

# AGREEMENT

## BETWEEN LARAMIE COUNTY, WYOMING, AND FCI CONSTRUCTORS OF WYOMING, LLC, FOR THE PRE-CONSTRUCTION AND CONSTRUCTION PHASE SERVICES FOR DETENTION CENTER PHASE II EXPANSION

This Agreement ("Agreement") is made by and between Laramie County, Wyoming (hereinafter collectively referred to as "Owner"), and FCI Constructors of Wyoming, LLC, (hereinafter referred to as "CMAR") as follows:

### INTRODUCTORY PROVISIONS

WITNESSETH, that the Owner and CMAR, for the consideration hereinafter stated and in exchange for the mutual covenants set forth herein, hereby agree as follows:

#### GENERAL TERMS:

- A. The "Owner" The "Owner" referred to in this Agreement is Laramie County, Wyoming.
- B. The "CMAR" The "CMAR" referred to in this Agreement is FCI Constructors of Wyoming, LLC.
- C. The "Project Architect" The "Project Architect" referred to in this Agreement is Short Elliott Hendrickson, Inc.

SECTION 1. LEGAL PROCESS: This Agreement is entered into pursuant to the provisions of Wyo. Stat. §16-6-701 et seq.

SECTION 2. SCOPE OF THE PROJECT: The CMAR shall furnish services in connection with the project described generally as Laramie County Detention Center Phase II Expansion, the final scope of the project(s) and budget therefore to be determined by the Owner, Project Architect and CMAR. The scope of the Project is more particularly described as follows:

Pre-construction services and construction management at risk services for Laramie County, Laramie County Sheriff's Office, Laramie County Public Works as more particularly described in the Contract Documents, (hereinafter collectively referred to as the "Projects" and individually as "individual Project" or "Project"). The total estimated construction budget for all of the Project(s) is:

#### Construction Budget

| Description                            | Budget          |
|--|-----------------|
| Preconstruction Fee                    | \$39,000.00     |
| General Conditions Cost                | \$523,970.00    |
| CMAR's Compensation for Basic Services | 4.00%           |
| Cost of the Project                    | \$12,248,598.00 |
| Guaranteed Maximum Price (GMP)         | \$14,274,982.00 |

SECTION 3. CONTRACT DOCUMENTS: The Owner and the CMAR agree that the Contract Documents for the Project shall consist of this Agreement, "Exhibit C" and the following documents incorporated into and made a part of this Agreement, and are as fully incorporated into the Agreement as if attached to this Agreement or repeated herein, to-wit:

**Laramie County Detention Addition**

Project Location: Cheyenne, Wyo

Estimate Type: GMP - 5-4-2018

Project Duration: 14

Project SF: 30,896

Estimator: Flanagan

Revision:

|                                  |                               | BASE          |
|----------------------------------|-------------------------------|---------------|
| Description                      |                               | BASE          |
| Division 01                      | GENERAL REQUIREMENTS          | \$ 562,970    |
| Division 02                      | EXISTING CONDITIONS           | \$ 211,427    |
| Division 03                      | CONCRETE                      | \$ 433,095    |
| Division 04                      | MASONRY                       | \$ 862,609    |
| Division 05                      | METALS                        | \$ 1,289,177  |
| Division 06                      | WOOD & PLASTIC                | \$ 212,069    |
| Division 07                      | THERMAL & MOISTURE PROTECTION | \$ 872,469    |
| Division 08                      | DOORS & WINDOWS               | \$ 236,323    |
| Division 09                      | FINISHES                      | \$ 1,222,154  |
| Division 10                      | SPECIALTIES                   | \$ 19,443     |
| Division 11                      | EQUIPMENT                     | \$ 166,368    |
| Division 12                      | FURNISHINGS                   | \$ 1,500      |
| Division 13                      | SPECIAL SYSTEMS               | \$ 2,935,045  |
| Division 14                      | CONVEYING SYSTEMS             | \$ -          |
| Division 21                      | FIRE SUPPRESSION              | \$ 224,690    |
| Division 22                      | PLUMBING                      | \$ 635,684    |
| Division 23                      | HVAC                          | \$ 1,281,740  |
| Division 26                      | ELECTRICAL                    | \$ 675,813    |
| Division 27                      | COMMUNICATIONS                | \$ 135,565    |
| Division 28                      | ELECTRONIC SAFETY & SECURITY  | \$ 640,373    |
| Division 31                      | EARTHWORK                     | \$ 405,823    |
| Division 32                      | EXTERIOR IMPROVEMENTS         | \$ 61,684     |
| Division 33                      | UTILITIES                     | \$ 46,800     |
| SUBTOTAL                         |                               | \$ 13,132,821 |
| BUILDING PERMIT & PLAN CHECK FEE | BY OTHERS                     | \$ -          |
| CONTRACTOR'S CONTINGENCY         | 3.00%                         | \$ 393,985    |
| GENERAL LIABILITY INSURANCE      | BY FCI                        | \$ 114,200    |
| BUILDER'S RISK INSURANCE         | BY FCI                        | \$ 15,988     |
| PERFORMANCE AND PAYMENT BOND     | BY FCI                        | \$ 68,951     |
| FCI OVERHEAD AND FEE             | 4.00%                         | \$ 549,038    |
| ESTIMATE TOTAL:                  |                               | \$ 14,274,982 |

PROJECT NAME: Param County Detention Addition  
ESTIMATOR: Huiqun  
PROJECT SOFT: 8088  
PROJECT DURATION: 14

| Description                                   | Quantity | Unit          | Total \$         | \$ per SOFT   |
|---|----------|---------------|------------------|---------------|
| <b>Division 01 GENERAL REQUIREMENTS</b>       |          |               |                  |               |
| <b>GENERAL CONDITIONS</b>                     |          |               |                  |               |
| GENERAL REQUIREMENTS                          | 1        | LSUM          | 523,970.00       | 16,959        |
| PRECONSTRUCTION FEE                           | 1        | LSUM          | 39,000.00        | 1,262         |
| <b>TOTAL GENERAL CONDITIONS</b>               |          |               | <b>562,970</b>   | <b>18,221</b> |
| <b>Total Division 01 GENERAL REQUIREMENTS</b> |          |               | <b>\$562,970</b> | <b>0</b>      |
| <b>Division 02 EXISTING CONDITIONS</b>        |          |               |                  |               |
| <b>SURVEYING</b>                              |          |               |                  |               |
| LAYOUT & SURVEYING- COFFEE                    | 1        | B/D           | 7,056.00         | 0,228         |
| CAISSONS                                      | 21       | EACH          | 40.00            | 0,027         |
| EXISTING VERT SURVEY                          | 1        | LSUM          | 3,160.00         | 0,102         |
| RESTAKING                                     | 1        | LSUM          | 2,500.00         | 0,081         |
| <b>TOTAL SURVEYING</b>                        |          |               | <b>13,356</b>    | <b>0,439</b>  |
| <b>INTERIOR DEMOLITION</b>                    |          |               |                  |               |
| INTERIOR DEMOLITION                           |          |               | 0.00             | 0,000         |
| MASONRY WALLS                                 | 1        | LSUM          | 5,000.00         | 0,162         |
| MISC INTERIOR DEMO                            | 1        | LSUM          | 5,500.00         | 0,178         |
| DEMOLITION                                    |          |               | 0.00             | 0,000         |
| INTERIOR DEMO- WALLS / FLOORS / CEILINGS      | -        | BELOW         | 0.00             | 0,000         |
| STAR DEMO PUMA                                | -        | INCLUDED      | 0.00             | 0,000         |
| FLOORING DEMO                                 | -        | INCLUDED      | 0.00             | 0,000         |
| DOOR CUT-INS                                  | 8        | EACH          | 500.00           | 0,129         |
| EXTERIOR / COURTYARD DEMO MWD                 | 1        | B/D           | 45,300.00        | 1,466         |
| EFIS: MWD                                     | 1        | B/D           | 8,600.00         | 0,278         |
| MEMBRANE ROOFING                              | 3,640    | SOFT          | 1.26             | 0,148         |
| PARAPET MWD                                   | -        | INCLUDED      | 0.00             | 0,000         |
| MISC DEMO                                     | 1        | LSUM          | 7,500.00         | 0,243         |
| KITCHEN DEMO ALT #2                           | 1        | LSUM          | 6,898.40         | 0,223         |
| WALL AND FLOOR DEMO MECHANICAL                | 1        | LSUM          | 4,000.00         | 0,129         |
| SHOOTING RANGE REMOVE & REPLACE               | 1        | LSUM          | 5,000.00         | 0,162         |
| SLAB DEMO                                     | 250      | SOFT          | 14.00            | 0,113         |
| COOKING WALL DEMO & REPAIR                    | 1        | LSUM          | 9,000.00         | 0,162         |
| DOOR DEMO                                     | 1        | EACH          | 750.00           | 0,024         |
| CEILING DEMO - STORAGE & LAUNDRY              | 1        | LSUM          | 3,250.00         | 0,105         |
| HAUL AND DISPOSE                              | 7        | EACH          | 357.14           | 0,081         |
| <b>TOTAL INTERIOR DEMOLITION</b>              |          |               | <b>111,385</b>   | <b>3,605</b>  |
| <b>SITE DEMOLITION</b>                        |          |               |                  |               |
| SITE DEMOLITION                               |          |               | 0.00             | 0,000         |
| DEMO CURB & GUTTER                            | -        | INCL n DIV 31 | 0.00             | 0,000         |
| DEMO SIDEWALKS / PAVING                       | -        | INCL n DIV 31 | 0.00             | 0,000         |
| DEMO ASPHALT                                  | -        | INCL n DIV 31 | 0.00             | 0,000         |
| LIGHT POLE BASES                              | -        | INCL n DIV 31 | 0.00             | 0,000         |
| PROTECT EXISTING TO REMAIN                    | 1        | LSUM          | 5,000.00         | 0,162         |
| HAUL AND DISPOSE                              | 7        | EACH          | 357.14           | 0,081         |
| <b>TOTAL SITE DEMOLITION</b>                  |          |               | <b>7,500</b>     | <b>0,243</b>  |
| <b>TEMP FACILITIES</b>                        |          |               |                  |               |
| TEMP STAIRS CONSTRUCTION                      | 1        | LSUM          | 25,615.00        | 0,829         |
| INMATE EGRESS                                 | 1        | LSUM          | 35,000.00        | 1,133         |
| SECURITY WALLS                                | 1,000    | SOFT          | 19.18            | 0,621         |
| DUST CONTROL                                  | 3        | MONTH         | 2,030.00         | 0,197         |
| <b>TOTAL TEMP FACILITIES</b>                  |          |               | <b>65,685</b>    | <b>2,780</b>  |
| <b>Total Division 02 EXISTING CONDITIONS</b>  |          |               | <b>\$218,326</b> | <b>0</b>      |
| <b>Division 03 CONCRETE</b>                   |          |               |                  |               |
| <b>FOUNDATIONS</b>                            |          |               |                  |               |
| CONCRETE FOUNDATIONS PACKAGE S&S              | 1        | B/D           | 74,134.00        | 2,399         |
| CONCRETE MATERIAL                             | -        | INCLUDED      | 0.00             | 0,000         |
| REINFORCING MATERIAL & LABOR                  | -        | INCLUDED      | 0.00             | 0,000         |
| REINFORCING MATERIAL                          | -        | INCLUDED      | 0.00             | 0,000         |
| LAYOUT  | 80       | MHRS          | 47.04            | 0,122         |
| CONCRETE ADDITIVE FND                         | -        | INCLUDED      | 0.00             | 0,000         |
| FORKLIFT AND FUEL                             | 2        | MTHS          | 3,177.00         | 0,206         |
| SKIDSTEER, W/ ATTACHMENTS AND FUEL            | 2        | MTHS          | 2,671.00         | 0,173         |
| <b>TOTAL FOUNDATIONS</b>                      |          |               | <b>89,593</b>    | <b>2,900</b>  |
| <b>INTERIOR FLATWORK</b>                      |          |               |                  |               |
| FLATWORK PACKAGE S&S                          | 1        | B/D           | 225,373.00       | 7,295         |
| SLAB ON GRADE                                 | -        | INCLUDED      | 0.00             | 0,000         |
| SLAB ON GRADE - 8"                            | -        | INCLUDED      | 0.00             | 0,000         |
| SLAB ON DECK                                  | -        | INCLUDED      | 0.00             | 0,000         |
| SLAB ON DECK - CELL MEZZ                      | -        | INCLUDED      | 0.00             | 0,000         |
| HOUSEKEEPING PADS                             | -        | INCLUDED      | 0.00             | 0,000         |
| SURFACE PREP, TOPPING SLAB                    | 1        | LSUM          | 5,000.00         | 0,162         |
| EXPANSION MATERIAL CURE AND MISC ACCESSORIES  | -        | INCLUDED      | 0.00             | 0,000         |

PROJECT NAME - Laramie County Detention Addition

ESTIMATOR - Hargre

PROJECT NO - 10000

PROJECT LOCATION - H

| Description                                 | Quantity    | Unit | \$           | Total \$           | \$ per SFT    |
|---|-------------|------|--------------|--------------------|---------------|
| SAWCUTTING                                  | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| MEZZ REINFORCING, S&S                       | 1 LSUM      |      | 21,000.00    | 21,000             | 0.680         |
| DRILL AND DOWEL                             | 1 LSUM      |      | 7,500.00     | 7,500              | 0.243         |
| CONCRETE PATCH ADDITIONAL KITCHEN ALT       | 1 ALTERNATE |      | 7,500.00     | 7,500              | 0.243         |
| CONCRETE PUMP                               | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| <b>TOTAL INTERIOR FLATWORK</b>              |             |      |              | <b>266,373</b>     | <b>8.622</b>  |
| <b>CONCRETE MISCELLANEOUS</b>               |             |      |              |                    |               |
| DAILY CLEAN-UP - CONCRETE                   | 10 WKS      |      | 2,500.00     | 25,000             | 0.809         |
| SAFETY EQUIPMENT - CONCRETE                 | 1 LSUM      |      | 5,000.00     | 5,000              | 0.162         |
| GROUT ANCHOR BOLTS                          | 20 EACH     |      | 52.86        | 1,057              | 0.034         |
| GROUT COLUMNS & BEAMS                       | 25 EACH     |      | 52.86        | 1,322              | 0.043         |
| DUMPSTERS                                   | 15 EACH     |      | 350.00       | 5,250              | 0.170         |
| WINTER PROTECTION                           | 1 LSUM      |      | 30,000.00    | 30,000             | 0.971         |
| CONCRETE ADDITIVE                           | 1 LSUM      |      | 10,000.00    | 10,000             | 0.324         |
| HOISTING & EQUIPMENT                        | 10 WKS      |      | 700.00       | 7,000              | 0.227         |
| <b>TOTAL CONCRETE MISCELLANEOUS</b>         |             |      |              | <b>84,629</b>      | <b>2.739</b>  |
| <b>Total Division 03 CONCRETE</b>           |             |      |              | <b>\$440,595</b>   | <b>0</b>      |
| <b>Division 04 MASONRY</b>                  |             |      |              |                    |               |
| <b>UNIT MASONRY</b>                         |             |      |              |                    |               |
| CONCRETE MASONRY UNITS - AMMEX              | 1 BID       |      | 738,539.00   | 738,539            | 23.904        |
| REBAR REINFORCING AT CMU                    | 15 TONS     |      | 1,113.00     | 16,695             | 0.540         |
| BRICK VENEER                                | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| GLAZED / GLASS CMU                          | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| REWORK INTERIOR WALL OPENINGS               | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| GROUTING                                    | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| EMBED REBAR DRILL & EPOXY                   | 375 EA      |      | 26.92        | 10,094             | 0.327         |
| <b>TOTAL UNIT MASONRY</b>                   |             |      |              | <b>765,328</b>     | <b>24.771</b> |
| <b>MASONRY MISCELLANEOUS</b>                |             |      |              |                    |               |
| SAFETY EQUIPMENT - MASONRY                  | 1 LSUM      |      | 10,000.00    | 10,000             | 0.324         |
| WINTER PROTECTION                           | 1 LSUM      |      | 40,000.00    | 40,000             | 1.295         |
| MASONRY BRACING                             | 1 LSUM      |      | 7,500.00     | 7,500              | 0.243         |
| DAILY CLEAN-UP - MASONRY                    | 10 WKS      |      | 2,500.00     | 25,000             | 0.809         |
| DUMPSTERS                                   | 15 PULLS    |      | 350.00       | 5,250              | 0.170         |
| HOISTING EQUIPMENT & FUEL                   | 3 MTHS      |      | 3,177.00     | 9,531              | 0.308         |
| <b>TOTAL MASONRY MISCELLANEOUS</b>          |             |      |              | <b>97,281</b>      | <b>3.149</b>  |
| <b>Total Division 04 MASONRY</b>            |             |      |              | <b>\$862,609</b>   | <b>0</b>      |
| <b>Division 05 METALS</b>                   |             |      |              |                    |               |
| <b>STRUCTURAL STEEL</b>                     |             |      |              |                    |               |
| STRUCTURAL STEEL FABRICATIONS - PUMA        | 1 BID       |      | 1,279,104.00 | 1,279,104          | 41.400        |
| STEEL FRAMING ERECTION                      | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| STEEL FRAMING FABRICATION                   | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| STEEL JOISTS & DECK                         | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| <b>TOTAL STRUCTURAL STEEL</b>               |             |      |              | <b>1,279,104</b>   | <b>41.400</b> |
| <b>STEEL FABRICATIONS</b>                   |             |      |              |                    |               |
| STEEL FABRICATIONS / ERECTION               |             |      | 0.00         | 0                  | 0.000         |
| NEW STAIRS                                  | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| OFFICERS STAIRS                             | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| CELL MEZZANINE RAILINGS                     | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| CELL MEZZANINE RAILING STAIRS               | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| EXTERIOR HANDRAIL - STEEL                   | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| CORE AND GROUT HAND RAILS                   | 50 EACH     |      | 51.45        | 2,573              | 0.083         |
| EMBEDS & ANCHOR BOLTS                       | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| PIPE BOLLARDS - PAINTED, ALT #1             | 4 EACH      |      | 296.00       | 1,184              | 0.038         |
| SAFETY EQUIPMENT - STEEL ERECTION           | 1 LSUM      |      | 2,500.00     | 2,500              | 0.081         |
| UNLOAD & DISTRIBUTE STEEL ITEMS             | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| LAYOUT / FIELD VERIFICATION                 | 1 LSUM      |      | 5,000.00     | 5,000              | 0.162         |
| <b>TOTAL STEEL FABRICATIONS</b>             |             |      |              | <b>11,257</b>      | <b>0.364</b>  |
| <b>Total Division 05 METALS</b>             |             |      |              | <b>\$1,290,361</b> | <b>0</b>      |
| <b>Division 06 WOOD &amp; PLASTIC</b>       |             |      |              |                    |               |
| <b>ROUGH CARPENTRY AND FRAMING</b>          |             |      |              |                    |               |
| ROUGH CARPENTRY PACKAGE, FCI WYO            | - BELOW     |      | 0.00         | 0                  | 0.000         |
| MISC WALL BACKING                           | 1 BID       |      | 8,365.00     | 8,365              | 0.271         |
| WINDOW BLOCKING                             | 1 BID       |      | 69,697.00    | 69,697             | 2.256         |
| ROOF BLOCKING                               |             |      | 0.00         | 0                  | 0.000         |
| PARAPET SHEATHING                           | 1 BID       |      | 33,297.00    | 33,297             | 1.078         |
| MISC ROOF BLOCKING                          | 1 BID       |      | 81,221.00    | 81,221             | 2.629         |
| HOISTING EQUIPMENT & FUEL                   | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| ROUGH CARPENTRY LABOR & MATERIALS           | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| ROUGH CARPENTRY LABOR                       | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| DAILY CLEAN-UP - FRAMING                    | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| DUMPSTERS                                   | 10 PULLS    |      | 350.00       | 3,500              | 0.113         |
| <b>TOTAL ROUGH CARPENTRY AND FRAMING</b>    |             |      |              | <b>196,080</b>     | <b>6.346</b>  |
| <b>ARCHITECTURAL MILLWORK</b>               |             |      |              |                    |               |
| MILLWORK PACKAGE JBD                        | 1 BID       |      | 15,989.00    | 15,989             | 0.518         |
| BREAKROOM                                   | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| OFFICERS STATIONS                           | - INCLUDED  |      | 0.00         | 0                  | 0.000         |
| LOCKS                                       | 1 ALTERNATE |      | 6,360.00     | 6,360              | 0.206         |
| <b>TOTAL ARCHITECTURAL MILLWORK</b>         |             |      |              | <b>22,349</b>      | <b>0.723</b>  |
| <b>Total Division 06 WOOD &amp; PLASTIC</b> |             |      |              | <b>\$218,429</b>   | <b>0</b>      |

PROJECT NAME: Larame Court Detention Addition

ESTIMATOR: Hanger

PROJECT NO: 10066

PROJECT LOCATION: 14

| Description  | Quantity | Unit       | Total \$         | \$ per SQFT  |
|--|----------|------------|------------------|--------------|
| <b>Division 07 THERMAL &amp; MOISTURE PROTECTION</b>       |          |            |                  |              |
| <b>DAMP-PROOFING AND WATERPROOFING</b>                     |          |            |                  |              |
| DAMP-PROOFING & WATERPROOFING / DRAINAGE BOARD             | 1        | LSUM       | 2,700.00         | 0.087        |
| UNDERSLAB RIGID INSULATION FCI WYO                         | 1        | B/D        | 18,969.00        | 0.549        |
| FOUNDATION INSULATION                                      | -        | INCLUDED   | 0.00             | 0.000        |
| <b>TOTAL DAMP-PROOFING AND WATERPROOFING</b>               |          |            | <b>19,669</b>    | <b>0.637</b> |
| <b>THERMAL AND SOUND INSULATION</b>                        |          |            |                  |              |
| INSULATION PACKAGE   | 1        | B/D        | 130,332.00       | 4.218        |
| THERMAX RIGID  | -        | INCLUDED   | 0.75             | 0.000        |
| THERMAL BATT   | -        | INCLUDED   | 0.85             | 0.000        |
| ACOUSTICAL SOUND BATTS - WALLS                             | -        | W/ DRYWALL | 0.00             | 0.000        |
| BATT CONTAINMENT   | 7,500    | SOFT       | 1.32             | 0.320        |
| VAPOR BARRIER INT  | -        | INCLUDED   | 3.20             | 0.000        |
| <b>TOTAL THERMAL AND SOUND INSULATION</b>                  |          |            | <b>140,210</b>   | <b>4.538</b> |
| <b>FIRE STOPPING</b>                                       |          |            |                  |              |
| FIRE STOPPING - FLOOR SLAB EDGE                            | 1,700    | LNFT       | 4.50             | 0.248        |
| MASONRY FIRE STOPPING - 2HR WALLS                          | 1,000    | LNFT       | 8.00             | 0.259        |
| FIRE STOPPING  | 1        | B/D        | 2,536.00         | 0.082        |
| FIRE STOPPING - 2 HR WALLS                                 | 430      | LNFT       | 6.50             | 0.090        |
| FIRESTOPPING @ EXPANSION                                   | 850      | LNFT       | 21.76            | 0.589        |
| PENETRATIONS   | 75       | EACH       | 15.00            | 0.006        |
| <b>TOTAL FIRE STOPPING</b>                                 |          |            | <b>40,602</b>    | <b>1.314</b> |
| <b>STUCCO</b>  |          |            |                  |              |
| STUCCO   | 1        | B/D        | 252,000.00       | 8.156        |
| SEALANT / FLASHING   | -        | INCLUDED   | 0.00             | 0.000        |
| CRACK ISO MEMBRANE   | -        | EXCLUDED   | 0.00             | 0.000        |
| <b>TOTAL STUCCO</b>  |          |            | <b>252,000</b>   | <b>8.156</b> |
| <b>FIREPROOFING</b>  |          |            |                  |              |
| STEEL FIREPROOFING, ROLLING PLAINS                         | 1        | B/D        | 115,600.00       | 3.742        |
| <b>TOTAL FIREPROOFING</b>                                  |          |            | <b>115,600</b>   | <b>3.742</b> |
| <b>MEMBRANE ROOFING</b>                                    |          |            |                  |              |
| MEMBRANE ROOFING, ARAPAHOE                                 | 1        | B/D        | 178,072.00       | 5.699        |
| 60 MIL BLACK EPDM, FULLY ADHERED                           | -        | INCLUDED   | 0.00             | 0.000        |
| RUBBER WALK PADS   | -        | INCLUDED   | 0.00             | 0.000        |
| ROOF EXPANSION JOINTS                                      | 131      | LNFT       | 20.00            | 0.085        |
| <b>TOTAL MEMBRANE ROOFING</b>                              |          |            | <b>178,092</b>   | <b>5.784</b> |
| <b>FLASHING AND SHEET METAL</b>                            |          |            |                  |              |
| FLASHING AND SHEET METAL PACKAGE, ARAPAHOE                 | -        | INCLUDED   | 0.00             | 0.000        |
| COPING CAP   | -        | INCLUDED   | 0.00             | 0.000        |
| METAL PANEL @ LAUNDRY                                      | 1        | LSUM       | 1,750.00         | 0.057        |
| FASCIA FLASHINGS   | -        | INCLUDED   | 0.00             | 0.000        |
| <b>TOTAL FLASHING AND SHEET METAL</b>                      |          |            | <b>1,750</b>     | <b>0.057</b> |
| <b>EXPANSION CONTROL</b>                                   |          |            |                  |              |
| EXTERIOR WALL SYSTEM                                       | 1        | ALLOWANCE  | 74,406.00        | 2.408        |
| FLOOR SYSTEM   | -        | INCLUDED   | 0.00             | 0.000        |
| INTERIOR WALL SYSTEM                                       | -        | INCLUDED   | 0.00             | 0.000        |
| CEILING SYSTEM   | -        | INCLUDED   | 0.00             | 0.000        |
| ROOF SYSTEM  | -        | W/ ROOFING | 0.00             | 0.000        |
| <b>TOTAL EXPANSION CONTROL</b>                             |          |            | <b>74,406</b>    | <b>2.408</b> |
| <b>JOINT SEALANTS</b>                                      |          |            |                  |              |
| JOINT SEALANTS- DIVERSIFIED                                | 1        | B/D        | 49,540.00        | 1.603        |
| SECURITY SEALANT   | -        | in DIV 11  | 0.00             | 0.000        |
| <b>TOTAL JOINT SEALANTS</b>                                |          |            | <b>49,540</b>    | <b>1.603</b> |
| <b>Total Division 07 THERMAL &amp; MOISTURE PROTECTION</b> |          |            | <b>\$872,469</b> | <b>0</b>     |
| <b>Division 08 DOORS &amp; WINDOWS</b>                     |          |            |                  |              |
| <b>HOLLOW METAL DOORS &amp; FRAMES</b>                     |          |            |                  |              |
| SINGLE HWL DOOR FRAME 3X7' DOORWAYS                        | 1        | B/D        | 19,432.00        | 0.629        |
| DOOR INSTALL, FCI OF WYOMING                               | 1        | B/D        | 5,509.00         | 0.178        |
| HOLLOW METAL WINDOW FRAMES, DOORWAYS                       | 1        | B/D        | 12,187.00        | 0.394        |
| HOLLOW METAL DOORS, DOORWAYS                               | 1        | B/D        | 12,487.00        | 0.404        |
| UNLOAD AND SORT FRAMES AND DOORS                           | 1        | LSUM       | 1,000.00         | 0.032        |
| HOLLOW METAL FRAMES INSTALL, FCI OF WYOMING                | 1        | B/D        | 9,397.00         | 0.304        |
| <b>TOTAL HOLLOW METAL DOORS &amp; FRAMES</b>               |          |            | <b>59,992</b>    | <b>1.942</b> |
| <b>DOOR HARDWARE</b>                                       |          |            |                  |              |
| DOOR HARDWARE, DOORWAYS                                    | 1        | B/D        | 33,227.00        | 1.075        |
| <b>TOTAL DOOR HARDWARE</b>                                 |          |            | <b>33,227</b>    | <b>1.075</b> |
| <b>DOOR/HARDWARE INSTALLATION</b>                          |          |            |                  |              |
| DOOR / HARDWARE INSTALLATION, FCI WYO                      | 1        | B/D        | 16,215.00        | 0.525        |
| <b>TOTAL DOOR/HARDWARE INSTALLATION</b>                    |          |            | <b>16,215</b>    | <b>0.525</b> |
| <b>ALUMINUM STOREFRONT, GLAZING AND WINDOWS</b>            |          |            |                  |              |
| ALUMINUM STOREFRONTS & ENTRY PACKAGE, B&W                  | 1        | B/D        | 115,889.00       | 3.751        |
| BREAKMETAL & CAULKING                                      | -        | INCLUDED   | 0.00             | 0.000        |
| WINTER PROTECTION / TEMP ENCLOSERS                         | -        | INCLUDED   | 0.00             | 0.000        |
| DOOR/SIDEGLAZING   | -        | INCLUDED   | 0.00             | 0.000        |
| FINAL GLASS CLEANING                                       | 1        | LSUM       | 7,500.00         | 0.243        |
| UNLOAD AND SORT WINDOWS                                    | 1        | LSUM       | 3,500.00         | 0.113        |
| <b>TOTAL ALUMINUM STOREFRONT, GLAZING AND WINDOWS</b>      |          |            | <b>126,889</b>   | <b>4.107</b> |
| <b>Total Division 08 DOORS &amp; WINDOWS</b>               |          |            | <b>\$236,323</b> | <b>0</b>     |
| <b>Division 09 FINISHES</b>                                |          |            |                  |              |
| <b>DRYWALL</b>   |          |            |                  |              |
| DRYWALL PACKAGE  | 1        | B/D        | 739,562.00       | 23.937       |

PROJECT NAME: Laramie Courts Detention Addition  
 ESTIMATOR: J. Dwyer  
 PROJECT NO.: 3066  
 PROJECT LOCATION: 14

| Description                                    | Quantity    | Unit \$    | Total \$           | \$ per SQFT   |
|--|-------------|------------|--------------------|---------------|
| COLD FORMED FRAMING                            | - INCLUDED  | 0.00       | 0                  | 0.000         |
| SHEATHING                                      | - INCLUDED  | 0.00       | 0                  | 0.000         |
| GYPBOARD CEILINGS                              | - INCLUDED  | 0.00       | 0                  | 0.000         |
| FIRST FLOOR COLUMN FURRING                     | - INCLUDED  | 0.00       | 0                  | 0.000         |
| SOUND BATTS                                    | 1 B/D       | 8,218.00   | 8,218              | 0.266         |
| <b>TOTAL DRYWALL</b>                           |             |            | <b>747,780</b>     | <b>24.203</b> |
| <b>TILING</b>                                  |             |            |                    |               |
| TILING, CARPET ONE                             | 1 B/D       | 15,854.00  | 15,854             | 0.513         |
| FLOOR TILE                                     | - INCLUDED  | 0.00       | 0                  | 0.000         |
| WALL TILE                                      | - INCLUDED  | 0.00       | 0                  | 0.000         |
| WATERPROOF MEMBRANE                            | 415 SOFT    | 3.50       | 1,453              | 0.047         |
| FLOOR PREP                                     | 415 SOFT    | 0.19       | 78                 | 0.003         |
| FLOOR PROTECTION                               | 2,707 SOFT  | 0.36       | 969                | 0.031         |
| <b>TOTAL TILING</b>                            |             |            | <b>18,353</b>      | <b>0.594</b>  |
| <b>TRAFFIC COATING</b>                         |             |            |                    |               |
| TRAFFIC COATING                                | - BELOW     | 0.00       | 0                  | 0.000         |
| EXERCISE                                       | - EXCLUDED  | 0.00       | 0                  | 0.000         |
| PENTHOUSE, DIVERSIFIED                         | 1 B/D       | 15,645.00  | 15,645             | 0.506         |
| <b>TOTAL TRAFFIC COATING</b>                   |             |            | <b>15,645</b>      | <b>0.506</b>  |
| <b>CARPET / RESILIENT</b>                      |             |            |                    |               |
| CARPET, CARPET ONE                             | 1 B/D       | 19,378.00  | 19,378             | 0.627         |
| CARPET TILE                                    | - INCLUDED  | 0.00       | 0                  | 0.000         |
| BASE   | - INCLUDED  | 0.00       | 0                  | 0.000         |
| DAYROOM CARPET                                 | - INCLUDED  | 0.00       | 0                  | 0.000         |
| DAYROOM CARPET TRIM                            | - INCLUDED  | 0.00       | 0                  | 0.000         |
| RESILIENT FLOORING, CARPET ONE                 | 1 B/D       | 10,377.00  | 10,377             | 0.336         |
| MOISTURE TEST (BASED ON 1 / 1000 SF)           | 3 EACH      | 150.00     | 450                | 0.015         |
| FLOOR PREP                                     | 3,317 SOFT  | 0.19       | 622                | 0.020         |
| FLOOR PROTECTION                               | 3,317 SOFT  | 0.36       | 1,187              | 0.038         |
| <b>TOTAL CARPET / RESILIENT</b>                |             |            | <b>32,014</b>      | <b>1.038</b>  |
| <b>SEALED CONCRETE</b>                         |             |            |                    |               |
| SEALED CONCRETE, MAXIMUM                       | - INCLUDED  | 0.00       | 0                  | 0.000         |
| WATERPROOF SEALED CONCRETE                     | - EXCLUDED  | 0.00       | 0                  | 0.000         |
| SHOWER FLOORING SYSTEM                         | 650 SOFT    | 11.00      | 7,150              | 0.231         |
| FLOOR PREP                                     | 22,000 SOFT | 0.19       | 4,123              | 0.133         |
| FLOOR PROTECTION                               | 22,000 SOFT | 0.36       | 7,876              | 0.255         |
| <b>TOTAL SEALED CONCRETE</b>                   |             |            | <b>19,149</b>      | <b>0.620</b>  |
| <b>ACOUSTICAL CEILINGS</b>                     |             |            |                    |               |
| ACOUSTICAL CEILING, INNOVATIVE                 | 1 B/D       | 51,203.00  | 51,203             | 1.657         |
| ACOUSTICAL CEILING @ DAYROOMS                  | - INCLUDED  | 0.00       | 0                  | 0.000         |
| <b>TOTAL ACOUSTICAL CEILINGS</b>               |             |            | <b>51,203</b>      | <b>1.657</b>  |
| <b>FLUID APPLIED FLOORING</b>                  |             |            |                    |               |
| EPOXY FLUID APPLIED FLOORING, CSI-COATING      | 1 B/D       | 4,260.00   | 4,260              | 0.138         |
| PRIME COAT EPOXY FLOORING, ALTERNATE           | 1 ALTERNATE | 16,522.00  | 16,522             | 0.535         |
| <b>TOTAL FLUID APPLIED FLOORING</b>            |             |            | <b>20,782</b>      | <b>0.673</b>  |
| <b>PAINTING</b>                                |             |            |                    |               |
| PAINTING PACKAGE, MAXIMUM                      | 1 B/D       | 256,000.00 | 256,000            | 8.286         |
| EPOXY PAINT CELLS                              | - INCLUDED  | 0.00       | 0                  | 0.000         |
| PRIME COAT AT CELLS, ALTERNATE                 | 1 ALTERNATE | 108,825.00 | 108,825            | 3.522         |
| GUARDRAILS                                     | - INCLUDED  | 0.00       | 0                  | 0.000         |
| MINOR TOUCHUPS                                 | 1 LSUM      | 7,500.00   | 7,500              | 0.243         |
| <b>TOTAL PAINTING</b>                          |             |            | <b>372,325</b>     | <b>12.051</b> |
| <b>FINISHES MISCELLANEOUS</b>                  |             |            |                    |               |
| DAILY CLEAN-UP - FINISHES                      | 10 WKS      | 2,000.00   | 20,000             | 0.647         |
| WEATHER PROTECTION - FINISHES                  | 1 LSUM      | 35,000.00  | 35,000             | 1.130         |
| EXISTING CMU TOUCH UP (NORTH EXISTING WALL)    | 1 ALLOWANCE | 10,000.00  | 10,000             | 0.324         |
| DUMPSTERS                                      | 15 PULLS    | 350.00     | 5,250              | 0.170         |
| <b>TOTAL FINISHES MISCELLANEOUS</b>            |             |            | <b>70,250</b>      | <b>2.274</b>  |
| <b>Total Division 09 FINISHES</b>              |             |            | <b>\$1,347,501</b> | <b>0</b>      |
| <b>Division 10 SPECIALTIES</b>                 |             |            |                    |               |
| <b>TOILET PARTITIONS AND ACCESSORIES</b>       |             |            |                    |               |
| TOILET ACCESSORIES, SPECIALTIES CONTRACTING    | 1 B/D       | 4,652.00   | 4,652              | 0.151         |
| <b>TOTAL TOILET PARTITIONS AND ACCESSORIES</b> |             |            | <b>4,652</b>       | <b>0.151</b>  |
| <b>SIGNAGE</b>                                 |             |            |                    |               |
| SIGNAGE / GRAPHICS                             | 1 LSUM      | 2,500.00   | 2,500              | 0.081         |
| PAINTED DETENTION SIGNS                        | 64 EA       | 40.00      | 2,560              | 0.083         |
| PARKING SIGNS                                  | 3 EA        | 433.00     | 1,299              | 0.042         |
| <b>TOTAL SIGNAGE</b>                           |             |            | <b>6,359</b>       | <b>0.206</b>  |
| <b>VISUAL DISPLAY SURFACES</b>                 |             |            |                    |               |
| TACK BOARDS                                    | 1 EACH      | 500.00     | 500                | 0.016         |
| <b>TOTAL VISUAL DISPLAY SURFACES</b>           |             |            | <b>500</b>         | <b>0.016</b>  |
| <b>INTERIOR FENCE</b>                          |             |            |                    |               |
| FENCE  | 30 LNFT     | 84.14      | 2,524              | 0.082         |
| <b>TOTAL INTERIOR FENCE</b>                    |             |            | <b>2,524</b>       | <b>0.082</b>  |
| <b>LOUVERS</b>                                 |             |            |                    |               |
| FIXED METAL LOUVERS                            | - IN NIECH  | 0.00       | 0                  | 0.000         |
| <b>TOTAL LOUVERS</b>                           |             |            | <b>0</b>           | <b>0.000</b>  |
| <b>FIRE EXTINGUISHERS AND CABINETS</b>         |             |            |                    |               |
| FIRE EXTINGUISHERS - 10 LB ABC                 | 3 EACH      | 90.10      | 270                | 0.009         |
| FIRE EXTINGUISHER CABINETS                     | 3 EACH      | 879.00     | 2,637              | 0.085         |
| <b>TOTAL FIRE EXTINGUISHERS AND CABINETS</b>   |             |            | <b>2,907</b>       | <b>0.094</b>  |
| <b>WALL PROTECTION</b>                         |             |            |                    |               |



PROJECT NAME: Luzerne County Detention, Alkanton  
 ESTIMATOR: Thayer  
 PROJECT NO: 1006  
 PROJECT LOCATION: 14

| Description                                   | Quantity | Unit      | \$           | Total \$           | \$ per SQFT   |
|---|----------|-----------|--------------|--------------------|---------------|
| WALL SURFACE PROTECTION                       | 1        | ALLOWANCE | 2,500.00     | 2,500              | 0.081         |
| <b>TOTAL WALL PROTECTION</b>                  |          |           |              | <b>2,500</b>       | <b>0.081</b>  |
| <b>Total Division 10 SPECIALTIES</b>          |          |           |              | <b>\$19,443</b>    |               |
| <b>Division 11 EQUIPMENT</b>                  |          |           |              | <b>0</b>           |               |
| <b>KITCHEN EQUIPMENT</b>                      |          |           |              |                    |               |
| KITCHEN UPGRADES PUEBLO                       | 1        | B/D       | 121,451.00   | 121,451            | 3.931         |
| REWORK DISHWASHERS FOR PLUMBING PUEBLO        | 1        | B/D       | 1,500.00     | 1,500              | 0.049         |
| MISC LAUNDRY RE-WORK                          | 1        | LSUM      | 13,906.84    | 13,907             | 0.450         |
| KITCHEN SYSTEM - HOOD ANSEL PUEBLO            | 1        | B/D       | 10,488.00    | 10,488             | 0.339         |
| LAUNDRY UPGRADES CLEAN DESIGN                 | 1        | B/D       | 29,510.00    | 29,510             | 0.955         |
| <b>TOTAL KITCHEN EQUIPMENT</b>                |          |           |              | <b>176,856</b>     | <b>5.724</b>  |
| <b>Total Division 11 EQUIPMENT</b>            |          |           |              | <b>\$176,856</b>   |               |
| <b>Division 12 FURNISHINGS</b>                |          |           |              | <b>0</b>           |               |
| <b>WINDOW TREATMENTS</b>                      |          |           |              |                    |               |
| WINDOW COVERINGS                              | 1        | ALLOWANCE | 1,500.00     | 1,500              | 0.049         |
| <b>TOTAL WINDOW TREATMENTS</b>                |          |           |              | <b>1,500</b>       | <b>0.049</b>  |
| <b>Total Division 12 FURNISHINGS</b>          |          |           |              | <b>\$1,500</b>     |               |
| <b>Division 13 SPECIAL CONSTRUCTION</b>       |          |           |              | <b>0</b>           |               |
| <b>DETENTION CONSTRUCTION</b>                 |          |           |              |                    |               |
| DETENTION EQUIPMENT CML                       | 1        | B/D       | 2,892,370.00 | 2,892,370          | 93.616        |
| DETENTION H/A FRAMES/DOORS/HARDWARE           |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| DETENTION STEEL CELLS                         |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| GROUTING OF CELLS                             |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| GROUTING OF DETENTION FRAMES                  |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| GROUTING OF DETENTION FRAMES OUTSIDE OF CELLS | 1        | B/D       | 8,175.00     | 8,175              | 0.265         |
| SECURITY GLAZING                              |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| SECURITY CEILING                              |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| DETENTION FURNISHINGS                         |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| FIRE CAB & EXTINGUISHER                       | 2        | EACH      | 2,500.00     | 5,000              | 0.162         |
| DETENTION ACCESS DOOR                         | 20       | EACH      | 850.00       | 17,000             | 0.550         |
| HOISTING EQUIPMENT & FUEL                     | 5        | MD        | 2,500.00     | 12,500             | 0.405         |
| <b>TOTAL DETENTION CONSTRUCTION</b>           |          |           |              | <b>2,935,045</b>   | <b>94.998</b> |
| <b>Total Division 13 SPECIAL CONSTRUCTION</b> |          |           |              | <b>\$2,935,045</b> |               |
| <b>Division 21 FIRE SUPPRESSION</b>           |          |           |              | <b>0</b>           |               |
| <b>FIRE SPRINKLER SYSTEM</b>                  |          |           |              |                    |               |
| FIRE SPRINKLER SYSTEM, RAPID FIRE             | 1        | B/D       | 224,690.00   | 224,690            | 7.272         |
| DESIGN AND CALCULATIONS                       |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| <b>TOTAL FIRE SPRINKLER SYSTEM</b>            |          |           |              | <b>224,690</b>     | <b>7.272</b>  |
| <b>Total Division 21 FIRE SUPPRESSION</b>     |          |           |              | <b>\$224,690</b>   |               |
| <b>Division 22 PLUMBING</b>                   |          |           |              | <b>0</b>           |               |
| <b>PLUMBING SYSTEM</b>                        |          |           |              |                    |               |
| PLUMBING, MSI                                 | 1        | B/D       | 618,781.00   | 618,781            | 20.028        |
| HYDRONIC PIPING                               |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| UNDERSLAB TRENCHING / BACKFILL / COMPACT      | 15       | CY        | 75.00        | 1,125              | 0.036         |
| SECURITY SEALANT                              | 1        | B/D       | 5,200.00     | 5,200              | 0.168         |
| MISC KITCHEN DRAIN RE-WORK                    | 1        | LSUM      | 10,578.28    | 10,578             | 0.342         |
| ADDITIONAL DRAIN LINE ALT #2                  | 1        | ALTERNATE | 6,418.00     | 6,418              | 0.208         |
| MISC ALT#2 WORK                               | 1        | LSUM      | 11,365.00    | 11,365             | 0.368         |
| <b>TOTAL PLUMBING SYSTEM</b>                  |          |           |              | <b>653,467</b>     | <b>21.151</b> |
| <b>Total Division 22 PLUMBING</b>             |          |           |              | <b>\$653,467</b>   |               |
| <b>Division 23 HVAC</b>                       |          |           |              | <b>0</b>           |               |
| <b>HVAC SYSTEM</b>                            |          |           |              |                    |               |
| DUCTWORK MSI                                  | 1        | B/D       | 1,070,440.00 | 1,070,440          | 34.547        |
| EQUIPMENT                                     |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| DUCT INSULATION                               |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| TEMPERATURE CONTROLS                          | 1        | B/D       | 188,600.00   | 188,600            | 6.104         |
| TEST AND BALANCE                              | 1        | B/D       | 10,000.00    | 10,000             | 0.324         |
| ADD ALTERNATE #1- SNOWMELT SYSTEM             | 1        | B/D       | 104,634.00   | 104,634            | 3.387         |
| REWORK OF EXISTING UNITS                      | 1        | ALLOWANCE | 10,000.00    | 10,000             | 0.324         |
| METAL SHROULDS                                | 60       | LNFT      | 45.00        | 2,700              | 0.087         |
| <b>TOTAL HVAC SYSTEM</b>                      |          |           |              | <b>1,386,374</b>   | <b>44.872</b> |
| <b>Total Division 23 HVAC</b>                 |          |           |              | <b>\$1,386,374</b> |               |
| <b>Division 26 ELECTRICAL</b>                 |          |           |              | <b>0</b>           |               |
| <b>ELECTRICAL</b>                             |          |           |              |                    |               |
| FIXTURES                                      | 1        | B/D       | 259,875.00   | 259,875            | 8.411         |
| LIGHTING CONTROLS                             |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| LOW VOLTAGE GEAR                              |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| FEEDERS                                       |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| POWER   | 1        | B/D       | 261,943.00   | 261,943            | 8.478         |
| SEC ROUGH-IN                                  | 1        | B/D       | 57,791.00    | 57,791             | 1.871         |
| DATA / SECURITY / AV ROUGH IN                 | 1        | B/D       | 63,284.00    | 63,284             | 2.048         |
| MECHANICAL CONNECTIONS                        | 1        | B/D       | 32,920.00    | 32,920             | 1.066         |
| KITCHEN EQUIPMENT                             |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| DEMO (MAKE SAFE)                              |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| TEMPORARY POWER & LIGHTING                    |          | INCLUDED  | 0.00         | 0                  | 0.000         |
| TEMPORARY GENERATOR                           |          | EXCLUDED  | 0.00         | 0                  | 0.000         |

PROJECT NAME: Larame Courts Detention Addition  
 ESTIMATOR: (Unlabeled)  
 PROJECT SQFT: 30656  
 PROJECT DEVISION: 14

| Description   | Quantity | Unit      | \$         | Total \$         | \$ per SQFT   |
|---|----------|-----------|------------|------------------|---------------|
| <b>TOTAL ELECTRICAL</b>                                 |          |           |            | <b>675,813</b>   | <b>21.874</b> |
| <b>Total Division 26 ELECTRICAL</b>                     |          |           |            | <b>\$675,813</b> |               |
| <b>Division 27 COMMUNICATIONS</b>                       |          |           |            | <b>0</b>         |               |
| <b>COMMUNICATIONS</b>                                   |          |           |            |                  |               |
| IT CABLE/TERMINATIONS LINX                              | 1        | B/D       | 115,565.00 | 115,565          | 3.743         |
| STRUCTURED CABLING                                      | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| CABINETS / RACKS / ENCLOSURES                           | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| CABLE TV  | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| INTERCOMM / PA SYSTEM- ADMIN                            | 1        | ALLOWANCE | 5,000.00   | 5,000            | 0.162         |
| A / V   | 1        | ALLOWANCE | 15,000.00  | 15,000           | 0.485         |
| <b>TOTAL COMMUNICATIONS</b>                             |          |           |            | <b>135,565</b>   | <b>4.388</b>  |
| <b>Total Division 27 COMMUNICATIONS</b>                 |          |           |            | <b>\$135,565</b> |               |
| <b>Division 28 ELECTRONIC SAFETY &amp; SECURITY</b>     |          |           |            | <b>0</b>         |               |
| <b>SECURITY</b>   |          |           |            |                  |               |
| SEC   | 1        | ALLOWANCE | 320,000.00 | 320,000          | 10.357        |
| ACCESS CONTROL- LONG                                    | 1        | B/D       | 17,865.00  | 17,865           | 0.578         |
| VIDEO SURVEILLANCE- LONG                                | 1        | B/D       | 11,189.00  | 11,189           | 0.362         |
| <b>TOTAL SECURITY</b>                                   |          |           |            | <b>349,054</b>   | <b>11.298</b> |
| <b>FIRE DETECTION AND ALARM SYSTEM</b>                  |          |           |            |                  |               |
| FIRE ALARM  | 1        | B/D       | 283,819.00 | 283,819          | 9.186         |
| PRE-ACTION FIRE SUP INTEGRATION                         | 1        | LSUM      | 7,500.00   | 7,500            | 0.243         |
| DESIGN AND ENGINEERING                                  | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| <b>TOTAL FIRE DETECTION AND ALARM SYSTEM</b>            |          |           |            | <b>291,319</b>   | <b>9.429</b>  |
| <b>Total Division 28 ELECTRONIC SAFETY AND SECURITY</b> |          |           |            | <b>\$640,373</b> |               |
| <b>Division 31 EARTHWORK</b>                            |          |           |            | <b>0</b>         |               |
| <b>DRILLED CAISSONS</b>                                 |          |           |            |                  |               |
| DRILLED PIER SUB- LMS DRILLING                          | 1        | B/D       | 68,937.00  | 68,937           | 2.231         |
| MOBILIZATION  | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| POUR CAISSONS- SET CAGES- S&S                           | 1        | B/D       | 198,635.00 | 198,635          | 6.364         |
| REBAR MATERIAL- S&S                                     | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| REBAR TYING- S&S  | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| TOP OF PIER FORM- SONOTUBE                              | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| CONCRETE PUMP   | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| LAYOUT / VERTICAL CONTROL                               | 21       | EACH      | 150.00     | 3,150            | 0.102         |
| DRILL RIG ACCESS TO SITE- AZTEC                         | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| DEWATERING FOR CAISSONS                                 | 1        | ALLOWANCE | 2,200.00   | 2,200            | 0.071         |
| REMOVE CAISSON SPOILS OFFSITE- AZTEC                    | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| <b>TOTAL DRILLED CAISSONS</b>                           |          |           |            | <b>270,922</b>   | <b>8.769</b>  |
| <b>EROSION CONTROL</b>                                  |          |           |            |                  |               |
| VTC   | 2        | EACH      | 750.00     | 1,500            | 0.049         |
| SILT FENCING  | 250      | LNFT      | 2.15       | 538              | 0.017         |
| CONCRETE WASHOUT AREA                                   | 2        | EACH      | 1,500.00   | 3,000            | 0.097         |
| TEMP SECURITY FENCING                                   | 12       | MO        | 1,071.43   | 12,857           | 0.416         |
| TEMP WALKWAY BARRIER                                    | -        | EXCLUDED  | 0.00       | 0                | 0.000         |
| TEMP STREET CLOSURE                                     | 12       | MO        | 1,785.71   | 21,429           | 0.694         |
| CURB SOCKS  | 5        | EACH      | 1,500.00   | 7,500            | 0.243         |
| SKIDSTEER, W/ ATTACHMENTS AND FUEL                      | 6        | MONTH     | 2,671.00   | 16,026           | 0.519         |
| EROSION CONTROL MAINTENANCE                             | 1        | LSUM      | 4,500.00   | 4,500            | 0.146         |
| <b>TOTAL EROSION CONTROL</b>                            |          |           |            | <b>67,349</b>    | <b>2.180</b>  |
| <b>EARTHWORK</b>  |          |           |            |                  |               |
| BUILDING EXCAVATION & BACKFILL- AZTEC                   | 1        | B/D       | 56,100.00  | 56,100           | 1.816         |
| UNDERDRAINAGE SYSTEM                                    | -        | EXCLUDED  | 0.00       | 0                | 0.000         |
| EXCAVATE FOUNDATIONS                                    | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| EXCAVATE & BACKFILL                                     | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| SITE GRADING  | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| DEMO/ BASE COURTYARD- AZTEC                             | 1        | B/D       | 5,000.00   | 5,000            | 0.162         |
| GRADE & BACKFILL CURB & GUTTER                          | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| FINISH GRADE  | 3,700    | SOFT      | 0.30       | 1,110            | 0.036         |
| SKIDSTEER, W/ ATTACHMENTS AND FUEL                      | 2        | MONTH     | 2,671.00   | 5,342            | 0.173         |
| <b>TOTAL EARTHWORK</b>                                  |          |           |            | <b>67,552</b>    | <b>2.186</b>  |
| <b>Total Division 31 EARTHWORK</b>                      |          |           |            | <b>\$405,823</b> |               |
| <b>Division 32 EXTERIOR IMPROVEMENTS</b>                |          |           |            | <b>0</b>         |               |
| <b>ASPHALT PAVING</b>                                   |          |           |            |                  |               |
| ASPHALT PAVING PATCH- AZTEC                             | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| PAVEMENT STRIPING                                       | 1        | ALLOWANCE | 1,500.00   | 1,500            | 0.049         |
| <b>TOTAL ASPHALT PAVING</b>                             |          |           |            | <b>1,500</b>     | <b>0.049</b>  |
| <b>SITE CONCRETE</b>                                    |          |           |            |                  |               |
| SITE CONCRETE PACKAGE- S&S                              | 1        | B/D       | 43,434.00  | 43,434           | 1.406         |
| SIDEWALK- 4"  | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| SITE CONCRETE BASE- AZTEC                               | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| CURB AND GUTTER   | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| CONCRETE ADDITIVE                                       | -        | EXCLUDED  | 0.00       | 0                | 0.000         |
| SIDEWALK CHASE  | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| 8" CONCRETE PAVING                                      | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| HC RAMPS  | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| TACTILE WARNING PAVERS AT HC RAMPS                      | -        | INCLUDED  | 0.00       | 0                | 0.000         |
| <b>TOTAL SITE CONCRETE</b>                              |          |           |            | <b>43,434</b>    | <b>1.406</b>  |
| <b>LANDSCAPING AND IRRIGATION</b>                       |          |           |            |                  |               |
| LANDSCAPING   | 1        | ALLOWANCE | 15,000.00  | 15,000           | 0.485         |



PROJECT NAME: Laszlo County Detention Addition

ESTIMATOR: Humpert

PROJECT NO: 10060

PROJECT DURATION: 14

| Description                             | Quantity   | Unit \$   | Total \$ | \$ per SQFT |
|---|------------|-----------|----------|-------------|
| DUMPSTERS                               | 5 PULLS    | 350.00    | 1,750    | 0.057       |
| TOTAL LANDSCAPING AND IRRIGATION        |            |           | 18,750   | 0.542       |
| Total Division 32 EXTERIOR IMPROVEMENTS |            |           | \$61,684 |             |
| <b>Division 33 UTILITIES</b>            |            |           | 0        |             |
| <b>WATER SERVICES</b>                   |            |           |          |             |
| CONNECT TO EXISTING WATER LINE - AZTEC  | 1 B/D      | 10,400.00 | 10,400   | 0.337       |
| PATCH ASPHALT                           | - INCLUDED | 0.00      | 0        | 0.000       |
| TOTAL WATER SERVICES                    |            |           | 10,400   | 0.337       |
| <b>SANITARY SEWER SERVICES</b>          |            |           |          |             |
| CONNECT TO EXISTING MANHOLE - AZTEC     | 1 B/D      | 4,000.00  | 4,000    | 0.129       |
| 6" SDR 35 PVC SERVICE                   | - INCLUDED | 0.00      | 0        | 0.000       |
| 6" CLEANOUTS                            | - INCLUDED | 0.00      | 0        | 0.000       |
| TRAFFIC CONTROL - AZTEC                 | 1 B/D      | 5,800.00  | 5,800    | 0.188       |
| CUT AND PATCH - AZTEC                   | 1 B/D      | 21,100.00 | 21,100   | 0.683       |
| TOTAL SANITARY SEWER SERVICES           |            |           | 30,900   | 1.000       |
| <b>STORM SEWER SERVICES</b>             |            |           |          |             |
| STORM SEWER - AZTEC                     | 1 B/D      | 3,000.00  | 3,000    | 0.097       |
| 8" PVC STORM                            | - INCLUDED | 0.00      | 0        | 0.000       |
| 6" PVC STORM                            | - INCLUDED | 0.00      | 0        | 0.000       |
| CLEANOUTS                               | - INCLUDED | 0.00      | 0        | 0.000       |
| TIE INTO EXISTING INLET OR MANHOLE      | - INCLUDED | 0.00      | 0        | 0.000       |
| TRAFFIC CONTROL                         | - INCLUDED | 0.00      | 0        | 0.000       |
| DEWATERING                              | 1 LSUM     | 2,500.00  | 2,500    | 0.081       |
| CUT AND PATCH                           | - INCLUDED | 0.00      | 0        | 0.000       |
| TOTAL STORM SEWER SERVICES              |            |           | 5,500    | 0.178       |
| Total Division 33 UTILITIES             |            |           | \$46,800 |             |

Subtotal: \$13,413,015

## **Laramie County Detention Center Phase II Expansion, Cheyenne, Wyoming**

### **CONSTRUCTION CLARIFICATIONS AND ASSUMPTIONS**

Our Guaranteed Maximum Price (GMP) Estimate dated May 4<sup>th</sup>, 2018 is based on plans and specifications dated March 7<sup>th</sup>, 2018 provided by Short Elliot Hendrickson, Inc (SEH), and Addendum 1 dated March 20<sup>th</sup>, 2018 (Bidders Booklet issued by FCI), Addendum 2 (Design Addendum 1 issued by SEH) dated March 31<sup>st</sup>, Addendum 3 (Pushing Bid date to April 10<sup>th</sup> issued by FCI) dated April 5<sup>th</sup>, 2018, and Addendum 4\* (Design Addendum 2 issued by SEH) dated April 10<sup>th</sup>, 2018.

*\*Addendum 4 was issued to the bidding subcontractors prior to the addendums' reissue by SEH. Bidding subcontractors received Design Addendum #2 sent to FCI on 4/10/2018 at 3:54 and included the revised Civil, Structural, & D073 sent 4/11/2018 at 9:02 A.M. Issuing 3 different revisions of an addendum would cause confusion with the subcontractors and would possibly cause several to no longer bid. The later revisions of addendum #2 will be accounted for in the 100% CD's.*

This document is intended to complement the information provided in the detailed estimate.

- All costs are based on standard workdays, eight hours per day, five days per week.
- To the extent possible, products by specified basis-of-design manufacturers have been included. Use of comparable products or acceptable manufacturers as identified in the project specifications is considered to be in conformance with the project requirements.
- Our proposal is based on a construction start of June 18<sup>th</sup>, 2018 and construction completion in August 18<sup>th</sup>, 2018- Pending permit issuance. If permit is issued after June 18<sup>th</sup>, the completion date will be 14 months after the permit issue date.
- All materials are assumed to be selected from manufacturer's standard colors unless otherwise noted.

### **PART 2: Summary of Project Alternates:**

*All alternates are to be added to the Base GMP*

- Alternate #1: Snowmelt System- Snowmelt would be installed at the north entrance sidewalk and ramp & West Sally Port Drive. Alternate #1: **\$115,021**
- Alternate #2: Extend the 4" Grease Line to the Grease Interceptor located on the southside of the building. Alternate #2: **\$34,980**
- Alternate #3: Casework Locks- Provide drawers and cabinet locks in casework in the detention areas. Alternate #3: **\$6,913**
- Alternate #4: Prime Coat Premium Coating- Provide Prime Coat wall finish in the cells and Prime Coat Epoxy Flooring in the Shower Areas. Alternate #4: **\$136,248**

- Alternate #5: Kitchen Fire Suppression- Replace the existing Ansul Chemical Fire Suppression System in the Kitchen to New Ansul R-102 UL300 Fire by Simplex Grinnell. Alternate #5: **\$11,400**

### **PART 3: Scope Inclusions and Clarifications**

#### **General Requirements for the Entire Project**

- General Liability Insurance
- Performance, labor and material bond costs
- Builders Risk Insurance
- Preconstruction fee
- Construction management fee

#### **Division 01 – General Requirements**

- Temporary utility costs (Gas, electric, telephone) have been excluded from the GMP. Utilities to be paid for by Laramie County Detention.
- Building permit and plan check fees have been excluded.
- Background checks have been excluded from the GMP. It is assumed that Laramie County Detention will provide the required background checks needed to work within the existing Detention Center as it applies.
- It is assumed that construction of the Phase 2 addition will be independent of the Detention Center, and extensive background checks will not be required.
  - Workers within the secure detention area are subject to background checks.
- Grading and storm water permit fees are excluded.
- Supervision, Travel Costs and Temporary Facilities for 14 months of the projects duration.
- Weather Protection and Temp Heating have been included.
- All third party testing has been excluded.
- Abatement of hazardous material has been excluded. All DEQ testing and verification to be provided by the owner.

#### **Division 02 – Existing Conditions**

- Demolition of on-site structures
- Site demolition
- Site and building survey
- The vertical survey of the existing building is included in the GMP. This work has already been completed at the request of the owner. FCI strictly coordinated this activity. All errors and omissions are not the responsibility of FCI.

#### **Division 03 – Concrete**

- Building and site foundations are included in the GMP.
- Interior flatwork for slab on grade, slab on deck, mezzanine slabs, and slab in-fills are included.
- Moisture blankets for slab curing has been excluded due to the slab pour schedule. Proposed slabs would be poured during the winter months. The flatwork contractor has included chemical curing (Spec Chem ECure) as required.

- Proposed concrete mix design is per current and city approved design. Mix contains #57 aggregate (1") in lieu of #67 aggregate (3/4"). One-inch max aggregate to be used throughout.
- Drilled pier mix will contain chemical additive to reach the 6" minimum slump.
- An allowance of \$5,000 has been added for slab repair at the 2<sup>nd</sup> level exercise yard in preparation of the topping slab.
- Topping slab is included at the second level, epoxy bonding agent is included as a Dayton J 58 Epoxy product.
- Reinforcing steel, concrete material, concrete pumping to be provided.
- Concrete material and pumping is included in the GMP.
- Sandblasting concrete surfaces is not anticipated at this time.

#### **Division 04 – Masonry**

- Masonry systems as outlined by plans and specifications is included.
- Reinforcing steel for CMU is included
- CMU not shown in structural is considered non-structural CMU; CMU cells to be grouted at 48" O.C. with #3 rebar.
- Glass block repairs on the existing building have been excluded from the GMP.

#### **Division 05 – Steel**

- Structural steel framing is included per the structural drawings.
- Bar joists and metal deck are included per the structural drawings.
- Interior and exterior handrails and guardrails are to be prime finished and painted in the field.
- Lintels are included per the requirements of structural. Details 5&6/A502 indicate lintels below windows / storefront in masonry and refer to structural, however these are not indicated in the structural drawings. Per the 13/A601 AL WINDOW HEAD / JAMB / SILL the steel lintel is not indicated.
- Framed openings for mechanical are included as indicated on structural.
- Site bollards are excluded, four bollards are included with alternate # 1.
- We have not anticipated Architecturally Exposed Structural Steel (AESS) at this time

#### **Division 06 – Carpentry**

- Blocking for parapet cap, roof curbs is included as fire treated material.
- Nailers for roofing installation as required is included per the roofing details. Nailers are to be fire treated.
- Blocking and backing for wall mounted accessories and casework is included at the first floor only. It is assumed backing is not required at levels 2-5.
- Temporary enclosures at exterior openings are included for construction purposes.
- Casework locks and locking hardware has been excluded. If desired at the officer's station add \$3,524, if desired throughout add \$6,980.
- Architectural woodwork & plastic laminate window sills have been excluded from the GMP as they are not shown.
- Stainless steel countertops are included. However, the GMP pricing is based off a typical assembly, and pricing may be adjusted pending architectural clarification of the requirements.

- Chemical resistant plastic laminate has been excluded.
- Millwork and wood veneer has been excluded.
- Grommets and paper slots have been excluded.
- We have not anticipated AWI / QCP manufacturer is required at this time
- We have not anticipated AWI Certified installer is required at this time
- Plastic laminate casework and cabinetry with melamine interiors including MDF cores as required
- The interior architectural woodwork specification section has been excluded. This appears to be a carry-over from the Government Project and would not apply for the Detention Project.
- We have not anticipated Moisture resistant MDF is required at this time
- We have not anticipated P-lam interiors at casework is required at this time
- We have not anticipated Solid surface / integral sinks is required at this time

#### **Division 07 – Waterproofing and Roofing**

- Bituminous Damp proofing has been included around the perimeter of the exterior side of the foundation. Product to be Deco 20.
- Water repellent is included on the exterior brick veneer. Possible VE to remove water repellent.
- Roof insulation is per the EPDM Roofing specification.
- Fire stopping has been included in areas of new construction. Locations where egress has been established throughout the existing building has been excluded.
- Foundation insulation was included to 4'-0" below finish grade. Detail 11/A502 does not indicate the termination point.
- Slab on grade insulation was included to 4'-0" around the exterior perimeter of the addition. Detail 11/A502 does not show the termination point.
- Exterior rigid insulation is included as Thermax ci with Liquid Armor at the joints. With this assembly the exterior air and water barrier is integral, and a separate air and water barrier has been excluded.
- The foil face R-13 exterior wall insulation is included. The foil face (FSK) insulation is intended to be a vapor barrier, and a separate vapor barrier has been excluded.
- Foam insulation is excluded, the headers for the windows are to be stuffed with batt insulation.
- Visqueen plastic has been included to contain the R-13 Batt insulation at floors 2-5.
- Floor expansion joint and cover has been excluded from 1<sup>st</sup> floor as structural does not indicate the expansion joint occurring at this location. This applies to grid line G & 6.
- Stainless steel expansion joint covers have been excluded.
- An allowance of \$74,406 is included for expansion joint covers. Additional refinement and clarification of expansion joint covers is needed. Locations that are in low traffic areas may not require the specified expansion joint covers.
- All recessed floor expansion joint covers have been excluded per detail 11/A502. Structural does not show the recessed block out and there is a significant cost increase for recessed. All covers are surface mounted.
- Fireproofing has been included as thermally restrained 2-hour floors and 1-hour roof assembly. Unrestrained fireproofing has been excluded.

- Fireproofing to meet UL D949 at the floors and P741 at the ceilings. The specified UL G505 and P505 do not apply to spray applied fireproofing.
- Fireproofing is included as standard density, add \$12,853 for high density fireproofing.
- An allowance of \$1,750 has been included for the metal panel at the exterior of the laundry room for the re-work of ductwork.
- Commercial grade joint sealants have been included on the exterior, first floor admin area, and penthouse.
- Detention Grade Security Sealant has been included on Floors 2-5.

### **Division 08 – Doors and Windows**

- Commercial grade hollow metal door frames are included at floors 1 and 6.
- Frame grouting has been excluded for the commercial grade hollow metal frames. Commercial grade hollow metal window frames J & K are to be grouted, and are included as such.
- The two-relocated commercial grade hollow metal window frames are included in the GMP. New glazing, glazing seals, frame touch-up, & reinforcement has been excluded. It is assumed the frames will be acceptable as is, and will fit into the A2 (6 5/8") wall without any modifications.
- Wood doors, factory finished are included where indicated as note #4 in the Door Schedule.
- Hollow metal doors are included as indicated in the Door Schedule, apart from the Doors noted with note #4.
- Door finish hardware is included, however refer to the below note regarding matching the existing Detention Center hardware.
- Keying and core are included to match what the Detention Center currently has, Schlage D series for large format IC cores.
  - Door hardware to be reviewed as it does not appear the current hardware is specified to match the existing hardware throughout the Detention Center.
- Auto operators are excluded.
- Electrified door hardware is included.
- Knox boxes have been excluded from the Phase 2 addition. It is assumed it is not required.
- Curtainwall systems is to be a Tubelite product instead of the Kawneer, Tubelite 400 Wall with 2 1/2" X 6" dimensions.
- Aluminum windows to be Tubelite T1400 with 2 1/4" X 4" dimensions.
- Aluminum storefront systems – Clear anodized, Class I finish
- Twenty detention grade access doors have been included.
- Glazing at HM door and HM window frames is included as commercial grade at level 1.
- We have not anticipated Thermochromic glazing is required at this time
- We have not anticipated Laminated, colored glass is required at this time
- We have not anticipated Bullet resistant frames and glass is required at this time
- We have not anticipated Custom color or painted finishes on sectional overhead doors is required at this time

### **Division 09 – Finishes**

- Steel stud perimeter wall framing is included.



- Exterior gypsum board sheathing has been included. However, a possible VE option would be to remove the gypsum sheathing at all stucco locations.
- Exterior wall types were not indicated at the detention areas, pricing was based on the best assumptions. However, pending the 100% construction documents pricing has the potential to change.
- Interior gypsum sheathing is included as shown in the construction documents.
  - At the staff toilet, storage, and janitor; metal framing, sound batt, and drywall has been excluded above the CMU in both pods. It is assumed the CMU is to terminate at 9'-4" and open above, as indicated in the drawings.
- Sound batt insulation at interior drywall partitions is included at the first-floor admin area.
- Soffit framing and gypsum board sheathing is included. High Impact / abuse resistant has been excluded.
- Drywall ceiling framing and gypsum board sheathing is included. High impact / abuse resistant gypsum board has been excluded as it is not indicated in the construction documents.
- Level 4 finish smooth finish is included throughout.
- Traffic coating has been included at the penthouse. The traffic coating in the Exercise yards has been excluded.
- Tiling is included as indicated on the Room Finish schedule.
- Epoxy grout has been excluded.
- Flooring in the kitchen area to be repairs as required for drain replacement. Flooring that is not removed from slab demo is to remain.
- Waterproof membrane has been included for the flooring that is to be replaced in the kitchen.
- Floor protection has been included at the kitchen area and Corridor 138.
- Resilient flooring and resilient accessories are include as indicated in the construction documents.
- Carpet tile flooring is included.
- Flooring in Stair 1 is to be unfinished concrete pan filled stairs. No floor / tread finish has been included as the finish schedule calls for ETR, "Existing to Remain."
- Moisture testing, floor preparation and floor protection as required.
- Acoustic ceilings have been included in the GMP. Ceilings are to be supplied as followed:
  - ACP-A: Armstrong Cortega 704
  - ACP-B: Armstrong Ultima Lay-In & Tegular 1911 (Toilets)
  - ACP-C: Armstrong Ultima High NRC 1942 (Interrogation)
  - ACP-D: Armstrong Cirrus 581 (Day Rooms and Multipurpose in Detention Areas)
- Detention Grade / Security acoustic ceilings and seismic bracing have been excluded from the GMP.
- Interior paint coating is included as indicated in the Room Finish Schedule.
- Interior and exterior handrails to be painted in the field with latex paint. Powder coating is excluded
- Additional surface preparation has not been included for specific Prime Coat product applications.
- Paint finishes have been excluded from the cell chases' as the finish schedule does not call out.

- An allowance of \$10,000 is included for minor esthetic repairs to the existing CMU wall on the north face to the existing Phase 1. The drawings do not call for any treatment to the existing face, however this location becomes the south wall of the Exercise Rooms.
- Graffiti coatings have been excluded throughout.
- We have not anticipated Grout sealers at floor and wall tile is required at this time. We have not anticipated Crack isolation membrane is required at this time.
- We have not anticipated Moisture mitigation at concrete.

#### **Division 10 – Specialties**

- Commercial grade restroom accessories including installation of owner furnished accessories are included in the GMP. It is assumed the 3 restrooms on first floor and the staff toilet at levels 2 & 4 are commercial grade restroom accessories.
  - Toilet paper dispensers, soap dispensers, and Towel dispensers are to be owner furnish and contractor installed.
- Wayfinding / directional signage have been excluded from the GMP.
- A \$500 allowance has been included for visual display boards.
- Fire extinguishers (FE) and cabinets are included at the addition on first floor. An allowance has been included for the detention grade fire extinguisher at the officer's station on 2<sup>nd</sup> and 4<sup>th</sup> floor. The detention FE cabinets will be wall mounted to maintain the 8" CMU wall thickness.
- Interior chain-link fencing has been included at the maintenance room within the Sally Port.
- It is assumed all the fire extinguisher cabinets are to be non-rated.
- An allowance of \$2,500 has been included for wall protection.
- Painted door signs are included on the detention doors in the cells and the 2 pod entry doors. A total of 64 painted signs are included: 54 cells, 4 holding cells, and 4 pod entry doors.
- An allowance of \$2,500 has been included for the interior panel signs on first floor admin area.
- Three exterior street signs have been included in the GMP.

#### **Division 11 – Equipment**

- Commercial kitchen equipment is included in the GMP.
- It is assumed that the kitchen will be out of production while construction activities are taking place. Provisions for an operational kitchen during construction have been excluded. (i.e. ventilation, containment, food-safety, etc.)
- Residential appliances have been excluded from the GMP.

#### **Division 12 – Furnishings**

- An allowance of \$1,500 has been included for manual window shades.

#### **Division 13 – Special Construction**

- Detention equipment is included as indicated in the construction documents.
- The Truss Wall and Truss Floor detention cells have been included in the GMP.
- Invis-A-Joint has been excluded from the GMP. Alternate #4 would include the Invis-A-Joint.

- Detention furnishings are included as indicated in the construction documents. The chairs located in the Dayrooms are to be furnished and installed by the owner.
- The metal counter at the video visitation stations is included as a typical stainless-steel counter, and not as the horizontal wall panel shown.

#### **Division 14 – Conveyance**

- Not Applicable

#### **Division 21 – Fire Suppression**

- Design calculations per NFPA 13 standards
- Wet fire suppression system has been included at the Phase 2 addition.
- It is assumed the Phase 1 tie in point is accurate in its location.
- It is assumed the existing fire suppression system can accommodate the Phase 2 addition. Recertification and/or modifications of the existing system have been excluded.
- All pendant heads are to be semi-recessed type in the areas not accessible to inmates. Institutional heads are included in all areas that are accessible to inmates.
  - Semi-recessed heads to be installed at the first-floor admin area, and dayrooms.
  - Institutional heads are to be provided at the cells, dayroom ceiling in proximity to the mezzanine walk, and below mezzanine floor.
- The re-work of the existing fire sprinkler system at the kitchen and laundry are included.
- A Pre-Action Fire Suppression system has been included at the Exercise yards at levels 3 and 5. The Pre-Action system is to include exposed piping with upright heads.
  - Air compressors will be located remotely in the janitor's closets.
- Fire suppression has included 1 new zone for the addition. The additional zones per floor have been excluded.
- Fire suppression monitoring will be limited one zone. Monitoring of floors, pods, and cells has been excluded. Monitoring to Central Control has been excluded.
- The re-work of the fire suppression system related to the exhaust hoods in the kitchen is included in Division 11.
- The new Wet Chemical Fire Suppression System is excluded from the base GMP. Please add \$11,621 to replace the existing Ansul System with New Ansul R-102 UL300 Fire by Simplex Grinnell. Pricing is based at time of bidding. If replaced Ansul system is undecided until further investigation, pricing may be altered.
- Temporary fire suppression has been excluded in the GMP.
- Coordination drawings and BIM modeling has been excluded.
- Fire department connection at the Phase 2 addition is excluded.
- Seismic protection has been excluded from the GMP.

#### **Division 22 – Plumbing Systems**

- Furnish and install plumbing system as indicated in the construction documents.
- It is assumed the Phase 1 tie in point is accurate in its location.
- It is assumed the existing domestic water system can accommodate the Phase 2 addition.

- Commercial and detention plumbing fixtures are included in the GMP.
- Re-work of the kitchen drains has been included in the base GMP, as indicated on P-114 to Gridline XR.
  - Re-work of 4" Grease Waste line south of Gridline XR is included in alternate #2.
- The washer and dryer rough in assembly is included. It is assumed the access panels are to be commercial grade. Washers and dryers in Pods are to be furnished and installed by the owner.
- Coordination Drawings and BIM modeling has been excluded.
- Testing, adjusting and balancing of plumbing systems is included for the Phase 2 addition area. Re-Testing and Balancing of the existing Detention Center is excluded.
- We have not anticipated Point of use electric water heaters is required at this time
- We have not anticipated interior trench drains in the GMP.
- We have not anticipated Sand / Oil interceptor is required at this time

### **Division 23 – HVAC Systems**

- DUCT CLEANING IS NOT INCLUDED
- Furnish and install mechanical systems as indicated in the construction documents.
- Exhaust fans / exhaust grilles are included at the addition area.
- Mechanical re-work at the kitchen has been excluded for the new equipment. It is assumed the existing system has the capability to handle the new equipment.
- Hydronic snow melt system is included in Alternate #1. Snow melt system is excluded from the Base GMP.
- DDC temperature control system is included at the Phase 2 addition only. The sequencing of the system is not clearly defined in the construction documents. Costs may vary pending the 100% Construction Documents and refinement of the Controls Requirements.
- GMP included Johnson Controls, which matches the existing DDC / Controls contractor of the Detention Center.
- Testing, adjusting and balancing of the mechanical systems is included at the addition area.
- An allowance of \$10,000 has been added for re-work to accommodate the following mechanical items: Fan C-105B, EF-4, Stairwell Pressurization Fan (Note H33 MD101), Unit Heaters in Sally port (H34 & H35 MD101).
  - Allowance is to cover added steel support, metal roof decking patch, fireproofing patch, Wall & Floor Demo. Additional information will be required pending further investigation and design completion in the 100% documents.
- We have not anticipated Web-enabled, programmable thermostats is required at this time.
- We have not anticipated Third party independent commissioning is required at this time.

### **Division 26 – Electrical**

- Furnish and install electrical system as indicated as indicated in the construction documents.

- Temporary power and lighting during construction is included. Electricity consumption is to be paid for by the owner. A separate service and metering has been excluded from the GMP.
  - Egress lighting and lighting within the inmate egress stairs has been excluded from the electrician's proposal. Lighting at this location would be funded from the inmate egress allowance.
- Switchgear and power distribution is included as indicated in the construction documents.
- Several power outages will be required to accommodate the new 400 AMP breaker for the new power distribution system. Hot work at for the power distribution has been excluded. The shutdown will last a couple hours each time. An auxiliary generator has also been excluded for shut-downs as it is assumed the existing generator can handle the power outages.
- Fire alarm system has been included in the GMP as specified in the construction documents. Additional upgrades or modification of the existing system required by the Fire Marshall are not included.
- An allowance of \$7,500 has been included for the integration of the Pre-Action Fire Suppression system and fire alarm / detection system. The fire alarm drawings do not reflect the fire suppression requirements.
- Smoke Control has been included in the GMP. Pricing is based of Simplex Grinnell's Bill of Materials (BOM) at the time of bid. Pending further investigation done by Simplex pricing may have to be adjusted.
- Third Party testing of the smoke control and fire alarm systems is excluded. Testing to be provided by the owner.
- Tele/Data system rough in is included as specified on the Electrical Drawings.
- CCTV & Security system (rough in only) is included as indicated in the construction documents. Pending the design of the Detention Security Electronics, pricing may vary.
- A/V system (rough in only) is included at Training Room 128. Additional rough-in to the headend system has been excluded.
- Generator and fuel for construction activities prior to permanent power has been excluded.
- Building electrical consumption during construction is to be paid for by Laramie County Detention.
- Coordination Drawings and BIM Modeling has been excluded.
- Site lighting has been excluded from the GMP.
- We have not anticipated UPS system is required at this time
- We have not anticipated Lightning protection system is required at this time.
- We have not anticipated Cathodic protection is required at this time
- We have not anticipated Electrical system circuit tracing & metering study is required at this time.
- We have not anticipated Third party independent commissioning is required at this time.

## **Division 27 – Communications**

- Structured cabling including horizontal cabling and building backbone cabling
- Tele / data cabling and faceplates is included as specified in the construction drawings.

- Public address (PA) systems system is included at the first floor as commercial grade. It is assumed that the Public-Address System is similar to the system at Laramie County Government Building. An allowance of \$5,000 is included.
- It is assumed that the existing commercial grade PA can support the additional speakers and intercom for the addition. New headend system has been excluded.
- Cable support systems has been excluded from the GMP.

### **Division 28 – Electronic Safety & Security**

- Commercial security and access control system is included at the first-floor admin area.
  - Additional licensing for the S2 system has been excluded.
- The video visitation system has been excluded in its entirety.
- An allowance of \$320,000 is included for the detention security electronics. The allowance is based off a preliminary budget provided by CML on October 30<sup>th</sup>, 2017.
  - The allowance is for installation and termination of field devices to head end system.
  - The allowance excludes additional rough-in, headend components, design, commissioning, integration of commercial security to Detention security, etc.
- The detention public address and intercom system have been excluded from the GMP. It is assumed that these systems will be defined and included in the Security Electronic bid package.
- An allowance of \$15,000 has been included for the AV in Training Room 128. It is assumed a projector, 4 speakers, and 1 AV port is required. A head-end, projector screen, and additional items not shown are excluded from the allowance.

### **Division 31 – Earthwork**

- It is assumed that reconditioning of the existing soil is satisfactory for structural fill.
- Drilled concrete piers are included per structural drawings. It assumes that Bed Rock is at Elevation 6041.9, approximately 32' below finish floor.
- Hard drilling conditions, i.e. rocks, boulders, unforeseen obstructions, have not included in the GMP.
- An allowance of \$2,200 has been included for dewatering of caissons if ground water is encountered.
- Erosion control measures have been accounted for in the GMP
- Erosion control maintenance as required is included.
- Site clearing and grubbing is included.
- Over-excavation is included for the 36" under slab as indicated on S-102.
- Over-excavation has been excluded as it is not on the foundation details. It is assumed with the drilled piers over- excavation is not required.
- Finish grading to +/- 0.1 of subgrade
- Building structural excavation and backfill is included.
- Building perimeter drain system has been excluded as it is not shown.
- Costs for Hazardous material abatement are not included
- Costs for Chemical subgrade stabilization are not included
- Costs for Rock excavation and blasting are not included



### **Division 32 – Exterior Improvements**

- An allowance of \$15,000 is included for landscape and irrigation. A final landscape design and City of Cheyenne approval will be required
- Site furnishings have been excluded. If the City of Cheyenne requires site furnishings then funds from the landscape allowance will be needed.
- Asphalt paving patch is included at locations of utility re-work.
- An allowance of \$1,500 has been included for asphalt striping.
- Site concrete is included per the civil drawings.
- Colored concrete is excluded from GMP.
- Exterior detention fencing is excluded. Fencing around the temporary inmate egress has also been excluded from the allowance.
- Costs for Temporary irrigation systems are not included
- Costs for Rock excavation and blasting are not included
- Cost for extended maintenance on installed landscaping and irrigation systems are not included.

### **Division 33 – Utilities**

- General
  - Replace asphalt paving/ patch as indicated on the Civil drawings.
  - Replace curb and gutter at street cuts as indicated on the Civil Drawings.
  - Elevations and existing conditions of the utilities is assumed to be accurate as noted in the Civil Drawings.
  - All tap fees have been excluded.
- Water Utilities have been excluded as the domestic water is to be tied into the existing Phase I stub out.
- Fire hydrants have been excluded.
- The sanitary & storm sewer utilities are included as indicated.
- Storm Sewer Utilities
- Dewatering for utility work is not anticipated at this time
- CLSM or "flow-fill" / "flash-fill" is not anticipated at this time
- Hazardous material abatement is not anticipated at this time
- Rock excavation and blasting is not anticipated at this time

### **PART 6: Summary of Items Not Included in FCI's Proposal which are Anticipated to be By Others:**

- FCI assumes use of owner's water, natural gas, and electricity at no cost to FCI
- All Phone systems (specifications not provided at time of GMP)
- In-mate video visitation system
- As-built survey for use in title work (Alta survey)
- Backbone / fiber cabling to building MDF
- Deductibles for Builder's Risk, if claim is not related to construction activities.
- Digital visual display surfaces (IE: "smartboards")
- Dry utilities service lines to on-site termination point (gas service, electrical service and phone/data service)
- Electrical service to primary transformer and service design fees
- Exterior horns / annunciation speakers (not indicated)
- Fees associated with LEED or any other building certification
- Fiber and / or copper patch cords
- Geotechnical report costs

- Health department application / review fees
- Initial site survey
- Materials testing & inspections
- Vending machines
- Interior plants
- Artwork

SIGNATURE PAGE  
AGREEMENT TO \_\_\_\_\_  
BETWEEN  
LARAMIE COUNTY, WYOMING and \_\_\_\_\_

LARAMIE COUNTY, WYOMING

By: \_\_\_\_\_  
K. N. Buck Holmes, Chairman, Laramie County Commissioners

Date \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Debra Lee, Laramie County Clerk

Date \_\_\_\_\_

Name: Becket Hinson

By:   
Authorized Signature

Date 5/9/2018

REVIEWED AND APPROVED AS TO FORM ONLY

By:   
Mark T. Voss, Laramie County Attorney

Date 5/10/2018