

**SCI Pittsburgh Land Use Feasibility Study
Phase I Environmental Site Assessment
Opinion of Probable Construction Cost – Clarifications & Assumptions**

OPTION B – Maintain

Total Estimated Construction Cost (Base):	\$32,558,279
Add Alternate 01:	\$ 3,899,161
Possible Salvage Value:	\$ (554,116)

Project Description

The scope of work consists of demolishing 39 structures, along with outbuilding, fencing, perimeter walls and towers, site lighting and all site utilities on the 21-acre property currently housing the abandoned State Correctional Institution Pittsburgh. The intent is to abate, clear, and grade the site to provide a construction ready property. This estimate for Option B also includes provisions for removing the demolition of the original housing units from the scope.

An alternate has also been provided to include raising the elevation of the Industrial Use portion of the site above the flood plain.

Basis of Design

This opinion of probable construction cost has been developed based on information provided in the 2003 Biennial Survey, various hard copy As-Built drawings, and site observations made during Michael Baker's September 12, 2022, site walk. Any areas that were not accessible and/or not shown on existing drawings have been estimated using assumptions and the estimator's best professional judgement.

Estimating Methodology

This estimate has been prepared as a Class 4 estimate per the AACE International guidelines and based on the current level of design. Accuracy of the estimate can be expected to be within -15% to -30% on the low end and +20% to +50% given the complexities and unknowns associated with the project.

Pricing and productivity are based on the RS Means 2023 published Cost Data for the Pittsburgh area, along with historic pricing from similar past projects. Non-standard line items included as 'Lump Sum' have been estimated with an assumed crew and duration rather than applying a unit cost. All work is assumed to utilize union labor forces, and/or prevailing rates. Wage rates are based on the latest Davis-Bacon wage determination for Allegheny County, PA.

The project is assumed to be competitively bid to a single prime contractor. It is assumed that all work will take place during standard daylight hours. Contractor General Conditions are included as a percentage of construction. The project is assumed to have a construction duration of approximately 450 calendar days with a July 2025 start date.

Project Mark-Ups

1. Sales Tax 7%
2. Escalation is included at 18.15% with an assumed mid-point of March 2026.

3. Owner SIOH is EXCLUDED
4. Force Account is EXCLUDED
5. A/E Design Fees have been included at 4%
6. CM Fees have been included at 5%

Contractor Mark-Ups

1. Mobilization is included at 2% direct total.
2. Contractor Overhead is included at 5%
3. General Conditions are included at 7%
4. Permitting is included at \$5 per \$1,000 or construction/demolition
5. Bonding is included at 1.5%
6. Prime Contractor Profit is included at 5%
7. Design/Estimating Contingency is included at 20%

Clarifications & Assumptions

1. Michael Baker has no control over the cost of labor, materials, equipment, market escalation or deflation, contractors' or subcontractors' methods of determining prices, competitive bidding or market conditions. Opinions of probable construction cost contained herein are made on the basis of Michael Baker's qualifications and experience. These opinions represent best judgments made on the basis of familiarity with the construction industry and experience as professional construction consultants. However, Michael Baker cannot and does not guarantee that bids, proposals, or construction cost will not vary from estimated costs.
2. Abatement pricing is based on the Hazardous Material Report dated February 28, 2023.
3. Demolition methodology assumes a crew will work in each building prior to demolition to remove any salvageable materials and equipment. Once the structure is razed, any remaining structural steel or misc. metals will be sorted from the debris.
4. For this report the project has been sequenced so that demolition will start near Beaver Ave and progress towards the river. The existing perimeter wall will remain in place as long as possible to serve as a wind break and provide site security. Once all facilities have been demolished, the final phase will consist of removing pavements, site utilities, infilling tunnels and basements, and site grading. Actual means and methods are to be determined by the contractor of record.
5. All imported fill is assumed to be clean, common earth.
6. Salvage pricing has been included in this opinion of probable cost. Unit costs are based on current local market conditions. Given the volatility of the scrap market this pricing is to serve as a general guide with the understanding that pricing at the time of bidding may vary greatly.

7. Alternate 01 includes pricing to import an average of 24" of clean fill across the 16.5 acres of the site designated for industrial use. The intent is to bring the area above the flood plain.
8. Assumes the fuel island and underground storage tanks at the Northwest corner of the property will be removed and backfilled by others prior to starting demolition activities.
9. At the time of the site walk access was not available for various structures, most notably were the Front House, Power Plant, Sewage Pump House, and Guard Towers. Access was also not available to the substation located in Building 12.
10. Assumes the substation will be removed by others prior to demolition of the facility.
11. Scrap Steel, cell/security equipment, and other salvage tonnages have been calculated using assumed weights per unit depending on the item. These tonnages are conceptual and are meant to provide the user an idea of potential salvage value. Actual tonnages may vary depending on what the bidding contractor determines to be salvageable.
12. The original housing units (Buildings 2 & 3), along with the Rotunda (Building 4) are assumed to remain in place.
 - a. New electrical service will be provided to the buildings from an underground line to a pole on Beaver Ave.
 - b. New Transformers and main feeds to the interior distribution panels will be provided
 - c. Existing electrical panels and equipment will be maintained and serviced such that minimal power and lighting requirements can be met. An allowance for selective feeder replacement has been included.
 - d. An allowance for a structural survey and associated repairs has been included
 - e. An allowance for life safety improvements has been included. This will include things such as emergency lighting, exit and egress signage, repairs to damaged stairs and railings, and corrections to anything deemed to be a fire or life safety hazard. This allowance is not intended to account for any code compliance issues or architectural improvements.
 - f. Assumes that plumbing and mechanical systems will remain as they currently exist. As conditioning is not a requirement for the structure to remain standing it has been assumed that any improvements to the mechanical systems will be covered under a separate future contract.

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SUMMARY

Work Phase/Area	Direct Cost	Contract Cost	Project Total
Area 1	\$ 1,418,515	\$ 2,062,915	\$ 2,351,723
Area 2	\$ 1,323,349	\$ 1,924,518	\$ 2,193,951
Area 3	\$ 1,842,685	\$ 2,679,777	\$ 3,054,946
Area 4	\$ 1,786,869	\$ 2,598,604	\$ 2,962,409
Area 5	\$ 3,711,005	\$ 5,396,835	\$ 6,152,391
Area 6	\$ 2,143,173	\$ 3,116,770	\$ 3,553,118
Area 7	\$ 1,608,475	\$ 2,339,171	\$ 2,666,655
Area 8	\$ 431,317	\$ 627,256	\$ 715,071
General Site Work	\$ 2,684,815	\$ 3,904,062	\$ 4,450,631
Site Utilities	\$ 2,688,290	\$ 3,909,986	\$ 4,457,384
			\$ 32,558,279

ALTERNATES	Direct Cost	Contract Cost	Project Total
Add Alternate 01 - Raise Site Elevation	\$ 2,352,316	\$ 3,420,317	\$ 3,899,161
			\$ 3,899,161

Estimated Salvaged Value	Unit	Unit Cost	Total
Area 1			\$58,541
Area 2			\$60,855
Area 3			\$103,100
Area 4			\$37,594
Area 5			\$115,558
Area 6			\$73,546
Area 8			\$73,344
Site Utilities			\$19,425
			\$ (541,962)

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Area 1

Building 42, Staff Locker	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,120.00	\$1,120
Disconnect and Cap Water and Sanitary Lines	1	LS	\$480.00	\$480
Abatement/Remediation Allowance (low)	4,320	SF	\$3.00	\$12,960
Demolish Modular/Wood-Framed Locker Facility	38,880	CF	\$0.46	\$17,885
Load and Haul to Dump	144	CY	\$10.00	\$1,440
Dump Fees	50	TN	\$60.00	\$3,024
				\$0
TOTAL				\$ 36,909

Building 9, Institution Warehouse	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove Piping, Conduit, Feeder, Equipment, and other Misc Metals for Salvage	29,500	SF	\$1.50	\$44,250
Remove Major Electrical Panels and Equipment	1	ALLOW	\$16,000.00	\$16,000
Remove Mechanical Pumps, tanks, and controls	1	ALLOW	\$14,400.00	\$14,400
Remove Generators	2	EA	\$1,220.00	\$2,440
Remove Walk-In Freezers	4,000	SF	\$18.00	\$72,000
Remove Roofing Membrane, Coverboard, and Insulation	29,500	SF	\$2.25	\$66,375
Remove Roof Structure, Columns, and Decking	29,500	SF	\$3.00	\$88,500
Demolish Building, Masonry bearing walls with limited interior partitions	668,765	CF	\$0.36	\$243,430
Demolish Slab on Grade	29,500	SF	\$1.25	\$36,875
Demolish Concrete Footers	790	LF	\$23.00	\$18,170
Load and Haul to Dump/Salvage Yard	2,382	CY	\$10.00	\$23,820
Dump Fees	2,858	TON	\$60.00	\$171,504
				\$0
TOTAL				\$ 800,884

Building 32, Maint & Storage	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$616.00	\$616
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Abatement/Remediation Allowance (low)	1	LS	\$4,500.00	\$4,500
Remove Caging and Steel Door for Salvage	1	LS	\$1,200.00	\$1,200
Demolish Building, 2-story double wythe masonry with wood framed floor and roof	14,382	CF	\$0.52	\$7,479
Demolish Slab on Grade	799	SF	\$1.25	\$999
Demolish Concrete Footers	140	LF	\$23.00	\$3,220
Load and Haul to Dump/Salvage Yard	73	CY	\$10.00	\$734
Dump Fees	52	TON	\$60.00	\$3,146
				\$0
TOTAL				\$ 23,813

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Mech Yard Equip Electrical Equipment	1	LS	\$12,000.00	\$12,000
Mech Yard Cooling Towers	2	EA	\$2,210.00	\$4,420
Haul CERT Trailer	1	LS	\$625.00	\$625
Tower 2, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
Tower 3, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
Tower 4, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
East Wall Between Towers 2 & 4, approx 800 LF x 26'H x 5'W	104,000	CF	\$0.52	\$54,080
Load and Haul to Dump/Salvage Yard	2,766	CY	\$10.00	\$27,659
Dump Fees	3,872	TN	\$60.00	\$232,336
				\$0
TOTAL				\$ 338,998

18.15%
7.00%

Escalation to Mid-Point Construction (3rd Qtr 2025) \$
Sales Tax on Material \$

Direct Cost - SUBTOTAL \$ 1,200,605

\$ 217,910

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	Project Adjusted Cost - SUBTOTAL	\$ 1,418,515
2.00%	Mobilization & Demobilization	\$ 28,370
5.00%	Overhead	\$ 70,926
7.00%	General Conditions	\$ 99,296
5.00%	Profit	\$ 79,437
	Permitting	\$ 6,003
1.50%	Bonding	\$ 21,278
20.00%	Design/Estimating Contingency	\$ 339,091
	Project Marked Up Cost - SUBTOTAL	\$ 2,062,915
5.00%	Construction Contingency	\$ 103,146
4.00%	A/E & Design Fee	\$ 82,517
5.00%	CM Fee	\$ 103,146
	PROJECT TOTAL COST	\$ 2,351,723

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Bldg 9 Piping	90	TON	\$205.00	\$18,450
Bldg 9 Roof Deck	561	CWT	\$8.00	\$4,484
Bldg 9 Structural Steel columns and beams	118	TON	\$205.00	\$24,190
Bldg 9 Pumps	20	TON	\$205.00	\$4,100
Bldg 9 Electrical Panels and Switchgear	7,000	LBS	\$0.35	\$2,450
Bldg 32 Caging and Door	15	CWT	\$8.00	\$117
Copper Wire	5,000	LBS	\$0.95	\$4,750
				\$0
				\$0
	TOTAL			\$ 58,541

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Area 2

Building 7 Admin & Visitor Complex	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Abatement/Remediation Allowance (High)	37,642	SF	\$1.50	\$56,463
Remove Elevator	1	LS	\$10,000.00	\$10,000
Remove Tanks/Boiler,Kitchen Equip. for Salvage	1	LS	\$20,000.00	\$20,000
Remove Steel partitions, guard stations, railings, and Misc metals	1	LS	\$30,000.00	\$30,000
Demolish Building, 2-story concrete frame, block with brick veneer walls, rubber roof	469,122	CF	\$0.52	\$243,943
Demolish Electrical Equipment	1	LS	\$25,000.00	\$25,000
Demolish Slab on Grade	18,821	SF	\$1.25	\$23,526
Demolish Concrete Footers	900	LF	\$23.00	\$20,700
Sort and Load Structural Steel	226	TON	\$135.00	\$30,490
Load and Haul to Dump/Salvage Yard	3,475	CY	\$10.00	\$34,750
Dump Fees	4,865	TON	\$60.00	\$291,898
TOTAL				\$ 789,891

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Scale House (Bldg 25)				
Disconnect Electric Service at Building Entrance	1	LS	\$650.00	\$650
Demolish Building	800	CF	\$0.52	\$416
Demolish Slab on Grade	80	SF	\$1.25	\$100
Demolish Concrete Footers	36	LF	\$23.00	\$828
Load and Haul to Dump/Salvage Yard	8	CY	\$10.00	\$81
Dump Fees	10	TON	\$60.00	\$582
Sally Port Walls, approx 110 LF x 26'H x 5'W	14,300	CF	\$0.52	\$7,436
Guard Station	1,040	CF	\$0.46	\$478
Tower 5, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
East Wall Between Towers 4 & 5 approx 385 LF x 26'H x 5'W	80,080	CF	\$0.52	\$41,642
Visitor Courtyard Wall, approx 120 LF x 21'H x 2'W	5,040	CF	\$0.52	\$2,621
Visitor Courtyard Brick Pavers	5,000	SF	\$2.50	\$12,500
Tree Removal	6	EA	\$150.00	\$900
Remove metal picnic tables for salvage	10	EA	\$95.00	\$950
Remove large bushes	2,500	SF	\$1.25	\$3,125
Demolish concrete curb partitions (around trees and landscaping)	300	LF	\$6.00	\$1,800
Load and Haul to Dump/Salvage Yard	2,696	CY	\$10.00	\$26,961
Dump Fees	3,775	TN	\$60.00	\$226,472
				\$0
TOTAL				\$ 330,168

		Direct Cost - SUBTOTAL	\$ 1,120,059
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 203,291	
7.00%	Sales Tax on Material	\$ -	
	Project Adjusted Cost - SUBTOTAL	\$ 1,323,349	
2.00%	Mobilization & Demobilization	\$ 26,467	
5.00%	Overhead	\$ 66,167	
7.00%	General Conditions	\$ 92,634	
5.00%	Profit	\$ 74,108	
	Permitting	\$ 5,600	
1.50%	Bonding	\$ 19,850	
20.00%	Design/Estimating Contingency	\$ 316,342	
	Project Marked Up Cost - SUBTOTAL	\$ 1,924,518	
5.00%	Construction Contingency	\$ 96,226	
4.00%	A/E & Design Fee	\$ 76,981	
5.00%	CM Fee	\$ 96,226	
	PROJECT TOTAL COST	\$ 2,193,951	

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Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 7 Kitchen Equipment (stainless)	50	CWT	\$55.00	\$2,750
Building 7 Boilers, Tank, and Mechanical Equipment	10	TON	\$205.00	\$2,050
Building 9 Electrical Panels & Equipment	1,500	LBS	\$0.35	\$525
Building 7 Misc Metals and Security Equip	20	TON	\$205.00	\$4,100
Building 7 Structural Steel	226	TON	\$205.00	\$46,330
Copper Wire	5,000	LBS	\$0.95	\$4,750
Picnic Tables	10	EA	\$35.00	\$350
				\$0
	TOTAL			\$ 60,855

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Area 3

Building 26, Health Services Building	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$2,000.00	\$2,000
Abatement/Remediation Allowance (Low)	33,764	SF	\$0.50	\$16,882
Remove Elevators x2	1	LS	\$20,000.00	\$20,000
Remove Prison fixtures and Cell Doors for Salvage	45	SET	\$550.00	\$24,750
Remove Control Room Equipment and Partitions for Salvage	1	LS	\$1,200.00	\$1,200
Demolish Electrical Equipment	1	LS	\$20,000.00	\$20,000
Remove Medical Equipment	1	LS	\$10,000.00	\$10,000
Remove Piping and Conduit	1	LS	\$24,000.00	\$24,000
Demolish Building, 3-story masonry, steel framed, concrete deck, ballasted roof	337,640	CF	\$0.52	\$175,573
Demolish Slab on Grade	11,255	SF	\$1.25	\$14,068
Demolish Concrete Footers	435	LF	\$23.00	\$10,005
Demolish Partial Basement Walls	2,500	SF	\$1.50	\$3,750
Sort and Load Structural Steel	203	TON	\$135.00	\$27,349
Load and Haul to Dump/Salvage Yard	2,157	CY	\$10.00	\$21,567
Dump Fees	3,019	TON	\$60.00	\$181,163
TOTAL				\$ 553,507

Building 27 & 27A, Boiler Plant and Power House	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$5,000.00	\$5,000
Disconnect and Cap Water and Sanitary Lines	1	LS	\$5,000.00	\$5,000
Abatement/Remediation Allowance (High)	1	LS	\$74,550.00	\$74,550
Abate Tunnel Piping	1,970	LF	\$25.00	\$49,250
Remove Equipment for Salvage	1	ALLOW	\$50,000.00	\$50,000
Remove Piping and Conduit	1	ALLOW	\$40,000.00	\$40,000
Remove Power Generators	3	EA	\$10,000.00	\$30,000
Remove Tunnel Piping	1,970	LF	\$28.00	\$55,160
Demolish Building, single story brick and masonry, wood truss roof	335,500	CF	\$0.60	\$201,300
Demolish Brick Smoke Stack, approx 150'H x 17' dia at base	1	LS	\$25,000.00	\$25,000
Demolish Coal Hopper	1	LS	\$10,000.00	\$10,000
Demolish Utility Bridge	1	LS	\$5,500.00	\$5,500
Remove Existing Coal Pile and Undercut Contaminate Soil	300	CY	\$11.00	\$3,300
Demolish Slab on Grade	8,790	SF	\$5.00	\$43,950
Demolish Concrete Footers	550	LF	\$30.00	\$16,500
Demolish Partial Basement Walls	2,600	SF	\$1.50	\$3,900
Sort and Load Structural Steel	53	TON	\$135.00	\$7,155
Load and Haul to Dump/Salvage Yard	1,422	CY	\$10.00	\$14,220
Dump Fees	1,991	TON	\$60.00	\$119,450
Dispose Contaminated Soils	510	TON	\$95.00	\$48,450
TOTAL				\$ 807,685

Building 14, Maintenance Office	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Abatement/Remediation Allowance (High)	1	LS	\$2,880.00	\$2,880
Remove metal interior partitions for Salvage	1	LS	\$2,500.00	\$2,500
Demolish Building, single story masonry	7,210	CF	\$0.52	\$3,749
Demolish Slab on Grade	750	SF	\$1.50	\$1,125
Demolish Concrete Footers	50	LF	\$23.00	\$1,150
Load and Haul to Dump/Salvage Yard	33	CY	\$10.00	\$328
Dump Fees	46	TON	\$60.00	\$2,755
TOTAL				\$ 15,687

Building 23, 28, & 29 Maintenance Shops	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$7,500.00	\$7,500
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,500.00	\$1,500
Abatement/Remediation Allowance, bldg 23 (Low)	1	LS	\$1,700.00	\$1,700
Remove metal (cages, stairs, trusses, garage doors) for Salvage	1	LS	\$15,000.00	\$15,000

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Remove Piping and Conduit	1	ALLOW	\$10,000.00	\$10,000
Demolish Building 23, single story Concrete structure with wood framed shingle roof	10,937	CF	\$0.70	\$7,656
Demolish Building 28, 2-story masonry structure, concrete deck & Buily-Up Roof	126,000	CF	\$0.52	\$65,520
Demolish Building 29, single story masonry structure with built up roof	16,950	CF	\$0.52	\$8,814
Demolish Slab on Grade	7,145	SF	\$1.25	\$8,931
Demolish Concrete Footers	505	LF	\$23.00	\$11,615
Load and Haul to Dump/Salvage Yard	473	CY	\$10.00	\$4,734
Dump Fees	663	TON	\$60.00	\$39,766
TOTAL				\$ 182,736

		Direct Cost - SUBTOTAL	\$ 1,559,615
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 283,070	
7.00%	Sales Tax on Material	\$ -	
	Project Adjusted Cost - SUBTOTAL	\$ 1,842,685	
2.00%	Mobilization & Demobilization	\$ 36,854	
5.00%	Overhead	\$ 92,134	
7.00%	General Conditions	\$ 128,988	
5.00%	Profit	\$ 103,190	
	Permitting	\$ 7,798	
1.50%	Bonding	\$ 27,640	
20.00%	Design/Estimating Contingency	\$ 440,487	
	Project Marked Up Cost - SUBTOTAL	\$ 2,679,777	
5.00%	Construction Contingency	\$ 133,989	
4.00%	A/E & Design Fee	\$ 107,191	
5.00%	CM Fee	\$ 133,989	
	PROJECT TOTAL COST	\$ 3,054,946	

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 26 Structural Steel	203	TON	\$205.00	\$41,615
Building 26 Prison Fixtures, Cell Equipment, & Control Room Equip	650	CWT	\$8.00	\$5,200
Building 27 Structural Steel	53	TON	\$205.00	\$10,865
Building 27 Misc Metals and Heating/Power Equip	1	ALLOW	\$20,000.00	\$20,000
Building 27 Power Generators	3	EA	\$1,500.00	\$4,500
Building 28 Caging and Metal Partitions	240	CWT	\$8.00	\$1,920
Copper Wire	20,000	LBS	\$0.95	\$19,000
				\$0
TOTAL				\$ 103,100

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Area 4

Building 16, Gym	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Abatement/Remediation Allowance (High)	1	LS	\$10,625.00	\$10,625
Remove Metal Doors, Caging and Stairs for Salvage	1	LS	\$2,000.00	\$2,000
Demolish Building, single story masonry on stone	232,000	CF	\$0.70	\$162,400
Demolish Slab on Grade	6,500	SF	\$1.50	\$9,750
Demolish Stone Foundations	345	LF	\$30.00	\$10,350
Load and Haul to Dump/Salvage Yard	887	CY	\$10.00	\$8,870
Dump Fees	1,242	TON	\$60.00	\$74,511
TOTAL				\$ 280,306

Building 17, Maintenance Building	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Demolish Building, 2-Story brick and masonry on stone	127,500	CF	\$0.70	\$89,250
Demolish Concrete slab	3,413	SF	\$1.50	\$5,120
Demolish Stone Foundations	270	LF	\$30.00	\$8,100
Load and Haul to Dump/Salvage Yard	492	CY	\$10.00	\$4,925
Dump Fees	689	TON	\$60.00	\$41,368
TOTAL				\$ 150,562

Building 18, Library Chapel & Edu	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$2,500.00	\$2,500
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,290.00	\$1,290
Abatement/Remediation Allowance (Low)	1	LS	\$51,510.00	\$51,510
Remove HVAC, duct, metal roof decking for Salvage	1	LS	\$35,000.00	\$35,000
Demolish Building, 3-story brick and masonry	390,000	CF	\$0.55	\$214,500
Demolish concrete slab	10,075	SF	\$1.25	\$12,594
Demolish Concrete Footers	460	LF	\$25.00	\$11,500
Demolish Partial Basement Walls	4,600	SF	\$1.50	\$6,900
Sort and Load Structural Steel	25	TON	\$135.00	\$3,400
Load and Haul to Dump/Salvage Yard	1,887	CY	\$10.00	\$18,870
Dump Fees	2,642	TON	\$60.00	\$158,506
TOTAL				\$ 516,569

Building 10, Services Building	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$600.00	\$600
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Abatement/Remediation Allowance (High)	1	LS	\$19,000.00	\$19,000
Remove metal roof decking for Salvage	1	LS	\$30,000.00	\$30,000
Demolish Building, one story brick and masonry	143,548	CF	\$0.52	\$74,645
Demolish Concrete slab	9,000	SF	\$1.25	\$11,250
Demolish Concrete Footers	430	LF	\$25.00	\$10,750
Load and Haul to Dump/Salvage Yard	480	CY	\$10.00	\$4,803
Dump Fees	672	TON	\$60.00	\$40,343
TOTAL				\$ 191,991

Building 8 & 8A, Auditorium & Dietary Storage	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$2,000.00	\$2,000
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Abatement/Remediation Allowance (High)	1	LS	\$66,030.00	\$66,030
Remove metal stairs, railings, and misc. metals for Salvage	1	LS	\$15,000.00	\$15,000
Remove Stage Lighting and Equipment for Salvage	1	LS	\$5,000.00	\$5,000
Demolish Building, two-story brick with masonry	322,197	CF	\$0.52	\$167,542
Demolish Concrete slab	10,075	SF	\$1.25	\$12,594
Demolish Concrete Footers	435	LF	\$25.00	\$10,875

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Demolish Partial Basement Walls	1,840	SF	\$1.50	\$2,760
Load and Haul to Dump/Salvage Yard	888	CY	\$10.00	\$8,881
Dump Fees	1,243	TON	\$60.00	\$74,603
TOTAL				\$ 365,886

Building 21 Pumphouse	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$2,000.00	\$2,000
Disconnect and Cap Water and Sanitary Lines	1	LS	\$900.00	\$900
Abatement/Remediation Allowance (High)	100	SF	\$15.00	\$1,500
Demolish Building, single story concrete	1,089	CF	\$0.75	\$817
Demolish Concrete slab	100	SF	\$2.00	\$200
Demolish Concrete Footers	40	LF	\$25.00	\$1,000
Load and Haul to Dump/Salvage Yard	7	CY	\$10.00	\$68
Dump Fees	10	TON	\$60.00	\$574
TOTAL				\$ 7,059

		Direct Cost - SUBTOTAL	\$ 1,512,373
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 274,496	
7.00%	Sales Tax on Material	\$ -	
	Project Adjusted Cost - SUBTOTAL	\$ 1,786,869	
2.00%	Mobilization & Demobilization	\$ 35,737	
5.00%	Overhead	\$ 89,343	
7.00%	General Conditions	\$ 125,081	
5.00%	Profit	\$ 100,065	
	Permitting	\$ 7,562	
1.50%	Bonding	\$ 26,803	
20.00%	Design/Estimating Contingency	\$ 427,144	
	Project Marked Up Cost - SUBTOTAL	\$ 2,598,604	
5.00%	Construction Contingency	\$ 129,930	
4.00%	A/E & Design Fee	\$ 103,944	
5.00%	CM Fee	\$ 129,930	
	PROJECT TOTAL COST	\$ 2,962,409	

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 16 Stairs and Caging	77	CWT	\$8.00	\$616
Building 18 Metal Decking & Roof framing	25	TON	\$205.00	\$5,125
Building 18 Misc Metal, Ductwork, & Equipment	1,000	CWT	\$8.00	\$8,000
Building 10 Metal Decking & Roof framing	41	TON	\$205.00	\$8,303
Building 8 & 8A Misc Metals, Stair, & Railings	100	CWT	\$8.00	\$800
Building 8 Stage Equipment	1	ALLOW	\$10,000.00	\$10,000
Copper Wire	5,000	LBS	\$0.95	\$4,750
				\$0
TOTAL				\$ 37,594

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Area 5

Building 15, Dining Hall	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$2,500.00	\$2,500
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Abatement/Remediation Allowance (Low)	1	LS	\$9,488.00	\$9,488
Remove 48 metal tables, industrial kitchen equipment for Salvage	1	LS	\$15,000.00	\$15,000
Remove brick flooring	2,500	SF	\$2.50	\$6,250
Remove walk-in freezer for salvage	320	SF	\$18.00	\$5,760
Remove Piping and Conduit	1	LS	\$24,000.00	\$24,000
Demolish Building, single story concrete & masonry walls, concrete deck, steel truss	185,630	CF	\$0.70	\$129,941
Demolish Slab on Grade	13,480	SF	\$1.25	\$16,850
Demolish Concrete Footers	550	LF	\$23.00	\$12,650
Sort and Load Structural Steel	20	TON	\$135.00	\$2,700
Load and Haul to Dump/Salvage Yard	1,403	CY	\$10.00	\$14,031
Dump Fees	1,964	TON	\$60.00	\$117,863
TOTAL				\$ 358,953

Building 5, Housing Unit A	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove Cell Doors, Fixtures, and Equipmet	1	LS	\$95,000.00	\$95,000
Remove Metal Railings, WIn dow Bars, Tables, Control Equip & Misc Metals	1	LS	\$50,000.00	\$50,000
Remove Mechanical and EElectrical Equipment and Distribution	1	LS	\$25,000.00	\$25,000
Remove Elevator	1	LS	\$15,000.00	\$15,000
Demolish Building, 4-Story concrete block with brick veneer	772,167	CF	\$0.60	\$463,300
Demolish Partial Basement Walls	5,000	SF	\$1.75	\$8,750
Demolish Slab on Grade	17,270	SF	\$1.25	\$21,588
Demolish Deep Foundations	1,000	LF	\$35.00	\$35,000
Load and Haul to Dump/Salvage Yard	5,943	CY	\$10.00	\$59,435
Dump Fees	8,321	TON	\$60.00	\$499,250
TOTAL				\$ 1,275,443

Building 6, Housing Unit B	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove Cell Doors, Fixtures, and Equipmet	1	LS	\$95,000.00	\$95,000
Remove Metal Railings, WIn dow Bars, Tables, Control Equip & Misc Metals	1	LS	\$50,000.00	\$50,000
Remove Mechanical and EElectrical Equipment and Distribution	1	LS	\$25,000.00	\$25,000
Remove Elevator	1	LS	\$15,000.00	\$15,000
Demolish Building, 4-Story concrete block with brick veneer	787,423	CF	\$0.60	\$472,454
Demolish Partial Basement Walls	5,100	SF	\$1.75	\$8,925
Demolish Slab on Grade	17,453	SF	\$1.25	\$21,816
Demolish Deep Foundations	1,000	LF	\$35.00	\$35,000
Load and Haul to Dump/Salvage Yard	6,025	CY	\$10.00	\$60,250
Dump Fees	8,435	TON	\$60.00	\$506,103
TOTAL				\$ 1,292,668

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Tower 6, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
South Wall, 400 LF x 26'H x 5'W	52,000	CF	\$0.52	\$27,040
Mail Trailer, modular, haul out	1	LS	\$625.00	\$625
Demolish Exercise Pavillion, wood framed, shingle roof	3,240	SF	\$3.50	\$11,340
Remove Arched Metal Roofing and Support Framing at Stairs and Elevated Walkway	5,000	SF	\$2.50	\$12,500
Demolish Concrete Framed Stairs and Elevated Walkway	5,500	CF	\$0.75	\$4,125
Load and Haul to Dump/Salvage Yard	1,655	CY	\$10.00	\$16,554
Dump Fees	2,318	TN	\$60.00	\$139,053
TOTAL				\$ 213,863

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		Direct Cost - SUBTOTAL	\$ 3,140,927
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$	570,078
7.00%	Sales Tax on Material	\$	-
	Project Adjusted Cost - SUBTOTAL	\$	3,711,005
2.00%	Mobilization & Demobilization	\$	74,220
5.00%	Overhead	\$	185,550
7.00%	General Conditions	\$	259,770
5.00%	Profit	\$	207,816
	Permitting	\$	15,705
1.50%	Bonding	\$	55,665
20.00%	Design/Estimating Contingency	\$	887,102
	Project Marked Up Cost - SUBTOTAL	\$	5,396,835
5.00%	Construction Contingency	\$	269,842
4.00%	A/E & Design Fee	\$	215,873
5.00%	CM Fee	\$	269,842
	PROJECT TOTAL COST	\$	6,152,391

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 15 Structural Steel	20	TON	\$205.00	\$4,100
Building 15 Misc. Metals	155	CWT	\$8.00	\$1,237
Building 15 Kitchen Equip (Stainless)	75	CWT	\$55.00	\$4,125
Building 15 Electrical Panels and Switchgear	2,000	LBS	\$0.35	\$700
Building 5 Cell Equipment	3,456	CWT	\$8.00	\$27,648
Building 5 Misc Metals	2,000	CWT	\$8.00	\$16,000
Building 5 Electrical Panels and Switchgear	5,000	LBS	\$0.35	\$1,750
Building 5 Mechanical Equipment	200	CWT	\$8.00	\$1,600
Building 6 Cell Equipment	3,456	CWT	\$8.00	\$27,648
Building 6 Misc Metals	2,000	CWT	\$8.00	\$16,000
Building 6 Electrical Panels and Switchgear	5,000	LBS	\$0.35	\$1,750
Building 6 Mechanical Equipment	200	CWT	\$8.00	\$1,600
Copper Wire	12,000	LBS	\$0.95	\$11,400
TOTAL				\$ 115,558

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Area 6

Building 11, Correctional Industries	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$600.00	\$600
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Abatement/Remediation Allowance (High)	1	LS	\$126,260.00	\$126,260
Remove Conveyor System and Support Steel	1	LS	\$30,000.00	\$30,000
Remove Prefab Steel Ovens and Roller Coater	3	EA	\$5,000.00	\$15,000
Remove Piping, Conduit, and Cabling	1	LS	\$18,000.00	\$18,000
Remove Roofing Membrane, Coverboard, and Insulation	15,300	SF	\$2.25	\$34,425
Remove Roof Structure, Columns, and Decking	15,300	SF	\$3.00	\$45,900
Demolish Building, Masonry bearing walls with limited interior partitions	342,469	CF	\$0.36	\$124,659
Demolish Slab on Grade	22,100	SF	\$2.00	\$44,200
Demolish Concrete Footers	660	LF	\$23.00	\$15,180
Load and Haul to Dump/Salvage Yard	1,256	CY	\$10.00	\$12,559
Dump Fees	1,758	TON	\$60.00	\$105,499
TOTAL				\$ 572,882

Building 12, Correctional Industries	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$600.00	\$600
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Abatement/Remediation Allowance (High)	1	LS	\$127,990.00	\$127,990
Remove Equipment and Machinery	1	LS	\$20,000.00	\$20,000
Remove Piping, Conduit, and Cabling	1	LS	\$21,600.00	\$21,600
Remove Roofing Membrane, Coverboard, and Insulation	15,300	SF	\$2.25	\$34,425
Remove Roof Structure, Columns, and Decking	15,300	SF	\$3.00	\$45,900
Demolish Building, Masonry bearing walls with limited interior partitions	316,919	CF	\$0.36	\$115,359
Demolish Slab on Grade	21,675	SF	\$2.00	\$43,350
Demolish Concrete Footers	660	LF	\$23.00	\$15,180
Load and Haul to Dump/Salvage Yard	1,198	CY	\$10.00	\$11,981
Dump Fees	1,677	TON	\$60.00	\$100,639
TOTAL				\$ 537,623

Building 13, Correctional Industries	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$600.00	\$600
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Abatement/Remediation Allowance (High)	1	LS	\$130,425.00	\$130,425
Remove Equipment and Machinery	1	LS	\$20,000.00	\$20,000
Remove Piping, Conduit, and Cabling	1	LS	\$21,600.00	\$21,600
Remove Roofing Membrane, Coverboard, and Insulation	15,300	SF	\$2.25	\$34,425
Remove Roof Structure, Columns, and Decking	15,300	SF	\$3.00	\$45,900
Demolish Building, Masonry bearing walls with limited interior partitions	365,478	CF	\$0.36	\$133,034
Demolish Slab on Grade	15,300	SF	\$2.00	\$30,600
Demolish Concrete Footers	660	LF	\$23.00	\$15,180
Load and Haul to Dump/Salvage Yard	1,130	CY	\$10.00	\$11,298
Dump Fees	1,582	TON	\$60.00	\$94,904
TOTAL				\$ 538,566

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Tower 1, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
North Wall & Gate, 362 LF x 26'Hx 5'W	47,060	CF	\$0.52	\$24,471
Remove Roof Structure, Columns, and Decking between buildings	7,400	SF	\$3.00	\$22,200
Load and Haul to Dump/Salvage Yard	1,230	CY	\$10.00	\$12,295
Dump Fees	1,721	TN	\$60.00	\$103,279
				\$0
TOTAL				\$ 164,871

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		Direct Cost - SUBTOTAL	\$ 1,813,943
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 329,231	
7.00%	Sales Tax on Material	\$ -	
		Project Adjusted Cost - SUBTOTAL	\$ 2,143,173
2.00%	Mobilization & Demobilization	\$ 42,863	
5.00%	Overhead	\$ 107,159	
7.00%	General Conditions	\$ 150,022	
5.00%	Profit	\$ 120,018	
	Permitting	\$ 9,070	
1.50%	Bonding	\$ 32,148	
20.00%	Design/Estimating Contingency	\$ 512,318	
		Project Marked Up Cost - SUBTOTAL	\$ 3,116,770
5.00%	Construction Contingency	\$ 155,839	
4.00%	A/E & Design Fee	\$ 124,671	
5.00%	CM Fee	\$ 155,839	
		PROJECT TOTAL COST	\$ 3,553,118

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 11 Roof Framing and Roofing	69	TON	\$205.00	\$14,114
Building 12 Roof Framing and Roofing	69	TON	\$205.00	\$14,114
Building 13 Roof Framing and Roofing	69	TON	\$205.00	\$14,114
Roof Framing and Roofing Between Buildings	30	TON	\$205.00	\$6,068
Electrical Panels and Switchgear	8,000	LBS	\$0.35	\$2,800
Building 11 Conveyor Framing	600	CWT	\$8.00	\$4,800
Building 11 Ovens	365	CWT	\$9.00	\$3,285
Copper Wire	15,000	LBS	\$0.95	\$14,250
				\$0
				\$0
	TOTAL			\$ 73,546

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Area 7

Building 1, Front House	Quantity	Unit	Unit Cost	Total
Abatement/Remediation Allowance (High)	1	LS	\$400,000.00	\$400,000
Demolish Building, 4-story masonry & stone, wood framed slate roof	105,260	CF	\$0.52	\$54,735
Demolish Slab on Grade (Basement)	2,632	SF	\$1.25	\$3,290
Demolish Concrete Footers	421	LF	\$23.00	\$9,683
Demolish Partial Basement Walls	2,400	SF	\$1.50	\$3,600
Load and Haul to Dump/Salvage Yard	332	CY	\$10.00	\$3,321
Dump Fees	465	TON	\$60.00	\$27,893
TOTAL				\$ 502,522

Buildings 2, 3, & 4 - Work to Maintain Original Facility	Quantity	Unit	Unit Cost	Total
Abatement/Remediation Allowance, bldg 4 (low)	1	LS	\$1,000.00	\$1,000
Disconnect Electric Service at Building Entrance & Remove Equipment	1	LS	\$12,500.00	\$12,500
1000 kVA Transformers, 4160-480/277, incl Pads	2	EA	\$100,000.00	\$200,000
New Underground Feeder (2-sets 3#1/0 + #6 GND in 4" PVC)	1,100	LF	\$95.00	\$104,500
Electrical Surveying and Engineering	1	LS	\$15,000.00	\$15,000
Service Existing Panels and Equipment	1	ALLOW	\$54,400.00	\$54,400
Remove and Replace Damaged Feeder	1	ALLOW	\$30,000.00	\$30,000
Structural Survey	1	LS	\$36,000.00	\$36,000
Structural Repairs	1	ALLOW	\$250,000.00	\$250,000
Life Safety Repairs	1	ALLOW	\$150,000.00	\$150,000
TOTAL				\$ 853,400

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Remove Exercise Yard Barbed Wire Fencing	1,150	LF	\$4.75	\$5,463
				\$0
TOTAL				\$ 5,463

		Direct Cost - SUBTOTAL	\$ 1,361,384
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 247,091	
7.00%	Sales Tax on Material	\$ -	
	Project Adjusted Cost - SUBTOTAL	\$ 1,608,475	
2.00%	Mobilization & Demobilization	\$ 32,170	
5.00%	Overhead	\$ 80,424	
7.00%	General Conditions	\$ 112,593	
5.00%	Profit	\$ 90,075	
	Permitting	\$ 6,807	
1.50%	Bonding	\$ 24,127	
20.00%	Design/Estimating Contingency	\$ 384,500	
	Project Marked Up Cost - SUBTOTAL	\$ 2,339,171	
5.00%	Construction Contingency	\$ 116,959	
4.00%	A/E & Design Fee	\$ 93,567	
5.00%	CM Fee	\$ 116,959	
	PROJECT TOTAL COST	\$ 2,666,655	

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Area 8

Building 24, Storage	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance & Remove Equipment	1	LS	\$5,600.00	\$5,600
Remove Mechanical Equipment and Distribution for Salvage	1	LS	\$3,200.00	\$3,200
Abatement/Remediation Allowance (High)	975	SF	\$5.00	\$4,875
Demolish Building, Masonry on Stone foundation, wood framed roof	10,937	CF	\$0.52	\$5,687
Demolish Slab on Grade	975	SF	\$1.25	\$1,219
Demolish Concrete Footers	170	LF	\$23.00	\$3,910
Load and Haul to Dump/Salvage Yard	51	CY	\$10.00	\$509
40T Crane Crew for Removal of Salvagable Items	0.4	WK	\$17,450.00	\$6,980
Dump Fees	71	TON	\$60.00	\$4,276
TOTAL				\$ 36,256

Building 35 Vehicle Maintenance	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance & Remove Equipment	1	LS	\$5,600.00	\$5,600
Remove Mechanical Equipment and Distribution for Salvage	1	LS	\$4,000.00	\$4,000
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove Misc Equipment and Piping for Salvage	1	LS	\$15,000.00	\$15,000
Remove Roofing Membrane, Coverboard, and Insulation	5,874	SF	\$2.25	\$13,217
Remove Roof Structure, Columns, and Decking	5,874	SF	\$3.00	\$17,622
Demolish Building, Maonsry structure on concrete foundation with flat roof on metal decking and bar joists	117,460	CF	\$0.40	\$46,984
Demolish Slab on Grade	5,874	SF	\$1.25	\$7,343
Demolish Concrete Footers	315	LF	\$23.00	\$7,245
Load and Haul to Dump/Salvage Yard	350	CY	\$10.00	\$3,496
40T Crane Crew for Removal of Salvagable Items	0.4	WK	\$17,450.00	\$6,980
Dump Fees	489	TON	\$60.00	\$29,369
TOTAL				\$ 158,775

Building 31, Sewage Pump House	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance & Remove Equipment	1	LS	\$3,360.00	\$3,360
Remove Mechanical Equipment and Distribution for Salvage	1	LS	\$4,800.00	\$4,800
Disconnect and Cap Water and Sanitary Lines	1	LS	\$2,500.00	\$2,500
Abatement/Remediation Allowance	1	LS	\$3,125.00	\$3,125
Remove Equipment and Piping for Salvage	1	LS	\$25,000.00	\$25,000
Demolish Building, Maonsry structure on concrete foundation with flat roof on metal decking and bar joists	50,130	CF	\$0.70	\$35,091
Demolish Slab on Grade	5,874	SF	\$1.25	\$7,343
Demolish Concrete Footers	315	LF	\$23.00	\$7,245
Load and Haul to Dump/Salvage Yard	225	CY	\$10.00	\$2,249
40T Crane Crew for Removal of Salvagable Items	1	WK	\$17,450.00	\$17,450
Dump Fees	315	TON	\$60.00	\$18,895
TOTAL				\$ 127,058

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Water Tower	1	LS	\$25,000.00	\$25,000
Tower 8, Wood Framed	1	LS	\$2,500.00	\$2,500
Guard Station 22, haul out	1	LS	\$450.00	\$450
Modular Building 37, haul out	1	LS	\$625.00	\$625
Abatement/Remediation Allowance, Bldg 37 (Low)	1	LS	\$4,060.00	\$4,060
Modular Building, un-numbered doublewide, haul out	1	LS	\$750.00	\$750
Protect West Perimeter Fence, Decorative Metal Picket, to remain	2,500	LF	\$1.50	\$3,750
Load and Haul to Dump/Salvage Yard	62	CY	\$10.00	\$621
Dump Fees	87	TN	\$60.00	\$5,214
TOTAL				\$ 42,970

Direct Cost - SUBTOTAL \$ 365,059

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18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 66,258	
7.00%	Sales Tax on Material	\$ -	
	Project Adjusted Cost - SUBTOTAL	\$ 431,317	
2.00%	Mobilization & Demobilization	\$ 8,626	
5.00%	Overhead	\$ 21,566	
7.00%	General Conditions	\$ 30,192	
5.00%	Profit	\$ 24,154	
	Permitting	\$ 1,825	
1.50%	Bonding	\$ 6,470	
20.00%	Design/Estimating Contingency	\$ 103,105	
	Project Marked Up Cost - SUBTOTAL	\$ 627,256	
5.00%	Construction Contingency	\$ 31,363	
4.00%	A/E & Design Fee	\$ 25,090	
5.00%	CM Fee	\$ 31,363	
	PROJECT TOTAL COST	\$ 715,071	

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Water Tower Steel	85	TON	\$205.00	\$17,425
Building 35 Roof Structure and Decking	26	TON	\$205.00	\$5,419
Building 35 Equipment and Piping	75	CWT	\$8.00	\$600
Building 31 Equipment and Piping	5,000	CWT	\$8.00	\$40,000
Fencing	1,000	CWT	\$8.00	\$8,000
Copper Wire	2,000	LBS	\$0.95	\$1,900
	TOTAL			\$ 73,344

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5.00%	Profit	\$ 150,544
	Permitting	\$ 11,764
1.50%	Bonding	\$ 40,324
20.00%	Design/Estimating Contingency	\$ 642,703
	Project Marked Up Cost - SUBTOTAL	\$ 3,909,986
5.00%	Construction Contingency	\$ 195,499
4.00%	A/E & Design Fee	\$ 156,399
5.00%	CM Fee	\$ 195,499
	PROJECT TOTAL COST	\$ 4,457,384

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Electrical Equipment	20,000	LBS	\$0.35	\$7,000
Manhole Covers and Grates	5	TON	\$205.00	\$1,025
Copper Wire	12,000	LBS	\$0.95	\$11,400
TOTAL				\$ 19,425

ALTERANTE 01 - Raise Site Above Floodplain	Quantity	Unit	Unit Cost	Total
Import Clean Fill	53,240	CY	\$32.00	\$1,703,680
Spread & Grade Fill	53,240	CY	\$2.50	\$133,100
Compaction	53,240	CY	\$1.00	\$53,240
				\$0
TOTAL				\$ 1,890,020

	Direct Cost - SUBTOTAL	\$ 1,890,020
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 343,039
7.00%	Sales Tax on Material	\$ 119,258
	Project Adjusted Cost - SUBTOTAL	\$ 2,352,316
2.00%	Mobilization & Demobilization	\$ 47,046
5.00%	Overhead	\$ 117,616
7.00%	General Conditions	\$ 164,662
5.00%	Profit	\$ 131,730
	Permitting	\$ 9,450
1.50%	Bonding	\$ 35,285
20.00%	Design/Estimating Contingency	\$ 562,212
	Project Marked Up Cost - SUBTOTAL	\$ 3,420,317
5.00%	Construction Contingency	\$ 171,016
4.00%	A/E & Design Fee	\$ 136,813
5.00%	CM Fee	\$ 171,016
	PROJECT TOTAL COST	\$ 3,899,161

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Opinion of Probable Construction Cost – Clarifications & Assumptions**

Total Estimated Construction Cost (Base):	<i>\$44,416,434</i>
<i>Add Alternate 01:</i>	<i>\$ 3,899,161</i>
<i>Possible Salvage Value:</i>	<i>\$ (834,712)</i>

Project Description

The scope of work consists of demolishing 42 structures, along with outbuilding, fencing, perimeter walls and towers, site lighting and all site utilities on the 21-acre property currently housing the abandoned State Correctional Institution Pittsburgh. The intent is to abate, clear, and grade the site to provide a construction ready property.

An alternate has also been provided to include raising the elevation of the Industrial Use portion of the site above the flood plain.

Basis of Design

This opinion of probable construction cost has been developed based on information provided in the 2003 Biennial Survey, various hard copy As-Built drawings, and site observations made during Michael Baker’s September 12, 2022, site walk. Any areas that were not accessible and/or not shown on existing drawings have been estimated using assumptions and the estimator’s best professional judgement.

Estimating Methodology

This estimate has been prepared as a Class 4 estimate per the AACE International guidelines and based on the current level of design. Accuracy of the estimate can be expected to be within -15% to -30% on the low end and +20% to +50% given the complexities and unknowns associated with the project.

Pricing and productivity are based on the RS Means 2023 published Cost Data for the Pittsburgh area, along with historic pricing from similar past projects. Non-standard line items included as ‘Lump Sum’ have been estimated with an assumed crew and duration rather than applying a unit cost. All work is assumed to utilize union labor forces, and/or prevailing rates. Wage rates are based on the latest Davis-Bacon wage determination for Allegheny County, PA.

The project is assumed to be competitively bid to a single prime contractor. It is assumed that all work will take place during standard daylight hours. Contractor General Conditions are included as a percentage of construction. The project is assumed to have a construction duration of approximately 450 calendar days with a July 2025 start date.

Project Mark-Ups

1. Sales Tax 7%
2. Escalation is included at 18.15% with an assumed mid-point of March 2026.
3. Owner SIOH is EXCLUDED
4. Force Account is EXCLUDED

5. A/E Design Fees have been included at 4%
6. CM Fees have been included at 5%

Contractor Mark-Ups

1. Mobilization is included at 2% direct total.
2. Contractor Overhead is included at 5%
3. General Conditions are included at 7%
4. Permitting is included at \$5 per \$1,000 or construction/demolition
5. Bonding is included at 1.5%
6. Prime Contractor Profit is included at 5%
7. Design/Estimating Contingency is included at 20%

Clarifications & Assumptions

1. Michael Baker has no control over the cost of labor, materials, equipment, market escalation or deflation, contractors' or subcontractors' methods of determining prices, competitive bidding or market conditions. Opinions of probable construction cost contained herein are made on the basis of Michael Baker's qualifications and experience. These opinions represent best judgments made on the basis of familiarity with the construction industry and experience as professional construction consultants. However, Michael Baker cannot and does not guarantee that bids, proposals, or construction cost will not vary from estimated costs.
2. Abatement pricing is based on the Hazardous Materials report dated February 28, 2023.
3. Demolition methodology assumes a crew will work in each building prior to demolition to remove any salvageable materials and equipment. Once the structure is razed, any remaining structural steel or misc. metals will be sorted from the debris.
4. For this report the project has been sequenced so that demolition will start near Beaver Ave and progress towards the river. The existing perimeter wall will remain in place as long as possible to serve as a wind break and provide site security. Once all facilities have been demolished, the final phase will consist of removing pavements, site utilities, infilling tunnels and basements, and site grading. Actual means and methods are to be determined by the contractor of record.
5. All imported fill is assumed to be clean, common earth.
6. Salvage pricing has been included in this opinion of probable cost. Unit costs are based on current local market conditions. Given the volatility of the scrap market this pricing is to serve as a general guide with the understanding that pricing at the time of bidding may vary greatly.
7. Alternate 01 includes pricing to import an average of 24" of clean fill across the 16.5 acres of the site designated for industrial use. The intent is to bring the area above the flood plain.

8. Assumes the fuel island and underground storage tanks at the Northwest corner of the property will be removed and backfilled by others prior to starting demolition activities.
9. At the time of the site walk access was not available for various structures, most notably were the Front House, Power Plant, Sewage Pump House, and Guard Towers. Access was also not available to the substation located in Building 12.
10. Assumes the substation will be removed by others prior to demolition of the facility.
11. Scrap Steel, cell/security equipment, and other salvage tonnages have been calculated using assumed weights per unit depending on the item. These tonnages are conceptual and are meant to provide the user an idea of potential salvage value. Actual tonnages may vary depending on what the bidding contractor determines to be salvageable.

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SUMMARY

Work Phase/Area	Direct Cost	Contract Cost	Project Total
Area 1	\$ 1,418,515	\$ 2,062,915	\$ 2,351,723
Area 2	\$ 1,323,349	\$ 1,924,518	\$ 2,193,951
Area 3	\$ 1,842,685	\$ 2,679,777	\$ 3,054,946
Area 4	\$ 1,786,869	\$ 2,598,604	\$ 2,962,409
Area 5	\$ 3,711,005	\$ 5,396,835	\$ 6,152,391
Area 6	\$ 2,143,173	\$ 3,116,770	\$ 3,553,118
Area 7	\$ 8,295,293	\$ 12,063,665	\$ 13,752,578
Area 8	\$ 431,317	\$ 627,256	\$ 715,071
General Site Work	\$ 3,150,698	\$ 4,581,459	\$ 5,222,864
Site Utilities	\$ 2,688,290	\$ 3,909,986	\$ 4,457,384
			\$ 44,416,434

ALTERNATES	Direct Cost	Contract Cost	Project Total
Add Alternate 01 - Raise Site	\$ 2,352,316	\$ 3,420,317	\$ 3,899,161
			\$ 3,899,161

Estimated Salvaged Value	Unit	Unit Cost	Total
Area 1			\$58,541
Area 2			\$60,855
Area 3			\$103,100
Area 4			\$37,594
Area 5			\$115,558
Area 6			\$73,546
Area 7			\$292,750
Area 8			\$73,344
Site Utilities			\$19,425
			\$ (834,712)

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Area 1

Building 42, Staff Locker	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,120.00	\$1,120
Disconnect and Cap Water and Sanitary Lines	1	LS	\$480.00	\$480
Abatement/Remediation Allowance (low)	4,320	SF	\$3.00	\$12,960
Demolish Modular/Wood-Framed Locker Facility	38,880	CF	\$0.46	\$17,885
Load and Haul to Dump	144	CY	\$10.00	\$1,440
Dump Fees	50	TN	\$60.00	\$3,024
				\$0
TOTAL				\$ 36,909

Building 9, Institution Warehouse	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove Piping, Conduit, Feeder, Equipment, and other Misc Metals for Salvage	29,500	SF	\$1.50	\$44,250
Remove Major Electrical Panels and Equipment	1	ALLOW	\$16,000.00	\$16,000
Remove Mechanical Pumps, tanks, and controls	1	ALLOW	\$14,400.00	\$14,400
Remove Generators	2	EA	\$1,220.00	\$2,440
Remove Walk-In Freezers	4,000	SF	\$18.00	\$72,000
Remove Roofing Membrane, Coverboard, and Insulation	29,500	SF	\$2.25	\$66,375
Remove Roof Structure, Columns, and Decking	29,500	SF	\$3.00	\$88,500
Demolish Building, Masonry bearing walls with limited interior partitions	668,765	CF	\$0.36	\$243,430
Demolish Slab on Grade	29,500	SF	\$1.25	\$36,875
Demolish Concrete Footers	790	LF	\$23.00	\$18,170
Load and Haul to Dump/Salvage Yard	2,382	CY	\$10.00	\$23,820
Dump Fees	2,858	TON	\$60.00	\$171,504
				\$0
TOTAL				\$ 800,884

Building 32, Maint & Storage	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$616.00	\$616
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Abatement/Remediation Allowance (low)	1	LS	\$4,500.00	\$4,500
Remove Caging and Steel Door for Salvage	1	LS	\$1,200.00	\$1,200
Demolish Building, 2-story double wythe masonry with wood framed floor and roof	14,382	CF	\$0.52	\$7,479
Demolish Slab on Grade	799	SF	\$1.25	\$999
Demolish Concrete Footers	140	LF	\$23.00	\$3,220
Load and Haul to Dump/Salvage Yard	73	CY	\$10.00	\$734
Dump Fees	52	TON	\$60.00	\$3,146
				\$0
TOTAL				\$ 23,813

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Mech Yard Equip Electrical Equipment	1	LS	\$12,000.00	\$12,000
Mech Yard Cooling Towers	2	EA	\$2,210.00	\$4,420
Haul CERT Trailer	1	LS	\$625.00	\$625
Tower 2, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
Tower 3, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
Tower 4, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
East Wall Between Towers 2 & 4, approx 800 LF x 26'H x 5'W	104,000	CF	\$0.52	\$54,080
Load and Haul to Dump/Salvage Yard	2,766	CY	\$10.00	\$27,659
Dump Fees	3,872	TN	\$60.00	\$232,336
				\$0
TOTAL				\$ 338,998

Direct Cost - SUBTOTAL \$ 1,200,605

18.15%
7.00%

Escalation to Mid-Point Construction (3rd Qtr 2025) \$ 217,910
 Sales Tax on Material \$ -

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	Project Adjusted Cost - SUBTOTAL	\$ 1,418,515
2.00%	Mobilization & Demobilization	\$ 28,370
5.00%	Overhead	\$ 70,926
7.00%	General Conditions	\$ 99,296
5.00%	Profit	\$ 79,437
	Permitting	\$ 6,003
1.50%	Bonding	\$ 21,278
20.00%	Design/Estimating Contingency	\$ 339,091
	Project Marked Up Cost - SUBTOTAL	\$ 2,062,915
5.00%	Construction Contingency	\$ 103,146
4.00%	A/E & Design Fee	\$ 82,517
5.00%	CM Fee	\$ 103,146
	PROJECT TOTAL COST	\$ 2,351,723

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Bldg 9 Piping	90	TON	\$205.00	\$18,450
Bldg 9 Roof Deck	561	CWT	\$8.00	\$4,484
Bldg 9 Structural Steel columns and beams	118	TON	\$205.00	\$24,190
Bldg 9 Pumps	20	TON	\$205.00	\$4,100
Bldg 9 Electrical Panels and Switchgear	7,000	LBS	\$0.35	\$2,450
Bldg 32 Caging and Door	15	CWT	\$8.00	\$117
Copper Wire	5,000	LBS	\$0.95	\$4,750
				\$0
				\$0
				\$0
	TOTAL			\$ 58,541

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Area 2

Building 7 Admin & Visitor Complex	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Abatement/Remediation Allowance (High)	37,642	SF	\$1.50	\$56,463
Remove Elevator	1	LS	\$10,000.00	\$10,000
Remove Tanks/Boiler,Kitchen Equip. for Salvage	1	LS	\$20,000.00	\$20,000
Remove Steel partitions, guard stations, railings, and Misc metals	1	LS	\$30,000.00	\$30,000
Demolish Building, 2-story concrete frame, block with brick veneer walls, rubber roof	469,122	CF	\$0.52	\$243,943
Demolish Electrical Equipment	1	LS	\$25,000.00	\$25,000
Demolish Slab on Grade	18,821	SF	\$1.25	\$23,526
Demolish Concrete Footers	900	LF	\$23.00	\$20,700
Sort and Load Structural Steel	226	TON	\$135.00	\$30,490
Load and Haul to Dump/Salvage Yard	3,475	CY	\$10.00	\$34,750
Dump Fees	4,865	TON	\$60.00	\$291,898
TOTAL				\$ 789,891

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Scale House (Bldg 25)				
Disconnect Electric Service at Building Entrance	1	LS	\$650.00	\$650
Demolish Building	800	CF	\$0.52	\$416
Demolish Slab on Grade	80	SF	\$1.25	\$100
Demolish Concrete Footers	36	LF	\$23.00	\$828
Load and Haul to Dump/Salvage Yard	8	CY	\$10.00	\$81
Dump Fees	10	TON	\$60.00	\$582
Sally Port Walls, approx 110 LF x 26'H x 5'W	14,300	CF	\$0.52	\$7,436
Guard Station	1,040	CF	\$0.46	\$478
Tower 5, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
East Wall Between Towers 4 & 5 approx 385 LF x 26'H x 5'W	80,080	CF	\$0.52	\$41,642
Visitor Courtyard Wall, approx 120 LF x 21'H x 2'W	5,040	CF	\$0.52	\$2,621
Visitor Courtyard Brick Pavers	5,000	SF	\$2.50	\$12,500
Tree Removal	6	EA	\$150.00	\$900
Remove metal picnic tables for salvage	10	EA	\$95.00	\$950
Remove large bushes	2,500	SF	\$1.25	\$3,125
Demolish concrete curb partitions (around trees and landscaping)	300	LF	\$6.00	\$1,800
Load and Haul to Dump/Salvage Yard	2,696	CY	\$10.00	\$26,961
Dump Fees	3,775	TN	\$60.00	\$226,472
				\$0
TOTAL				\$ 330,168

		Direct Cost - SUBTOTAL	\$ 1,120,059
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 203,291	
7.00%	Sales Tax on Material	\$ -	
	Project Adjusted Cost - SUBTOTAL	\$ 1,323,349	
2.00%	Mobilization & Demobilization	\$ 26,467	
5.00%	Overhead	\$ 66,167	
7.00%	General Conditions	\$ 92,634	
5.00%	Profit	\$ 74,108	
	Permitting	\$ 5,600	
1.50%	Bonding	\$ 19,850	
20.00%	Design/Estimating Contingency	\$ 316,342	
	Project Marked Up Cost - SUBTOTAL	\$ 1,924,518	
5.00%	Construction Contingency	\$ 96,226	
4.00%	A/E & Design Fee	\$ 76,981	
5.00%	CM Fee	\$ 96,226	
	PROJECT TOTAL COST	\$ 2,193,951	

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Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 7 Kitchen Equipment (stainless)	50	CWT	\$55.00	\$2,750
Building 7 Boilers, Tank, and Mechanical Equipment	10	TON	\$205.00	\$2,050
Building 9 Electrical Panels & Equipment	1,500	LBS	\$0.35	\$525
Building 7 Misc Metals and Security Equip	20	TON	\$205.00	\$4,100
Building 7 Structural Steel	226	TON	\$205.00	\$46,330
Copper Wire	5,000	LBS	\$0.95	\$4,750
Picnic Tables	10	EA	\$35.00	\$350
				\$0
	TOTAL			\$ 60,855

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Area 3

Building 26, Health Services Building	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$2,000.00	\$2,000
Abatement/Remediation Allowance (Low)	33,764	SF	\$0.50	\$16,882
Remove Elevators x2	1	LS	\$20,000.00	\$20,000
Remove Prison fixtures and Cell Doors for Salvage	45	SET	\$550.00	\$24,750
Remove Control Room Equipment and Partitions for Salvage	1	LS	\$1,200.00	\$1,200
Demolish Electrical Equipment	1	LS	\$20,000.00	\$20,000
Remove Medical Equipment	1	LS	\$10,000.00	\$10,000
Remove Piping and Conduit	1	LS	\$24,000.00	\$24,000
Demolish Building, 3-story masonry, steel framed, concrete deck, ballasted roof	337,640	CF	\$0.52	\$175,573
Demolish Slab on Grade	11,255	SF	\$1.25	\$14,068
Demolish Concrete Footers	435	LF	\$23.00	\$10,005
Demolish Partial Basement Walls	2,500	SF	\$1.50	\$3,750
Sort and Load Structural Steel	203	TON	\$135.00	\$27,349
Load and Haul to Dump/Salvage Yard	2,157	CY	\$10.00	\$21,567
Dump Fees	3,019	TON	\$60.00	\$181,163
TOTAL				\$ 553,507

Building 27 & 27A, Boiler Plant and Power House	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$5,000.00	\$5,000
Disconnect and Cap Water and Sanitary Lines	1	LS	\$5,000.00	\$5,000
Abatement/Remediation Allowance (High)	1	LS	\$74,550.00	\$74,550
Abate Tunnel Piping	1,970	LF	\$25.00	\$49,250
Remove Equipment for Salvage	1	ALLOW	\$50,000.00	\$50,000
Remove Piping and Conduit	1	ALLOW	\$40,000.00	\$40,000
Remove Power Generators	3	EA	\$10,000.00	\$30,000
Remove Tunnel Piping	1,970	LF	\$28.00	\$55,160
Demolish Building, single story brick and masonry, wood truss roof	335,500	CF	\$0.60	\$201,300
Demolish Brick Smoke Stack, approx 150'H x 17' dia at base	1	LS	\$25,000.00	\$25,000
Demolish Coal Hopper	1	LS	\$10,000.00	\$10,000
Demolish Utility Bridge	1	LS	\$5,500.00	\$5,500
Remove Existing Coal Pile and Undercut Contaminate Soil	300	CY	\$11.00	\$3,300
Demolish Slab on Grade	8,790	SF	\$5.00	\$43,950
Demolish Concrete Footers	550	LF	\$30.00	\$16,500
Demolish Partial Basement Walls	2,600	SF	\$1.50	\$3,900
Sort and Load Structural Steel	53	TON	\$135.00	\$7,155
Load and Haul to Dump/Salvage Yard	1,422	CY	\$10.00	\$14,220
Dump Fees	1,991	TON	\$60.00	\$119,450
Dispose Contaminated Soils	510	TON	\$95.00	\$48,450
TOTAL				\$ 807,685

Building 14, Maintenance Office	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Abatement/Remediation Allowance (Low)	1	LS	\$2,880.00	\$2,880
Remove metal interior partitions for Salvage	1	LS	\$2,500.00	\$2,500
Demolish Building, single story masonry	7,210	CF	\$0.52	\$3,749
Demolish Slab on Grade	750	SF	\$1.50	\$1,125
Demolish Concrete Footers	50	LF	\$23.00	\$1,150
Load and Haul to Dump/Salvage Yard	33	CY	\$10.00	\$328
Dump Fees	46	TON	\$60.00	\$2,755
TOTAL				\$ 15,687

Building 23, 28, & 29 Maintenance Shops	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$7,500.00	\$7,500
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,500.00	\$1,500
Abatement/Remediation Allowance, Bldg 23 (Low)	1	LS	\$1,700.00	\$1,700
Remove metal (cages, stairs, trusses, garage doors) for Salvage	1	LS	\$15,000.00	\$15,000

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Remove Piping and Conduit	1	ALLOW	\$10,000.00	\$10,000
Demolish Building 23, single story Concrete structure with wood framed shingle roof	10,937	CF	\$0.70	\$7,656
Demolish Building 28, 2-story masonry structure, concrete deck & Buily-Up Roof	126,000	CF	\$0.52	\$65,520
Demolish Building 29, single story masonry structure with built up roof	16,950	CF	\$0.52	\$8,814
Demolish Slab on Grade	7,145	SF	\$1.25	\$8,931
Demolish Concrete Footers	505	LF	\$23.00	\$11,615
Load and Haul to Dump/Salvage Yard	473	CY	\$10.00	\$4,734
Dump Fees	663	TON	\$60.00	\$39,766
TOTAL				\$ 182,736

		Direct Cost - SUBTOTAL	\$ 1,559,615
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 283,070	
7.00%	Sales Tax on Material	\$ -	
	Project Adjusted Cost - SUBTOTAL	\$ 1,842,685	
2.00%	Mobilization & Demobilization	\$ 36,854	
5.00%	Overhead	\$ 92,134	
7.00%	General Conditions	\$ 128,988	
5.00%	Profit	\$ 103,190	
	Permitting	\$ 7,798	
1.50%	Bonding	\$ 27,640	
20.00%	Design/Estimating Contingency	\$ 440,487	
	Project Marked Up Cost - SUBTOTAL	\$ 2,679,777	
5.00%	Construction Contingency	\$ 133,989	
4.00%	A/E & Design Fee	\$ 107,191	
5.00%	CM Fee	\$ 133,989	
	PROJECT TOTAL COST	\$ 3,054,946	

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 26 Structural Steel	203	TON	\$205.00	\$41,615
Building 26 Prison Fixtures, Cell Equipment, & Control Room Equip	650	CWT	\$8.00	\$5,200
Building 27 Structural Steel	53	TON	\$205.00	\$10,865
Building 27 Misc Metals and Heating/Power Equip	1	ALLOW	\$20,000.00	\$20,000
Building 27 Power Generators	3	EA	\$1,500.00	\$4,500
Building 28 Caging and Metal Partitions	240	CWT	\$8.00	\$1,920
Copper Wire	20,000	LBS	\$0.95	\$19,000
				\$0
TOTAL				\$ 103,100

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Area 4

Building 16, Gym	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Abatement/Remediation Allowance (moderate)	1	LS	\$10,625.00	\$10,625
Remove Metal Doors, Caging and Stairs for Salvage	1	LS	\$2,000.00	\$2,000
Demolish Building, single story masonry on stone	232,000	CF	\$0.70	\$162,400
Demolish Slab on Grade	6,500	SF	\$1.50	\$9,750
Demolish Stone Foundations	345	LF	\$30.00	\$10,350
Load and Haul to Dump/Salvage Yard	887	CY	\$10.00	\$8,870
Dump Fees	1,242	TON	\$60.00	\$74,511
TOTAL				\$ 280,306

Building 17, Maintenance Building	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Demolish Building, 2-Story brick and masonry on stone	127,500	CF	\$0.70	\$89,250
Demolish Concrete slab	3,413	SF	\$1.50	\$5,120
Demolish Stone Foundations	270	LF	\$30.00	\$8,100
Load and Haul to Dump/Salvage Yard	492	CY	\$10.00	\$4,925
Dump Fees	689	TON	\$60.00	\$41,368
TOTAL				\$ 150,562

Building 18, Library Chapel & Edu	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$2,500.00	\$2,500
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,290.00	\$1,290
Abatement/Remediation Allowance (High)	1	LS	\$51,510.00	\$51,510
Remove HVAC, duct, metal roof decking for Salvage	1	LS	\$35,000.00	\$35,000
Demolish Building, 3-story brick and masonry	390,000	CF	\$0.55	\$214,500
Demolish concrete slab	10,075	SF	\$1.25	\$12,594
Demolish Concrete Footers	460	LF	\$25.00	\$11,500
Demolish Partial Basement Walls	4,600	SF	\$1.50	\$6,900
Sort and Load Structural Steel	25	TON	\$135.00	\$3,400
Load and Haul to Dump/Salvage Yard	1,887	CY	\$10.00	\$18,870
Dump Fees	2,642	TON	\$60.00	\$158,506
TOTAL				\$ 516,569

Building 10, Services Building	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$600.00	\$600
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Abatement/Remediation Allowance (moderate)	1	LS	\$19,000.00	\$19,000
Remove metal roof decking for Salvage	1	LS	\$30,000.00	\$30,000
Demolish Building, one story brick and masonry	143,548	CF	\$0.52	\$74,645
Demolish Concrete slab	9,000	SF	\$1.25	\$11,250
Demolish Concrete Footers	430	LF	\$25.00	\$10,750
Load and Haul to Dump/Salvage Yard	480	CY	\$10.00	\$4,803
Dump Fees	672	TON	\$60.00	\$40,343
TOTAL				\$ 191,991

Building 8 & 8A, Auditorium & Dietary Storage	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$2,000.00	\$2,000
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600
Abatement/Remediation Allowance (High)	1	LS	\$66,030.00	\$66,030
Remove metal stairs, railings, and misc. metals for Salvage	1	LS	\$15,000.00	\$15,000
Remove Stage Lighting and Equipment for Salvage	1	LS	\$5,000.00	\$5,000
Demolish Building, two-story brick with masonry	322,197	CF	\$0.52	\$167,542
Demolish Concrete slab	10,075	SF	\$1.25	\$12,594
Demolish Concrete Footers	435	LF	\$25.00	\$10,875

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Demolish Partial Basement Walls	1,840	SF	\$1.50	\$2,760
Load and Haul to Dump/Salvage Yard	888	CY	\$10.00	\$8,881
Dump Fees	1,243	TON	\$60.00	\$74,603
TOTAL				\$ 365,886

Building 21 Pumphouse	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$2,000.00	\$2,000
Disconnect and Cap Water and Sanitary Lines	1	LS	\$900.00	\$900
Abatement/Remediation Allowance (High)	100	SF	\$15.00	\$1,500
Demolish Building, single story concrete	1,089	CF	\$0.75	\$817
Demolish Concrete slab	100	SF	\$2.00	\$200
Demolish Concrete Footers	40	LF	\$25.00	\$1,000
Load and Haul to Dump/Salvage Yard	7	CY	\$10.00	\$68
Dump Fees	10	TON	\$60.00	\$574
TOTAL				\$ 7,059

		Direct Cost - SUBTOTAL	\$ 1,512,373
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 274,496	
7.00%	Sales Tax on Material	\$ -	
	Project Adjusted Cost - SUBTOTAL	\$ 1,786,869	
2.00%	Mobilization & Demobilization	\$ 35,737	
5.00%	Overhead	\$ 89,343	
7.00%	General Conditions	\$ 125,081	
5.00%	Profit	\$ 100,065	
	Permitting	\$ 7,562	
1.50%	Bonding	\$ 26,803	
20.00%	Design/Estimating Contingency	\$ 427,144	
	Project Marked Up Cost - SUBTOTAL	\$ 2,598,604	
5.00%	Construction Contingency	\$ 129,930	
4.00%	A/E & Design Fee	\$ 103,944	
5.00%	CM Fee	\$ 129,930	
	PROJECT TOTAL COST	\$ 2,962,409	

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 16 Stairs and Caging	77	CWT	\$8.00	\$616
Building 18 Metal Decking & Roof framing	25	TON	\$205.00	\$5,125
Building 18 Misc Metal, Ductwork, & Equipment	1,000	CWT	\$8.00	\$8,000
Building 10 Metal Decking & Roof framing	41	TON	\$205.00	\$8,303
Building 8 & 8A Misc Metals, Stair, & Railings	100	CWT	\$8.00	\$800
Building 8 Stage Equipment	1	ALLOW	\$10,000.00	\$10,000
Copper Wire	5,000	LBS	\$0.95	\$4,750
				\$0
TOTAL				\$ 37,594

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Area 5

Building 15, Dining Hall	Quantity	Unit	Unit Cost	Total
Disconnect & Remove Electric Service at Building Entrance	1	LS	\$2,500.00	\$2,500
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Abatement/Remediation Allowance (Low)	1	LS	\$9,488.00	\$9,488
Remove 48 metal tables, industrial kitchen equipment for Salvage	1	LS	\$15,000.00	\$15,000
Remove brick flooring	2,500	SF	\$2.50	\$6,250
Remove walk-in freezer for salvavage	320	SF	\$18.00	\$5,760
Remove Piping and Conduit	1	LS	\$24,000.00	\$24,000
Demolish Building, single story concrete & masonry walls, concrete deck, steel truss	185,630	CF	\$0.70	\$129,941
Demolish Slab on Grade	13,480	SF	\$1.25	\$16,850
Demolish Concrete Footers	550	LF	\$23.00	\$12,650
Sort and Load Structural Steel	20	TON	\$135.00	\$2,700
Load and Haul to Dump/Salvage Yard	1,403	CY	\$10.00	\$14,031
Dump Fees	1,964	TON	\$60.00	\$117,863
TOTAL				\$ 358,953

Building 5, Housing Unit A	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove Cell Doors, Fixtures, and Equipmet	1	LS	\$95,000.00	\$95,000
Remove Metal Railings, WIn dow Bars, Tables, Control Equip & Misc Metals	1	LS	\$50,000.00	\$50,000
Remove Mechanical and EElectrical Equipment and Distribution	1	LS	\$25,000.00	\$25,000
Remove Elevator	1	LS	\$15,000.00	\$15,000
Demolish Building, 4-Story concrete block with brick veneer	772,167	CF	\$0.60	\$463,300
Demolish Partial Basement Walls	5,000	SF	\$1.75	\$8,750
Demolish Slab on Grade	17,270	SF	\$1.25	\$21,588
Demolish Deep Foundations	1,000	LF	\$35.00	\$35,000
Load and Haul to Dump/Salvage Yard	5,943	CY	\$10.00	\$59,435
Dump Fees	8,321	TON	\$60.00	\$499,250
TOTAL				\$ 1,275,443

Building 6, Housing Unit B	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$1,200.00	\$1,200
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove Cell Doors, Fixtures, and Equipmet	1	LS	\$95,000.00	\$95,000
Remove Metal Railings, WIn dow Bars, Tables, Control Equip & Misc Metals	1	LS	\$50,000.00	\$50,000
Remove Mechanical and EElectrical Equipment and Distribution	1	LS	\$25,000.00	\$25,000
Remove Elevator	1	LS	\$15,000.00	\$15,000
Demolish Building, 4-Story concrete block with brick veneer	787,423	CF	\$0.60	\$472,454
Demolish Partial Basement Walls	5,100	SF	\$1.75	\$8,925
Demolish Slab on Grade	17,453	SF	\$1.25	\$21,816
Demolish Deep Foundations	1,000	LF	\$35.00	\$35,000
Load and Haul to Dump/Salvage Yard	6,025	CY	\$10.00	\$60,250
Dump Fees	8,435	TON	\$60.00	\$506,103
TOTAL				\$ 1,292,668

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Tower 6, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626
South Wall, 400 LF x 26'H x 5'W	52,000	CF	\$0.52	\$27,040
Mail Trailer, modular, haul out	1	LS	\$625.00	\$625
Demolish Exercise Pavillion, wood framed, shingle roof	3,240	SF	\$3.50	\$11,340
Remove Arched Metal Roofing and Support Framing at Stairs and Elevated Walkway	5,000	SF	\$2.50	\$12,500
Demolish Concrete Framed Stairs and Elevated Walkway	5,500	CF	\$0.75	\$4,125
Load and Haul to Dump/Salvage Yard	1,655	CY	\$10.00	\$16,554
Dump Fees	2,318	TN	\$60.00	\$139,053
TOTAL				\$ 213,863

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		Direct Cost - SUBTOTAL	\$ 3,140,927
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 570,078	
7.00%	Sales Tax on Material	\$ -	
	Project Adjusted Cost - SUBTOTAL	\$ 3,711,005	
2.00%	Mobilization & Demobilization	\$ 74,220	
5.00%	Overhead	\$ 185,550	
7.00%	General Conditions	\$ 259,770	
5.00%	Profit	\$ 207,816	
	Permitting	\$ 15,705	
1.50%	Bonding	\$ 55,665	
20.00%	Design/Estimating Contingency	\$ 887,102	
	Project Marked Up Cost - SUBTOTAL	\$ 5,396,835	
5.00%	Construction Contingency	\$ 269,842	
4.00%	A/E & Design Fee	\$ 215,873	
5.00%	CM Fee	\$ 269,842	
	PROJECT TOTAL COST	\$ 6,152,391	

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 15 Structural Steel	20	TON	\$205.00	\$4,100
Building 15 Misc. Metals	155	CWT	\$8.00	\$1,237
Building 15 Kitchen Equip (Stainless)	75	CWT	\$55.00	\$4,125
Building 15 Electrical Panels and Switchgear	2,000	LBS	\$0.35	\$700
Building 5 Cell Equipment	3,456	CWT	\$8.00	\$27,648
Building 5 Misc Metals	2,000	CWT	\$8.00	\$16,000
Building 5 Electrical Panels and Switchgear	5,000	LBS	\$0.35	\$1,750
Building 5 Mechanical Equipment	200	CWT	\$8.00	\$1,600
Building 6 Cell Equipment	3,456	CWT	\$8.00	\$27,648
Building 6 Misc Metals	2,000	CWT	\$8.00	\$16,000
Building 6 Electrical Panels and Switchgear	5,000	LBS	\$0.35	\$1,750
Building 6 Mechanical Equipment	200	CWT	\$8.00	\$1,600
Copper Wire	12,000	LBS	\$0.95	\$11,400
TOTAL				\$ 115,558

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Area 6

Building 11, Correctional Industries		Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$600.00	\$600	
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600	
Abatement/Remediation Allowance (High)	1	LS	\$126,260.00	\$126,260	
Remove Conveyor System and Support Steel	1	LS	\$30,000.00	\$30,000	
Remove Prefab Steel Ovens and Roller Coater	3	EA	\$5,000.00	\$15,000	
Remove Piping, Conduit, and Cabling	1	LS	\$18,000.00	\$18,000	
Remove Roofing Membrane, Coverboard, and Insulation	15,300	SF	\$2.25	\$34,425	
Remove Roof Structure, Columns, and Decking	15,300	SF	\$3.00	\$45,900	
Demolish Building, Masonry bearing walls with limited interior partitions	342,469	CF	\$0.36	\$124,659	
Demolish Slab on Grade	22,100	SF	\$2.00	\$44,200	
Demolish Concrete Footers	660	LF	\$23.00	\$15,180	
Load and Haul to Dump/Salvage Yard	1,256	CY	\$10.00	\$12,559	
Dump Fees	1,758	TON	\$60.00	\$105,499	
		TOTAL			\$ 572,882

Building 12, Correctional Industries		Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$600.00	\$600	
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600	
Abatement/Remediation Allowance (High)	1	LS	\$127,990.00	\$127,990	
Remove Equipment and Machinery	1	LS	\$20,000.00	\$20,000	
Remove Piping, Conduit, and Cabling	1	LS	\$21,600.00	\$21,600	
Remove Roofing Membrane, Coverboard, and Insulation	15,300	SF	\$2.25	\$34,425	
Remove Roof Structure, Columns, and Decking	15,300	SF	\$3.00	\$45,900	
Demolish Building, Masonry bearing walls with limited interior partitions	316,919	CF	\$0.36	\$115,359	
Demolish Slab on Grade	21,675	SF	\$2.00	\$43,350	
Demolish Concrete Footers	660	LF	\$23.00	\$15,180	
Load and Haul to Dump/Salvage Yard	1,198	CY	\$10.00	\$11,981	
Dump Fees	1,677	TON	\$60.00	\$100,639	
		TOTAL			\$ 537,623

Building 13, Correctional Industries		Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance	1	LS	\$600.00	\$600	
Disconnect and Cap Water and Sanitary Lines	1	LS	\$600.00	\$600	
Abatement/Remediation Allowance (High)	1	LS	\$130,425.00	\$130,425	
Remove Equipment and Machinery	1	LS	\$20,000.00	\$20,000	
Remove Piping, Conduit, and Cabling	1	LS	\$21,600.00	\$21,600	
Remove Roofing Membrane, Coverboard, and Insulation	15,300	SF	\$2.25	\$34,425	
Remove Roof Structure, Columns, and Decking	15,300	SF	\$3.00	\$45,900	
Demolish Building, Masonry bearing walls with limited interior partitions	365,478	CF	\$0.36	\$133,034	
Demolish Slab on Grade	15,300	SF	\$2.00	\$30,600	
Demolish Concrete Footers	660	LF	\$23.00	\$15,180	
Load and Haul to Dump/Salvage Yard	1,130	CY	\$10.00	\$11,298	
Dump Fees	1,582	TON	\$60.00	\$94,904	
		TOTAL			\$ 538,566

Secondary Structures & Support Facilities		Quantity	Unit	Unit Cost	Total
Tower 1, Stone Masonry, approx 38'H, 13' dia,	5,050	CF	\$0.52	\$2,626	
North Wall & Gate, 362 LF x 26'Hx 5'W	47,060	CF	\$0.52	\$24,471	
Remove Roof Structure, Columns, and Decking between buildings	7,400	SF	\$3.00	\$22,200	
Load and Haul to Dump/Salvage Yard	1,230	CY	\$10.00	\$12,295	
Dump Fees	1,721	TN	\$60.00	\$103,279	
				\$0	
		TOTAL			\$ 164,871

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		Direct Cost - SUBTOTAL	\$ 1,813,943
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 329,231	
7.00%	Sales Tax on Material	\$ -	
		Project Adjusted Cost - SUBTOTAL	\$ 2,143,173
2.00%	Mobilization & Demobilization	\$ 42,863	
5.00%	Overhead	\$ 107,159	
7.00%	General Conditions	\$ 150,022	
5.00%	Profit	\$ 120,018	
	Permitting	\$ 9,070	
1.50%	Bonding	\$ 32,148	
20.00%	Design/Estimating Contingency	\$ 512,318	
		Project Marked Up Cost - SUBTOTAL	\$ 3,116,770
5.00%	Construction Contingency	\$ 155,839	
4.00%	A/E & Design Fee	\$ 124,671	
5.00%	CM Fee	\$ 155,839	
		PROJECT TOTAL COST	\$ 3,553,118

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 11 Roof Framing and Roofing	69	TON	\$205.00	\$14,114
Building 12 Roof Framing and Roofing	69	TON	\$205.00	\$14,114
Building 13 Roof Framing and Roofing	69	TON	\$205.00	\$14,114
Roof Framing and Roofing Between Buildings	30	TON	\$205.00	\$6,068
Electrical Panels and Switchgear	8,000	LBS	\$0.35	\$2,800
Building 11 Conveyor Framing	600	CWT	\$8.00	\$4,800
Building 11 Ovens	365	CWT	\$9.00	\$3,285
Copper Wire	15,000	LBS	\$0.95	\$14,250
				\$0
				\$0
	TOTAL			\$ 73,546

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Area 7

Building 1, Front House	Quantity	Unit	Unit Cost	Total
Abatement/Remediation Allowance (High)	1	LS	\$400,000.00	\$400,000
Demolish Building, 4-story masonry & stone, wood framed slate roof	105,260	CF	\$0.52	\$54,735
Demolish Slab on Grade (Basement)	2,632	SF	\$1.25	\$3,290
Demolish Concrete Footers	421	LF	\$23.00	\$9,683
Demolish Partial Basement Walls	2,400	SF	\$1.50	\$3,600
Load and Haul to Dump/Salvage Yard	332	CY	\$10.00	\$3,321
Dump Fees	465	TON	\$60.00	\$27,893
TOTAL				\$ 502,522

Building 2, North Wing Housing Unit E/F	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance & Remove Equipment	1	LS	\$12,500.00	\$12,500
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove Mechanical Equipment and Distribution for Salvage	1	LS	\$30,000.00	\$30,000
Remove Cell Doors and Fixtures for Salvage	625	CELL	\$540.00	\$337,500
Remove cast iron stairs, catwalks, and railings for Salvage	200	TON	\$500.00	\$100,000
Demolish Building, 5-story stone & masonry	1,886,040	CF	\$0.70	\$1,320,228
Demolish Basement Walls	12,000	SF	\$1.50	\$18,000
Demolish Slab on Grade (Basement)	31,000	SF	\$1.75	\$54,250
Load and Haul to Dump/Salvage Yard	8,199	CY	\$10.00	\$81,990
40T Crane Crew for Removal of Salvagable Items	8	WK	\$17,450.00	\$139,600
Dump Fees	11,479	TON	\$60.00	\$688,719
TOTAL				\$ 2,784,707

Building 3, South Wing Housing Unit C/D	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance & Remove Equipment	1	LS	\$12,500.00	\$12,500
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove Mechanical Equipment and Distribution for Salvage	1	LS	\$30,000.00	\$30,000
Remove Cell Doors and Fixtures for Salvage	625	CELL	\$540.00	\$337,500
Remove cast iron stairs, catwalks, and railings for Salvage	200	TON	\$500.00	\$100,000
Demolish Building, 5-story stone & masonry	1,902,160	CF	\$0.70	\$1,331,512
Demolish Basement Walls	12,000	SF	\$1.50	\$18,000
Demolish Slab on Grade (Basement)	31,000	SF	\$1.75	\$54,250
Load and Haul to Dump/Salvage Yard	8,259	CY	\$10.00	\$82,587
40T Crane Crew for Removal of Salvagable Items	8	WK	\$17,450.00	\$139,600
Dump Fees	11,562	TON	\$60.00	\$693,734
TOTAL				\$ 2,801,604

Building 4, Operations Building Rotunda	Quantity	Unit	Unit Cost	Total
Abatement/Remediation Allowance (low)	1	LS	\$1,000.00	\$1,000
Disconnect Electric Service at Building Entrance & Remove Equipment	1	LS	\$35,000.00	\$35,000
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove cast iron stairs, catwalks, and railings for Salvage	50	TON	\$500.00	\$25,000
Remove Mechanical Equipment and Distribution for Salvage	1	LS	\$20,000.00	\$20,000
Demolish Building, 5-story masonry and stone	550,625	CF	\$0.70	\$385,438
Demolish Partial Basement Walls	5,600	SF	\$1.75	\$9,800
Demolish Slab on Grade	8,300	SF	\$1.25	\$10,375
Demolish Deep Foundations	340	LF	\$35.00	\$11,900
Load and Haul to Dump/Salvage Yard	3,421	CY	\$10.00	\$34,208
40T Crane Crew for Removal of Salvagable Items	6	WK	\$17,450.00	\$104,700
Dump Fees	4,789	TON	\$60.00	\$287,348
TOTAL				\$ 926,689

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Remove Exercise Yard Barbed Wire Fencing	1,150	LF	\$4.75	\$5,463
				\$0

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		TOTAL			\$ 5,463
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			Direct Cost - SUBTOTAL	\$ 7,020,984
18.15%		Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 1,274,309	
7.00%		Sales Tax on Material	\$ -	
		Project Adjusted Cost - SUBTOTAL	\$ 8,295,293	
2.00%		Mobilization & Demobilization	\$ 165,906	
5.00%		Overhead	\$ 414,765	
7.00%		General Conditions	\$ 580,671	
5.00%		Profit	\$ 464,536	
		Permitting	\$ 35,105	
1.50%		Bonding	\$ 124,429	
20.00%		Design/Estimating Contingency	\$ 1,982,960	
		Project Marked Up Cost - SUBTOTAL	\$ 12,063,665	
5.00%		Construction Contingency	\$ 603,183	
4.00%		A/E & Design Fee	\$ 482,547	
5.00%		CM Fee	\$ 603,183	
		PROJECT TOTAL COST	\$ 13,752,578	

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Building 2 Cell Doors, fixtures, & equipment	375	TON	\$205.00	\$76,875
Building 2 cast Iron stairs, catwalks, railings	300	TON	\$180.00	\$54,000
Building 3 Cell Doors, fixtures, & equipment	375	TON	\$205.00	\$76,875
Building 3 cast Iron stairs, catwalks, railings	300	TON	\$180.00	\$54,000
Building 4 cast Iron stairs, catwalks, railings, columns, & misc metals	100	TON	\$180.00	\$18,000
Electrical Panels and Switchgear	10,000	LBS	\$0.35	\$3,500
Copper Wire	10,000	LBS	\$0.95	\$9,500
	TOTAL			\$ 292,750

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Area 8

Building 24, Storage	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance & Remove Equipment	1	LS	\$5,600.00	\$5,600
Remove Mechanical Equipment and Distribution for Salvage	1	LS	\$3,200.00	\$3,200
Abatement/Remediation Allowance (High)	975	SF	\$5.00	\$4,875
Demolish Building, Masonry on Stone foundation, wood framed roof	10,937	CF	\$0.52	\$5,687
Demolish Slab on Grade	975	SF	\$1.25	\$1,219
Demolish Concrete Footers	170	LF	\$23.00	\$3,910
Load and Haul to Dump/Salvage Yard	51	CY	\$10.00	\$509
40T Crane Crew for Removal of Salvagable Items	0.4	WK	\$17,450.00	\$6,980
Dump Fees	71	TON	\$60.00	\$4,276
TOTAL				\$ 36,256

Building 35 Vehicle Maintenance	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance & Remove Equipment	1	LS	\$5,600.00	\$5,600
Remove Mechanical Equipment and Distribution for Salvage	1	LS	\$4,000.00	\$4,000
Disconnect and Cap Water and Sanitary Lines	1	LS	\$1,920.00	\$1,920
Remove Misc Equipment and Piping for Salvage	1	LS	\$15,000.00	\$15,000
Remove Roofing Membrane, Coverboard, and Insulation	5,874	SF	\$2.25	\$13,217
Remove Roof Structure, Columns, and Decking	5,874	SF	\$3.00	\$17,622
Demolish Building, Maonsry structure on concrete foundation with flat roof on metal decking and bar joists	117,460	CF	\$0.40	\$46,984
Demolish Slab on Grade	5,874	SF	\$1.25	\$7,343
Demolish Concrete Footers	315	LF	\$23.00	\$7,245
Load and Haul to Dump/Salvage Yard	350	CY	\$10.00	\$3,496
40T Crane Crew for Removal of Salvagable Items	0.4	WK	\$17,450.00	\$6,980
Dump Fees	489	TON	\$60.00	\$29,369
TOTAL				\$ 158,775

Building 31, Sewage Pump House	Quantity	Unit	Unit Cost	Total
Disconnect Electric Service at Building Entrance & Remove Equipment	1	LS	\$3,360.00	\$3,360
Remove Mechanical Equipment and Distribution for Salvage	1	LS	\$4,800.00	\$4,800
Disconnect and Cap Water and Sanitary Lines	1	LS	\$2,500.00	\$2,500
Abatement/Remediation Allowance (Low)	1	LS	\$3,125.00	\$3,125
Remove Equipment and Piping for Salvage	1	LS	\$25,000.00	\$25,000
Demolish Building, Maonsry structure on concrete foundation with flat roof on metal decking and bar joists	50,130	CF	\$0.70	\$35,091
Demolish Slab on Grade	5,874	SF	\$1.25	\$7,343
Demolish Concrete Footers	315	LF	\$23.00	\$7,245
Load and Haul to Dump/Salvage Yard	225	CY	\$10.00	\$2,249
40T Crane Crew for Removal of Salvagable Items	1	WK	\$17,450.00	\$17,450
Dump Fees	315	TON	\$60.00	\$18,895
TOTAL				\$ 127,058

Secondary Structures & Support Facilities	Quantity	Unit	Unit Cost	Total
Water Tower	1	LS	\$25,000.00	\$25,000
Tower 8, Wood Framed	1	LS	\$2,500.00	\$2,500
Guard Station 22, haul out	1	LS	\$450.00	\$450
Modular Building 37, haul out	1	LS	\$625.00	\$625
Abatement/Remediation Allowance, Bldg 37 (Low)	1	LS	\$4,060.00	\$4,060
Modular Building, un-numbered doublewide, haul out	1	LS	\$750.00	\$750
Protect West Perimeter Fence, Decorative Metal Picket, to remain	2,500	LF	\$1.50	\$3,750
Load and Haul to Dump/Salvage Yard	62	CY	\$10.00	\$621
Dump Fees	87	TN	\$60.00	\$5,214
TOTAL				\$ 42,970

Direct Cost - SUBTOTAL \$ 365,059

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18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$ 66,258	
7.00%	Sales Tax on Material	\$ -	
	Project Adjusted Cost - SUBTOTAL	\$ 431,317	
2.00%	Mobilization & Demobilization	\$ 8,626	
5.00%	Overhead	\$ 21,566	
7.00%	General Conditions	\$ 30,192	
5.00%	Profit	\$ 24,154	
	Permitting	\$ 1,825	
1.50%	Bonding	\$ 6,470	
20.00%	Design/Estimating Contingency	\$ 103,105	
	Project Marked Up Cost - SUBTOTAL	\$ 627,256	
5.00%	Construction Contingency	\$ 31,363	
4.00%	A/E & Design Fee	\$ 25,090	
5.00%	CM Fee	\$ 31,363	
	PROJECT TOTAL COST	\$ 715,071	

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Water Tower Steel	85	TON	\$205.00	\$17,425
Building 35 Roof Structure and Decking	26	TON	\$205.00	\$5,419
Building 35 Equipment and Piping	75	CWT	\$8.00	\$600
Building 31 Equipment and Piping	5,000	CWT	\$8.00	\$40,000
Fencing	1,000	CWT	\$8.00	\$8,000
Copper Wire	2,000	LBS	\$0.95	\$1,900
	TOTAL			\$ 73,344

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7.00%	General Conditions	\$	188,180	
5.00%	Profit	\$	150,544	
	Permitting	\$	11,764	
1.50%	Bonding	\$	40,324	
20.00%	Design/Estimating Contingency	\$	642,703	
	Project Marked Up Cost - SUBTOTAL	\$	3,909,986	
5.00%	Construction Contingency	\$	195,499	
4.00%	A/E & Design Fee	\$	156,399	
5.00%	CM Fee	\$	195,499	
	PROJECT TOTAL COST	\$	4,457,384	

Salvaged Materials	Quantity	Unit	Unit Cost	Total
Electrical Equipment	20,000	LBS	\$0.35	\$7,000
Manhole Covers and Grates	5	TON	\$205.00	\$1,025
Copper Wire	12,000	LBS	\$0.95	\$11,400
TOTAL				\$ 19,425

ALTERANTE 01 - Raise Site Above Floodplain	Quantity	Unit	Unit Cost	Total
Import Clean Fill	53,240	CY	\$32.00	\$1,703,680
Spread & Grade Fill	53,240	CY	\$2.50	\$133,100
Compaction	53,240	CY	\$1.00	\$53,240
				\$0
TOTAL				\$ 1,890,020

	Direct Cost - SUBTOTAL	\$	1,890,020	
18.15%	Escalation to Mid-Point Construction (3rd Qtr 2024)	\$	343,039	
7.00%	Sales Tax on Material	\$	119,258	
	Project Adjusted Cost - SUBTOTAL	\$	2,352,316	
2.00%	Mobilization & Demobilization	\$	47,046	
5.00%	Overhead	\$	117,616	
7.00%	General Conditions	\$	164,662	
5.00%	Profit	\$	131,730	
	Permitting	\$	9,450	
1.50%	Bonding	\$	35,285	
20.00%	Design/Estimating Contingency	\$	562,212	
	Project Marked Up Cost - SUBTOTAL	\$	3,420,317	
5.00%	Construction Contingency	\$	171,016	
4.00%	A/E & Design Fee	\$	136,813	
5.00%	CM Fee	\$	171,016	
	PROJECT TOTAL COST	\$	3,899,161	