AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, March 20, 2025 - 3:00 PM
Community Rooms

This meeting may also be accessed through Zoom at https://zoom.us/j/93216056382 or by calling (253) 215-8782 and entering Meeting ID 932 1605 6382.

CALL TO ORDER/ROLL CALL

DISCUSSION ITEMS

1. **2025 Transportation Impact Fee (TIF) Update**
   Public Works Director Jeff Langhelm

2. **Well #9 - Project Update**
   Public Works Director Jeff Langhelm

3. **Sewer Lift Station #1 Rehabilitation Update**
   Public Works Director Jeff Langhelm

ADJOURN

PUBLIC COMMENT & DECORUM

Public comment will be not be accepted at this study session.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gjgharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.

GIG HARBOR
"THE MARITIME CITY"

City of Gig Harbor
City Council Agenda Bill

Meeting Date: March 20, 2025

SUBJECT: 2025 Transportation Impact Fee (TIF) Update

SUBMITTED BY: Public Works Director Jeff Langhelm
DEPARTMENT: Public Works **PHONE:** (253) 853-7630

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The city is working with our consultant team to develop a new transportation impact fee (TIF) rate that is informed by the new project list, based on the recent transportation element work done as part of the comprehensive plan update.

This presentation is a follow-up from the high-level introduction to the TIF rate process presented at the January 30 study session. The city's consultants will be presenting three TIF rate options, as well as updates to legislation regarding TIF exemptions. At the March 20 study session, staff will be asking for council direction on what approximate impact fee rate they want to establish based on the rate options presented or other options discussed, and if council wants to establish impact fee exemptions for low-income housing.

The final adoption of the new TIF rate and study will be via ordinance and requires a public hearing.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:
1. Transportation Impact Fee Update Presentation

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 2 - Ensure sustainable future for public services and facilities

Gig Harbor Transportation Impact Fee Update

City Council
March 20, 2025

FEHR PEERS

Agenda

Overview of Impact Fees

What are impact fees, why do we have impact fees, and how are they calculated?

Review of Current Program

What is the current impact fee program in Gig Harbor?

Program Update

What are the key updates we will be making to the program?

Impact Fee Rate Setting

Where should Council set the new impact fee rate?

G0als of Impact Fee Update

Update the project list to reflect the updated Transportation Element

Update **maximum allowable impact fee rate** based on new project list and cost estimates

Update TIF rate table to meet GMA requirements for special uses that are **eligible for reduced or exempted fees**: low-income housing; ADUs; and early learning facilities

Current Program

- *Current Fee = $7,577 per PM peak hour vehicle trip*
- *TIF revenue is historically ~10-20% of annual transportation revenue*
- *Other external and internal funding sources include:*
  - *Transportation Benefit District*
  - *Hospital Benefit Zone*
  - *State and Federal Grants*
- *Impact fees must be spent or encumbered within 10 years of receipt*

2025 TIF Projects

- Of the 29 short-term projects in the TE, **24 are TIF-eligible**
  - These eligible projects have a total cost of $58.7M
  - After removing costs associated with existing deficiencies and growth outside of the city, the impact fee eligible cost is **$36.8M**
  - Remaining ~$22M of non-impact fee eligible project costs are covered by other external funding sources or the city’s general fund

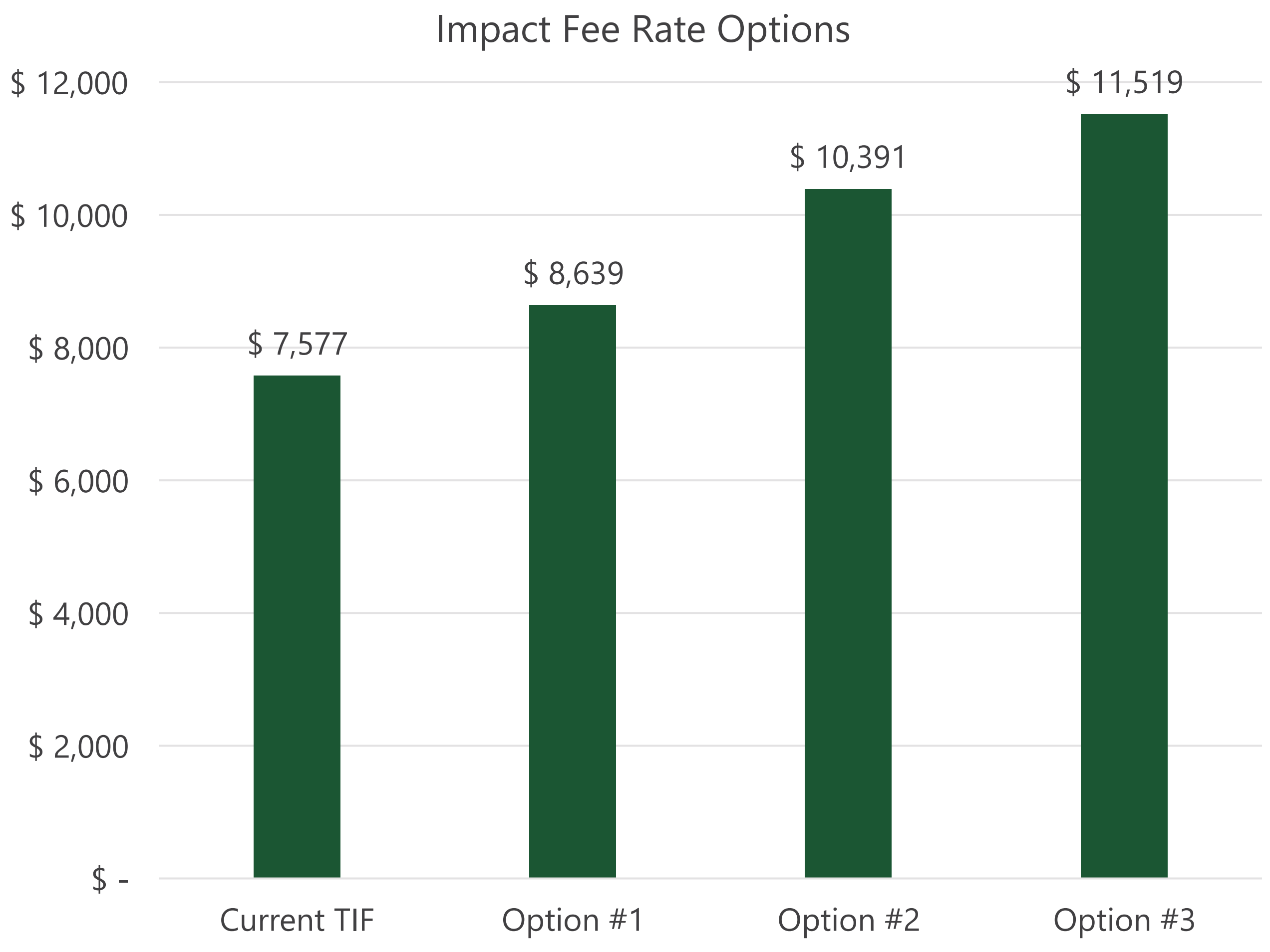
2025 TIF Projects

- Of the 25 short-term projects in the TE, **24 are TIF-eligible**
  - These eligible projects have a total cost of $58.7M
  - After removing costs associated with existing deficiencies and growth outside of the city, the impact fee eligible cost is **$36.8M**
  - Remaining ~$22M of non-impact fee eligible project costs are covered by other external funding sources or the city's general fund
- If the Hunt Crossing project is included, the impact fee eligible cost for the 25 TIF projects = **$40.8M**
  - Only includes 10% of Hunt Crossing cost, as this project is eligible for many grants and external funding sources
  - Project should be on the TIF list to help secure grants

Impact Fee Rate Considerations

- Council has the authority to set the impact fee rate anywhere **at/below the maximum allowable** cost per trip.
- TIF rate can be set lower than the maximum allowable for multiple reasons, including:
    - Larger share of external funding
    - Implementation of fewer projects
    - Balancing the cost to developers

Impact Fee Rate Options

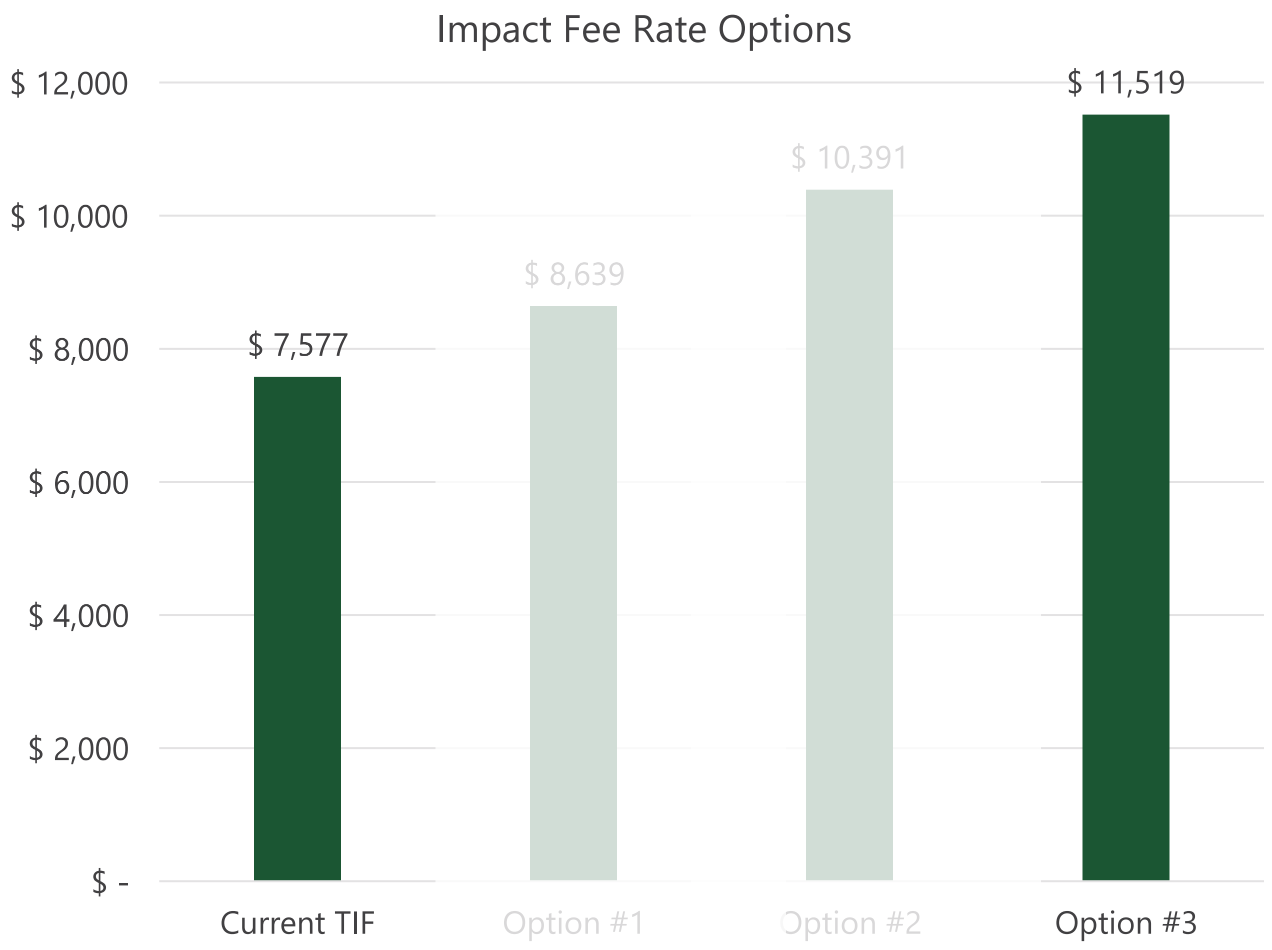


Options are based on the maximum allowable impact fee rates for:

- Short term project list
- Short term project list + 10% of Hunt Crossing

Council may still choose to set the impact fee rate anywhere below the maximum allowable rate

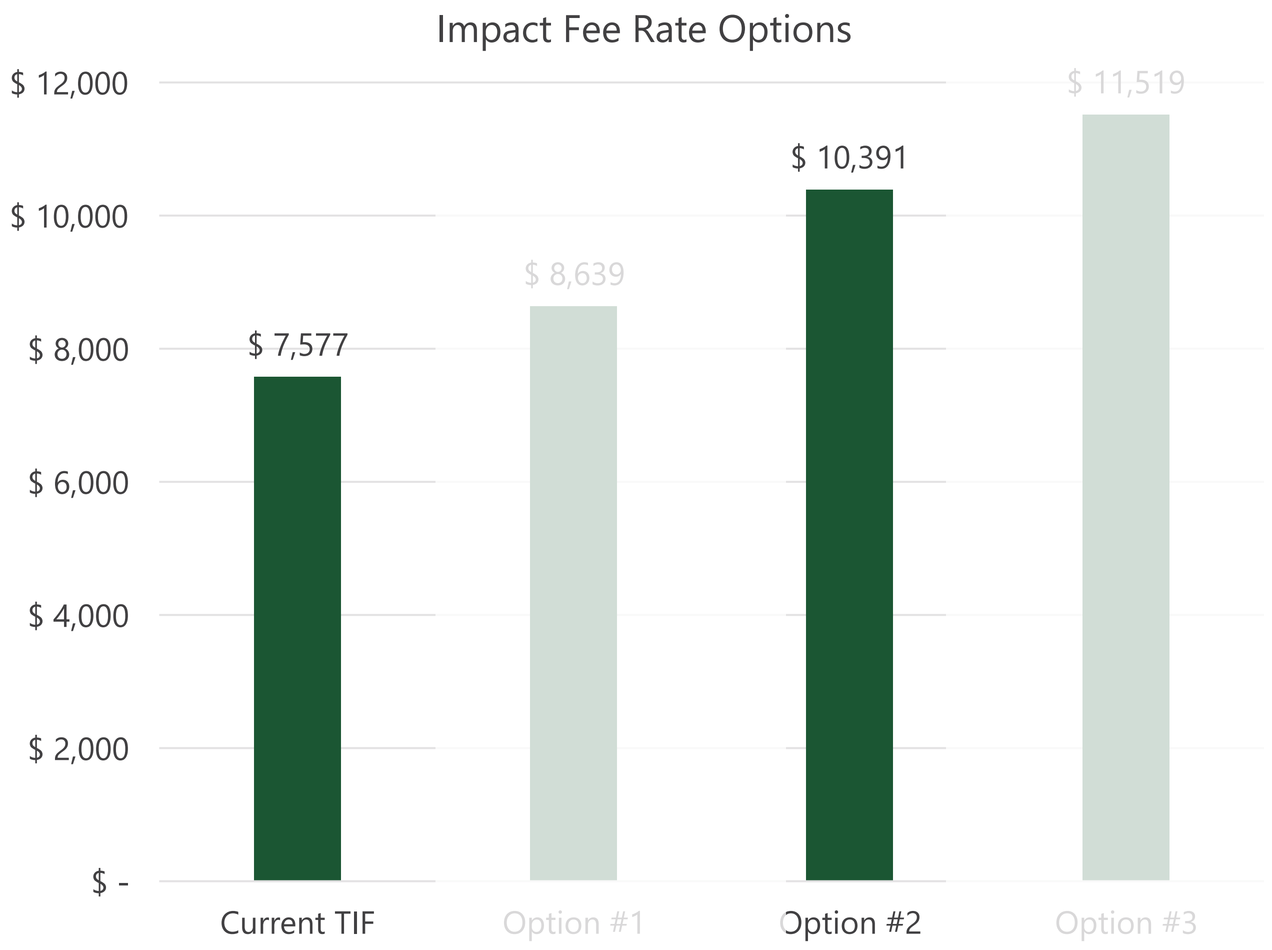
Impact Fee Rate Options



Option #3

- Would fund 100% of the eligible impact fee costs for **short-term projects + Hunt Crossing**

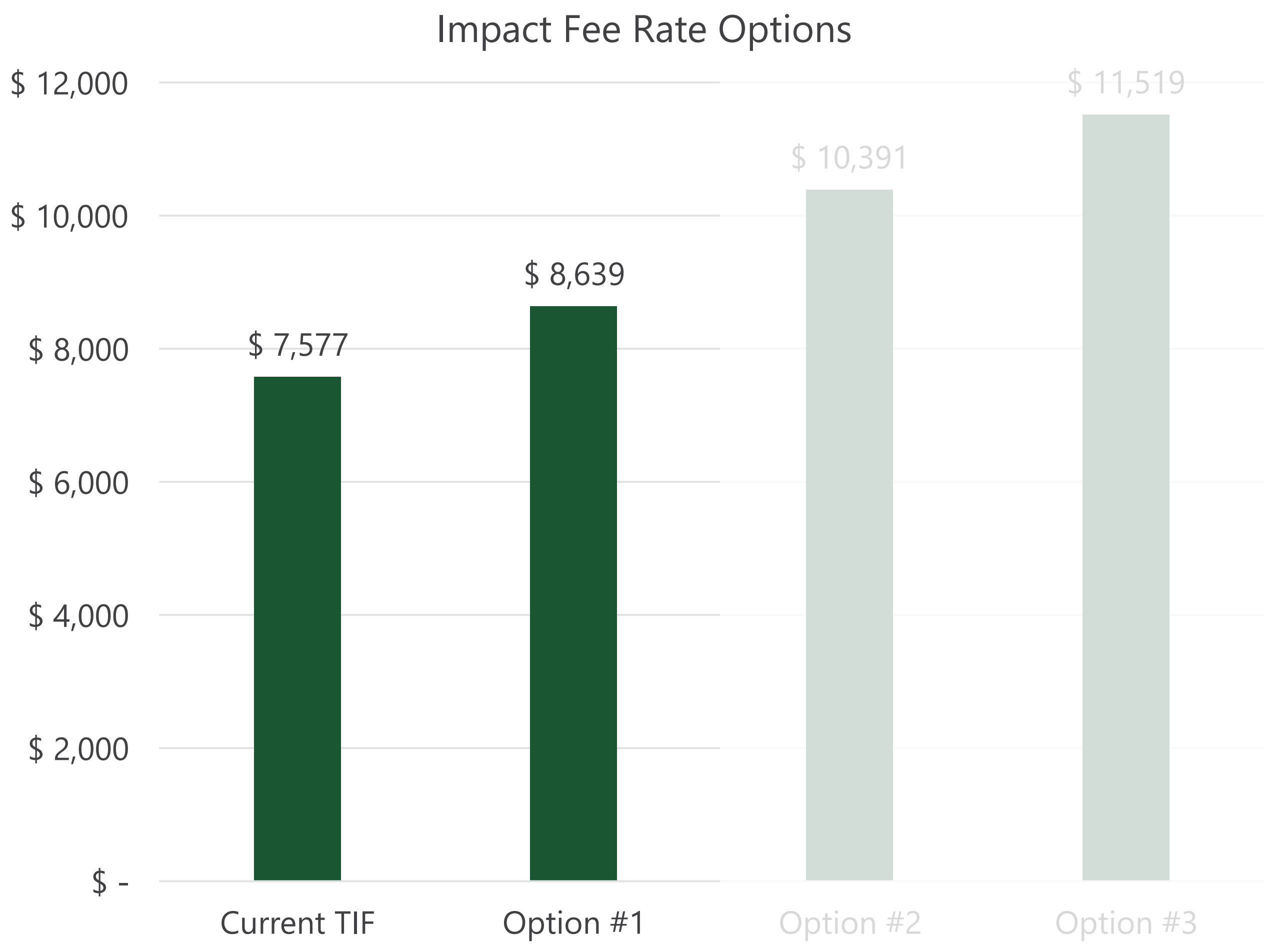
Impact Fee Rate Options



Option #2

- Would fund 100% of the eligible impact fee costs for **short-term projects**, OR
- Would fund about 90% of the eligible impact fee costs for **short-term projects + Hunt Crossing**

Impact Fee Rate Options



Option #1

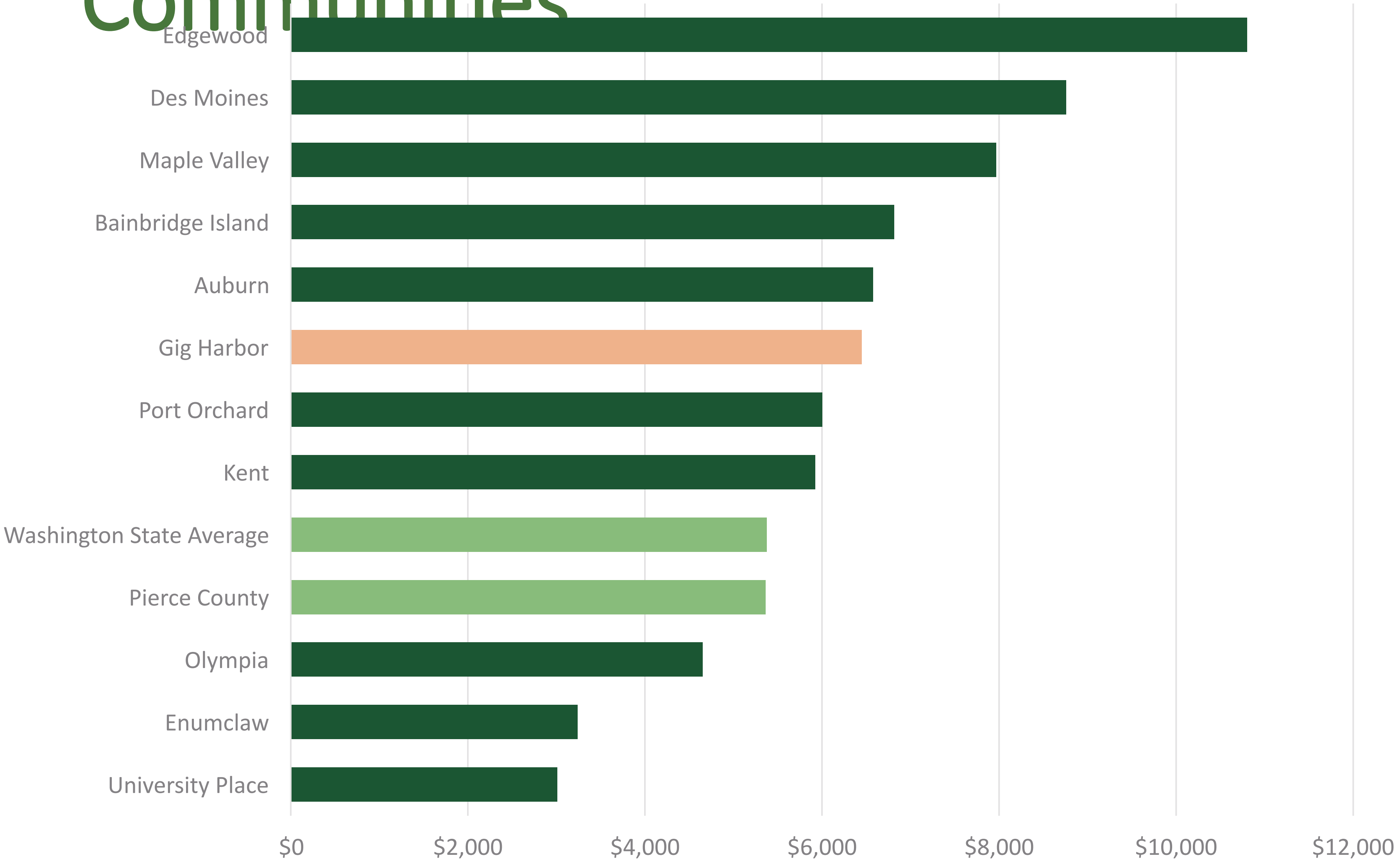
- Would fund about 80% of the eligible impact fee costs for **short-term projects**, OR
- Would fund about 75% of the eligible impact fee costs for **short-term projects + Hunt Crossing**

Key Takeaways

- Projects must provide capacity for growth & be in the City's Comp Plan to be eligible for inclusion on TIF list
- The rate study establishes the maximum allowable rate, but Council may adopt TIF rate anywhere at or below the maximum allowable rate
- Inclusion of more projects (such as Hunt Crossing) simply provides more flexibility in how funds are used, there is no guarantee that funding will be directed to any given project on the list

Impact Fee Rates in Peer Communities

Single-Family Residential Impact Fee (2024)



Legislative Updates

Optional Development Exemptions

- Option #1: Partial exemptions (up to 80%) for low-income housing and early learning facilities.
  - City does not have to cover any TIF expenses.
- Option #2: Full exemptions for low-income housing and early learning facilities may be extended if the remaining 20% is covered by other public funds.
  - City must pay 20% of TIF for low-income housing and early learning facilities, if fully exempted for developers.

Required Fee Reductions

- Accessory dwelling units (ADUs) should pay no more than 50% of the single-family home impact fee rate to reflect lower infrastructure impact.

Next Steps

- ✓ Get Council feedback on preferred approach to setting the impact fee rate and exemptions
- ✓ Update the TIF Rate Study
- ✓ Determine upcoming dates for finalizing TIF adoption


Questions?
HERITAGE
OPEN

City of Gig Harbor
City Council Agenda Bill

Meeting Date: March 20, 2025

SUBJECT: Well #9 - Project Update

SUBMITTED BY: Public Works Director Jeff Langhelm, PE
DEPARTMENT: Public Works **PHONE:** (253) 853-7630

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The city continues to explore a proposed new groundwater well (Well 9) to provide greater redundancy to the city's water supply and improve service within the north 450 pressure zone. Three locations were previously evaluated during this site alternatives evaluation, including locations along Canterwood Drive, Borgen Boulevard, and Olympus Loop.

The evaluation considered a range of criteria and developed a decision and evaluation matrix that allowed the team to identify a preferred site for this new groundwater well.

At the March 28, 2024, study session, staff reviewed the three locations that were identified as potential well sites and the final location on Borgen Blvd at Shaw Park was chosen.

The city's consultant, Carollo Engineers, has completed the ground water modeling and, along with city staff, met with the Department of Ecology to discuss the results and alternatives available to the city to move forward.

City staff will be reviewing the results of the modeling and the alternatives provided by Ecology at the March 20 study session.

At this study session staff will answer council questions and request feedback on Ecology's alternatives.

FISCAL CONSIDERATION: N/A

ATTACHMENTS: None

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 2 - Ensure sustainable future for public services and facilities

GIG HARBOR
"THE MARITIME CITY"

City of Gig Harbor
City Council Agenda Bill

Meeting Date: March 20, 2025

SUBJECT: Sewer Lift Station #1 Rehabilitation Update

SUBMITTED BY: Engineering Project Manager Marcos McGraw
DEPARTMENT: Public Works **PHONE:** (253) 853-2647

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The City of Gig Harbor hired Kennedy-Jenks to prepare documents for various design proposals for improvements to sewer lift station #1, which is located in Crescent Creek Park. Those documents consisted of preliminary drawings, cost estimates, a list of probable permits, and a cost-benefit analysis for each proposal.

During the study session on September 14, 2023, related to LS#1, council directed staff to proceed with design and permitting work for full improvements at the lift station. Subsequently, council approved a professional services contract with Kennedy-Jenks (consultant) on November 13, 2023, to finalize the design and the permitting for the new lift station.

The consultant created a preliminary geotechnical report to support efforts to progress the design of the lift station improvements. During this investigation and analysis effort, the consultant discovered that the soil at the site is susceptible to liquefaction during an earthquake. Design of a deep foundation is required to prevent the new lift station from sinking or sliding toward Crescent Creek during a possible earthquake. At the city council meeting on October 28, 2024, an amendment to the contract with the consultant was approved to complete structural evaluations and design a deep foundation for the lift station building.

PROJECT STATUS REPORT:
A geotechnical report that analyzed the soil borings that were drilled to 50 feet below ground surface was prepared on December 30, 2024. The consultant progressed the lift station design documents to 30%. These design documents consist of preliminary plans, specifications, and cost estimates.

The city recognizes that the required deep foundation for this lift station will result in construction costs that will be higher than anticipated. Typically, the city uses concrete masonry units (CMUs) as materials for the shell of lift station buildings. In order to reduce construction costs and mitigate the cost impacts of the required deep foundation, the shell of the building for this new lift station will be constructed as a pre-engineered metal building (PEMB) as described within Amendment number two. The façade of the new building will not change. It will be built to blend with the stone and wood finish of the restroom and pavilion at Crescent Creek Park.

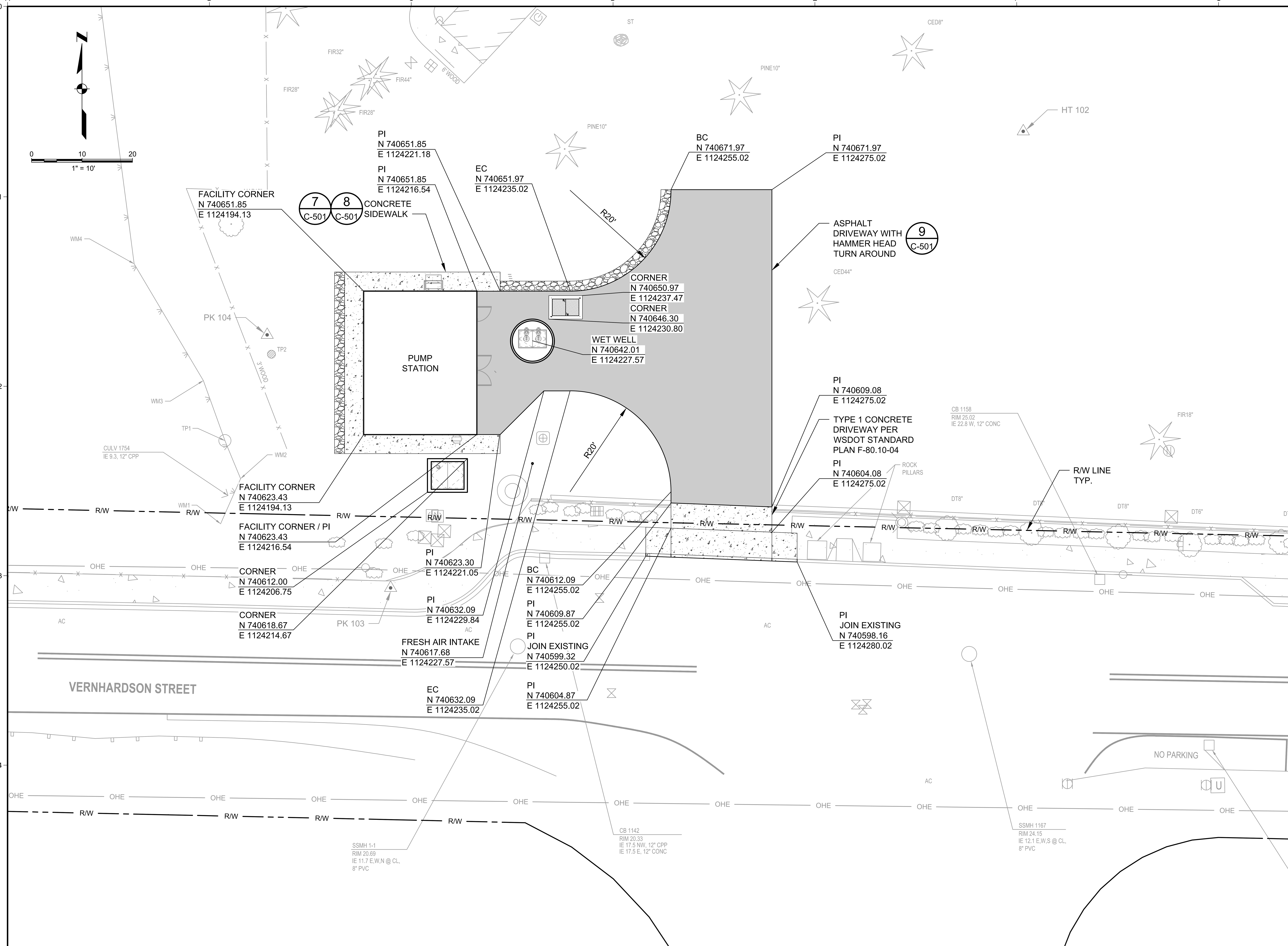
The intent of this presentation for the March 20 study session is to review the 30% design documents and request any input from council on the direction or questions about the lift station design.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:
1. Lift Station 1A Drawings
2. Lift Station 1A 60% Cost Estimate

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 2 - Ensure sustainable future for public services and facilities

Plot Date: 3/7/2025 8:59 PM
User: GEOVANNY CISNEROS
pw:\\kjce-pw.bentley.com:kjce-pw\Documents\Clients\Gig Harbor, City of WA\Projects\LS1A Replacement_2397007.00\10-Design\10.06-Drawings\Civil\2397007.00-C-101



GENERAL SHEET NOTES

SHEET KEYNOTES

60% SUBMITTAL

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LAURA M. TEJERA
STATE OF WASHINGTON
54783
REGISTERED PROFESSIONAL ENGINEER

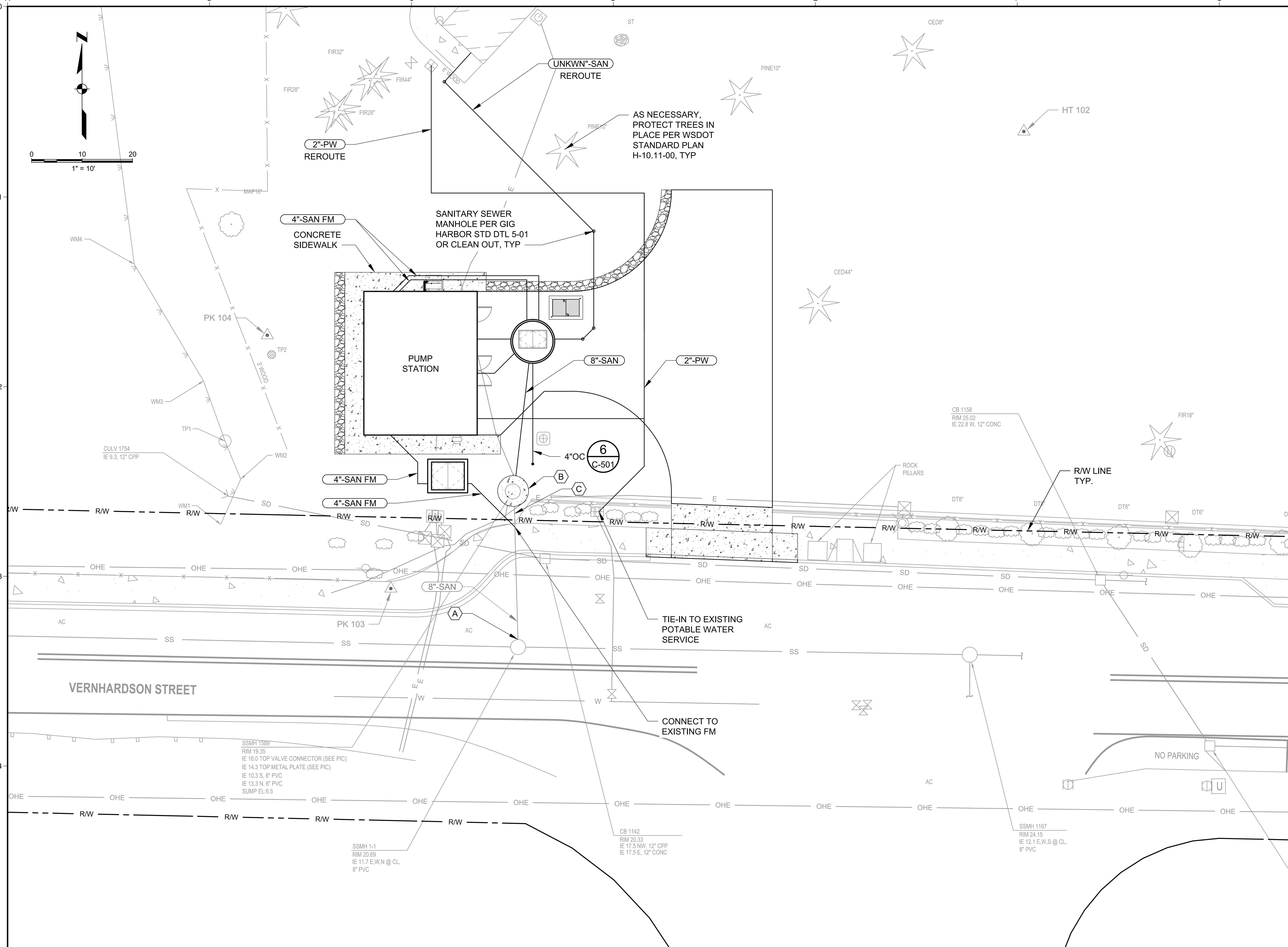
DESIGNED AG
DRAWN GFC
CHECKED LMT

CITY OF GIG HARBOR, PUBLIC WORKS DEPARTMENT
GIG HARBOR, WASHINGTON
REPLACEMENT OF SANITARY SEWER LIFT STATION #1A

Kennedy Jenks

HORIZONTAL CONTROL AND PAVING PLAN

SCALE 1" = 10'
JOB NO 2397007.00
DATE FEBRUARY 2025
SHEET OF ---
C-101



GENERAL SHEET NOTES

1. EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. VAULT SHALL BE H-20 RATED.
3. THE CONTRACTOR SHALL COMPLY WITH THE STATE DEPARTMENT OF HEALTH SERVICES CRITERIA FOR THE SEPARATION OF WATER MAINS AND SANITARY SEWERS.
4. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 36 INCHES OF COVER ON ALL PIPELINES UNLESS OTHERWISE SHOWN OR DIRECTED. VERTICAL SEPARATION BETWEEN THE NEW PIPELINE AND EXISTING UTILITIES SHALL BE A MINIMUM OF 12 INCHES.
5. STRAIGHT SLOPES SHALL BE MAINTAINED BETWEEN INVERT ELEVATIONS SHOWN OR SPECIFIED.
6. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PIPELINES, VALVES, AND FITTINGS AREA ADEQUATELY RESTRAINED AGAINST JOINT SEPARATION. PROVIDE RESTRAINED JOINTS AND THRUST BLOCKS, DETAIL C-5401 ON SHEET C-003, FOR ALL HORIZONTAL BENDS, WYES, AND BLIND FLANGES. PROVIDE RESTRAINED JOINTS ONLY FOR ALL VERTICAL BENDS.
7. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL ITEMS DISTURBED DURING CONSTRUCTION BACK TO THEIR ORIGINAL OR BETTER CONDITION.
8. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES, PULL BOXES, AND MANHOLES TO FINISHED GRADE UNLESS OTHERWISE SHOWN OR SPECIFIED. MANHOLES IN OPEN FIELDS SHALL BE SET ONE FOOT ABOVE GRADE. APPROXIMATE RIM ELEVATIONS ARE SHOWN ON DRAWINGS.
9. ALL PIPE TRENCHING AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY OF GIG HARBOR 2018 PUBLIC WORK STANDARD DETAILS 2-14 FOR PERPENDICULAR TRENCH RESTORATION FOR PAVED AREAS AND 2-16 FOR TRENCH RESTORATION FOR UNPAVED AREAS. SEE DETAILS 1 AND 2 ON C-501. THE PIPING SHOWN ON THESE PLANS SHALL BE RESTRAINED JOINT DESIGN AT ALL SLEEVE TYPE COUPLINGS.
10. THE CONTRACTOR SHALL PROVIDE TWO JOINTS CAPABLE OF DEFLECTION WITHIN FIVE (5) FEET OF STRUCTURE PENETRATION. ALL PIPING SHALL BE RESTRAINED JOINT DESIGN UNLESS INDICATED OTHERWISE. RESTRAINED JOINTS SHALL BE PROVIDED WHETHER SHOWN ON DRAWINGS OR NOT. PIPES, COUPLINGS AND RESTRAINED JOINTS SHALL BE APPROVED BY THE ENGINEER. ALL RESTRAINED JOINTS SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS' RECOMMENDATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT PIPELINE PLANS AND PROFILES AFTER COMPLETION OF THE PROJECT. THE ENGINEER WILL PROVIDE EXISTING DESIGN DRAWING FILES IN AUTOCAD FOR CONTRACTOR TO GENERATE AS-BUILT PIPELINE PLANS AND PROFILES.

SHEET KEYNOTES

A. REGROUT ALL CONNECTIONS TO 8" PVC SAN. COAT AND SEAL MANHOLE PER SPEC 02956.

B. GROUT FILL WET WELL EVEN WITH INVERT OF 8" SAN. PROVIDE CHANNEL AND BENCHES PER GIG HARBOR STD DTL 5-01.

C. CONTRACTOR TO FIELD LOCATE EXISTING 4" SAN FORCE MAIN. DEMOLISH, REMOVE, AND PLUG SECTION OF EXISTING FORCE MAIN BETWEEN EXISTING WETWELL AND CONNECTION POINT.

60% SUBMITTAL

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LAURA M. TEJERA
STATE OF WASHINGTON
54783
REGISTERED PROFESSIONAL ENGINEER

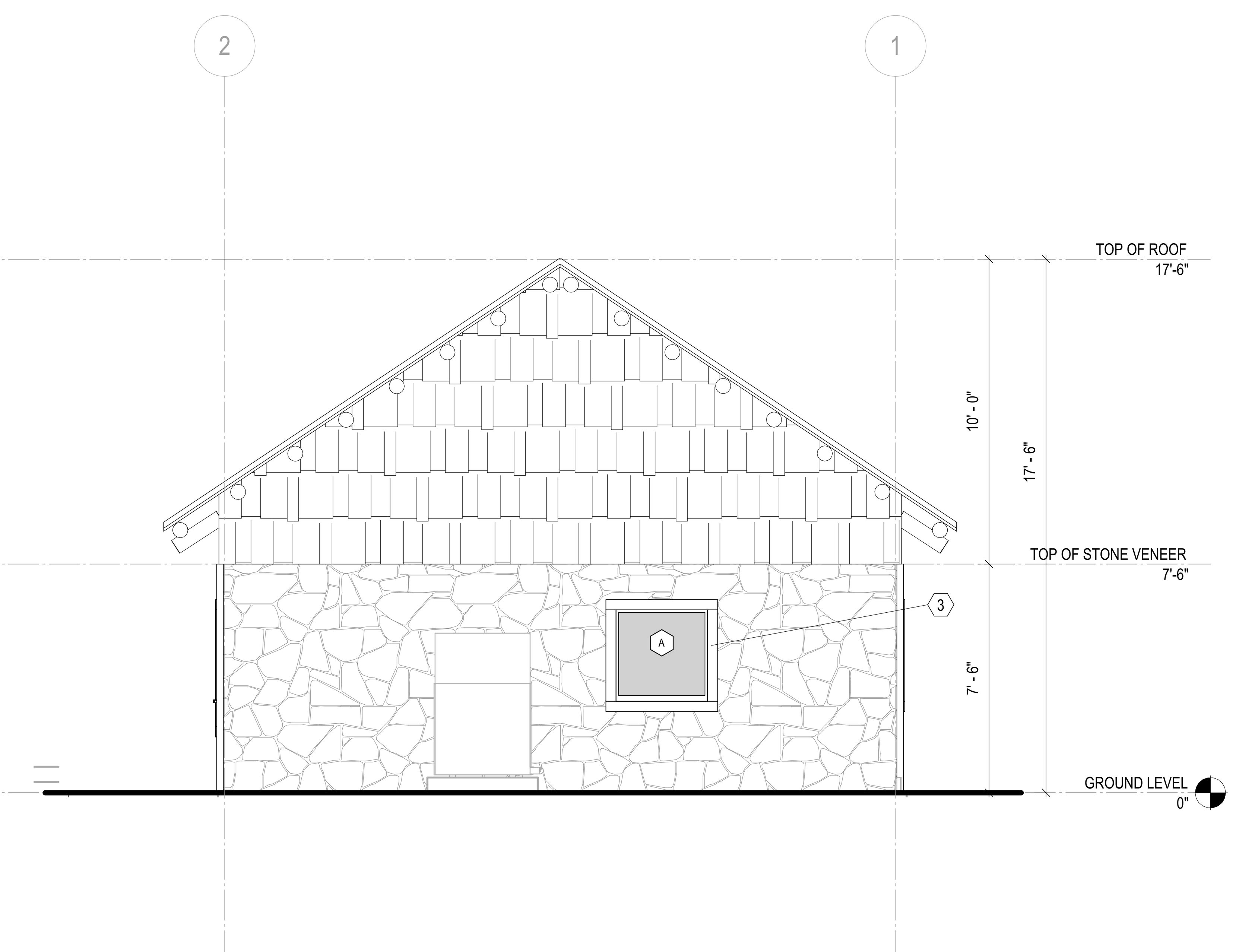
DESIGNED AG
DRAWN GFC
CHECKED LMT

CITY OF GIG HARBOR, PUBLIC WORKS DEPARTMENT
GIG HARBOR, WASHINGTON
REPLACEMENT OF SANITARY SEWER LIFT STATION #1A

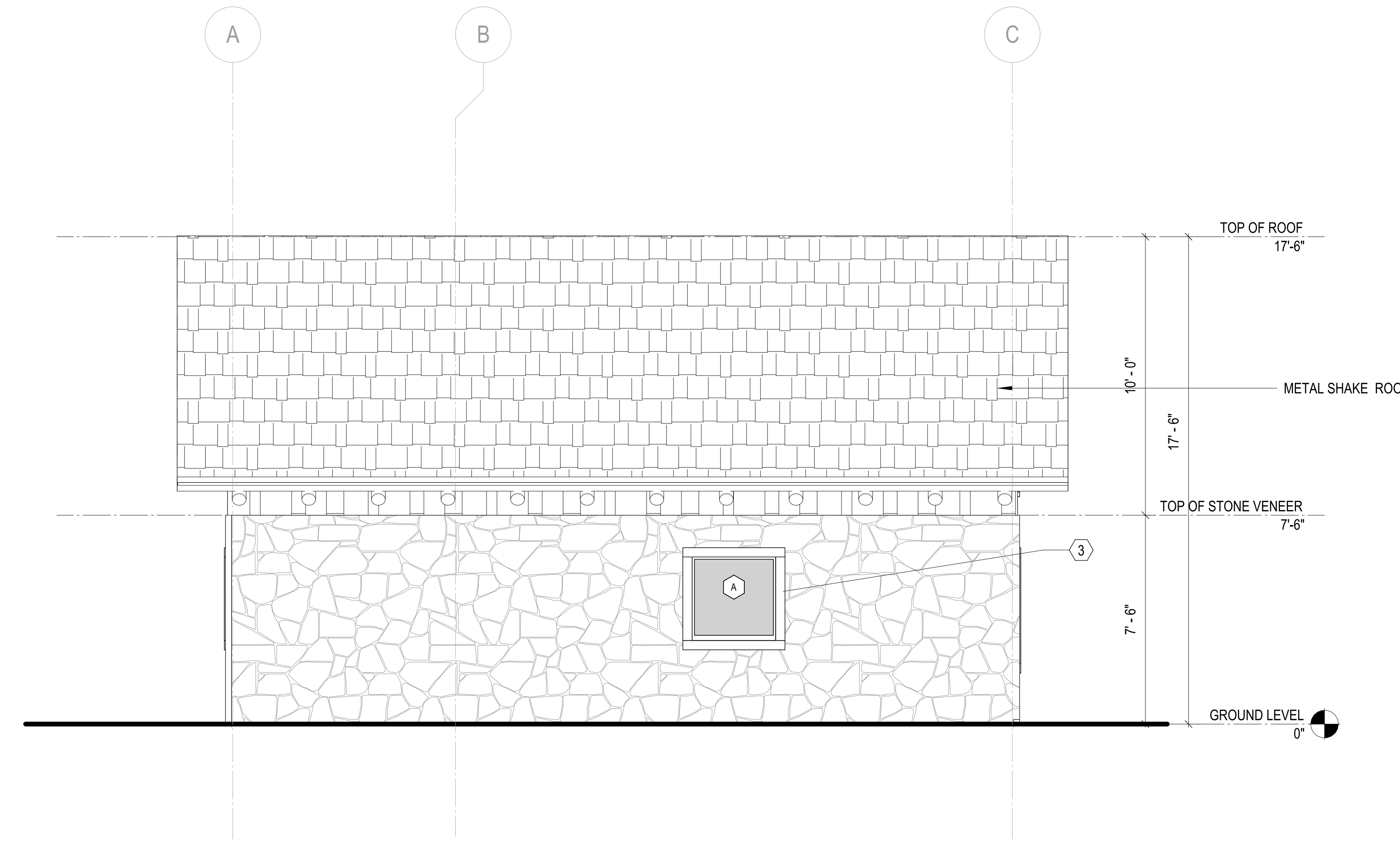
Kennedy Jenks

YARD PIPING PLAN

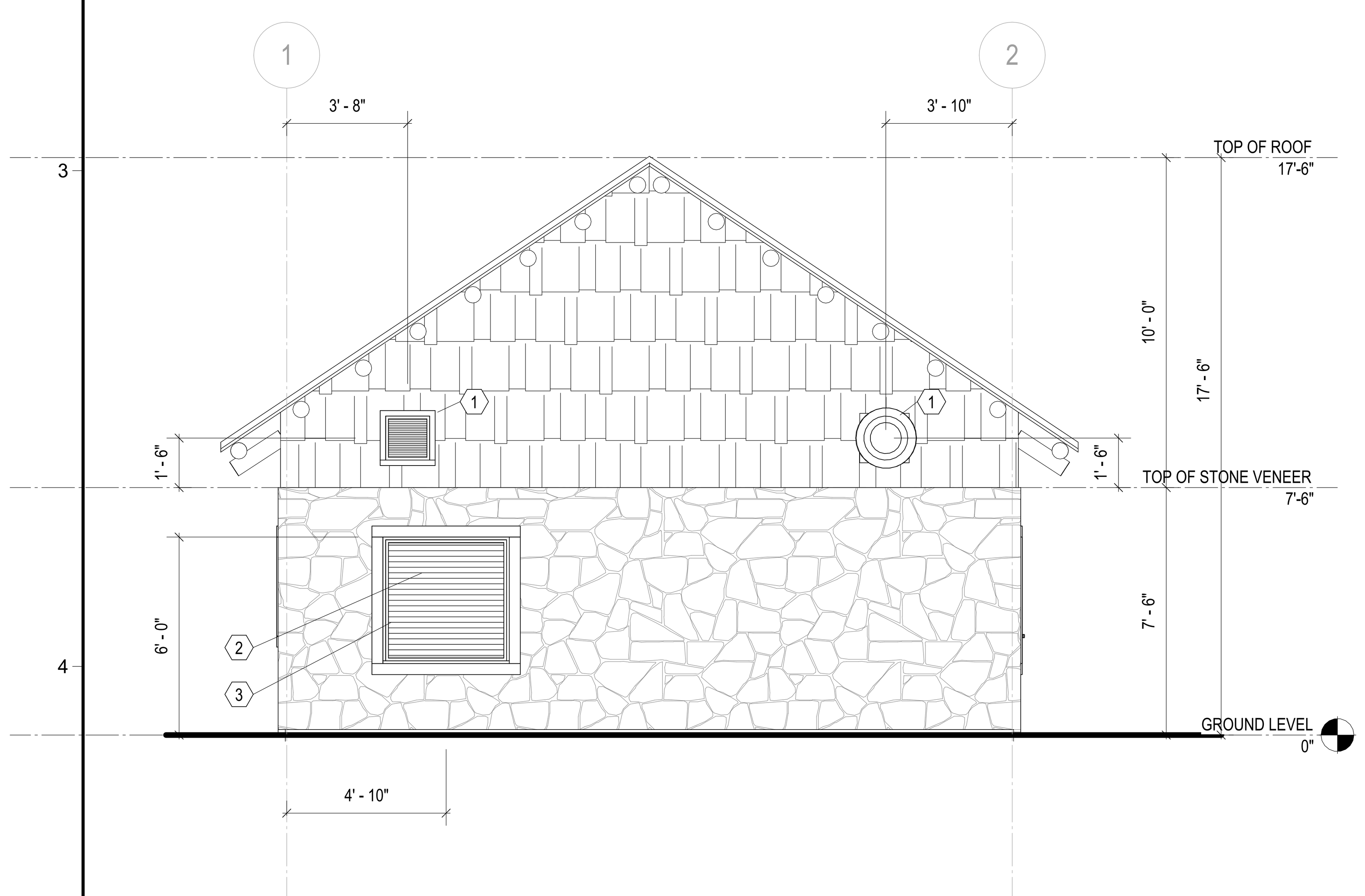
SCALE 1" = 10'
JOB NO 2397007.00
DATE FEBRUARY 2025
SHEET OF ---
C-301



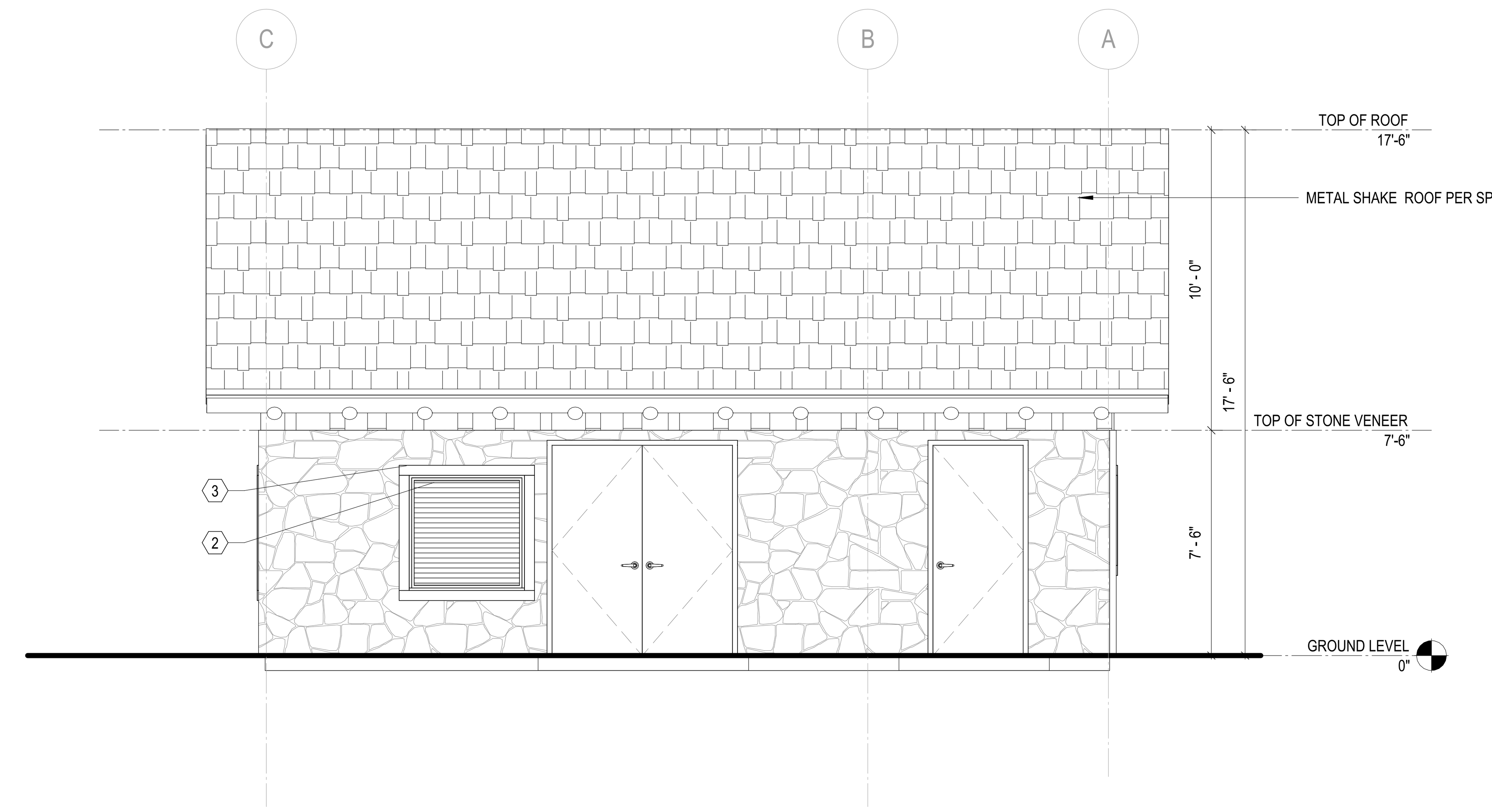
A2 EXTERIOR ELEVATION- NORTH
1/4" = 1'-0"



D2 EXTERIOR ELEVATION- WEST
1/4" = 1'-0"



A4 EXTERIOR ELEVATION- SOUTH
1/4" = 1'-0"



D4 EXTERIOR ELEVATION- EAST
1/4" = 1'-0"

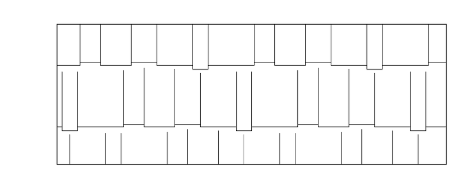
GENERAL NOTES - ELEVATIONS

1. FLOOR LEVELS CORRESPOND WITH TOP OF SUBFLOOR OR TOP OF FINISHED SLAB, U.N.O.
2. WINDOW SIZES AND LOCATIONS PER PLANS
3. WINDOW HEAD LOCATIONS PER WINDOW TYPES, SHEET G.002

EXTERIOR ELEVATION NOTES

NUM.	NOTE
1	VENT SIZE AND SPEC PER HVAC
2	LOUVER SIZE AND SPEC PER HVAC
3	WOOD TRIM TO MATCH EXISTING SITE STRUCTURE

LEGEND - SIDING TYPES



TYPE 1: METAL SHAKE SIDING PER SPEC

TYPE 2: STONE VENEER PER SPEC

60% PROGRESS

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JULY 2024

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CITY OF GIG HARBOR, PUBLIC WORKS DEPARTMENT
GIG HARBOR, WASHINGTON
REPLACEMENT OF SANITARY SEWER LIFT STATION #1A

Kennedy Jenks
schemata workshop

EXTERIOR ELEVATIONS

SCALE As indicated
JOB NO 2397007.00
DATE March 2025
SHEET OF ---
A-201

OPINION OF PROBABLE CONSTRUCTION COST **KENNEDY/JENKS CONSULTANTS, INC.**

Project: **Gig Harbor LS1A Improvement - PEMB Option**

Prepared By: KC
Date Prepared: 13-Mar-25
KJ Proj. No.: 2397007*00

Estimate Type:

Conceptual | **Construction** | **Current at ENR**

Preliminary (w/o plans) | **Change Order** | **Escalated to ENR**

X **Design Development @** **60% Complete** | **Mos. to Midpoint**

SUMMARY BY DIVISION

DIV. No.	ITEM DESCRIPTION		MATERIALS	INSTALLATION	SUB-CONTRACTOR	TOTAL
1	General Requirements		$0	$0	$0	See Below
2	Existing Conditions		$1,607	$10,193	$49,416	$61,216
3	Concrete		$123,040	$106,769	$645	$230,454
4-7	Building/Structure Shell		$30,625	$153,473	$63,130	$247,228
9	Coatings		$0	$0	$12,760	$12,760
10	Specialties		$750	$700	$0	$1,450
21	Fire Protection		$0	$0	$29,120	$29,120
22	Mechanical (Plumbing)		$12,848	$7,723	$0	$20,571
23	Mechanical (HVAC)		$0	$0	$37,963	$37,963
26	Electrical & Process Integration				$194,605	$194,605
28	Electronic Safety and Security				$20,800	$20,800
31	Site Work (Shoring, Excavation)		$47,344	$90,852	$50,000	$188,196
32	Site Improvements (Fencing, Landscaping)		$2,750	$3,750	$93,000	$99,500
33	Piping		$64,155	$30,816	$0	$94,971
43-46	Equipment		$104,950	$36,480	$0	$141,430
	Subtotals		$388,069	$440,756	$551,439	**$1,380,264**
	Division 1 Costs @	12%	$46,568	$52,891	$66,173	$165,632
	Subtotals		$434,637	$493,646	$617,612	**$1,545,895**
	Contractor MU on Sub @	15%			$92,642	$92,642
	Subtotals		$434,637	$493,646	$710,254	**$1,638,537**
	Contractor OH&P @	15%	$65,196	$74,047		$139,242
	Subtotals		$499,832	$567,693	$710,254	**$1,777,779**
	Bonds and Insurance	3%				$53,333
	Subtotal					**$1,831,113**
	Estimate Contingency @	15%				$274,667
	Subtotal					**$2,105,780**
	Escalate to Midpt of Const. @ (per year)	4%				$91,845
	Estimated Bid Price					**$2,197,625**
	WA State Sales Tax	8.9%				$195,589
	Construction Subtotal					**$2,400,000**
	Design					*$592,154*
	Subtotal					**$2,992,154**
	Engineering Services During Construction					*$468,000*
	Subtotal					**$3,460,154**
	Total Estimate					**$3,470,000**

Estimated Range of Probable Cost		
+30%	Total Est.	-20%
$3,600,000	**$2,400,000**	**$1,680,000**
$4,660,154	**$3,460,154**	**$2,740,154**

OPINION OF PROBABLE CONSTRUCTION COST — **KENNEDY/JENKS CONSULTANTS, INC.**

Project: Replacement of Sanitary Lift Station 1A

Building, Area:

Prepared By: KC
Date Prepared: 13-Mar-25
KJ Proj. No. 2397007
Current at ENR 13547 June 2024
Escalated to ENR
Months to Midpoint of Construct

Estimate Type: **Conceptual** / **Construction**
Preliminary (w/o plans) / **Change Order**
Design Development @ 60 **% Complete**

Spec. Section	Item No.	Description	Qty	Units	Materials $/Unit	Materials Total	Installation $/Unit	Installation Total	Equipment $/Unit	Equipment Total	Sub-contractor $/Unit	Sub-contractor Total	Total	Source
DIVISION _2__ - __Existing Conditions___________														
		TESC	1.00	LS		$ -		$ -		$ -	$ 5,000	$ 5,000	$ 5,000	
		Demo Piping/Pumps	2.00	LS	$ 200	$ 400	$ 1,520	$ 3,040	$ 500	$ 1,000		$ -	$ 4,440	
		Demo Electrical	1.00	LS		$ -		$ -		$ -	$ 6,000	$ 6,000	$ 6,000	
		Demo Generator	1.00	LS		$ -		$ -		$ -	$ 5,000	$ 5,000	$ 5,000	
		Demo Inside existing Wetwell	1.00	LS		$ -		$ -		$ -	$ 3,000	$ 3,000	$ 3,000	
		Demo Pavement	225.00	SF		$ -	$ 4	$ 900		$ -		$ -	$ 900	for tie ins
		Demo Sidewalk & Curb	200.00	SF		$ -	$ 4	$ 800		$ -		$ -	$ 800	
		Demo Vegetation	1.00	LS		$ -	$ 300	$ 300		$ -		$ -	$ 300	
		Bypass Pumping	1.00	LS		$ -		$ -		$ -	$ 30,000	$ 30,000	$ 30,000	
		Demo Existing Wood Fence	80.00	LF		$ -	$ 5	$ 400		$ -		$ -	$ 400	
		Demo Existing Chainlink Fence	25.00	LF		$ -	$ 10	$ 250		$ -		$ -	$ 250	
		Demo Existing Generator Concrete Pad	4.67	CY		$ -	$ 150	$ 700	$ 61	$ 283		$ -	$ 983	
		Haul and Dispose Concrete	12.07	CY	$ 100	$ 1,207		$ -		$ 20	$ 241	$ 2,916	$ 4,143	
		Haul and Dispose Demo'd Materials	1.00	LS		$ -		$ -		$ 2,500	$ 2,500	$ 2,500	$ 5,000	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION _						**$ 1,607**		**$ 6,390**		**$ 3,803**		**$ 49,416**	**$ 66,216**	
DIVISION _3__ - __Concrete___________														
		Wet Well 10' ID x 20' deep	1.00	LS	$ 30,000	$ 30,000	$ 9,000	$ 9,000		$ -		$ -	$ 39,000	
		Wet Well Double Leaf Hatch	1.00	EA	$ 4,500	$ 4,500	$ 1,500	$ 1,500		$ -		$ -	$ 6,000	
		Concrete Slab -Transformer	1.85	CY	$ 350	$ 648	$ 500	$ 926		$ -		$ -	$ 1,574	
		Equipment Pad - HVAC Unit	0.46	CY	$ 350	$ 162	$ 500	$ 231		$ -	$ -	$ -	$ 394	
		Equipment Pad - Odor Scrubber	0.51	CY	$ 350	$ 178	$ 500	$ 255		$ -	$ -	$ -	$ 433	
		Equipment Pad - Generator	1.11	CY	$ 350	$ 389	$ 500	$ 556		$ -	$ -	$ -	$ 944	
		Equipment Pads - Electrical Room	0.44	CY	$ 350	$ 156	$ 500	$ 222		$ -	$ -	$ -	$ 378	
		Grout Conc Inside Wetwell	2.91	CY	$ 150	$ 436	$ 250	$ 727		$ -		$ -	$ 1,163	
		Grout Conc Inside Existing Wetwell	2.91	CY	$ 150	$ 436	$ 250	$ 727		$ -		$ -	$ 1,163	
		4' x 6' Seal off Vault/ w/ Hatch H20	1.00	EA	$ 9,500	$ 9,500	$ 4,600	$ 4,600		$ -		$ -	$ 14,100	
		6.5'x8' Valve Vault w/ Hatches H20	1.00	EA	$ 18,000	$ 19,700	$ 4,500	$ 4,500		$ -		$ -	$ 24,200	
		Building Footings	14.00	CY	$ 350	$ 4,900	$ 400	$ 5,600	$ 1	$ 14		$ -	$ 10,514	
		Building Footings Stem Wall	57.41	CY	$ 300	$ 17,222	$ 500	$ 28,704	$ 11	$ 631		$ -	$ 46,557	
		Building Slab 30"	77.04	CY	$ 350	$ 26,963	$ 550	$ 42,370		$ -		$ -	$ 69,333	
		Building Sub Slab 2' - Gravel Borrow	61.63	CY	$ 35	$ 2,157	$ 20	$ 1,233					$ 3,390	
		Pipe Encasement	2.96	CY	$ 200	$ 593	$ 175	$ 519		$ -		$ -	$ 1,111	
		Perimeter Sidewalk around building (5' wide)	680.00	SF	$ 8	$ 5,100	$ 8	$ 5,100		$ -		$ -	$ 10,200	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ 123,040**		**$ 106,769**		**$ 645**		**$ -**	**$ 230,454**	
DIVISION _4-8_ - __Building Shell__________														
		New Building Shell				$ -		$ -		$ -		$ -	$ -	
		CMU Block Wall Solid Grouted - Exterior	0.00	VSF		$ -		$ -		$ -	$ 55	$ -	$ -	
		CMU Block Wall Solid Grouted - Interior	0.00	VSF		$ -		$ -		$ -	$ 55	$ -	$ -	
		2" Rigid Insulation	0.00	VSF		$ -		$ -		$ -	$ 2	$ -	$ -	
		Walls Plywood Sheeting	0.00	VSF		$ -		$ -		$ -	$ 3	$ -	$ -	
		R10 Perimeter Slab Insulation	232.00	SF		$ -		$ -		$ -	$ 2	$ 536	$ 536	
		Vapor Barrier - under slab	832.00	SF	$ 0	$ 82	$ 0	$ 93		$ -		$ -	$ 175	
		Vapor Barrier Walls	256.00	VSF		$ -		$ -		$ -	$ 2	$ 428	$ 428	
		Stone Veneer	641.00	VSF		$ -		$ -		$ -	$ 40	$ 25,640	$ 25,640	allowance
		Cultured Stone top Edge	116.00	LF		$ -		$ -		$ -	$ 50	$ 5,800	$ 5,800	allowance
		Wood Siding Shake look	256.00	VSF		$ -		$ -		$ -	$ 15	$ 3,840	$ 3,840	allowance
		Log Eave Details	1.00	LS		$ -		$ -		$ -	$ 5,000	$ 5,000	$ 5,000	allowance
		Roof Framing - Metal Trusses	0.00	EA	$ 313	$ -	$ 139	$ -	$ 12	$ -		$ -	$ -	
		Roof Framing - Eave Beam C6	0.00	LF	$ 14	$ -	$ 5	$ -	$ 3	$ -		$ -	$ -	
		Roof Framing - HSS Outlooker 4x2x1/4	0.00	LF		$ -	$ 6	$ -	$ 3	$ -		$ -	$ -	
		Roof Framing - HSS Block 4x4x1/4	0.00	LF	$ 29	$ -	$ 6	$ -	$ 3	$ -		$ -	$ -	
		Roof Framing -Top Plate 1/2" x 6	0.00	LF	$ 6	$ -	$ 3	$ -	$ 2	$ -		$ -	$ -	
		Roof Framing -Top Plate C6x8	0.00	LF	$ 15	$ -	$ 5	$ -	$ 3	$ -		$ -	$ -	
		Pre-Engineered Metal Building	1.00	LS		$ -		$ -	$ 133,000	$ 133,000			$ 133,000	Quote from CHG Building Systems March 2025
		Roof Steel Deck 1 1/2"	0.00	SF	$ 5	$ -	$ 1	$ -	$ 0	$ -		$ -	$ -	
		Roofing Premium Metal Roof with Comp shingle pattern	992.00	SF		$ -		$ -		$ -	$ 9	$ 8,928	$ 8,928	
		Flashing	0.00	LF		$ -	$ -	$ -		$ -	$ 5	$ -	$ -	
		WRB	992.00	SF	$ 2	$ 1,488	$ 1	$ 1,339					$ 2,827	
		Roof Insulation R38 Rigid	0.00	SF		$ -		$ -		$ -	$ 7	$ -	$ -	
		2x2 Suspended Ceiling - Electrical Room	176.00	SF		$ -		$ -		$ -	$ 7	$ 1,232	$ 1,232	
		Reflected Ceiling Plan - 4' of Gypsum Board	180.00	SF	$ 3	$ 450	$ 2	$ 360					$ 810	
		Reflected Ceiling Plan - Fire Caulking	1.00	LS	$ 250	$ 250	$ 500	$ 500					$ 750	
		Metal Soffit Panels	992.00	SF		$ -		$ -		$ -	$ 10	$ 9,920	$ 9,920	
		Misc . Flashings/ Sealants	1.00	LS		$ -		$ -		$ -	$ 1,000	$ 1,000	$ 1,000	
		Trimmed Steel Purlin	56.00	EA	$ 50	$ 2,800	$ 100	$ 5,600					$ 8,400	
		Wood Purlin	56.00	EA	$ 75	$ 4,200	$ 150	$ 8,400					$ 12,600	
		Gutters	60.00	LF		$ -		$ -		$ -	$ 10	$ 600	$ 600	
		Downspouts	23.00	LF		$ -		$ -		$ -	$ 9	$ 207	$ 207	
		3x7 HM Door w/hardware Exterior	3.00	EA	$ 4,430	$ 13,290	$ 549	$ 1,646		$ -		$ -	$ 14,936	B20302203950 assembly
		3x7 HM Door w/hardware Interior	1.00	EA	$ 4,430	$ 4,430	$ 549	$ 549		$ -		$ -	$ 4,979	

		Louvers 4x6 (Generator)	1.00	EA	$ 1,500	$ 1,500	$ 500	$ 500		$ -		$ -	$ 2,000	
		Windows 3' sq	2.00	EA	$ 850	$ 1,700	$ 450	$ 900		$ -		$ -	$ 2,600	
		Wood Trim	108.67	LF	$ 4	$ 435	$ 5	$ 587					$ 1,021	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ 30,625**		**$ 20,473**		**$ 133,000**		**$ 63,130**	**$ 247,228**	
DIVISION _9_ - __Finishes___________														
		Wet Well Coating / Lining	628.00	SF		$ -	$ -	$ -		$ -	$ 10	$ 6,280	$ 6,280	allowance
		Pipe Coatings- Exposed pipes	1.00	LS		$ -		$ -		$ -	$ 2,000	$ 2,000	$ 2,000	allowance
		Door & Frame Painting	4.00	EA		$ -		$ -		$ -	$ 300	$ 1,200	$ 1,200	
		Interior Wall Paint	0.00	VSF		$ -		$ -		$ -	$ 3	$ -	$ -	
		Floor Epoxy Coating - Mech Room	656.00	SF		$ -		$ -		$ -	$ 5	$ 3,280	$ 3,280	
						$ -		$ -		$ -		$ -	$ -	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ -**		**$ -**		**$ -**		**$ 12,760**	**$ 12,760**	
DIVISION _10_ - _Specialties___________														
		Identification/ Signage	1.00	LS	$ 250	$ 250	$ 500	$ 500		$ -		$ -	$ 750	
		Fire Extinquishers	2.00	EA	$ 250	$ 500	$ 100	$ 200		$ -		$ -	$ 700	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ 750**		**$ 700**		**$ -**		**$ -**	**$ 1,450**	
DIVISION _21_ - _Fire Protection ___________														
		Fire Sprinkler System	832.00	SF		$ -		$ -		$ -	$ 35	$ 29,120	$ 29,120	Contractor Design included
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ -**		**$ -**		**$ -**		**$ 29,120**	**$ 29,120**	
DIVISION _22_- _Plumbing ___________														
						$ -		$ -		$ -		$ -	$ -	
		Water Service:				$ -		$ -		$ -		$ -	$ -	
		Water Meter Box		EA	$ 200	$ -	$ 100	$ -		$ -		$ -	$ -	use existing
		Water Meter		EA		$ -		$ -		$ -		$ -	$ -	use existing
		1 1/2" RP Backflow Preventor Watts 909 w/ ball valves	2.00	EA	$ 1,125	$ 2,250	$ 73	$ 147		$ -		$ -	$ 2,397	
		1 1/2" PRV	1.00	EA	$ 1,250	$ 1,250	$ 100	$ 100					$ 1,350	
		1 1/2" Trap Primer	1.00	EA	$ 2,500	$ 2,500	$ 750	$ 750					$ 3,250	
		1 1/2" Brass Union	2.00	EA	$ 132	$ 264	$ 110	$ 220		$ -		$ -	$ 484	
		Hose Bib	2.00	EA	$ 50	$ 100	$ 28	$ 55		$ -		$ -	$ 155	
		1/2" Type L Cu Pipe	50.00	LF	$ 4	$ 184	$ 11	$ 549		$ -		$ -	$ 733	
		3/4" Type L Cu Pipe incl supports		LF	$ 5	$ -	$ 12	$ -		$ -		$ -	$ -	
		1" Type L Cu Pipe incl supports	50.00	LF	$ 8	$ 380	$ 13	$ 649		$ -		$ -	$ 1,029	
		1" Fitting	9.00	EA	$ 7	$ 63	$ 55	$ 495		$ -		$ -	$ 558	
		1 1/4" Type L Cu Pipe incl supports	50.00	LF	$ 13	$ 650	$ 21	$ 1,045		$ -		$ -	$ 1,695	
		1 1/4" Fitting	9.00	EA	$ 12	$ 105	$ 59	$ 528		$ -		$ -	$ 633	
		1 1/4" Ball Valve	4.00	EA	$ 65	$ 260	$ 68	$ 271		$ -		$ -	$ 531	
		1" Ball Valve	2.00	EA	$ 46	$ 92	$ 68	$ 135		$ -		$ -	$ 227	
		1/2" Ball Valve	1.00	Ea	$ 25	$ 25	$ 68	$ 68		$ -		$ -	$ 93	
		Floor Drains	3.00	EA	$ 1,200	$ 3,600	$ 125	$ 375		$ -		$ -	$ 3,975	
		Drain Piping (Vaults) :												
		2" Drain Piping to Sump (from hatch)	20.00	LF	$ 4	$ 80	$ 11	$ 220		$ -		$ -	$ 300	
		4" Floor Drain Brass Trap Guard	2.00	EA	$ 250	$ 500	$ 223	$ 447		$ -		$ -	$ 947	
		4" PVC Pipe	40.00	LF	$ 3	$ 120	$ 11	$ 440		$ -		$ -	$ 560	
		4" PVC Fittings	9.00	EA	$ 25	$ 225	$ 100	$ 900					$ 1,125	
		4" P Trap	2.00	EA	$ 100	$ 200	$ 165	$ 330		$ -		$ -	$ 530	
						$ -		$ -		$ -		$ -	$ -	
						$ -		$ -		$ -		$ -	$ -	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ 12,848**		**$ 7,723**		**$ -**		**$ -**	**$ 20,571**	
DIVISION _23_ - _Heating, Ventilation, and Air Conditioning___________														
		Control damper 32x48	1.00	EA		$ -		$ -		$ -	$ 2,500	$ 2,500	$ 2,500	
		Control Damper 48x24	1.00	EA		$ -		$ -		$ -	$ 2,500	$ 2,500	$ 2,500	
		Heat Pump	1.00	EA		$ -		$ -		$ -	$ 3,500	$ 3,500	$ 3,500	
	Electric Room	HPU/ AHU Unit System Including Refrigerant Piping	1.00	EA		$ -		$ -		$ -	$ 12,500	$ 12,500	$ 12,500	complete package
	Mech Room	Supply Fan Wall Mnt 1/8 HP 340 CFM	1.00	EA		$ -		$ -		$ -	$ 2,000	$ 2,000	$ 2,000	
	Mech Room	Exhaust Fan Wall Mnt 1/8 HP 340 CFM	1.00	EA		$ -		$ -		$ -	$ 2,000	$ 2,000	$ 2,000	
	Mech Room	Duct Unit Heater 1.2kW	1.00	EA		$ -		$ -		$ -	$ 1,000	$ 1,000	$ 1,000	
	Mech Room	Duct	1.00	EA		$ -		$ -		$ -	$ 2,000	$ 2,000	$ 2,000	
	Mech Room	Volume Dampers	3.00	EA		$ -		$ -		$ -	$ 75	$ 225	$ 225	
	Mech Room	Diffusers	3.00	EA		$ -		$ -		$ -	$ 75	$ 225	$ 225	
		Startup and Testing Support HVAC	1.00	LS		$ -		$ -		$ -	$ 2,400	$ 2,400	$ 2,400	
		HVAC Sub OH&P	0.25			$ -		$ -		$ -	$ 28,450	$ 7,113	$ 7,113	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ -**		**$ -**		**$ -**		**$ 37,963**	**$ 37,963**	
DIVISION _26 & 40_ - __Electrical & Process Integration__________														
26	UCT0101	Utility Current Transformer	1	EA	$ -	$ -	$ 1,000	$ 1,000			$ -	$ -	$ 2,000	Allowance
26	GEN0101	Engine Generator (quoted from Cummins)	1	EA	$ 38,000	$ 38,000	$ 10,640	$ 10,640	$ 2,660	$ 2,660	$ -	$ -	$ 41,970	RS Means 263213132200
26	ATS0101	Automatic Transfer Switch (fused)	1	EA	$ 3,295	$ 3,295	$ 960	$ 960		$ -	$ -	$ -	$ 5,507	RS Means 263623100500
26		Grounding and Bonding	1	EA	$ 1,000	$ 1,000	$ 5,000	$ 5,000		$ -	$ -	$ -	$ 6,000	Allowance
26	PDP0101	Power Distribution Panel (fused)	1	EA	$ 4,000	$ 4,000	$ 1,300	$ 1,300		$ -	$ -	$ -	$ 5,300	RS Means 262413200910
26	TX0101	Transformer, 480:208/120 3-PHASE 15 kVA	1	EA	$ 5,200	$ 5,200	$ 1,400	$ 1,400		$ -	$ -	$ -	$ 6,600	RS Means 262213104900
26	LC0101	Loadcenter (30 CB spaces)	1	EA	$ 500	$ 500	$ 1,100	$ 1,100		$ -	$ -	$ -	$ 1,600	RS Means 262416102700
26	MS0176-7	Combination starter and fused disconnect	0	EA	$ 900	$ -	$ 400	$ -		$ -	$ -	$ -	$ -	RS Means 262419408150
26		Trenching for Electrical 8" wide, 24" deep, w/backfill by hand	100	LF	$ -	$ -	$ 8	$ 800		$ -	$ -	$ -	$ 330	RS Means 312316141700
26		Conduit Seal Offs, EP GRC, sealing hubs 1" by 1 1/2"	10	EA	$ 40	$ 400	$ 60	$ 600		$ -	$ -	$ -	$ 1,000	RS Means 260533257920
26		Nylon bushings 1" by 1 1/2"	10	EA	$ 40	$ 400	$ 60	$ 600		$ -	$ -	$ -	$ 1,000	Allowance
26		Seal Off Vault	1	EA	$ 2,000	$ 2,000	$ 2,100	$ 2,100	$ 400	$ 400	$ -	$ -	$ 4,500	RS Means 330563130050
26		EXIT Lighting and Emergency Light	3	EA	$ 226	$ 678	$ 180	$ 539			$ -	$ -	$ 1,217	RS Means 265213160270
26		Building Lighting, Linear hanging bay	7	EA	$ 500	$ 3,500	$ 270	$ 1,890			$ -	$ -	$ 5,390	RS Means 265113554010

26		Building Lighting, 24"x24" Troffer	3	EA	$ 160	$ 480	$ 85	$ 255			$ -	$ -	$ 735	RS Means 265113550900
26		Building Outside area light	1	LS	$ 2,208	$ 2,208	$ 72	$ 72			$ -	$ -	$ 2,280	RS Means 265623550210
26		Building Receptacles - inside	12	EA	$ 180	$ 2,160	$ 145	$ 1,740			$ -	$ -	$ 3,900	RS Means 260533162140
26		Building Receptacles - outside	8	EA	$ 180	$ 1,440	$ 145	$ 1,160			$ -	$ -	$ 2,600	RS Means 260533162140
26		Electrical C&C allowance	1	EA	$ 10,000	$ 10,000	$ 10,000	$ 10,000			$ -	$ -	$ 20,000	Allowance
26		2 1/2" PVC Conduit	57	LF	$ 4	$ 235	$ 11	$ 628			$ -	$ -	$ 863	RS Means 260533139160
26		2 1/2" GRC Conduit	18	LF	$ 15	$ 268	$ 21	$ 370			$ -	$ -	$ 638	RS Means 260533131900
26		2" GRC Conduit	42	LF	$ 13	$ 528	$ 16	$ 669			$ -	$ -	$ 1,197	RS Means 260533131870
26		1 1/2" GRC Conduit	120	LF	$ 10	$ 1,198	$ 13	$ 1,566			$ -	$ -	$ 2,764	RS Means 260533131850
26		1" GRC Conduit	2,094	LF	$ 9	$ 17,904	$ 11	$ 23,118			$ -	$ -	$ 41,021	RS Means 260533131800
26		3/4" GRC Conduit	300	LF	$ 6	$ 1,737	$ 9	$ 2,667			$ -	$ -	$ 4,404	RS Means 260533131770
26		3/0 copper THWN-THHN conductor in conduit	6	CLF	$ 356	$ 2,133	$ 290	$ 1,739			$ -	$ -	$ 3,873	RS Means 260519901700
26		1/0 copper THWN-THHN conductor in conduit	1	CLF	$ 247	$ 247	$ 218	$ 218			$ -	$ -	$ 464	RS Means 260519901600
26		#1 copper THWN-THHN conductor in conduit	6	CLF	$ 190	$ 1,142	$ 180	$ 1,077			$ -	$ -	$ 2,220	RS Means 260519901550
26		#2 copper THWN-THHN conductor in conduit	0	CLF	$ 147	$ -	$ 160	$ -			$ -	$ -	$ -	MS Means 260519901500
26		#3 copper THWN-THHN conductor in conduit	6	CLF	$ 118	$ 709	$ 143	$ 861			$ -	$ -	$ 1,570	RS Means 260519901450
26		#4 copper THWN-THHN conductor in conduit	1	CLF	$ 87	$ 87	$ 135	$ 135			$ -	$ -	$ 222	RS Means 260519901400
26		#6 copper THWN-THHN conductor in conduit	2	CLF	$ 61	$ 122	$ 110	$ 221			$ -	$ -	$ 342	RS Means 260519901350
26		#10 copper THWN-THHN conductor in conduit	10	CLF	$ 100	$ 1,000	$ 72	$ 717			$ -	$ -	$ 738	RS Means 260519901250
26		#12 copper THWN-THHN conductor in conduit	50	CLF	$ 13	$ 663	$ 66	$ 3,277			$ -	$ -	$ 3,939	RS Means 260519901200
26		#14 copper THWN-THHN conductor in conduit	50	CLF	$ 9	$ 462	$ 55	$ 2,761			$ -	$ -	$ 3,222	RS Means 260519901000
26		TSP #16 copper wire in conduit	1	CLF	$ 100	$ 100	$ 100	$ 100			$ -	$ -	$ 200	Allowance
26		CAT6 in conduit	0	CLF	$ 27	$ -	$ 103	$ -			$ -	$ -	$ -	RS Means 271513137212
						$ -		$ -				$ -		
40		**Instrumentation/ Controls**				$ -		$ -				$ -		
40	LSCP0101	LSCP01010 (PRIMEX control panel with Mission123 RTU)	1	EA	$ 35,000	$ 35,000	$ 2,000	$ 2,000			$ -	$ -		AIA
40	AIT0133	Combustible Gas sensor	0	LS	$ 5,000	$ -	$ 1,000	$ -			$ -	$ -		AIA
40	LS0151-7	Speed E Connect Floats	4	EA	$ 600	$ 2,400	$ 600	$ 2,400			$ -	$ -	$ 4,800	AIA
40	LIT0161	PULSAR Level Indicator	1	EA	$ 2,000	$ 2,000	$ 800	$ 800			$ -	$ -	$ 2,800	AIA
40	FIT0162	8" Flow Meter Supply	1	EA	$ 4,000	$ 4,000	$ 1,200	$ 1,200			$ -	$ -	$ 5,200	AIA
40	FS0176-7	Supply Air flow switch	2	EA	$ 700	$ 1,400	$ 400	$ 800			$ -	$ -	$ 2,200	AIA
SUBTOTAL - DIVISION __						**$ -**		**$ -**		**$ -**		**$ -**	**$ 194,605**	
DIVISION _28_ - _Electronic Safety and Security ___________														
		Fire Alarm System w/ FACP	832.00	SF		$ -		$ -		$ -	$ 25	$ 20,800	$ 20,800	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ -**		**$ -**		**$ -**		**$ 20,800**	**$ 20,800**	
DIVISION _31_ - _Earthwork___________														
		Excavation LS	159.70	BCY		$ -	$ 50	$ 7,985		$ -		$ -	$ 7,985	
		Lift Station Shoring	1,344.00	VSF	$ 25	$ 33,600	$ 15	$ 20,160		$ -		$ -	$ 53,760	
		Excavation Bypass Vault	37.33	BCY		$ -	$ 20	$ 747		$ -		$ -	$ 747	
		Excavation Seal Off Vault	14.81	BCY		$ -	$ 20	$ 296		$ -		$ -	$ 296	
		Excavation - Building Slabs	168.00	BCY		$ -	$ 10	$ 1,680		$ -		$ -	$ 1,680	
		Excavation - Building Footings	142.81	BCY		$ -	$ 15	$ 2,142		$ -		$ -	$ 2,142	
		Haul & Dispose Excess Excavated Materials	679.47	LCY		$ -	$ 25	$ 16,987		$ -		$ -	$ 16,987	
		Backfill	324.07	BCY	$ 25	$ 8,102	$ 15	$ 4,861		$ -		$ -	$ 12,963	
		Site Fine Grading	395.11	SY		$ -	$ 5	$ 1,976		$ -		$ -	$ 1,976	
		Gravel 12" (under structures and paving)	161.20	LCY	$ 35	$ 5,642	$ 15	$ 2,418		$ -		$ -	$ 8,060	
		Misc Dewatering	1.00	LS		$ -	$ 30,000	$ 30,000		$ -		$ -	$ 30,000	
		Shoring - Vault (Manhole Boxes)	2.00	WK		$ -	$ 800	$ 1,600		$ -		$ -	$ 1,600	
		Mobilization for Piles	1.00	LS		$ -		$ -	$ -	$ -	$ 20,000	$ 20,000	$ 20,000	
		Driven Pipe Piles 24" (9EA x 50'L)	1.00	LS		$ -			$ -	$ -	$ 30,000	$ 30,000	$ 30,000	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ 47,344**		**$ 90,852**		**$ -**		**$ 50,000**	**$ 188,196**	
DIVISION _32_ - ___________														
		AC Paving	260.00	SY		$ -	$ -	$ -		$ -	$ 50	$ 13,000	$ 13,000	
		New Driveway Entrance	1.00	LS	$ 2,000	$ 2,000	$ 3,000	$ 3,000		$ -		$ -	$ 5,000	
		Sidewalk Restoration	50.00	SF	$ 15	$ 750	$ 15	$ 750		$ -		$ -	$ 1,500	Allowance
		Landscaping Restoration	1.00	LS		$ -		$ -		$ -	$ 5,000	$ 5,000	$ 5,000	allowance for by road restoration
		Wrought Iron Fence	0.00	LF		$ -		$ -		$ -		$ -	$ -	no fencing included
		Allowance for Site Improvements Around Building	1.00	LS		$ -		$ -		$ -	$ 75,000	$ 75,000	$ 75,000	Allowance for stormwater and misc. improvements.
						$ -		$ -		$ -		$ -	$ -	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ 2,750**		**$ 3,750**		**$ -**		**$ 93,000**	**$ 99,500**	
DIVISION _33_ - _Utilities Piping___________														
		Exposed Piping :				$ -	$ -	$ -		$ -		$ -	$ -	
	4"	Check Valve	2.00	EA	$ 668	$ 1,336	$ 316	$ 632	$ 48	$ 96		$ -	$ 2,064	
	4"	Butterfly Valve	2.00	EA	$ 610	$ 1,220	$ 316	$ 632	$ 48	$ 96		$ -	$ 1,948	
	2"	Combo Air Vac Valve	1.00	EA	$ 1,034	$ 1,034	$ 103	$ 103		$ -		$ -	$ 1,137	
		4" DI pipe Flg Spools	37.00	LF	$ 150	$ 5,550	$ 12	$ 451	$ 1	$ 42		$ -	$ 6,043	
		4" DI Fittings	8.00	EA	$ 304	$ 2,432	$ 53	$ 427		$ -		$ -	$ 2,859	
		Pipe Stand Support	6.00	Ea	$ 250	$ 1,500	$ 200	$ 1,200		$ -		$ -	$ 2,700	
	PI	Compound Pressure Gage w/Diaphragm seal	2.00	Ea	$ 800	$ 1,600	$ 200	$ 400		$ -		$ -	$ 2,000	
		Link Seals	2.00	Ea	$ 130	$ 260	$ 187	$ 374		$ -		$ -	$ 634	
	4"	NBG Kit	28.00	EA	$ 25	$ 700	$ -	$ -		$ -		$ -	$ 700	
		Pipe Support Saddle	5.00	EA	$ 150	$ 750	$ 165	$ 825		$ -		$ -	$ 1,575	
		Bypass Vault Piping :				$ -	$ -	$ -		$ -		$ -	$ -	
		8" Gate Valve	1.00	EA	$ 2,000	$ 2,000	$ 375	$ 375	$ 62	$ 62		$ -	$ 2,437	
		8" Check Valve	1.00	EA	$ 1,551	$ 1,551	$ 375	$ 375	$ 62	$ 62		$ -	$ 1,988	
		8" Wye	1.00	EA	$ 1,231	$ 1,231	$ 225	$ 225		$ -		$ -	$ 1,456	
		8" Blind Flange	1.00	EA	$ 167	$ 167	$ 67	$ 67		$ -		$ -	$ 234	
		Buried Piping:				$ -		$ -		$ -		$ -	$ -	

		Trenching 2' Wide x 5' Deep	370.00	LF		$ -	$ 15	$ 5,550		$ -		$ -	$ 5,550	
		Bedding	370.00	LF	$ 4	$ 1,332	$ 2	$ 829		$ -		$ -	$ 2,161	
		4" DI pipe	160.00	LF	$ 124	$ 19,853	$ 12	$ 1,950	$ 1	$ 181		$ -	$ 21,984	33 14 15 2020
		4" DI pipe Fitting	11.00	EA	$ 280	$ 3,082	$ 127	$ 1,392		$ -		$ -	$ 4,474	
		4" Flex Coupling	6.00	EA	$ 125	$ 750	$ 165	$ 990		$ -		$ -	$ 1,740	
		6" DI Pipe - RS	30.00	LF	$ 149	$ 4,467	$ 15	$ 457	$ 1	$ 43		$ -	$ 4,967	33 14 15 2040
		8" DI Pipe - RS	30.00	LF	$ 157	$ 4,710	$ 18	$ 531	$ 2	$ 62		$ -	$ 5,303	33 14 15 2060
		10" Stainless Steel Pipe - FA	10.00	LF	$ 90	$ 900	$ 96	$ 962	$ 4	$ 38		$ -	$ 1,900	RSMEANS 22 11 13 64 0660
		1" PVC Water Line	150.00	LF	$ 5	$ 810	$ 19	$ 2,910					$ 3,720	RSMEANS 22 11 13 74 1880
		Thrust Block	5.00	EA	$ 114	$ 570	$ 90	$ 451		$ -		$ -	$ 1,021	
		Warning Tape	160.00	LF	$ 0	$ 68	$ 0	$ 5		$ -		$ -	$ 73	
		Locate Wire	160.00	LF	$ 1	$ 80	$ 0	$ 5		$ -		$ -	$ 85	
		Testing	160.00	LF		$ -	$ 2	$ 320		$ -		$ -	$ 320	
		Connection to Existing FM (outside existing wet well)	1.00	LS	$ 1,000	$ 1,000	$ 2,000	$ 2,000		$ -		$ -	$ 3,000	allowance
		Trenching 2' Wide x 5' Deep	150.00	LF		$ -	$ 12	$ 1,800		$ -		$ -	$ 1,800	
		2" Potable Water - Relocated Restroom	150.00	LF	$ 20	$ 3,000	$ 7	$ 1,079		$ -		$ -	$ 4,079	assumes copper
		Buried Sanitary Service Line (6" PVC):				$ -		$ -		$ -		$ -	$ -	
		Trenching 2' Wide x 5' Deep	100.00	LF		$ -	$ 15	$ 1,500		$ -		$ -	$ 1,500	
		Bedding	100.00	LF	$ 4	$ 360	$ 2	$ 224		$ -		$ -	$ 584	
		6" PVC Pipe	100.00	LF	$ 8	$ 750	$ 6	$ 618		$ -		$ -	$ 1,368	33 14 13 2025
		6" Cleanouts	4.00	EA	$ 250	$ 1,000	$ 67	$ 269		$ -		$ -	$ 1,269	
		Warning Tape	100.00	LF	$ 0	$ 43	$ 0	$ 3		$ -		$ -	$ 46	
		Locate Wire	100.00	LF	$ 1	$ 50	$ 0	$ 3		$ -		$ -	$ 53	
		Testing	100.00	LF		$ -	$ 2	$ 200		$ -		$ -	$ 200	
SUBTOTAL - DIVISION __						**$ 64,155**		**$ 30,135**		**$ 682**		**$ -**	**$ 94,971**	
DIVISION _40_ - ____________														
						$ -	$ -	$ -		$ -		$ -	$ -	
						$ -		$ -		$ -		$ -	$ -	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ -**		**$ -**		**$ -**		**$ -**	**$ -**	
DIVISION _41_ - ____________														
		Submersible Pumps 3" Discharge/ NP 3102 SH3 Rated at 170gpm@75'TDH (Including 6.5HP/460V/3PH FM Rated Motor, Fluid Leak Sensor, Hard Iron Impeller, and 65ft of Shielded Power Cable)	2.00	EA	$ 18,546	$ 37,092	$ 5,193	$ 10,386	$ 1,298	$ 2,596		$ -	$ 50,074	WECI 2025 Feb Quote
		Lifting Chain sst	40.00	LF	$ 3	$ 120	$ -	$ -		$ -		$ -	$ 120	
		2" SST Guiderail Pipe	40.00	LF	$ 15	$ 600	$ -	$ -		$ -		$ -	$ 600	
						$ -		$ -		$ -		$ -	$ -	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ 37,812**		**$ 10,386**		**$ 2,596**		**$ -**	**$ 50,794**	
DIVISION _43_ - ____________														
		Odor Control Packed Bed Scubber Indoor 200 CFM	1.00	EA	$ 67,138	$ 67,138	$ 18,799	$ 18,799	$ 4,700	$ 4,700		$ -	$ 90,636	EH Price March 2024 quote
		Odor Control Frieght	0.00	LS	$ 5,000	$ -		$ -		$ -		$ -	$ -	Included in quote
						$ -		$ -		$ -		$ -	$ -	
						$ -		$ -		$ -		$ -	$ -	
SUBTOTAL - DIVISION __						**$ 67,138**		**$ 18,799**		**$ 4,700**		**$ -**	**$ 90,636**	