A RESOLUTION

declaring the necessity for demolition and replacement of a Parks and Recreation vehicle maintenance building located at 1615 Business Loop 70 West; stating the nature of and the estimate of the cost of the improvement; providing for payment for the improvement; providing for compliance with the prevailing wage law; and setting a public hearing.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council deems the demolition and replacement of a Parks and Recreation vehicle maintenance building located at 1615 Business Loop 70 West, necessary to the welfare and improvement of the City.

SECTION 2. The nature and scope of the improvement shall consist of furnishing all labor, materials, transportation, insurance and all other items, accessories and incidentals thereto necessary for the complete construction of the improvement.

SECTION 3. The estimated cost of this improvement is $948,546.00.

SECTION 4. Payment for this improvement shall be made from Fleet Operations Retained Earnings and such other funds as may be lawfully appropriated.

SECTION 5. Any work done in connection with the construction of the improvement specified above shall be in compliance with the provisions of the prevailing wage laws of the State of Missouri.

SECTION 6. A public hearing in respect to this improvement will be held in the Council Chamber of the City Hall Building, 701 E. Broadway, Columbia, Missouri, at 7:00 p.m. on March 4, 2013. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of ___________________________, 2013.
ATTEST:

______________________________  ______________________________
City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

______________________________
City Counselor
Source: Public Works

To: City Council
From: City Manager and Staff

Council Meeting Date: Feb 18, 2013

Re: Setting a Public Hearing for the Demolition and Replacement of a Vehicle Maintenance Building at the Parks and Recreation Facility Located on Business Loop 70 West

EXECUTIVE SUMMARY:
Staff has prepared for Council consideration a resolution setting a public hearing for March 4, 2013 related to the demolition and replacement of a vehicle maintenance building at the Parks and Recreation facility located at 1615 Business Loop 70 West.

DISCUSSION:
At the August 6, 2012 Council meeting, staff was directed to proceed with entering into a contract for professional architectural services related to the design of a new vehicle maintenance building located at the Parks and Recreation facility. The existing structure had previously been used as an airport hanger, then remodeled into an athletic facility, then further modifications to be used as a vehicle maintenance facility. City building inspectors and Peckham and Wright Architects, Inc., performed an evaluation of the building for safety concerns and found a number of structural and building code issues. Due to the age and previous alterations of the building, it was determined that the structure should be replaced as the most cost effective alternative.

Council passed an ordinance on September 4, 2012 to enter into a professional architectural services agreement with Peckham and Wright Architects, Inc for the design of a new vehicle maintenance building. The consultant has developed a detailed cost estimate for this project (see attached report).

FISCAL IMPACT:
The total project cost was originally estimated at $850,000 ($750,000 for design and construction of the new facility, and $100,000 for demolition of the existing structure, site redevelopment and fencing). Per the attached consultant report, that estimate has increased to $948,546.00. Staff previously appropriated $100,000 from the Fleet Operations Retained Earnings account per Ordinance 21410 passed on 9/4/12. With Council approval, additional funds from the Fleet Operations Retained Earnings account will be appropriated with the bid call ordinance.

VISION IMPACT:
http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

None

SUGGESTED COUNCIL ACTIONS:
After public input and Council discussion, the bid call ordinance should be approved for the demolition and replacement of a vehicle maintenance building at the Parks and Recreation facility located at 1615 Business Loop 70 West.
**FISCAL and VISION NOTES:**

<table>
<thead>
<tr>
<th>City Fiscal Impact</th>
<th>Program Impact</th>
<th>Mandates</th>
</tr>
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<tbody>
<tr>
<td><strong>City's current net FY cost</strong></td>
<td>New Program/Agency?</td>
<td>Federal or State mandated?</td>
</tr>
<tr>
<td>$45,300.00</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td><strong>Amount of funds already appropriated</strong></td>
<td>Duplicates/Expands an existing program?</td>
<td><strong>Vision Implementation impact</strong></td>
</tr>
<tr>
<td>$100,000.00</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Amount of budget amendment needed</strong></td>
<td>Fiscal Impact on any local political subdivision?</td>
<td>Enter all that apply: Refer to Web site</td>
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<tr>
<td>$950,000.00</td>
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**Estimated 2 year net costs:**

<table>
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<tr>
<th>Resources Required</th>
<th>Vision Impact?</th>
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<tr>
<td>One Time</td>
<td>Primary Vision, Strategy and/or Goal Item #</td>
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<tr>
<td>Operating/Ongoing</td>
<td>Primary Vision, Strategy and/or Goal Item #</td>
</tr>
<tr>
<td>Requires add'l FTE Personnel?</td>
<td>No</td>
</tr>
<tr>
<td>Requires add'l facilities?</td>
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<tr>
<td>Requires add'l capital equipment?</td>
<td>No</td>
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<tr>
<td></td>
<td>Fiscal year implementation Task #</td>
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</table>
City of Columbia Parks & Recreation Vehicle Maintenance Facility

Project No.    PWA 201233

Designed By:
Peckham & Wright Architects, Inc.

Estimated By:
Peckham & Wright Architects, Inc.

Prepared By:    Peckham & Wright Architects, Inc.
Preparation Date: 2/6/2012

Est Construction Time:  210 Days

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by Building Systems Design, Inc.
<table>
<thead>
<tr>
<th>PWA 201233</th>
<th>City of Columbia Parks &amp; Recreation Vehicle Maintenance Facility</th>
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</thead>
<tbody>
<tr>
<td></td>
<td><strong>Quantity</strong></td>
</tr>
<tr>
<td>02 EXISTING CONDITIONS</td>
<td>1</td>
</tr>
<tr>
<td>03 CONCRETE</td>
<td>1</td>
</tr>
<tr>
<td>05 METALS</td>
<td>1</td>
</tr>
<tr>
<td>06 WOOD, PLASTICS, AND COMPOSITES</td>
<td>1</td>
</tr>
<tr>
<td>07 THERMAL AND MOISTURE PROTECTION</td>
<td>1</td>
</tr>
<tr>
<td>08 OPENINGS</td>
<td>1</td>
</tr>
<tr>
<td>09 FINISHES</td>
<td>1</td>
</tr>
<tr>
<td>10 SPECIALTIES</td>
<td>1</td>
</tr>
<tr>
<td>13 SPECIAL CONSTRUCTION</td>
<td>1</td>
</tr>
<tr>
<td>21 FIRE SUPPRESSION</td>
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<tr>
<td>22 PLUMBING</td>
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<tr>
<td>23 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)</td>
<td>1</td>
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<tr>
<td>26 ELECTRICAL</td>
<td>1</td>
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<tr>
<td>32 EXTERIOR IMPROVEMENTS</td>
<td>1</td>
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<td><strong>SUBTOTAL BUILDING</strong></td>
<td></td>
</tr>
</tbody>
</table>

|  | **SUBTOTAL** | **Quantity** | **Unit Cost** | **Total Cost** |
|  | 7,200 SF | $108.42 | **$780,655** |
| Contractor’s Gen Requirements | 7.0% | $7.59 | **$54,646** |
| Contractor’s Overhead | 5.0% | $5.80 | **$41,765** |
| Contractor’s Profit | 3.0% | $3.65 | **$26,312** |

|  | **SUBTOTAL** | **Quantity** | **Unit Cost** | **Total Cost** |
|  | 7,200 SF | $125.47 | **$903,378** |
| Contingency | 5.0% | $6.27 | **$45,169** |

**City of Columbia Parks & Recreation Vehicle Maintenance**

<p>|  | <strong>Quantity</strong> | <strong>Unit Cost</strong> | <strong>Total Cost</strong> |
|  | 7,200 SF | $131.74 | <strong>$948,546</strong> |</p>
<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>PWA 201233 City of Columbia Parks &amp; Recreation Vehicle Maintenance Facility</td>
<td></td>
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</tr>
<tr>
<td><strong>1 BUILDING</strong></td>
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<td></td>
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<tr>
<td><strong>02 EXISTING CONDITIONS</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>024119190100 Dump charges, typical urban city, building</td>
<td>100.00</td>
<td>TON</td>
<td>$8,605</td>
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<tr>
<td>construction materials, includes tipping fees only</td>
<td>1.00 ea</td>
<td></td>
<td>$25,000</td>
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<td><strong>SUBTOTAL EXISTING CONDITIONS</strong></td>
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<td></td>
<td>$33,605</td>
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<td><strong>03 CONCRETE</strong></td>
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<tr>
<td>Task00070 Concrete</td>
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<td>$81,000</td>
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<td><strong>SUBTOTAL CONCRETE</strong></td>
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<td>$81,000</td>
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<td><strong>05 METALS</strong></td>
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<tr>
<td>053113506200 Metal decking, steel, slab form, galvanized, 9/16&quot; D, 28 ga</td>
<td>1,077.00</td>
<td>SF</td>
<td>$1,94</td>
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<tr>
<td>054113304340 Partition, galv LB studs, 16 ga x 4&quot; W studs 16&quot; O.C. x 8&quot; H,</td>
<td>140.00</td>
<td>LF</td>
<td>$26.76</td>
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<tr>
<td>incl galv top &amp; bottom track, excl openings, headers, beams, bridging &amp;</td>
<td></td>
<td></td>
<td>$3,747</td>
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<tr>
<td>bridging</td>
<td>153.50</td>
<td>LF</td>
<td>$22.63</td>
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<tr>
<td>054213400450 Floor joist, galv CF steel, 14 ga x 12&quot; D, incl joists</td>
<td>2&quot; flange &amp; fasteners, excl band joists (track), web stiffeners, headers, beams, bridging &amp; braking, materials only</td>
<td></td>
<td></td>
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<tr>
<td>055113500250 Stair, shop fabricated, steel, 4&quot;-0&quot; W, incl picket railing,</td>
<td>24.00 RSR</td>
<td></td>
<td>$500.00</td>
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<tr>
<td>stringers, metal pan treads, excl concrete for pan treads, per riser</td>
<td></td>
<td></td>
<td>$12,000</td>
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<tr>
<td>055213500140 Railing, pipe, aluminum, satin finish, 3 rails, 1-1/4&quot; dia,</td>
<td>90.00 LF</td>
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<td>$76.39</td>
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<tr>
<td>shop fabricated</td>
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<td>$6,875</td>
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<tr>
<td>055213500930 Railing, pipe, steel, wall rail, primed, 1-1/4&quot; dia, shop</td>
<td>50.00 LF</td>
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<td>$28.05</td>
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<td>fabricated</td>
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<td>$1,403</td>
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<td><strong>SUBTOTAL METALS</strong></td>
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<td>$33,705</td>
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<td><strong>06 WOOD, PLASTICS, AND COMPOSITES</strong></td>
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<tr>
<td>061111022780 2&quot; x 8&quot; miscellaneous wood blocking, to steel construction</td>
<td>0.20 MBF</td>
<td></td>
<td>$3,058.77</td>
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<td><strong>SUBTOTAL WOOD, PLASTICS, AND COMPOSITES</strong></td>
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<td></td>
<td>$612</td>
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<td><strong>07 THERMAL AND MOISTURE PROTECTION</strong></td>
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<td></td>
</tr>
<tr>
<td>072116200020 Wall / ceiling insul., kraft faced fiberglass, 3-1/2&quot; thick,</td>
<td>700.00 SF</td>
<td></td>
<td>$0.66</td>
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<tr>
<td>R-11, 15&quot; wide</td>
<td></td>
<td></td>
<td>$460</td>
</tr>
<tr>
<td>Task00078 Caulking and sealants</td>
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<td>$1,000.00</td>
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<td><strong>SUBTOTAL THERMAL AND MOISTURE PROTECTION</strong></td>
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<td>$1,460</td>
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<td><strong>08 OPENINGS</strong></td>
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<tr>
<td>081213130100 Frames, steel, knock down, single, 16 ga., up to 5-3/4&quot; deep,</td>
<td>9.00 EA</td>
<td></td>
<td>$220.04</td>
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<tr>
<td>7'-0&quot; h x 3'-0&quot; w</td>
<td></td>
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<td>$1,980</td>
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<tr>
<td>081213130140 Frames, steel, knock down, double, 16 ga., up to 5-3/4&quot; deep,</td>
<td>1.00 EA</td>
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<td>$277.56</td>
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<td>7'-0&quot; h x 6'-0&quot; w</td>
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<td>$278</td>
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<tr>
<td>081313131120 Doors, commercial, steel, flush, full panel, hollow core, 18</td>
<td>5.00 EA</td>
<td></td>
<td>$685.31</td>
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<tr>
<td>ga., 3'-0&quot; x 7'-0&quot; x 1-3/4&quot; thick</td>
<td></td>
<td></td>
<td>$3,427</td>
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<tr>
<td>081313131212 For vision lite add</td>
<td>2.00 EA</td>
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<td>$97.59</td>
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<tr>
<td>081313131760 Doors, commercial, steel, insulated, full panel, 18 ga, 3'-0&quot;</td>
<td>4.00 EA</td>
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<td>$583.25</td>
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<tr>
<td>x 7'-0&quot; x 1-3/4&quot; thick</td>
<td></td>
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<td>$2,333</td>
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<tr>
<td>081313131860 Doors, commercial, steel, insulated, half glass, 18 ga, 3'-0&quot;</td>
<td>2.00 EA</td>
<td></td>
<td>$783.57</td>
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<tr>
<td>x 7'-0&quot; x 1-3/4&quot; thick</td>
<td></td>
<td></td>
<td>$1,567</td>
</tr>
<tr>
<td>Description</td>
<td>Quantity</td>
<td>Unit Cost</td>
<td>Total Cost</td>
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<tr>
<td>----------------------------------------------------------------------------</td>
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<tr>
<td>083613102800 Doors, overhead, commercial, stock, steel, heavy duty, sectional, chain hoist, 14' x 14' high</td>
<td>6.00 EA</td>
<td>$5,204.89</td>
<td>$31,229</td>
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<tr>
<td>083613102950 Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, 1/2 HP, over 12' x 12', add</td>
<td>6.00 EA</td>
<td>$1,645.94</td>
<td>$9,876</td>
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<tr>
<td>087120300020 Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm</td>
<td>9.00 EA</td>
<td>$279.39</td>
<td>$2,515</td>
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<tr>
<td>087120401100 Door hardware, lockset, heavy duty, cylindrical, with sectional trim, non-keyed, privacy</td>
<td>2.00 EA</td>
<td>$237.29</td>
<td>$475</td>
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<tr>
<td>087120401400 Door hardware, lockset, heavy duty, cylindrical, with sectional trim, keyed, single cylinder function</td>
<td>9.00 EA</td>
<td>$282.65</td>
<td>$2,544</td>
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<tr>
<td>087120411200 Door hardware, deadlocks, bored, night latch, outside key</td>
<td>3.00 EA</td>
<td>$138.88</td>
<td>$417</td>
</tr>
<tr>
<td>087120500020 Door hardware, doorstops, holder and bumper, floor or wall</td>
<td>3.00 EA</td>
<td>$53.44</td>
<td>$160</td>
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<tr>
<td>087120652300 Threshold, aluminum, ADA, 4&quot; wide x 36&quot; long</td>
<td>4.00 EA</td>
<td>$77.78</td>
<td>$311</td>
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<tr>
<td>087120900012 Door hardware, hinges, full mortise, average frequency, steel base, USP, 4-1/2&quot; x 4-1/2&quot;</td>
<td>17.00 PR</td>
<td>$28.86</td>
<td>$491</td>
</tr>
<tr>
<td>B20202101100 Aluminum flush tube frame, for 1/4&quot; glass, 1-3/4&quot; x 4&quot;, 5'x6' opening, no intermediate horizontals</td>
<td>32.00 SF</td>
<td>$23.41</td>
<td>$749</td>
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**SUBTOTAL OPENINGS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>092910302050 Gypsum wallboard, on walls, standard, taped &amp; finished (level 4 finish), 5/8&quot; thick</td>
<td>4,976.00 SF</td>
<td>$1.39</td>
<td>$6,907</td>
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<tr>
<td>095323000030 Acoustic ceiling grid, 2' x 2'</td>
<td>271.00 SF</td>
<td>$1.71</td>
<td>$463</td>
</tr>
<tr>
<td>096513131150 Cove base, rubber or vinyl, standard colors, 4&quot; h, .080&quot; thick</td>
<td>431.00 LF</td>
<td>$1.90</td>
<td>$1,082</td>
</tr>
<tr>
<td>096519107350 Resilient Flooring, vinyl composition tile, marbleized, 12&quot; x 12&quot; x 1/8&quot;</td>
<td>136.00 SF</td>
<td>$2.85</td>
<td>$388</td>
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<tr>
<td>097733000020 Fiberglass Reinforced Plastic Panels, on walls, adhesive mounted, embossed surface, .090&quot; thick</td>
<td>40.00 SF</td>
<td>$2.83</td>
<td>$113</td>
</tr>
<tr>
<td>099113700170 Paints &amp; Coatings, ext. doors, flush, both sides, roll &amp; brush, finish coat, exterior latex, incl. frame &amp; trim</td>
<td>11.00 EA</td>
<td>$49.01</td>
<td>$539</td>
</tr>
<tr>
<td>099123525000 Paints &amp; Coatings, misc. int., pipe, primer or sealer coat, oil base, brushwork, to 4&quot; dia</td>
<td>1,500.00 LF</td>
<td>$0.78</td>
<td>$1,174</td>
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<tr>
<td>099123741240 Paints &amp; Coatings, walls &amp; ceilings, interior, concrete, drywall or plaster, zero voc latex, 3 coats, smooth finish, roller</td>
<td>4,976.00 SF</td>
<td>$0.94</td>
<td>$4,700</td>
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**SUBTOTAL FINISHES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>102813130300 Toilet Accessories, shower curtain rod, chrome, 1 1/4&quot; dia x 5'</td>
<td>2.00 EA</td>
<td>$68.69</td>
<td>$137</td>
</tr>
<tr>
<td>102813131100 Toilet Accessories, grab bars, straight, stainless steel, 36&quot; long</td>
<td>2.00 EA</td>
<td>$64.72</td>
<td>$129</td>
</tr>
<tr>
<td>102813131105 Bathroom accessories, grab bar, straight, 1-1/4&quot; dia, SS, 42&quot; long</td>
<td>2.00 EA</td>
<td>$65.24</td>
<td>$130</td>
</tr>
<tr>
<td>102813131500 Toilet Accessories, grab bars, tub, 1 1/4&quot; dia, 24&quot; x 36&quot;</td>
<td>2.00 EA</td>
<td>$128.29</td>
<td>$257</td>
</tr>
<tr>
<td>102813133100 Toilet Accessories, mirror, 36&quot; x 24&quot;, with sst 3/4&quot; square frame</td>
<td>2.00 EA</td>
<td>$135.79</td>
<td>$272</td>
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<tr>
<td>102813134100 Toilet Accessories, mop holder strip, stainless steel, 5 holders, 48&quot; long</td>
<td>1.00 EA</td>
<td>$116.14</td>
<td>$116</td>
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<tr>
<td>102813134300 Toilet Accessories, robe hook, regular, single</td>
<td>4.00 EA</td>
<td>$36.42</td>
<td>$146</td>
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<tr>
<td>102813135000 Toilet Accessories, soap dispenser, stainless steel, recessed, liquid</td>
<td>2.00 EA</td>
<td>$180.86</td>
<td>$362</td>
</tr>
<tr>
<td>Description</td>
<td>Quantity</td>
<td>Unit Cost</td>
<td>Total Cost</td>
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<tr>
<td>----------------------------------------------------------------------------</td>
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<td>------------</td>
</tr>
<tr>
<td>Toilet Accessories, shelf, stainless steel, 5&quot; w x 24&quot; long, 18 gauge</td>
<td>2.00</td>
<td>$89.26</td>
<td>$179</td>
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<tr>
<td>Toilet Accessories, toilet tissue dispenser, stainless steel, surface</td>
<td>2.00</td>
<td>$45.19</td>
<td>$90</td>
</tr>
<tr>
<td>mounted, double roll</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilet Accessories, towel dispenser, stainless steel, surface mounted</td>
<td>2.00</td>
<td>$76.96</td>
<td>$154</td>
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<tr>
<td><strong>SUBTOTAL SPECIALTIES</strong></td>
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<td>$1,972</td>
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<tr>
<td><strong>13 SPECIAL CONSTRUCTION</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steel Siding, galvanized, corrugated or ribbed, on steel frame, 24 gauge,</td>
<td>4,000.00</td>
<td>$4.73</td>
<td>$18,904</td>
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<td>incl. fasteners</td>
<td>7,200.00</td>
<td>$19.95</td>
<td>$143,640</td>
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<tr>
<td>Pre-Eng Steel Bldg, clear span tapered beam frame, 30 psf roof and 20</td>
<td>7,200.00</td>
<td>$1.26</td>
<td>$9,060</td>
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<tr>
<td>psf wind load, 80' to 100' W x 20' eave H, incl. 26 ga. colored</td>
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<tr>
<td>ribbed roofing &amp; siding, excl. footings, slab, anchor bolts</td>
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<tr>
<td>Pre-Eng. Steel Bldg, insulation, vinyl/scrim/vinyl (VRV) faced, rated .6</td>
<td>7,200.00</td>
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<tr>
<td>lb density, R-19, vinyl/scrim/vinyl (VRV), 10' thick, R-30</td>
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<tr>
<td><strong>SUBTOTAL SPECIAL CONSTRUCTION</strong></td>
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<td>$171,604</td>
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<tr>
<td><strong>21 FIRE SUPPRESSION</strong></td>
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<tr>
<td>Task00061 New Item</td>
<td>7,200.00</td>
<td>$3.00</td>
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<td><strong>SUBTOTAL FIRE SUPPRESSION</strong></td>
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<td><strong>22 PLUMBING</strong></td>
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<tr>
<td>Task00063 Plumbing</td>
<td>7,200.00</td>
<td>$4.00</td>
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<td><strong>23 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)</strong></td>
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<tr>
<td>Task00065 HVAC</td>
<td>7,200.00</td>
<td>$15.00</td>
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<td><strong>26 ELECTRICAL</strong></td>
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<tr>
<td>Task00059 Electrical</td>
<td>7,200.00</td>
<td>$6.00</td>
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<td><strong>32 EXTERIOR IMPROVEMENTS</strong></td>
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<tr>
<td>Task00068 Site Civil</td>
<td>1.00</td>
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<td>Task00069 Landscaping</td>
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<td>Contractor's Gen Requirements</td>
<td>7.0%</td>
<td>$7.59</td>
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<td>Contractor's Overhead</td>
<td>5.0%</td>
<td>$5.80</td>
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<td>Contractor's Profit</td>
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<td>$26,312</td>
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<td><strong>SUBTOTAL</strong></td>
<td>7,200 SF</td>
<td>$125.47</td>
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<td>Contingency</td>
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<td>7,200 SF</td>
<td>$131.74</td>
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<td>Estimate Detail</td>
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