055.08) for this project;
- WHEREAS,** the Planning Commission’s resolution highlights that the fee waiver aligns with the interests of the community, promotes sustainable development, and benefits all residents of Kotzebue;
- WHEREAS,** the City of Kotzebue recognizes the long-standing partnership between the City and NVOK, and the benefits of NVOK’s efforts to address critical infrastructure needs and improve the quality of life for the community; and,
- WHEREAS,** the Planning Commission has determined that the waiver is necessary due to project budget constraints, and that granting the waiver will not be detrimental to public welfare or neighboring properties; and

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WHEREAS, the Planning Commission's recommendation was made after thorough review and no public opposition was presented during their meetings on February 13, 2025, and March 11, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Kotzebue, accepts and approves the Kotzebue Planning Commission's Resolution 25-04 and agrees to waive the building permit fee in the amount of ninety-seven thousand and fifty-five dollars and eight cents (\$97,055.08) for the Native Village of Kotzebue's building project to be constructed on Lot 10, Block 13, USS 2863..

PASSED AND APPROVED by a duly constituted quorum of the City Council of the City of Kotzebue, Alaska, this 3rd day of April, 2025.

CITY OF KOTZEBUE

Derek Haviland-Lie, Mayor

[SEAL]

ATTEST:

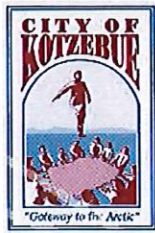
Lorraine Hunnicutt

Attachments:

Exhibit "A" – Kotzebue Planning Commission Resolution 25-04 [2 pages]

Exhibit "B" – Native Village of Kotzebue Variance Application [64 pages]

Exhibit "C" – Planning Department Fee Schedule CY2025 [1 page]



**KOTZEBUE PLANNING COMMISSION
RESOLUTION 25-04**

**A RESOLUTION RECOMMENDING TO THE KOTZEBUE CITY COUNCIL
TO WAIVE THE BUILDING PERMIT FEE IN THE AMOUNT OF NINETY-
SEVEN THOUSAND AND FIFTY-FIVE DOLLARS AND EIGHT CENTS
(\$97,055.08) FOR THE NATIVE VILLAGE OF KOTZEBUE'S
(NVOK) BUILDING THAT WILL BE CONSTRUCTED ON LOT 10 BLOCK 13
USS 2863**

WHEREAS, Kotzebue Municipal Code (KMC) section 17.48.040 sets forth rules and regulations for building permit fees and the Kotzebue City Council approves annually a fee schedule setting the fees for services for the City of Kotzebue;

WHEREAS, Executive Director of the NVOK Christina Hensley submitted a request for a waiver from the City of Kotzebue building permit fee on October 16th, 2024;

WHEREAS, the City of Kotzebue has the authority to waive fees in cases where it aligns with the interests of the community, sustainable development, and that's result will benefit all residents;

WHEREAS, the (NVOK) has been a long-standing and committed partner to the City, working collaboratively to address critical infrastructure needs and improve the quality of life for the Kotzebue community;

WHEREAS, the applicant has provided justification demonstrating that the fee waiver is necessary due to project budget conditions and constraints, and that granting the fee waiver will not be detrimental to the public welfare or adjacent properties;

WHEREAS, the Planning Commission has reviewed the variance request at its regular meetings on February 13th, 2025 and March 11th 2025, at which there were no public comments opposing the fee waiver, and finds that it meets conditions that warrant a fee waiver;

WHEREAS, the granting of the fee waiver will allow for the reasonable use of the property in a manner consistent with surrounding development and the intent of the zoning regulations; and

WHEREAS, the Planning Commission has determined that the fee waiver request is warranted and in the best interest of the City of Kotzebue and its residents;

NOW THEREFORE BE IT RESOLVED: that the Planning Commission hereby recommends that the Kotzebue City Council waive the building permit fee in the amount of ninety-seven thousand and fifty-five dollar and eight cents (\$97,055.08) for the Native Village of Kotzebue's building that will be constructed on Lot 10 Block 13 USS 2863.

PASSED AND APPROVED by the Kotzebue Planning Commission on this 11th day of March, 2025.

CITY OF KOTZEBUE
Planning Commission



Ernest Norton, Chairman

ATTEST:



Sam Camp, Planning Director



CITY OF KOTZEBUE APPLICATION FOR ZONING VARIANCE
[See, Kotzebue City Code Sections 17.40.010-130]

Name of Applicant: Native Village of Kotzebue

Applicant's Mailing Address: P.O. Box 296

Applicant's E-Mail Address: saima.chase@qira.org

Telephone: Home: n/a
Work: 907-442-3467
Cell: 907-885-9852

Legal Description of property for which variance is sought:

Lot 10 Block 13 U.S. Survey 2863

House Number N/A Street Name 4th Avenue

This is a request for a Variance of Section 17.40.010 of the Zoning Code (Title 17) of the City of Kotzebue.

This Variance is for: To request a zero lot line on South and East sides of the attached map, waiver for building permit fees, and to place pilings prior to building permit issuance.

(a) The existing situation is: Due to required building setbacks of 20 ft. (Front) and 10 ft. on Sides and Rear of the property we are left with a very small footprint in which to build our Community Facility and accommodate any future expansion.

(b) The granting of this petition would permit: This would permit the NVOK to take full advantage of the building site and allow for some future expansion space to the north. We would propose to maintain a 10 ft. set-back along the westernmost and northernmost property lines and permit greater exposure to sun angles for solar electricity generation.

Before a variance may be granted, the Applicant must prove that each of the six conditions exists. Answer each of the conditions in detail using additional sheets if necessary.

(1) Explain how there are unusual physical features of the subject property that do not apply generally to other properties in the vicinity.

This site is bounded in the southwest corner by the City's Playground and by the Cemetery on the balance of the western property line as well as the northern property line. The property is also bounded by two City Streets (Lagoon St. and Fourth Ave.) on the south and east sides of the property.

(2) Explain how the strict interpretation of this Chapter would deprive the Applicant of rights commonly enjoyed under this Chapter by other properties in the vicinity.

Although a strict interpretation of this Chapter may not outright prevent the permitted development of the site, it would constrain the our ability to fully realize our vision for using the property as a Learning/Community Center.

(3) Explain why the conditions described above were not caused by actions of the Applicant and that the variance is not sought for reasons of financial hardship or inconvenience.

In our opinion, the requested variance will provide a 'public service or benefit' that may outweigh any potential negative impacts on neighboring properties or the community.

(4) Explain how the variance will not be harmful to the health, safety, or welfare of the public.

Because the Site is bounded by streets, playground and Cemetery, the setbacks originally intended to provide 'space' between developments is not a concern as it is not likely that there will be any structures erected on the Playground or the Cemetery.

(5) Explain how the issuance of this variance will not permit a use of land or structure in a way that would be prohibited.

Two sides of the property are bounded by roads and the other two by Playground and Cemetery. Also, it is not likely that there will be any structures erected on the Playground or the Cemetery.

(6) Explain how the granting of the variance will be in harmony with objectives of the zoning ordinance and the Comprehensive Plan.

The development will meet all building codes and regulations and includes provisions for fire safety, access for emergency vehicles, as well as adequate space for utilities and infrastructure. It also is designed to ensure privacy and minimize potential issues with noise and other nuisances

Site Plan:

A site plan must accompany this Application. The drawing must be legible and accurate. Please indicate the following:

1. All set-back and lot dimensions
2. House number(s) of buildings on the lot
3. Other structures on the lot
4. Proposed/existing utility locations - water/sewer/electricity.
5. Dimensions (width/length/height) and area of all existing/proposed structures on lot
6. Dimensions (length) of all eaves of all existing/proposed structures on lot
7. Location (including height) of all existing/proposed fences on the property.
8. Easements and alleys (whether public or private) on or abutting the lot.
9. Label all streets bordering the property.
10. Proposed/existing parking.
11. Elevation of first floor from ground level for existing/proposed structure(s)
12. Vehicle and/or pedestrian access if multiple structures share a lot.
13. Any other information that you feel has a bearing on this Application.

[Note: The Planning Director may request additional information if necessary to properly review and process the application.]

If the site plan drawing is incomplete, this application will not be reviewed and/or processed.

If the zoning variance is approved, a final as-built-type site plan must be submitted to the Planning Director showing the approved variances to complete the variance process.

The City is relying upon the information provided by the Applicant. False, incorrect and/or incomplete information may result in the denial of a zoning variance application and/or subsequent revocation of any zoning variance approval issued based upon such false, incorrect and/or incomplete information.

All variance requests are reviewed, processed, and approved based upon the Applicant's representation that he/she/they is/are legal owner(s) or the duly authorized representative(s) of the legal owner. The City makes no representation and assumes no responsibility for the actual state of the title to the premises/property.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT I AM THE OWNER OR DULY AUTHORIZED LEGAL REPRESENTATIVE OF THE OWNER OF THE PROPERTY REPRESENTED IN THIS APPLICATION AND THAT THE INFORMATION INCLUDED HEREIN IS TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND AGREE THAT FALSE, INCORRECT AND/OR INCOMPLETE INFORMATION IS GROUNDS FOR DENYING THIS APPLICATION AND/OR REVOKING A VARIANCE PREVIOUSLY GRANTED BASED UPON SUCH FALSE, INCORRECT AND/OR INCOMPLETE INFORMATION. IF REVOCATION IS REQUIRED AND/OR A REVOCATION ACTION IS NECESSARY, I AGREE TO REMOVE AT MY OWN EXPENSE ANY AND ALL STRUCTURES/IMPROVEMENTS TO STRUCTURES BASED UPON SUCH FALSE, INCORRECT AND/OR INCOMPLETE INFORMATION AND TO PAY REASONABLE COSTS AND ATTORNEYS FEES THE CITY MAY INCUR IN ANY SUCH REVOCATION ACTION.

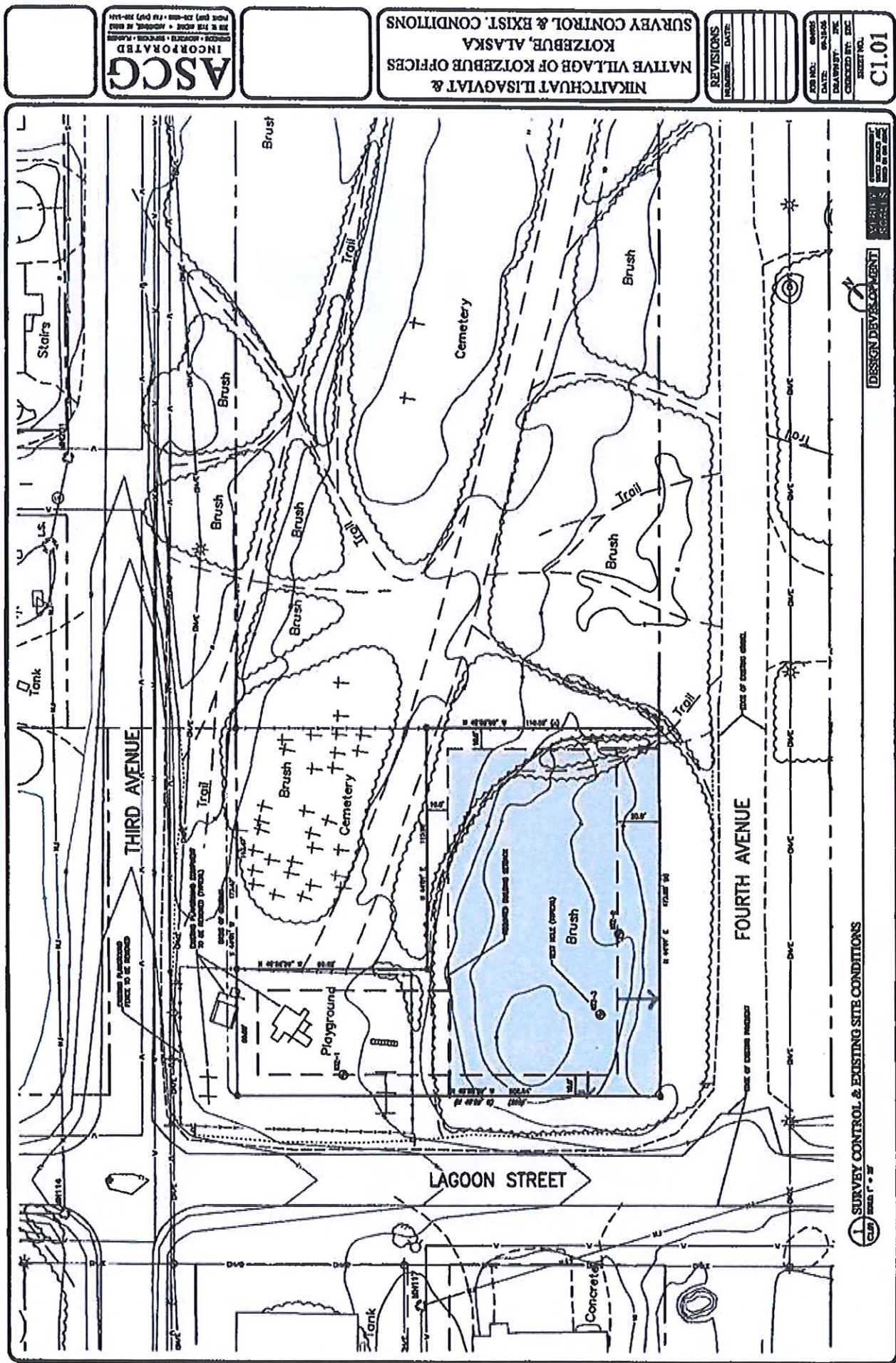


Signature of Owner

Date: 02/07/2025

Signature of Applicant (if other than Owner)

Date: _____



ASCC
INCORPORATED
1000 1/2 STREET, SUITE 100
ANCHORAGE, ALASKA 99501
PHONE: (907) 562-1111
FAX: (907) 562-1112

**NIKAITCHUAT ILISAGVIAV &
NATIVE VILLAGE OF KOTzebue OFFICES
KOTZEBUE, ALASKA
SURVEY CONTROL & EXIST. CONDITIONS**

REVISIONS	DATE

CL.01
SHEET NO.
CHECKED BY: DEC
DRAWN BY: JEC
DATE: 06-13-04
JOB NO: 04005

1 SURVEY CONTROL & EXISTING SITE CONDITIONS
CLAY 1" = 20'



NATIVE VILLAGE OF KOTZEBUE

PO Box 296, Kotzebue, Alaska 99752
(907) 442-3467 • www.kotzebueira.org

Tribal Government serving the Iñupiaq people of Qikiqtaġruk.

October 16, 2024

Mayor Derrek Haviland-Lie
City Manager Tessa Baldwin
258 Third Avenue
Kotzebue, AK 54656

Dear Mayor Haviland-Lie,

The Native Village of Kotzebue (NVOK) has always been a committed partner to the City of Kotzebue (COK). A recent example of our efforts to mobilize resources and utilize tribal funds to address the water and sewer crisis in the city was the allocation of over \$700,000.

We are now faced with a budgetary crisis that may impact our ability to finish the NVOK Building. The new Building Permit Fees established by the COK will make our budgeted \$500 building permit cost NVOK \$60,000. NVOK is not a for-profit entity, and it will be audited federally on the reasonableness of the costs, including that \$59,500 variance on building permits.

The COK has the authority to entertain fee waivers, and so the NVOK hereby requests that the COK provide a fee waiver to NVOK to pay the original \$500 amount for this building permit, in keeping with the NVOK and COK efforts to work jointly to create sustainable development of infrastructure for the Kotzebue community.

Thank you,

Christina Hensley, Executive Director

Better Life, Greater Security

The Qikiqtaġrukmiut, forever sovereign, will live our Iñupiaq way of life for all generations.

REVIEW OF ZONING VARIANCE APPLICATION
(For Official Use Only)

PLANNING DIRECTOR

Has the Application been filled out completely and correctly?
If required, has the State Fire Marshall Plan Review been completed?

X Yes
No

Flood Information

Has the property been identified as flood prone by FEMA (Yes or No)
Ground elevation of construction site after preparation: (above or below sea level)
Elevation of first finished floor: _____
Depth of basement (below ground level): _____

No
above
N/A
N/A

Protective Measures

1. Has the Plan Review by Planning Director been completed?
2. Have all required set-backs been met?
3. Is there adequate parking available?
4. Does the property meet Flood Zone Elevation requirements?

Yes
No
Yes
Yes

5. Additional Comments: Building permit has NOT been issued and setback requirements are NOT met. Variance

Samuel Camp
Signature - Planning Director

Date: 02/07/25

PUBLIC WORKS DIRECTOR

1. Has the Plan Review by Public Works Director been completed?
2. Is water/sewer available in the area?
3. Has a Water/Sewer Agreement been received?
4. Additional Comments: All fee waivers to be determined

Yes
Yes
NO

by City Council
Shirley Hunter
Signature - Public Works Director

Date: 2/18/25

FIRE CHIEF

1. Has the Plan Review by the Fire Chief been completed?
2. Is there adequate access to the property for emergency vehicles?
3. If required, has the State Fire Marshal Plan Review been completed?
4. Additional Comments: Because building location is adjacent to playground, extra safety measures are advised during construction.

Yes
Yes
No

Signature - Fire Chief

Date: 2/13/2025

CITY MANAGER'S COMMENTS:

(acting)
Signature - City Manager

Date: 2/13/25

65% DESIGN SUBMITTAL
CONSTRUCTION COST ESTIMATE

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA

PREPARED FOR:

Kuna Engineering
4300 B Street, Suite 605
Anchorage, AK 99503

October 30, 2024



NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

DRAWINGS AND DOCUMENTS

Level of Documents: (155) 65% design drawings and specifications
Date: September 17, 2024
Provided By: Kuna Engineering of Anchorage, Alaska

RATES

Pricing is based on current material, equipment and freight costs.

Labor Rates: A.S. Title 36 working 60 hours per week
Premium Time: 16.70%
Subcontractor's Mark-Up: 35.00%

BIDDING ASSUMPTIONS

Contract: Standard construction contract without restrictive bidding clauses
Bidding Situation: Competitive bids assumed
Bid Date: Spring 2025
Start of Construction: Summer 2025
Months to Complete: Within (13) months

EXCLUDED COSTS

1. A/E design fees
2. Administrative and management costs
3. Furniture, furnishings and equipment (except those specifically included)
4. Remediation of contaminated soils or abatement of any hazardous materials, if found during construction
5. Sales tax, unless otherwise noted

HMS Project No.: 24122

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)

GENERAL

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes continued normal escalation based on the current economic climate. HMS Inc. will continue to monitor this, as well as other international, domestic and local events, and the resulting construction climate, and will adjust costs and contingencies as deemed appropriate.

GROSS FLOOR AREA

First Floor	10,108 SF
Second Floor	9,029 SF
Mezzanine	<u>1,799 SF</u>
TOTAL GROSS FLOOR AREA:	<u><u>20,936 SF</u></u>

HMS Project No.: 24122

65% DESIGN COST SUMMARY

	<i>Material</i>	<i>Labor</i>	<i>Total</i>
01 - SITE WORK	\$ 387,227	\$ 164,309	\$ 551,536
02 - SUBSTRUCTURE	956,687	141,769	1,098,456
03 - SUPERSTRUCTURE	2,637,566	1,492,781	4,130,347
04 - EXTERIOR CLOSURE	604,912	514,802	1,119,714
05 - ROOF SYSTEMS	421,450	205,542	626,992
06 - INTERIOR CONSTRUCTION	820,894	523,323	1,344,217
07 - CONVEYING SYSTEMS	148,500	45,688	194,188
08 - MECHANICAL	1,165,355	704,969	1,870,324
09 - ELECTRICAL	810,596	525,857	1,336,453
10 - EQUIPMENT	0	0	0
11 - SPECIAL CONSTRUCTION	0	0	0
<i>SUBTOTAL:</i>	<i>\$ 7,953,187</i>	<i>\$ 4,319,040</i>	<i>\$ 12,272,227</i>
12 - GENERAL REQUIREMENTS			6,437,185
<i>SUBTOTAL:</i>			<i>\$ 18,709,412</i>
13 - CONTINGENCIES			4,190,908
TOTAL ESTIMATED CONSTRUCTION COST:			\$ 22,900,320
COST PER SQUARE FOOT:			\$ 1,094 /SF
GROSS FLOOR AREA:			20,936 SF

HMS Project No.: 24122

ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>	<i>Cost per SF</i>
01 - SITE WORK				\$ 551,536	\$ 26.34
011 - Hazmat Abatement	\$ 0	\$ 0	\$ 0		0.00
012 - Site Preparation	500	43,179	43,679		2.09
013 - Site Improvements	379,195	114,770	493,965		23.59
014 - Site Mechanical	7,532	6,360	13,892		0.66
015 - Site Electrical	0	0	0		0.00
02 - SUBSTRUCTURE				\$ 1,098,456	\$ 52.47
021 - Standard Foundations	\$ 0	\$ 0	\$ 0		0.00
022 - Slab on Grade	0	0	0		0.00
023 - Basement	0	0	0		0.00
024 - Special Foundations	956,687	141,769	1,098,456		52.47
03 - SUPERSTRUCTURE				\$ 4,130,347	\$ 197.28
031 - Floor Construction	\$ 1,809,914	\$ 1,178,354	\$ 2,988,268		142.73
032 - Roof Construction	652,732	243,965	896,697		42.83
033 - Stair Construction	174,920	70,462	245,382		11.72
04 - EXTERIOR CLOSURE				\$ 1,119,714	\$ 53.48
041 - Exterior Walls	\$ 283,578	\$ 456,240	\$ 739,818		35.34
042 - Exterior Doors and Windows	321,334	58,562	379,896		18.15
05 - ROOF SYSTEMS				\$ 626,992	\$ 29.95
051 - Roofing	\$ 299,302	\$ 190,739	\$ 490,041		23.41
052 - Skylights	122,148	14,803	136,951		6.54
06 - INTERIOR CONSTRUCTION				\$ 1,344,217	\$ 64.21
061 - Partitions and Doors	\$ 505,871	\$ 214,548	\$ 720,419		34.41
062 - Interior Finishes	271,416	294,525	565,941		27.03
063 - Specialties	43,607	14,250	57,857		2.76
07 - CONVEYING SYSTEMS	\$ 148,500	\$ 45,688		\$ 194,188	\$ 9.28

HMS Project No.: 24122

ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>	<i>Cost per SF</i>
08 - MECHANICAL				\$ 1,870,324	\$ 89.34
081 - Demolition	\$ 0	\$ 0	\$ 0		0.00
082 - Plumbing	109,052	121,345	230,397		11.00
083 - HVAC	955,249	502,069	1,457,318		69.61
084 - Fire Protection	101,054	81,555	182,609		8.72
085 - Special Mechanical Systems	0	0	0		0.00
09 - ELECTRICAL				\$ 1,336,453	\$ 63.84
091 - Demolition	\$ 0	\$ 0	\$ 0		0.00
092 - Service and Distribution	133,445	97,656	231,101		11.04
093 - Lighting and Power	475,689	261,855	737,544		35.23
094 - Special Electrical Systems	201,462	166,346	367,808		17.57
10 - EQUIPMENT				\$ 0	\$ 0.00
101 - Fixed and Movable Equipment	\$ 0	\$ 0	\$ 0		0.00
102 - Furnishings	0	0	0		0.00
11 - SPECIAL CONSTRUCTION	\$ 0	\$ 0		\$ 0	\$ 0.00
SUBTOTAL DIRECT WORK:	\$ 7,953,187	\$ 4,319,040		\$ 12,272,227	
12 - GENERAL REQUIREMENTS				\$ 6,437,185	\$ 307.47
121 - Mobilization			\$ 359,500		17.17
122 - Operation Costs			3,688,959		176.20
123 - Profit			2,388,726		114.10
13 - CONTINGENCIES				\$ 4,190,908	\$ 200.18
131 - Estimator's Contingency	20.00%		\$ 3,741,882		178.73
132 - Escalation Contingency	2.00%		449,026		21.45
TOTAL ESTIMATED CONSTRUCTION COST:				\$ 22,900,320	\$1,093.82 /SF
GROSS FLOOR AREA:					20,936 SF

HMS Project No.: 24122

01 - SITE WORK 012 - Site Preparation	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Clearing and grubbing	0.5	AC	1000.00	500	8000.00	4,000	9000.00	4,500
Excavation building site and dispose	2,200	CY			15.00	33,000	15.00	33,000
SUBTOTAL:				\$ 500		\$ 37,000		\$ 37,500
Labor Premium Time	16.70%					6,179		6,179
TOTAL ESTIMATED COST:				\$ 500		\$ 43,179		\$ 43,679

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

01 - SITE WORK 013 - Site Improvements	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE \$	TOTAL \$	RATE \$	TOTAL \$	UNIT RATE \$	MATERIAL/LABOR \$
Geotextile fabric	5,900	SY	1.30	7,670	0.64	3,776	1.94	11,446
Classified fill, compacted (NFS assumed)	3,800	CY	25.00	95,000	8.00	30,400	33.00	125,400
60 psi, 4" rigid insulation board	28,000	SF	7.00	196,000	1.10	30,800	8.10	226,800
60 psi, 2" rigid insulation board	7,500	SF	3.55	26,625	1.10	8,250	4.65	34,875
20 mil reinforced polyethylene sheeting	28,000	SF	0.80	22,400	0.64	17,920	1.44	40,320
Surface course, compacted	900	CY	35.00	31,500	8.00	7,200	43.00	38,700
SUBTOTAL:				\$ 379,195		\$ 98,346		\$ 477,541
Labor Premium Time	16.70%					16,424		16,424
TOTAL ESTIMATED COST:				\$ 379,195		\$ 114,770		\$ 493,965

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

01 - SITE WORK 014 - Site Mechanical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE \$	TOTAL \$	RATE \$	TOTAL \$	UNIT RATE \$	MATERIAL/LABOR \$
4"x12" arctic pipe connection at main	1	EA	1100.00	1,100	350.00	350	1450.00	1,450
4" building connection and sleeve	1	EA	275.00	275	210.00	210	485.00	485
Excavate 6'0" average depth for sewer and water	12	CY			40.00	480	40.00	480
Bedding material, compacted	4	CY	65.00	260	13.00	52	78.00	312
NFS backfill, compacted	8	CY	65.00	520	13.00	104	78.00	624
6" PVC detectable warning tape	25	LF	0.35	9	0.25	6	0.60	15
Pressure test piping	1	LOT	100.00	100	250.00	250	350.00	350
<u>WATER</u>								
1 1/2" diameter HDPE supply and 1" diameter HDPE return piping with heat trace	25	LF	65.00	1,625	65.00	1,625	130.00	3,250
1"x12" arctic pipe fitting	1	EA	1100.00	1,100	310.00	310	1410.00	1,410
1"x12" arctic pipe coupling	1	EA	220.00	220	230.00	230	450.00	450
Building connection and sleeve	1	EA	220.00	220	220.00	220	440.00	440
Test and disinfect water lines	1	LOT	150.00	150	200.00	200	350.00	350
SUBTOTAL:				\$ 5,579		\$ 4,037		\$ 9,616

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

PAGE 10

DATE: 10/30/2024

HMS Project No.: 24122

01 - SITE WORK 014 - Site Mechanical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Labor Premium Time	16.70%					674		674
SUBTOTAL:				\$ 5,579		\$ 4,711		\$ 10,290
Subcontractor's Overhead and Profit on Material and Labor	35.00%			1,953		1,649		3,602
TOTAL ESTIMATED COST:				\$ 7,532		\$ 6,360		\$ 13,892

HMS Project No.: 24122

02 - SUBSTRUCTURE 024 - Special Foundations	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

LOAD BEARING ELEMENTS

39'0" embedded 12" thermo helical pile	12	EA	13283.00	159,396			13283.00	159,396
39'0" embedded 6" driven pile	17	EA	1900.00	32,300			1900.00	32,300
32'0" embedded 16" thermo helical pile	20	EA	14377.00	287,540			14377.00	287,540
32'0" embedded 12" driven pile	32	EA	3960.00	126,720			3960.00	126,720
Pre-drill for thermopiles	1,025	VLF	12.50	12,813	12.00	12,300	24.50	25,113
Pre-drill for driven piles	1,570	VLF	10.00	15,700	9.75	15,308	19.75	31,008
Drive 12" thermo helical piles 39'0" deep	385	VLF	14.00	5,390	22.00	8,470	36.00	13,860
Drive 16" thermo helical piles 39'0" deep	640	VLF	18.00	11,520	26.00	16,640	44.00	28,160
Drive 6" piles 39'0" deep	545	VLF	10.00	5,450	11.00	5,995	21.00	11,445
Sand-water slurry to piles	56	CY	130.00	7,280	145.00	8,120	275.00	15,400
Cut pile to elevation	64	EA	7.00	448	65.00	4,160	72.00	4,608
Simpson cap welded into pile	64	EA	281.25	18,000	98.97	6,334	380.22	24,334
Chainlink fence at foundation perimeter	435	LF	60.00	26,100	29.10	12,659	89.10	38,759
SUBTOTAL:				\$ 708,657		\$ 89,986		\$ 798,643

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03 - SUPERSTRUCTURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
031 - Floor Construction			\$	\$	\$	\$	\$	\$

6" to 12" SIP panels for floor, walls, and roof
per quote by Todd Bell at Premier Sips
(38,088 SF, FOB Seattle, WA)

1	LOT	700000.00	700,000	571320.00	571,320	1271320.00	1,271,320
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FIRST FLOOR FRAMING

W-beams	132,877	LBS	3.75	498,289	1.10	146,165	4.85	644,454
C-channel	8,472	LBS	2.40	20,333	1.20	10,166	3.60	30,499
Miscellaneous plates, angles, closures, and connections (15%)	22,145	LBS	2.65	58,684	1.50	33,218	4.15	91,902
10 mil vapor barrier	8,736	SF	0.12	1,048	0.20	1,747	0.32	2,795
1 1/8" T&G APA rated plywood sheathing	8,736	SF	2.85	24,898	1.35	11,794	4.20	36,692
1 1/2" gypcrete	8,736	SF	3.00	26,208	6.00	52,416	9.00	78,624
12" thick FRTW SIP	8,736	SF						See Quote

SECOND FLOOR/MEZZANINE FRAMING

W-beams	86,145	LBS	3.75	323,044	1.10	94,760	4.85	417,804
20" Redbuilt open web joist	4,475	LF	18.00	80,550	3.40	15,215	21.40	95,765
Miscellaneous plates, angles, closures, and connections (15%)	12,922	LBS	2.65	34,243	1.50	19,383	4.15	53,626

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03 - SUPERSTRUCTURE 031 - Floor Construction	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

SECOND FLOOR/MEZZANINE FRAMING (Continued)

1 1/8" T&G APA rated plywood sheathing	7,285	SF	2.85	20,762	1.35	9,835	4.20	30,597
1 1/2" gypcrete	7,285	SF	3.00	21,855	6.00	43,710	9.00	65,565
SUBTOTAL:				\$ 1,809,914		\$ 1,009,729		\$ 2,819,643
Labor Premium Time	16.70%					168,625		168,625

TOTAL ESTIMATED COST:	\$ 1,809,914	\$ 1,178,354	\$ 2,988,268
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NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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03 - SUPERSTRUCTURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
032 - Roof Construction			\$	\$	\$	\$	\$	\$
W-beams	111,165	LBS	3.75	416,869	1.10	122,282	4.85	539,151
HSS steel columns	14,470	LBS	3.75	54,263	1.10	15,917	4.85	70,180
Miscellaneous plates, angles, bolts, and connections (15%)	18,845	LBS	2.10	39,575	1.50	28,268	3.60	67,843
12" thick FRTW SIP	14,760	SF					See Quote with Element 031	
5 1/2"x16 1/2" glulam beam	1,245	LF	40.00	49,800	11.50	14,318	51.50	64,118
MISCELLANEOUS								
30-ton crane and operator for all structures	4	MOS	17500.00	70,000	5000.00	20,000	22500.00	90,000
Special inspections and weld tests for all steel structures	1	LOT	17500.00	17,500		Included	17500.00	17,500
Temporary shoring of structures	23,623	SF	0.20	4,725	0.35	8,268	0.55	12,993
SUBTOTAL:				\$ 652,732		\$ 209,053		\$ 861,785
Labor Premium Time	16.70%					34,912		34,912
TOTAL ESTIMATED COST:								
				\$ 652,732		\$ 243,965		\$ 896,697

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03 - SUPERSTRUCTURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
033 - Stair Construction			\$	\$	\$	\$	\$	\$

INTERIOR STAIRS

48" concrete pan tread	136	EA	410.00	55,760	170.00	23,120	580.00	78,880
Concrete filled metal stair landings (2)	225	SF	45.00	10,125	20.00	4,500	65.00	14,625
Wall mounted railing	100	LF	21.00	2,100	12.10	1,210	33.10	3,310
36" steel pipe railing and posts	105	LF	119.00	12,495	32.80	3,444	151.80	15,939

EXTERIOR STAIRS

Exterior ramp structure	5,250	LBS	3.20	16,800	1.70	8,925	4.90	25,725
Grating at ramp	400	SF	29.00	11,600	3.00	1,200	32.00	12,800
Exterior guardrail assembly	300	LF	160.00	48,000	35.00	10,500	195.00	58,500
48" wide concrete filled metal stair tread	44	EA	410.00	18,040	170.00	7,480	580.00	25,520

SUBTOTAL:				\$ 174,920		\$ 60,379		\$ 235,299
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Labor Premium Time	16.70%					10,083		10,083
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TOTAL ESTIMATED COST:				\$ 174,920		\$ 70,462		\$ 245,382
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NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
041 - Exterior Walls			\$	\$	\$	\$	\$	\$
6" to 10" SIP panel	14,592	SF					See Quote with Element 031	
Self-adhering vapor barrier	10,813	SF	1.80	19,463	1.50	16,220	3.30	35,683
3" rigid insulation	10,813	SF	2.44	26,384	1.10	11,894	3.54	38,278
1" furring strip	6,221	LF	0.80	4,977	0.70	4,355	1.50	9,332
3" metal siding	10,813	SF	8.75	94,614	10.35	111,915	19.10	206,529
Type BE-4 vapor barrier (8 mil assumed)	10,813	SF	10.00	108,130	20.00	216,260	30.00	324,390
2"x furring	6,221	LF	1.00	6,221	0.70	4,355	1.70	10,576
1 1/2" mineral wool	10,813	SF	1.50	16,220	0.90	9,732	2.40	25,952
5/8" Type X gypsum wall board	10,813	SF	0.70	7,569	1.50	16,220	2.20	23,789
SUBTOTAL:				\$ 283,578		\$ 390,951		\$ 674,529
Labor Premium Time	16.70%					65,289		65,289
TOTAL ESTIMATED COST:				\$ 283,578		\$ 456,240		\$ 739,818

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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04 - EXTERIOR CLOSURE 042 - Exterior Doors and Windows	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

DOORS

6'0"x7'0" insulated hollow metal door frame	1	EA	675.00	675	160.00	160	835.00	835
6'0"x7'0" insulated hollow metal door	1	EA	2145.00	2,145	210.00	210	2355.00	2,355
Door hardware	1	EA	770.00	770	360.00	360	1130.00	1,130

WINDOWS

Curtain wall	778	SF	128.00	99,584	30.00	23,340	158.00	122,924
Triple pane insulated glazed windows	720	SF	95.00	68,400	12.00	8,640	107.00	77,040

MISCELLANEOUS

Kalwall panels	1,248	SF	120.00	149,760	14.00	17,472	134.00	167,232
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SUBTOTAL:				\$ 321,334		\$ 50,182		\$ 371,516
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Labor Premium Time	16.70%					8,380		8,380
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TOTAL ESTIMATED COST:				\$ 321,334		\$ 58,562		\$ 379,896
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NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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05 - ROOF SYSTEMS 051 - Roofing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE \$	TOTAL \$	RATE \$	TOTAL \$	UNIT RATE \$	MATERIAL/LABOR \$
Self-adhered roof underlayment	21,316	SF	1.80	38,369	1.50	31,974	3.30	70,343
Standing seam metal roof	10,658	SF	9.00	95,922	3.70	39,435	12.70	135,357
Fascia	640	LF	4.10	2,624	2.00	1,280	6.10	3,904
VTR flashing (assumed)	2	EA	43.00	86	38.00	76	81.00	162
Eave and gable flashing	640	LF	3.25	2,080	3.10	1,984	6.35	4,064
8" rigid insulation	10,658	SF	5.40	57,553	2.20	23,448	7.60	81,001
2" furring strips	5,617	LF	1.75	9,830	1.70	9,549	3.45	19,379
5/8" plywood sheathing	10,658	SF	1.43	15,241	1.25	13,323	2.68	28,564
SUBTOTAL:				\$ 221,705		\$ 121,069		\$ 342,774
Labor Premium Time	16.70%					20,219		20,219
SUBTOTAL:				\$ 221,705		\$ 141,288		\$ 362,993
Subcontractor's Overhead and Profit on Material and Labor	35.00%			77,597		49,451		127,048
TOTAL ESTIMATED COST:				\$ 299,302		\$ 190,739		\$ 490,041

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KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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06 - INTERIOR CONSTRUCTION	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
061 - Partitions and Doors			\$	\$	\$	\$	\$	\$

PARTITIONS

6" metal stud partition wall	3,690	SF	1.70	6,273	1.65	6,089	3.35	12,362
3 5/8" metal stud partition wall	13,280	SF	1.40	18,592	1.50	19,920	2.90	38,512
5/8" Type X gypboard	33,540	SF	0.70	23,478	1.50	50,310	2.20	73,788
Add for moisture resistant gypboard	4,690	SF	0.30	1,407			0.30	1,407
4" sound batt	9,960	SF	0.60	5,976	0.50	4,980	1.10	10,956
Interior curtain wall	1,172	SF	128.00	150,016	30.00	35,160	158.00	185,176

DOORS

3'0"x7'0" hollow metal door frame	48	EA	400.00	19,200	135.00	6,480	535.00	25,680
3'0"x7'0" hollow metal door frame with side lite	29	EA	1327.00	38,483	300.00	8,700	1627.00	47,183
6'0"x8'0" hollow metal door frame with side lite on both sides	3	EA	4785.00	14,355	960.00	2,880	5745.00	17,235
Type A: Interior flush panel	38	EA	635.00	24,130	105.00	3,990	740.00	28,120
Type B: Exterior flush panel	2	EA	1075.00	2,150	105.00	210	1180.00	2,360
Type C: Interior storefront glass	5	EA	1400.00	7,000	220.00	1,100	1620.00	8,100
Type D: Exterior storefront glass	4	EA	1600.00	6,400	220.00	880	1820.00	7,280

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
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06 - INTERIOR CONSTRUCTION 061 - Partitions and Doors	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

DOORS (Continued)

Type E: Full lite door	27	EA	890.00	24,030	220.00	5,940	1110.00	29,970
Type F: Storefront sliding glass double door	1	EA	6400.00	6,400	1100.00	1,100	7500.00	7,500
Type H: Hanging folding panel	102	LF	153.00	15,606	46.00	4,692	199.00	20,298
Type I: Hanging folding panel with flush panel single door	5	EA	184.00	920	66.00	330	250.00	1,250
Type J: Sliding barn double door	6	EA	1600.00	9,600	380.00	2,280	1980.00	11,880
Door hardware package	73	EA	535.00	39,055	285.00	20,805	820.00	59,860

WINDOWS

10'0" curved glass wall	640	SF	145.00	92,800	12.50	8,000	157.50	100,800
SUBTOTAL:				\$ 505,871		\$ 183,846		\$ 689,717
Labor Premium Time	16.70%					30,702		30,702

TOTAL ESTIMATED COST:				\$ 505,871		\$ 214,548		\$ 720,419
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06 - INTERIOR CONSTRUCTION 062 - Interior Finishes	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FLOORS

Type CPT-1: Carpet tile	6,200	SF	4.75	29,450	1.35	8,370	6.10	37,820
Type CT-1: Tile finish	1,128	SF	12.00	13,536	10.00	11,280	22.00	24,816
Type EPX-1: Epoxy	1,453	SF	3.50	5,086	2.60	3,778	6.10	8,864
Type EPX-1: Epoxy base	668	LF	2.20	1,470	2.80	1,870	5.00	3,340
Type LVP-1: Luxury vinyl plank	5,846	SF	3.35	19,584	2.20	12,861	5.55	32,445
Type RB-1: Base	3,010	LF	1.60	4,816	1.35	4,064	2.95	8,880

WALLS

Type CT-1: Tile finish	4,656	SF	12.00	55,872	12.00	55,872	24.00	111,744
Type EPX-1: Epoxy wall finish	6,680	SF	3.50	23,380	2.60	17,368	6.10	40,748
Type PNT-50: Interior wall paint	30,100	SF	0.40	12,040	1.70	51,170	2.10	63,210
Type RWP-1: Wainscot	12,040	SF	3.00	36,120	1.80	21,672	4.80	57,792

CEILINGS

Type CG-2: Gypsum on suspended ceiling with seismic bracing	12,341	SF	3.60	44,428	2.85	35,172	6.45	79,600
Type WD: Wood slats	1,508	SF	8.80	13,270	4.00	6,032	12.80	19,302

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06 - INTERIOR CONSTRUCTION 062 - Interior Finishes	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

CEILINGS (Continued)

T&G wood ceiling	1,259	SF	5.90	7,428	1.50	1,889	7.40	9,317
Paint	12,341	SF	0.40	4,936	1.70	20,980	2.10	25,916
SUBTOTAL:				\$ 271,416		\$ 252,378		\$ 523,794
Labor Premium Time	16.70%					42,147		42,147

TOTAL ESTIMATED COST:	\$ 271,416	\$ 294,525	\$ 565,941
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06 - INTERIOR CONSTRUCTION	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
063 - Specialties			\$	\$	\$	\$	\$	\$

TOILET ACCESSORIES

Type BABY-1: Baby changing station	3	EA	369.00	1,107	110.00	330	479.00	1,437
Type COVR-1: Toilet seat cover dispenser	15	EA	69.00	1,035	30.00	450	99.00	1,485
Type GRAB-1: Grab bar	5	EA	70.00	350	50.00	250	120.00	600
Type MIRR-2436: 24"x36" mirror	6	EA	160.00	960	85.00	510	245.00	1,470
Type NPKN-1: Sanitary napkin dispenser	1	EA	229.00	229	80.00	80	309.00	309
Type NPKN-R1: Sanitary napkin disposal	4	EA	49.00	196	28.00	112	77.00	308
Type SOAP-1: Soap dispenser	11	EA	85.00	935	49.00	539	134.00	1,474
Type TOWL-R1: Paper towel dispenser	8	EA	180.00	1,440	60.00	480	240.00	1,920
Type TP-1: Toilet tissue paper	15	EA	45.00	675	32.00	480	77.00	1,155

BUILT-IN CASEWORK

24" deep base cabinet	24	LF	225.00	5,400	45.00	1,080	270.00	6,480
12" deep upper cabinet	20	LF	140.00	2,800	40.00	800	180.00	3,600
24" deep solid surface countertop	87	LF	170.00	14,790	40.00	3,480	210.00	18,270
24" deep wall mounted vanity base	63	LF	180.00	11,340	40.00	2,520	220.00	13,860

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06 - INTERIOR CONSTRUCTION 063 - Specialties	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

MISCELLANEOUS

Fire extinguisher with cabinet	10	EA	235.00	2,350	110.00	1,100	345.00	3,450
SUBTOTAL:				\$ 43,607		\$ 12,211		\$ 55,818
Labor Premium Time	16.70%					2,039		2,039

TOTAL ESTIMATED COST:				\$ 43,607		\$ 14,250		\$ 57,857
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07 - CONVEYING SYSTEMS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Two-stop elevator complete with controls and finishes	1	EA	106000.00	106,000	29000.00	29,000	135000.00	135,000
Permit, inspections, and testing	1	LOT	4000.00	4,000			4000.00	4,000
SUBTOTAL:				\$ 110,000		\$ 29,000		\$ 139,000
Labor Premium Time	16.70%					4,843		4,843
SUBTOTAL:				\$ 110,000		\$ 33,843		\$ 143,843
Subcontractor's Overhead and Profit on Material and Labor	35.00%			38,500		11,845		50,345
TOTAL ESTIMATED COST:				\$ 148,500		\$ 45,688		\$ 194,188

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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08 - MECHANICAL 082 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FIXTURES

PF-1: Floor mounted water closet with flush valve	9	EA	710.00	6,390	210.00	1,890	920.00	8,280
PF-1: Floor mounted water closet with flush valve, ADA	6	EA	710.00	4,260	210.00	1,260	920.00	5,520
PF-2: Counter mounted lavatory with faucet	14	EA	610.00	8,540	210.00	2,940	820.00	11,480
PF-3: Wall hung urinal with flush valve	3	EA	750.00	2,250	270.00	810	1020.00	3,060
PF-4: Dishwasher rough-in	1	EA	65.00	65	110.00	110	175.00	175
PF-5: Counter mounted lavatory with faucet	1	EA	610.00	610	210.00	210	820.00	820
PF-6: Single compartment, stainless steel sink with faucet	4	EA	550.00	2,200	210.00	840	760.00	3,040
PF-7: Mop sink (assumed)	1	EA	650.00	650	325.00	325	975.00	975
2" diameter floor drain	8	EA	140.00	1,120	160.00	1,280	300.00	2,400
3" diameter floor drain	4	EA	165.00	660	175.00	700	340.00	1,360

EQUIPMENT

WH-1: 113.4 gallon electric hot water heater	1	EA	6500.00	6,500	1250.00	1,250	7750.00	7,750
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HMS Project No.: 24122

08 - MECHANICAL 082 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

EQUIPMENT (Continued)

P-7 and 8: 10 GPM, 25'0" head, fractional HP hot water circulation pump	2	EA	1850.00	3,700	310.00	620	2160.00	4,320
P-9: 10 GPM, 15'0" head, fractional HP elevator pit sump pump	1	EA	450.00	450	150.00	150	600.00	600

ABOVE FLOOR WASTE AND VENT PIPE

3" diameter cast iron waste and vent pipe	170	LF	24.88	4,230	20.85	3,545	45.73	7,775
2" diameter cast iron waste and vent pipe	270	LF	21.00	5,670	20.00	5,400	41.00	11,070
1 1/2" diameter DWV waste and vent pipe	540	LF	8.50	4,590	16.00	8,640	24.50	13,230
1 1/4" diameter DWV waste and vent pipe	470	LF	7.00	3,290	12.50	5,875	19.50	9,165
3" diameter cast iron fitting	22	EA	40.00	880	90.00	1,980	130.00	2,860
2" diameter cast iron fitting	34	EA	30.00	1,020	78.00	2,652	108.00	3,672
1 1/2" diameter DWV fitting	68	EA	5.00	340	38.00	2,584	43.00	2,924
1 1/4" diameter DWV fitting	59	EA	5.00	295	38.00	2,242	43.00	2,537
4" diameter cleanout	2	EA	75.00	150	80.00	160	155.00	310
2" diameter VTR	2	EA	95.00	190	110.00	220	205.00	410

HMS Project No.: 24122

08 - MECHANICAL 082 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

ABOVE FLOOR WASTE AND VENT PIPE (Continued)

4" diameter VTR	2	EA	125.00	250	175.00	350	300.00	600
1" fiberglass insulation with vapor barrier to VTR	20	LF	6.10	122	6.50	130	12.60	252

HOT AND COLD WATER PIPE

2" diameter hot and cold water copper pipe	50	LF	24.30	1,215	15.60	780	39.90	1,995
1 1/2" diameter hot and cold water copper pipe	250	LF	15.10	3,775	12.50	3,125	27.60	6,900
1" diameter hot and cold water copper pipe	470	LF	8.70	4,089	9.45	4,442	18.15	8,531
3/4" diameter hot and cold water copper pipe	330	LF	6.10	2,013	8.45	2,789	14.55	4,802
1/2" diameter hot and cold water copper pipe	510	LF	3.75	1,913	8.05	4,106	11.80	6,019
2" diameter copper fitting	7	EA	41.00	287	57.00	399	98.00	686
1 1/2" to 1" diameter copper fitting	90	EA	22.00	1,980	48.00	4,320	70.00	6,300
3/4" to 1/2" diameter copper fitting	105	EA	3.75	394	33.00	3,465	36.75	3,859
2" diameter gate valve, bronze body	1	EA	300.00	300	60.00	60	360.00	360
1 1/2" diameter gate valve, bronze body	3	EA	250.00	750	48.00	144	298.00	894
1" diameter gate valve, bronze body	1	EA	145.00	145	33.00	33	178.00	178

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

08 - MECHANICAL 082 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HOT AND COLD WATER PIPE (Continued)

3/4" diameter gate valve, bronze body	1	EA	112.00	112	32.00	32	144.00	144
3/4" diameter strainer with hose bibb	1	EA	150.00	150	41.00	41	191.00	191
3/4" diameter balance valve	1	EA	63.00	63	31.00	31	94.00	94
Pressure/temperature relief valve to water heater	1	EA	110.00	110	75.00	75	185.00	185
Pressure gauge with gate valve	1	EA	83.00	83	65.00	65	148.00	148
Thermometer	1	EA	87.00	87	47.00	47	134.00	134
1" insulation to 2" diameter water piping	50	LF	3.80	190	4.50	225	8.30	415
1" insulation to 1 1/2" diameter water piping	250	LF	3.31	828	4.35	1,088	7.66	1,916
1" insulation to 1" diameter water piping	470	LF	2.30	1,081	3.15	1,481	5.45	2,562
1" insulation to 3/4" diameter water piping	330	LF	2.73	901	2.95	974	5.68	1,875
1" insulation to 1/2" diameter water piping	510	LF	2.63	1,341	2.72	1,387	5.35	2,728

MISCELLANEOUS

Test and disinfect piping	1	LOT	250.00	250	750.00	750	1000.00	1,000
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HMS Project No.: 24122

08 - MECHANICAL 082 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

MISCELLANEOUS (Continued)

Pipe guides, labels, etc.	1	LOT	300.00	300	1000.00	1,000	1300.00	1,300
SUBTOTAL:				\$ 80,779		\$ 77,022		\$ 157,801
Labor Premium Time	16.70%					12,863		12,863
SUBTOTAL:				\$ 80,779		\$ 89,885		\$ 170,664
Subcontractor's Overhead and Profit on Material and Labor	35.00%			28,273		31,460		59,733

TOTAL ESTIMATED COST:	\$ 109,052	\$ 121,345	\$ 230,397
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NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HEATING

HX-1: 310 MBH heat exchanger	1	EA	6500.00	6,500	375.00	375	6875.00	6,875
WH-2, 3, and 4: 68.2 MBH water heater	3	EA	2550.00	7,650	350.00	1,050	2900.00	8,700
HP-1, 2, and 3: 199.6 MBH heat pump	3	EA	41000.00	123,000	15500.00	46,500	56500.00	169,500
P-1, 2, and 3: 70 GPM, 20'0" head, fractional HP circulation heat pump	3	EA	6780.00	20,340	1050.00	3,150	7830.00	23,490
P-4 and 5: 90 GPM, 50'0" head, fractional HP loop circulation pump	2	EA	6850.00	13,700	950.00	1,900	7800.00	15,600
P-6: 35 GPM, 70'0" head source loop reheat pump	1	EA	4570.00	4,570	750.00	750	5320.00	5,320
UH-1, 2, 3, and 4: 12 MBH, fractional HP unit heater	4	EA	650.00	2,600	210.00	840	860.00	3,440
5/8" diameter radiant floor heating (16,360 SF)	22,951	LF	1.40	32,131	1.75	40,164	3.15	72,295
Manifold	14	EA	550.00	7,700	280.00	3,920	830.00	11,620

HYDRONIC PIPING

3" diameter hydronic copper pipe	400	LF	48.10	19,240	23.10	9,240	71.20	28,480
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HMS Project No.: 24122

08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HYDRONIC PIPING (Continued)

2 1/2" diameter hydronic copper pipe	100	LF	34.50	3,450	20.85	2,085	55.35	5,535
2" diameter hydronic copper pipe	430	LF	24.30	10,449	15.60	6,708	39.90	17,157
1 1/2" diameter hydronic copper pipe	350	LF	15.10	5,285	12.50	4,375	27.60	9,660
1 1/4" diameter hydronic copper pipe	50	LF	11.85	593	11.15	558	23.00	1,151
1" diameter hydronic copper pipe	50	LF	8.70	435	9.45	473	18.15	908
3/4" diameter hydronic copper pipe	150	LF	6.10	915	8.45	1,268	14.55	2,183
3" diameter copper fitting	50	EA	109.00	5,450	114.00	5,700	223.00	11,150
2 1/2" diameter copper fitting	13	EA	77.00	1,001	96.00	1,248	173.00	2,249
2" diameter copper fitting	54	EA	41.00	2,214	57.00	3,078	98.00	5,292
1 1/2" to 1" diameter copper fitting	56	EA	22.05	1,235	48.00	2,688	70.05	3,923
3/4" diameter copper fitting	19	EA	3.75	71	33.00	627	36.75	698
3" diameter gate valve, iron body	4	EA	980.00	3,920	315.00	1,260	1295.00	5,180
2" diameter gate valve, bronze body	6	EA	300.00	1,800	68.00	408	368.00	2,208
1 1/2" diameter gate valve, bronze body	18	EA	250.00	4,500	55.00	990	305.00	5,490

HMS Project No.: 24122

08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HYDRONIC PIPING (Continued)

1" diameter gate valve, bronze body	14	EA	145.00	2,030	38.00	532	183.00	2,562
3/4" diameter gate valve, bronze body	8	EA	112.00	896	36.00	288	148.00	1,184
3" diameter check valve, bronze body	1	EA	1250.00	1,250	315.00	315	1565.00	1,565
3" diameter balance valve, bronze body	4	EA	1495.00	5,980	355.00	1,420	1850.00	7,400
1 1/2" diameter balance valve, bronze body	9	EA	215.00	1,935	50.00	450	265.00	2,385
1" diameter balance valve, bronze body	7	EA	90.00	630	40.00	280	130.00	910
3/4" diameter balance valve, bronze body	4	EA	63.00	252	35.00	140	98.00	392
3" diameter three-way motor operated control valve	1	EA	1675.00	1,675	230.00	230	1905.00	1,905
1 1/2" diameter three-way motor operated control valve	9	EA	830.00	7,470	85.00	765	915.00	8,235
1" diameter two-way motor operated control valve, bronze body	7	EA	610.00	4,270	45.00	315	655.00	4,585
3/4" diameter two-way motor operated control valve, bronze body	4	EA	525.00	2,100	40.00	160	565.00	2,260
3" strainer with blow down	1	EA	750.00	750	92.00	92	842.00	842

HMS Project No.: 24122

08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HYDRONIC PIPING (Continued)

3/4" diameter drain valve with hose thread	20	EA	45.00	900	42.00	840	87.00	1,740
Pressure and temperature relief valve to heat exchanger	1	EA	140.00	140	62.00	62	202.00	202
Auto air vent with isolation valve	18	EA	83.00	1,494	75.00	1,350	158.00	2,844
Manual air vent with isolation valve	4	EA	42.00	168	58.00	232	100.00	400
Thermometer	4	EA	87.00	348	54.00	216	141.00	564
Pressure gauge with gauge cock	4	EA	95.00	380	62.00	248	157.00	628
Temperature sensor	2	EA	85.00	170	45.00	90	130.00	260
2" insulation to 3" diameter hydronic pipe	400	LF	12.19	4,876	7.80	3,120	19.99	7,996
2" insulation to 2 1/2" diameter hydronic pipe	100	LF	11.36	1,136	7.33	733	18.69	1,869
2" insulation to 2" diameter hydronic pipe	430	LF	10.96	4,713	6.94	2,984	17.90	7,697
2" insulation to 1 1/2" diameter hydronic pipe	350	LF	9.37	3,280	6.55	2,293	15.92	5,573
1 1/2" insulation to 1 1/4" diameter hydronic pipe	50	LF	6.39	320	6.24	312	12.63	632
1 1/2" insulation to 1" diameter hydronic pipe	50	LF	5.59	280	5.93	297	11.52	577

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HYDRONIC PIPING (Continued)

1 1/2" insulation to 3/4" diameter hydronic pipe	150	LF	5.56	834	5.69	854	11.25	1,688
Pipe guides, labels, etc.	1	LOT	750.00	750	1200.00	1,200	1950.00	1,950

VENTILATION

A-AHU-1: 6,025 CFM, 7 1/2 HP supply fan, 5,325 CFM, 7 1/2 HP return fan air handling unit with 206.4 MBH preheat coil, 106.7 MBH reheat coil, mixing box, and filters	1	EA	240350.00	240,350	15500.00	15,500	255850.00	255,850
EF-1: 260 CFM, fractional HP exhaust fan	1	EA	750.00	750	175.00	175	925.00	925
EF-2: 444 CFM, fractional HP exhaust fan	1	EA	1250.00	1,250	275.00	275	1525.00	1,525
EF-3: 260 CFM, fractional HP exhaust fan	1	EA	750.00	750	175.00	175	925.00	925
EF-4: 128 CFM, fractional HP exhaust fan	1	EA	350.00	350	110.00	110	460.00	460
150 CFM to 350 CFM VAV box	4	EA	550.00	2,200	310.00	1,240	860.00	3,440
800 CFM to 1,000 CFM VAV box	2	EA	850.00	1,700	375.00	750	1225.00	2,450
2,375 CFM VAV box	1	EA	2150.00	2,150	650.00	650	2800.00	2,800
11 1/2"x4 3/4" supply air grille	31	EA	90.00	2,790	60.00	1,860	150.00	4,650
7 3/4"x7 3/4" supply air grille	22	EA	50.00	1,100	50.00	1,100	100.00	2,200

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

VENTILATION (Continued)

42 3/4"x13 3/4" return air grille	8	EA	75.00	600	50.00	400	125.00	1,000
12"x12" return air grille	8	EA	50.00	400	30.00	240	80.00	640
Fire/smoke damper (assumed)	2	EA	150.00	300	65.00	130	215.00	430
Volume damper	53	EA	37.00	1,961	42.00	2,226	79.00	4,187
Sheetmetal ductwork and hangers	6,750	LBS	5.50	37,125	7.00	47,250	12.50	84,375
2" duct insulation (assumed)	200	SF	2.40	480	2.65	530	5.05	1,010
2" duct lining (assumed)	250	SF	1.95	488	2.10	525	4.05	1,013

CONTROLS, ETC.

Test, balance, and commission system	100	HRS			165.00	16,500	165.00	16,500
Direct digital control system	20,936	SF	3.85	80,604	2.90	60,714	6.75	141,318
Thermostat	14	EA	87.00	1,218	65.00	910	152.00	2,128

MISCELLANEOUS

Mechanical mobilization, demobilization, submittals, etc.	1	LOT	3000.00	3,000	7500.00	7,500	10500.00	10,500
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NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

08 - MECHANICAL 083 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

MISCELLANEOUS (Continued)

Manual and operations training	1	LOT	250.00	250	750.00	750	1000.00	1,000
SUBTOTAL:				\$ 707,592		\$ 318,683		\$ 1,026,275
Labor Premium Time	16.70%					53,220		53,220
SUBTOTAL:				\$ 707,592		\$ 371,903		\$ 1,079,495
Subcontractor's Overhead and Profit on Material and Labor	35.00%			247,657		130,166		377,823

TOTAL ESTIMATED COST:				\$ 955,249		\$ 502,069		\$ 1,457,318
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NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

08 - MECHANICAL 084 - Fire Protection	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
25 HP electric fire pump with controller (size assumed)	1	EA	22500.00	22,500	3750.00	3,750	26250.00	26,250
4" diameter double check valve backflow assembly	1	EA	5680.00	5,680	650.00	650	6330.00	6,330
Wet pipe sprinkler	20,936	SF	1.95	40,825	2.25	47,106	4.20	87,931
Fire department connection	1	EA	850.00	850	260.00	260	1110.00	1,110
Design fee	1	LOT	5000.00	5,000			5000.00	5,000
SUBTOTAL:				\$ 74,855		\$ 51,766		\$ 126,621
Labor Premium Time	16.70%					8,645		8,645
SUBTOTAL:				\$ 74,855		\$ 60,411		\$ 135,266
Subcontractor's Overhead and Profit on Material and Labor	35.00%			26,199		21,144		47,343
TOTAL ESTIMATED COST:				\$ 101,054		\$ 81,555		\$ 182,609

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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09 - ELECTRICAL			MATERIAL		LABOR		TOTAL UNIT RATE	TOTAL MATERIAL/LABOR
			RATE	TOTAL	RATE	TOTAL		
092 - Service and Distribution	QUANTITY	UNIT	\$	\$	\$	\$	\$	\$
Meter base, CT cabinet, and 400 MCB, 480/277 volt, 3 phase, 4 wire disconnect in Nema 3R enclosure	1	EA	5500.00	5,500	1050.00	1,050	6550.00	6,550
400 amp, 480/277 volt, 3 phase, 4 wire, 42 circuit main distribution panel	1	EA	6200.00	6,200	3650.00	3,650	9850.00	9,850
100 amp, 480/277 volt, 3 phase, 4 wire, 42 circuit subpanel	1	EA	1750.00	1,750	1100.00	1,100	2850.00	2,850
225 amp, 120/208 volt, 3 phase, 4 wire, 30 circuit subpanel	1	EA	2950.00	2,950	1750.00	1,750	4700.00	4,700
100 amp, 120/208 volt, 3 phase, 4 wire, 42 circuit subpanel	5	EA	1725.00	8,625	1000.00	5,000	2725.00	13,625
100 amp, 120/208 volt, 3 phase, 4 wire, 30 circuit subpanel	2	EA	1550.00	3,100	850.00	1,700	2400.00	4,800
40 amp, 120/208 volt, 3 phase, 4 wire, 24 circuit subpanel	1	EA	550.00	550	350.00	350	900.00	900
75 kVA dry type transformer	1	EA	6450.00	6,450	1350.00	1,350	7800.00	7,800
30 kVA dry type transformer	1	EA	4500.00	4,500	930.00	930	5430.00	5,430
Back-up generator disconnect	1	EA	75.00	75	50.00	50	125.00	125
200 amp, 480/277 volt, 3 phase, 4 wire, mechanically held contactor	1	EA	5800.00	5,800	650.00	650	6450.00	6,450

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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HMS Project No.: 24122

09 - ELECTRICAL 092 - Service and Distribution	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
100 amp, 480/277 volt, 3 phase, 4 wire, electrically held contactor	1	EA	1500.00	1,500	330.00	330	1830.00	1,830
Heat trace controller	1	EA	2250.00	2,250	450.00	450	2700.00	2,700
Fractional HP, three phase motor connection	3	EA	30.00	90	75.00	225	105.00	315
7 1/2 HP, three phase motor connection	3	EA	175.00	525	275.00	825	450.00	1,350
40 HP, three phase motor connection	3	EA	450.00	1,350	750.00	2,250	1200.00	3,600
Elevator motor connection	1	EA	450.00	450	750.00	750	1200.00	1,200
Fire pump motor connection	1	EA	350.00	350	550.00	550	900.00	900
Fused disconnect switch	3	EA	150.00	450	110.00	330	260.00	780
Disconnect switch	6	EA	120.00	720	85.00	510	205.00	1,230
3 1/2" diameter rigid steel conduit	950	LF	40.35	38,333	33.49	31,816	73.84	70,149
#4 XHHW copper conductor	3,800	LF	1.70	6,460	1.47	5,586	3.17	12,046
#1 bare copper ground	100	LF	2.25	225	1.84	184	4.09	409
Ground bus	2	EA	210.00	420	75.00	150	285.00	570
3/4"x10'0" long copper ground rod	2	EA	75.00	150	150.00	300	225.00	450

HMS Project No.: 24122

09 - ELECTRICAL 092 - Service and Distribution	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Ground connection	3	EA	25.00	75	50.00	150	75.00	225
SUBTOTAL:				\$ 98,848		\$ 61,986		\$ 160,834
Labor Premium Time	16.70%					10,352		10,352
SUBTOTAL:				\$ 98,848		\$ 72,338		\$ 171,186
Subcontractor's Overhead and Profit on Material and Labor	35.00%			34,597		25,318		59,915
TOTAL ESTIMATED COST:				\$ 133,445		\$ 97,656		\$ 231,101

HMS Project No.: 24122

09 - ELECTRICAL 093 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

LIGHT FIXTURES

Note: Lighting quote by James Still at Alaska
Architectural Lighting, 907-561-0100.

Type A3: 2'0"x2'0" flat panel fixture, ceiling mounted	12	EA	298.75	3,585	125.00	1,500	423.75	5,085
Type A6: 2'0"x4'0" flat panel fixture, ceiling mounted	5	EA	321.85	1,609	125.00	625	446.85	2,234
Type B1: 2'0" bath vanity fixture, wall mounted	15	EA	144.90	2,174	90.00	1,350	234.90	3,524
Type C1: 1'0"x4'0" pendant indirect/direct fixture	61	EA	560.40	34,184	125.00	7,625	685.40	41,809
Type D1: 2'0"x6'0" indirect/direct fixture, wall mounted	22	EA	925.50	20,361	150.00	3,300	1075.50	23,661
Type D2: 2'0"x8'0" indirect/direct fixture, wall mounted	9	EA	1226.65	11,040	175.00	1,575	1401.65	12,615
Type H: Round entry recessed downlight	32	EA	486.40	15,565	110.00	3,520	596.40	19,085
Type J1: 1'0" ground pendant indirect/direct fixture	48	EA	665.80	31,958	150.00	7,200	815.80	39,158
Type J2: 2'0" ground pendant indirect/direct fixture	77	EA	1431.05	110,191	175.00	13,475	1606.05	123,666

HMS Project No.: 24122

09 - ELECTRICAL 093 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

LIGHT FIXTURES (Continued)

Type J3: 3'0" ground pendant indirect/direct fixture	9	EA	2280.40	20,524	210.00	1,890	2490.40	22,414
Type K1: 1'0"x4'0" pendant fixture	46	EA	439.70	20,226	125.00	5,750	564.70	25,976
Type L: 3'0" direct circular pendant	8	EA	1397.80	11,182	210.00	1,680	1607.80	12,862
Type M: 4'0" strip light, ceiling mounted	41	EA	179.85	7,374	110.00	4,510	289.85	11,884
Type M2: 2'0" strip light, ceiling mounted	2	EA	145.05	290	90.00	180	235.05	470
Type U: 14" under cabinet light	4	EA	83.35	333	90.00	360	173.35	693
Type EL: Egress light	2	EA	142.15	284	125.00	250	267.15	534
Type EEL: Emergency egress light	24	EA	253.75	6,090	125.00	3,000	378.75	9,090
Type EX: Emergency exit sign	11	EA	136.95	1,506	125.00	1,375	261.95	2,881
Type EXC: Outdoor rated emergency exit sign	3	EA	747.45	2,242	125.00	375	872.45	2,617
Type EXS: Emergency egress light with exit sign	13	EA	151.90	1,975	125.00	1,625	276.90	3,600

POWER AND DEVICES

Single pole switch	9	EA	12.00	108	42.00	378	54.00	486
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HMS Project No.: 24122

09 - ELECTRICAL 093 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE \$	TOTAL \$	RATE \$	TOTAL \$	UNIT RATE \$	MATERIAL/LABOR \$

POWER AND DEVICES (Continued)

Three-way switch	2	EA	31.00	62	50.00	100	81.00	162
Dimmer switch	52	EA	36.00	1,872	42.00	2,184	78.00	4,056
Three-way dimmer switch	9	EA	50.00	450	50.00	450	100.00	900
Occupancy sensor	57	EA	150.00	8,550	80.00	4,560	230.00	13,110
Occupancy sensor switch	2	EA	127.00	254	55.00	110	182.00	364
Lighting inverter	1	EA	2154.25	2,154	550.00	550	2704.25	2,704
Single receptacle	1	EA	13.00	13	45.00	45	58.00	58
Duplex receptacle	191	EA	15.00	2,865	47.00	8,977	62.00	11,842
Duplex receptacle, GFCI	36	EA	28.00	1,008	55.00	1,980	83.00	2,988
Duplex receptacle, GFCI, weatherproof	3	EA	75.00	225	75.00	225	150.00	450
Duplex receptacle, floor mounted	10	EA	110.00	1,100	125.00	1,250	235.00	2,350
Junction box	6	EA	8.00	48	25.00	150	33.00	198
Fractional single phase motor connection	12	EA	30.00	360	75.00	900	105.00	1,260
2 HP, single phase motor connection	4	EA	130.00	520	175.00	700	305.00	1,220
Equipment electrical connection	9	EA	30.00	270	75.00	675	105.00	945

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

09 - ELECTRICAL 093 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

POWER AND DEVICES (Continued)

Thermal overload switch	11	EA	30.00	330	50.00	550	80.00	880
Disconnect switch	1	EA	120.00	120	85.00	85	205.00	205
Heat trace connection	4	EA	30.00	120	75.00	300	105.00	420

CONDUIT AND WIRING

1" diameter EMT conduit	1,760	LF	2.15	3,784	6.44	11,334	8.59	15,118
3/4" diameter EMT conduit	3,960	LF	1.30	5,148	5.70	22,572	7.00	27,720
1/2" diameter EMT conduit	3,080	LF	0.75	2,310	4.32	13,306	5.07	15,616
#8 XHHW copper conductor	8,800	LF	0.75	6,600	0.92	8,096	1.67	14,696
#10 XHHW copper conductor	15,400	LF	0.37	5,698	0.74	11,396	1.11	17,094
#12 XHHW copper conductor	19,800	LF	0.25	4,950	0.64	12,672	0.89	17,622

MISCELLANEOUS

Test and tag lighting and power	1	LOT	750.00	750	1500.00	1,500	2250.00	2,250
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SUBTOTAL:				\$ 352,362		\$ 166,210		\$ 518,572
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HMS Project No.: 24122

09 - ELECTRICAL 093 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Labor Premium Time	16.70%					27,757		27,757
SUBTOTAL:				\$ 352,362		\$ 193,967		\$ 546,329
Subcontractor's Overhead and Profit on Material and Labor	35.00%			123,327		67,888		191,215
TOTAL ESTIMATED COST:				\$ 475,689		\$ 261,855		\$ 737,544

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

09 - ELECTRICAL 094 - Special Electrical Systems	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FIRE ALARM

Fire alarm control panel with voice dialer and batteries	1	EA	6500.00	6,500	2250.00	2,250	8750.00	8,750
Fire alarm annunciator panel	1	EA	1250.00	1,250	450.00	450	1700.00	1,700
Fire alarm pull station	9	EA	95.00	855	110.00	990	205.00	1,845
Heat detector	1	EA	110.00	110	125.00	125	235.00	235
Smoke detector	31	EA	155.00	4,805	133.00	4,123	288.00	8,928
Duct detector	2	EA	330.00	660	200.00	400	530.00	1,060
Horn/strobe	9	EA	175.00	1,575	110.00	990	285.00	2,565
Strobe	53	EA	95.00	5,035	100.00	5,300	195.00	10,335
Interface module	6	EA	250.00	1,500	110.00	660	360.00	2,160
Bell	1	EA	110.00	110	110.00	110	220.00	220
Equipment panel connection	2	EA	45.00	90	115.00	230	160.00	320
Flow and tamper switch connection	2	EA	45.00	90	115.00	230	160.00	320
3/4" diameter EMT conduit	3,000	LF	1.30	3,900	5.70	17,100	7.00	21,000
Alarm wiring	4,370	LF	0.29	1,267	0.95	4,152	1.24	5,419

HMS Project No.: 24122

09 - ELECTRICAL 094 - Special Electrical Systems	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FIRE ALARM (Continued)

Test system	1	LOT	100.00	100	500.00	500	600.00	600
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TELECOM

2-port data/communication outlet	49	EA	24.00	1,176	55.00	2,695	79.00	3,871
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2-port data/communication outlet, floor mounted	10	EA	145.00	1,450	165.00	1,650	310.00	3,100
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Floor mounted telecom rack	1	EA	1050.00	1,050	580.00	580	1630.00	1,630
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8'0"x4'0"x3/4" plywood backboard with receptacle	32	SF	3.00	96	4.00	128	7.00	224
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Equipment grounding	1	LOT	120.00	120	365.00	365	485.00	485
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Ground bus bar	1	EA	136.00	136	67.00	67	203.00	203
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Rack mounted surge protection strip	1	EA	130.00	130	105.00	105	235.00	235
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110-port patch panel	4	EA	550.00	2,200	650.00	2,600	1200.00	4,800
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Network switch	1	EA	310.00	310	195.00	195	505.00	505
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110-punch block, 100-pair capacity	1	EA	245.00	245	194.00	194	439.00	439
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Wireless access point (assumed)	6	EA	110.00	660	77.00	462	187.00	1,122
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HMS Project No.: 24122

09 - ELECTRICAL 094 - Special Electrical Systems	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE \$	TOTAL \$	RATE \$	TOTAL \$	UNIT RATE \$	MATERIAL/LABOR \$

TELECOM (Continued)

1" diameter EMT conduit	490	LF	2.15	1,054	6.44	3,156	8.59	4,210
12-strand fiber optic data/communication cable	50	LF	7.20	360	1.20	60	8.40	420
Cat 6 cable	9,920	LF	0.40	3,968	0.70	6,944	1.10	10,912
J-hook	992	EA	0.75	744	1.77	1,756	2.52	2,500
Test system	1	LOT	100.00	100	400.00	400	500.00	500

ACCESS CONTROL

Access control panel	1	EA	3500.00	3,500	750.00	750	4250.00	4,250
Motion sensor	4	EA	50.00	200	75.00	300	125.00	500
Card reader	4	EA	200.00	800	190.00	760	390.00	1,560
Key pad	4	EA	250.00	1,000	150.00	600	400.00	1,600
Request to exit switch	6	EA	85.00	510	95.00	570	180.00	1,080
Electric latch	6	EA	85.00	510	95.00	570	180.00	1,080
3/4" diameter EMT conduit	1,250	LF	1.30	1,625	5.70	7,125	7.00	8,750
Wiring	1,375	LF	0.32	440	0.75	1,031	1.07	1,471

HMS Project No.: 24122

09 - ELECTRICAL 094 - Special Electrical Systems	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE \$	TOTAL \$	RATE \$	TOTAL \$	UNIT RATE \$	MATERIAL/LABOR \$

ACCESS CONTROL (Continued)

Test and tag system	1	LOT	200.00	200	500.00	500	700.00	700
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SECURITY CAMERA SYSTEM

Equipment rack	1	EA	1050.00	1,050	580.00	580	1630.00	1,630
Computer server with camera software	1	EA	7500.00	7,500	2500.00	2,500	10000.00	10,000
PoE network switch	1	EA	125.00	125	75.00	75	200.00	200
Camera patch panel	1	EA	310.00	310	170.00	170	480.00	480
Drawer keyboard and monitor	1	EA	550.00	550	110.00	110	660.00	660
Workstation with display	1	EA	1800.00	1,800	250.00	250	2050.00	2,050
RJ-45 video jack in camera back box	9	EA	24.00	216	50.00	450	74.00	666
Camera filed patch cord	9	EA	40.00	360	55.00	495	95.00	855
Interior wall mounted camera	9	EA	968.00	8,712	210.00	1,890	1178.00	10,602
3/4" diameter EMT conduit	90	LF	1.30	117	5.70	513	7.00	630
Cat 6 cable	900	LF	0.40	360	0.70	630	1.10	990
Test and tag system	1	LOT	200.00	200	500.00	500	700.00	700

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

09 - ELECTRICAL 094 - Special Electrical Systems	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

SOLAR PANEL SYSTEM

Solar panel system complete with (50) panels,
(9) 71 KWH battery stacks, (1) battery
combiner, and (3) 40 KW power inverters

1	EA	75000.00	75,000	21250.00	21,250	96250.00	96,250
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MISCELLANEOUS

Electrical mobilization, demobilization,
submittals, etc.

1	LOT	2500.00	2,500	5000.00	5,000	7500.00	7,500
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SUBTOTAL:				\$ 149,231		\$ 105,586	\$ 254,817
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Labor Premium Time	16.70%					17,633	17,633
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SUBTOTAL:				\$ 149,231		\$ 123,219	\$ 272,450
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Subcontractor's Overhead and Profit on Material and Labor	35.00%			52,231		43,127	95,358
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TOTAL ESTIMATED COST:				\$ 201,462		\$ 166,346	\$ 367,808
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NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

12 - GENERAL REQUIREMENTS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

MOBILIZATION/DEMOBILIZATION

Mobilization/demobilization	1	LOT	10000.00	10,000	15000.00	15,000	25000.00	25,000
Freight	600	TONS	500.00	300,000			500.00	300,000
Return freight	50	TONS	500.00	25,000			500.00	25,000
Miscellaneous air freight	2,000	LBS	1.25	2,500	0.25	500	1.50	3,000
Temporary fencing and gates around work area	500	LF	9.00	4,500	4.00	2,000	13.00	6,500

PERSONNEL

Project manager	13	MOS			17000.00	221,000	17000.00	221,000
Superintendent	13	MOS	250.00	3,250	14400.00	187,200	14650.00	190,450
Quality control and safety officer							By Superintendent	
Field engineering	140	HRS	165.00	23,100			165.00	23,100
Time keeper/clerical staff	13	MOS	150.00	1,950	3200.00	41,600	3350.00	43,550
Scheduling and estimating	13	MOS	150.00	1,950	3200.00	41,600	3350.00	43,550
Expediting	13	MOS	150.00	1,950	4800.00	62,400	4950.00	64,350
Daily loading/unloading	13	MOS	100.00	1,300	5440.00	70,720	5540.00	72,020

HMS Project No.: 24122

12 - GENERAL REQUIREMENTS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

TEMPORARY FACILITIES

Site offices and equipment	13	MOS	950.00	12,350	200.00	2,600	1150.00	14,950
Temporary utilities and communication	13	MOS	1200.00	15,600	50.00	650	1250.00	16,250
Consumables	13	MOS	500.00	6,500			500.00	6,500
On-site storage/connex rental (2)	13	MOS	1000.00	13,000	100.00	1,300	1100.00	14,300
Construction temporary heating and power	13	MOS	1200.00	15,600	250.00	3,250	1450.00	18,850
Fuel for temporary heating	9	MOS			100.00	900	100.00	900
Temporary barriers, protection, signage, etc.	13	MOS	500.00	6,500	150.00	1,950	650.00	8,450
Porta cans and maintenance	13	MOS	250.00	3,250	150.00	1,950	400.00	5,200
Dumpster	13	MOS	500.00	6,500			500.00	6,500
Construction debris disposal	2	LOT	500.00	1,000	1500.00	3,000	2000.00	4,000

EQUIPMENT

Construction equipment, pick-ups, hoisting, etc.	13	MOS	5000.00	65,000	500.00	6,500	5500.00	71,500
Labor for equipment maintenance	520	HRS			120.00	62,400	120.00	62,400
Fuel, oil, and grease for equipment	13	MOS	1200.00	15,600			1200.00	15,600

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

12 - GENERAL REQUIREMENTS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

EQUIPMENT (Continued)

Small tools, compressors, etc.	13	MOS	1000.00	13,000	200.00	2,600	1200.00	15,600
First aid/safety supplies	13	MOS	100.00	1,300			100.00	1,300

MISCELLANEOUS

Regular clean up, snow removal, etc.	13	MOS	250.00	3,250	2000.00	26,000	2250.00	29,250
Final clean up, punch list, etc.	20,936	SF	0.12	2,512	0.22	4,606	0.34	7,118
Miscellaneous materials testing and special inspections	1	LOT	5000.00	5,000			5000.00	5,000
As-builts, schedules, submittals, etc.	1	LOT	750.00	750	5000.00	5,000	5750.00	5,750
Fire Marshal or AHJ plan review fee	1	LOT	3500.00	3,500			3500.00	3,500
Building permits	1	LOT						By Owner
State of Alaska Dept. of Labor filing fee	1	LOT	5000.00	5,000			5000.00	5,000

EMPLOYMENT COSTS

Background checks and drug testing	1	LOT	1500.00	1,500			1500.00	1,500
Per diem for imported labor	4,992	MD	331.00	1,652,352			331.00	1,652,352

NATIVE VILLAGE OF KOTZEBUE BUILDING
KOTZEBUE, ALASKA
65% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 10/30/2024

HMS Project No.: 24122

12 - GENERAL REQUIREMENTS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

EMPLOYMENT COSTS (Continued)

Air fare/road trip costs	208	RT	600.00	124,800			600.00	124,800
SUBTOTAL:				\$ 2,349,364			\$ 764,726	\$ 3,114,090
Home Office	3.50%							538,521
Overhead and Profit	15.00%							2,388,726
Bonds	1.00%							183,136
Insurances	1.15%							212,712

TOTAL ESTIMATED COST:								\$ 6,437,185
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HMS Project No.: 24122

13 - CONTINGENCIES	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

131 - ESTIMATOR'S CONTINGENCY

The estimator's allowance for architectural and engineering requirements that are not apparent at this level of design documentation	20.00%	3,741,882
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132 - ESCALATION CONTINGENCY

The allowance for escalation from the date of estimate to the proposed bid date of spring 2025 at the rate of 4% per annum (6 months)	2.00%	449,026
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TOTAL ESTIMATED COST:	\$ 4,190,908
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ACTIVITY	VALID PERIOD	CY 25	COMMENTS
Planning			
Building Permit Application Fee		10.00	
Application Fee Plan Review Fee	Each Occurrence		
\$0-\$100,000 \$1 to \$25,000	Each Occurrence	\$.015 \$100 for the first \$8,000	X Price of Valuation \$16 for Each Additional \$1,000 or Fraction of \$1,000
\$100,001-\$500,000 \$25,001 to \$50,000	Each Occurrence	\$.010 \$430.25 for the first \$25,000	X Price of Valuation \$11.10 for Each Add
\$500,001-\$1,000,000 \$50,001 to \$100,000	Each Occurrence	\$.008 \$780.05 for the first \$50,000	X Price of Valuation \$8 for Each Additional \$1,000 or Fraction of \$1,000
\$1,000,001-\$10,000,000 \$100,001 to \$500,000	Each Occurrence	\$.006 \$1,093.05 for the first \$100,000	X Price of Valuation \$6.60 for Each Additional \$1,000 or Fraction of \$1,000
\$500,001 to \$1,000,000	Each Occurrence	\$3,556.75 for the first \$500,000	\$5.75 for Each Additional \$1,000 or Fraction of \$1,000
Over \$1,000,000	Each Occurrence	\$6,168.75 for the first \$1,000,000	\$4.15 for Each Additional \$1,000 or Fract
Application Permit Late Fees	Per Day	15.00	