



LEY CREEK PLANNING COMMITTEE AGENDA

October 14, 2026

Time: 3:00 p.m. / Location: 100 Elwood Davis Rd., N. Syracuse NY

Members: D. Daley – Chair, B. Paige, C. Dunham, E. Bough Martin, Jesse McMahon (ex officio)

1. Third Party Collaboration Summary
2. Color Renderings Update
3. Review of Opinion of Probable Construction Costs
4. Financing Review (steps, timeline, needs and options)
5. Hiring of Municipal Advisor

October 2026 Ley Creek Ad Hoc Meeting

Ley Creek RMF/VMF Estimated Direct Construction Cost (9/9/26 report)		\$49,412,499
	Indeterminants (15%)	\$7,411,875
	Total Direct Construction Costs	\$56,824,374
	General Conditions & Requirements (10%)	\$5,682,437
	Prime Contractor Profit (8%)	\$5,000,545
	Insurance (1.5%)	\$1,012,610
	Bonding (1%)	\$685,200
	Escalation (8.5%)	\$5,882,439
	Opinion of Probable Construction Costs	\$75,088,000
	Contingency (10%)	\$7,508,800
	Soft Costs (20%)	\$15,017,600
	Total	\$97,614,400

Ley Creek Eco-Drop/RCC Estimated Direct Construction Cost (9/3/26 report)		\$7,571,522
	Indeterminants (20%)	\$1,514,304
	Total Direct Construction Costs	\$9,085,826
	General Conditions & Requirements (10%)	\$908,583
	Prime Contractor Profit (8%)	\$799,553
	Insurance (1.5%)	\$161,909
	Bonding (1%)	\$18,700
	Escalation (15%)	\$1,646,186
	Opinion of Probable Construction Costs	\$12,621,000
	Contingency (15%)	\$1,893,150
	Soft Costs (20%)	\$2,524,200
	Total	\$17,038,350

Ley Creek Campus Budgeted Cost	\$114,652,750
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Notes:

1- Soft costs include architectural and engineering design. OCRRA has approved \$2,147,600 for final design of the RMF/VMF. Approximately 50% of that has already been paid to date.

2- The Ley Creek RMF/VMF Estimated Direct Construction Cost (9/9/26 report) is an AACE Class 3 Estimate having a low and high range of Probable Construction costs ranging from \$60,070,000 to \$97,614,000.

3- The Ley Creek Eco-Drop/RCC Estimated Direct Construction Cost (9/3/26 report) is an AACE Class 4 Estimate having a low and high range of Probable Construction costs ranging from \$8,835,000 to \$18,932,000.













October 2026 Ley Creek Ad Hoc Meeting

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Opinion of Probable Construction Cost

Ley Creek Resource Management Campus

Prepared for
Onondaga County Resource Recovery Agency



September 2026

BASIS OF ESTIMATE

Project Name	Ley Creek Resource Management Campus
Project Number	2578893003
Date Prepared	9/3/2026
Prepared by	Catherine Cerruti, Parametrix Alexis Babcock, Parametrix Melissa Conser, Parametrix
Estimate Classification	AACE Class 3
Estimate Purpose	60% Design Opinion of Probable Construction Cost
Estimate ID (Version)	1

Note that the accuracy of the associated cost estimate is dependent upon the various underlying assumptions, inclusions, and exclusions described herein. Actual project costs may differ and can be significantly affected by factors such as changes in the external environment, the manner in which the project is executed and controlled, and other factors that may impact the estimate basis or otherwise affect the project. Estimate accuracy ranges are only assessments based upon the cost estimating methods and data employed in preparing the estimate and are not a guarantee of actual project costs.



Project Name: *Ley Creek Resource Management Campus*
 Project Number: *2578893003*

Date: 9/3/2026

1.0 Purpose

The Ley Creek Resource Management Campus, located at 5158 Ley Creek Drive in Salina, New York, consists of the existing Ley Creek South property and the adjacent Ley Creek North property, which is planned to expand and complement the services provided by the Onondaga County Resource Recovery Agency's (OCRRA) solid waste management system. This Opinion of Probable Construction Cost (OPCC) is for improvements to the Ley Creek South property via construction of a Transfer Station/Resource Management Facility (RMF) to replace the former transfer station building, truck scales and scale booth with the proposed RMF Building, Employee Facilities Building, and Truck Scales and Scale House. The Ley Creek South property will also include improvements consisting of a proposed Vehicle Maintenance Facility and a Vehicle Fueling Facility (Project).

The OPCC was developed to establish a Class 3 detailed cost estimate based on the most recent design drawings and project information. The engineering and design are at 60% and the current schedule shows that the Project will begin construction in fall 2027 (Year of Estimate or YOE). The range of anticipated construction bids for a Class 3 estimate is -20%/+30% of the OPCC.

AACE Class 3 Estimate			
Item	Low Range (AACE: -20%)	Opinion of Probable Construction Cost	High Range (AACE: +30%)
Ley Creek South Construction Cost (2026)	\$55,365,000	\$69,206,000	\$89,968,000
Ley Creek South Construction Cost (YOE)	\$60,070,000	\$75,088,000	\$97,614,000

2.0 Project Scope Definition

The Project's scope includes the construction of a RMF Building with adjacent Employee Facilities Building; Truck Scales and Scale House; construction of a new Vehicle Maintenance Facility and Vehicle Fueling Facility along with Site Improvements.

Key components of this Project include the following:

- Site preparation, grading, imported fill, and earthwork to support the improvements
- Solid waste management and operations support facility construction including structural, architectural, mechanical, electrical plumbing, data/telecommunications, and scaling equipment and accessories.
- Vehicle weighing and transaction facility construction including structural, architectural, mechanical, electrical plumbing, data/telecommunications, and scaling equipment and accessories.
- Vehicle maintenance/repair and refueling facility construction including structural, architectural, mechanical, electrical plumbing, data/telecommunications, and scaling equipment and accessories.

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- Site civil improvements, including paved driving and parking areas, maneuvering aprons, ramps, retaining walls, signage, striping, landscaping, and site utilities
- Water, gas, sanitary sewer, stormwater control, and leachate management systems
- Erosion and sediment control measures during construction

Work area costs are detailed following specifications from Uniformat II and major project elements were identified using the following Work Breakdown Structure (WBS) to provide clarity and transparency:

1. Resource Management Facility Building
2. Employee Facilities Building
3. Truck Scales & Scale House
4. Vehicle Maintenance Facility
5. Vehicle Fueling Facility
6. Site Improvements



Figure 1: Proposed RMF Building and Employee Facilities Building

3.0 Design Basis

This is an AACE Class 3 estimate with all the required documentation. The estimate is based on the 60% design and engineering documents provided by the Project Design Team. These design documents include:

1. OCRRA Ley Creek_60%_Construction Plans_07.20.26
2. OCRRA Ley Creek_60%_Technical Specifications_07.20.26

Project Name: *Ley Creek Resource Management Campus*
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3. LCRMF 60 Percent Models (Structural)

4.0 Planning Basis

The following planning basis assumptions were made for the Project estimate:

- This Project delivery method is Design-Bid-Build with an anticipated competitive bidding process. The bid process will comply with New York State's Wicks Law requiring public entities to separately bid and award multiple prime contracts for general construction, plumbing, HVAC, and electrical work on public building projects
- It is assumed construction notice to proceed (NTP) for the Project will be in fall 2027.
- The anticipated construction duration is approximately 24 months.
- The site is assumed to be inactive during construction; therefore no phased construction or sequencing to maintain operations is needed.
- No unusual site conditions have been considered as part of this OPCC.

5.0 Cost Basis

Estimated Construction Costs, both direct and indirect, are generated from historical allowances, sources such as Parametrix estimating databases, historical quotes, RS Means, and local prevailing wage rates. All costs included in the OPCC reflect the best understanding of the requirements as they existed at the time this OPCC was prepared.

- Construction, direct, and indirect costs were estimated utilizing local unit price analysis and RSMeans Building Costs.
- The standard workweek is assumed to be a 5-day, 8-hour per day work week with limited overtime.
- Estimated labor costs reflect current published prevailing wage rates for Syracuse, New York.
- Direct construction costs were estimated in 2nd quarter 2026 dollars and escalated to the assumed mid-point of construction.
- Unit prices in the OPCC reflect the complexity and scope of the individual Project, as identified.
- Quotes and/or supplier input was received for the following items:
 - Pre-Engineered Metal Buildings (PEMB)
 - Concrete
 - Crane Rentals
 - Truck Scales

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- Vehicle Wash System Equipment

6.0 Allowances

Budget allowances have been made where there is no information on which to measure or price the work items. The following are the allowances for items included in the OPCC:

- A \$50,000 allowance is included for the of Totalizer Room at the Loadout Tunnel. The allowance includes the insulated exterior wall system, doors and frames, HVAC, electrical, and associated components required to provide a complete conditioned room.
- A \$10,000 allowance is included for the Snow Melt System at the Truck Scales.
- A \$350,000 allowance is included for the Vehicle Wash system.
- A \$40,000 allowance is included for the removal of the existing tension guy wires and replacement with push-pole bracing as part of the Site Improvements.
- A \$75,000 allowance is included for extending the mast heights at the WEP substation as part of the Site Improvements.

Direct Cost Mark-ups

- A 22.5% markup for subcontractor profit is applied to scopes of work assumed to be subcontracted, with the exception of plumbing, mechanical, and electrical scopes. Subcontractor markups have not been applied to these MEP systems due to the Project's Wicks Law requirement, under which these trades are anticipated to be procured as separate prime contracts.
 - Deep Foundations
 - Roofing
 - Interior Construction
 - Pre-Engineered Metal Building (PEMB) procurement and erection (10% mark-up)
 - Site Paving
 - Site Electric

Prime Contractor Mark-ups

- General Conditions and Requirements have been estimated based on construction duration, site and environmental conditions and contractor-required permits, inspections, and submittals. General Conditions and Requirements include but are not limited to Site Management, Temporary Facilities, Equipment and Tools, and Job Office Overhead.
 - A 10% markup is included to account for General Conditions
- An 8% markup is included to account for Contractor Profit. Contractor Profit is determined as a function of the anticipated risk involved with the Project execution, the expected number of

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bidders, the value of the construction contract, and is benchmarked against recent bid tabs for similar projects in the region.

- A 1.5% markup is included for Insurances.
- A 1.0% markup is included for Bonding.

Additional Construction Cost Markups

- A 15% Allowance for Indeterminates (AFI) is applied to the base construction cost. The AFI is an allowance that accounts for the cost of known but undefined requirements necessary for a complete and workable project. The AFI accounts for elements that are not explicitly shown in the project documents to be further defined as part of the design development and project delivery process.

Escalation

- Allowances for material and labor escalation were included to account for the potential changes of cost and prices for specific goods and services identified within the Project's scope. While inflation is a driver of escalation, supply chain issues, industry, and technology are all factors of escalation. The escalation rate for the Project was estimated using construction indices.
 - The OPCC assumes an escalation rate of 4% per year, resulting in an 8.5% markup for labor and material escalation to the mid-point of construction.

Sales Tax

- Sales tax is not included in this OPCC.

7.0 Assumptions

The following assumptions were made during the cost estimating process:

- Costs included in the OPCC reflect the best understanding of requirements as they existed at the time the estimates were prepared. Any modifications to the present scope and/or location of the project site may have substantial cost and schedule impacts.
- Work will be sequenced to minimize process, service, and community interruptions.
- A degree of minimal cost rounding will occur during the normal estimating process.
- Adequate labor supply will be available to accommodate the requested efforts.
- For structural steel at the Employee Facilities Building, the following assumptions were made:
 - Fireproofing is included with structural steel in the estimate.
 - Moment Connection type will be Complete Joint Penetration (CJP).

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- For the mezzanine structural steel at the Vehicle Maintenance Building, it is assumed that the crane, hoisting equipment and dunnage used at the Employee Facilities Building will also be used for the steel erection at the mezzanine. This will reduce costs for crane delivery fees and duplicate materials.
- Site and civil quantities were provided by Tetra Tech based on the current design documents. Parametrix performed a spot verification of the quantities against the available plans and supporting information.

8.0 Exclusions

Potential items of cost which might be associated with the Project but for which no costs have been included are as follows:

- Costs associated with unanticipated weather disruptions, such as periods of excessive rainfall during the dry weather season or severe winter weather during off-season construction, are excluded from this OPCC. The project contingency and change order allowances are to be sufficient to capture these costs.
- Costs associated with delays, disruptions, or rework resulting from unforeseen interferences, differing field conditions, or discrepancies between existing site conditions and as-built or design documents are excluded from this OPCC. The project contingency and change order allowances are to be sufficient to capture these costs.
- Hazardous materials assessment, abatement, handling, disposal, and any associated regulatory compliance costs are excluded from this OPCC; no hazardous materials are anticipated, and the risk of discovering them is low for this project.

9.0 Risks (Threats and Opportunities)

The following section outlines key risks and uncertainties associated with the Project. These risks have been accounted for in allowances within direct cost items, AFI, and project contingencies. While these allowances help address potential cost impacts, risks may still lead to cost adjustments as the Project progresses.

Risks

- Permitting delays could delay construction start time.
- Subsurface conditions may differ from available information, resulting in changes to pile quantities, depths, or foundation requirements.
- Unforeseen conditions encountered during construction, including undocumented utilities, unsuitable soils, buried obstructions, or environmental conditions, may result in additional costs.
- Site grading, drainage, utilities, pavement, retaining structures, and other civil quantities may change as design progresses, particularly where the current design remains at the 60% level.

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Opportunities

- Development of an efficient construction sequence and site logistics plan may reduce temporary conditions, mobilization, and other construction-related costs.

10.0 Contingency

Contingency is a cost element of the OPCC used to cover uncertainties and unforeseeable elements of cost within the defined project scope. Contingency covers inadequacies in project scope definition, estimating methods, and estimating data. Contingency specifically excludes changes in project scope, and unforeseen major events such as earthquakes, prolonged labor strikes, etc.

Contingency is not intended to cover the costs for changes in project scope. If the Project needs to provide an allowance for anticipated changes in scope or to cover the costs for items, that may be required but have not yet been specifically identified as being included in the current project scope, then that amount of cost should be identified and included as general estimating allowances.

The construction cost estimate does not include total project contingency as a recommended owner's markup. Standard practice recommends that contingency is applied at the project level and is therefore not included in this OPCC.

11.0 Reconciliation

The current 60% OPCC has been reconciled against the 30% Design Estimate developed in October 2023 to clearly delineate changes in project scope, assumptions, quantities, and allowances throughout the design development process. The October 2023 estimate included the Refuse Management Facility (RMF), Employee Facility, and associated Site Improvements. Since that estimate, the project scope has been revised to incorporate the Vehicle Maintenance Facility, Truck Scales and Scale House, and Vehicle Fueling Facility, which were previously included in the Ley Creek North estimate. These facilities are now included in the current Ley Creek South 60% OPCC. Additionally, the Truck Scales and Scale House costs were previously carried within the overall site work scope; in the current estimate, these costs have been broken out to more clearly identify and track the costs.

The reconciliation below accounts for the transfer of these facilities into the Project and provides a basis for understanding changes in estimated costs between the October 2023 30% estimate and the current 60% OPCC. The table below summarizes the prior and current estimates and identifies the associated cost differences by major scope item.

Scope Item	30% (October 2023)	60% (August 2026)	Variance
Resource Management Facility Building	\$16,479,362	\$29,559,646	\$13,080,284
Employee Facilities Building	\$1,361,879	\$2,608,048	\$1,246,169
Truck Scales & Scale House	\$0	\$1,917,947	\$1,917,947
Vehicle Maintenance Facility	\$0	\$5,487,003	\$5,487,003
Vehicle Fueling Facility	\$0	\$1,327,388	\$1,327,388

Project Name: *Ley Creek Resource Management Campus*

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Scope Item	30% (October 2023)	60% (August 2026)	Variance
Site Improvements	\$5,424,369	\$8,512,467	\$3,088,098
Sanitary Pump Station Allowance	\$200,000	\$0	-\$200,000
Direct Construction	\$23,465,610	\$49,412,499	\$25,946,889
Allowance for Indeterminates (AFI)	\$3,519,842	\$7,411,875	\$3,892,033
Direct Construction Total	\$26,985,452	\$56,824,374	\$29,838,922
Indirect Construction Costs	\$6,488,153	\$12,380,792	\$5,892,639
Escalation	\$3,842,772	\$5,882,439	\$2,039,667
Total Construction Cost	\$37,316,000	\$75,088,000	\$37,772,000

The primary drivers of the scope and cost differences between the 30% estimate and the 60% OPCC are the following:

- Foundation Increase (+\$10.7M):** The number and depth of piles for the facility buildings have increased significantly from the previous estimate, driving increases in pile material, installation, and associated foundation costs. The largest increase is at the RMF Building, where total pile footage has approximately doubled from the previous estimate, while updated geotechnical recommendations increased pile depth by approximately 20 feet. There was also a substantial increase in grade beams and other foundation elements, resulting in additional concrete and reinforcing steel quantities and further increasing overall foundation costs.
- Scope Reallocation (+\$6.8M):** The Vehicle Maintenance and Vehicle Fueling Facilities have been added to the Project. These facilities were previously included in the Ley Creek North estimate and are now incorporated into the current Project OPCC, resulting in increased overall project costs and associated sitework.
- Site Improvements Increase (+\$3M):** With the scope reallocation, facility sitework grew from 6.6 acres to 10.6 acres, resulting in a corresponding increase in site quantities and cost. As the design has advanced, site quantities have been further refined, resulting in additional costs compared to the previous estimate.
- Escalation Increase (+\$2M):** The original estimate assumed construction NTP in Spring 2024. The current reconciliation reflects the impact of the revised construction timing and associated escalation to the updated construction date.
- Design progression has resulted in additional scope and associated costs as the project has advanced, including refinements to quantities, details, and system requirements that were not reflected in the earlier estimate. This includes the addition of a specialty Euco Floor 404 topping system for the tipping floor, resulting in approximately **\$2.7M** in additional cost.
- General construction costs have increased since the previous estimate was developed approximately three years ago, reflecting changes in labor, material, equipment, and subcontractor pricing, as well as broader market conditions.

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12.0 Benchmarking

Key and common direct construction cost line items (e.g., concrete, earthwork) were benchmarked against a portfolio of recently bid projects within the regional area. This benchmarking effort compared unit pricing, labor productivity, and material costs to ensure the OPCC reflects current market conditions. Adjustments were made for local factors, including prevailing wages, regional material supply chain conditions, and site-specific challenges.

13.0 Estimate Quality Assurance Plan

The OPCC has undergone a comprehensive internal Quality Assurance / Quality Control (QA/QC) review conducted by the Parametrix estimating team. The QA/QC process ensures the OPCC is accurate, complete, and aligned with industry and project standards. The Parametrix internal QA/QC process consists of three key review phases:

Qualitative Review:

- Focuses on the completeness of the OPCC and that all known scope elements are captured and aligned with the provided design and project information.
- Verifies that assumptions and allowances are reasonable and documented.

Quantitative Review:

- Focuses on confirming material take-off quantities as well as consistency and accuracy of unit pricing, labor rate buildups, allowances, markups, and other cost elements.
- Ensures the OPCC aligns with applicable benchmarks and historical data.

Technical Editing Review:

- Focuses on accuracy in spelling, grammar, and formatting.
- Verifies that the OPCC is presented in a clear, professional, and organized manner.

14.0 Attachments

Attachment A: Opinion of Probable Construction Cost

Attachment A: Opinion of Probable Construction Cost

Estimate Class 3 - AACEI					
Project Name:	Ley Creek Resource Management Campus			Date:	9/3/2026
Project ID:	2578893003			Project Phase:	60% Design
	The project scope includes the construction of a new RMF Building with an adjacent Employee Facilities Building; construction of new Truck Scales & Scale House, Vehicle Maintenance Facility and Vehicle Fueling Facility along with Site Improvements.			Estimators and Reviewers:	Catherine Cerruti Alexis Babcock Melissa Conser
Description:					
Location	5158 Ley Creek Drive, Liverpool, NY			Version:	1
ESTIMATED DIRECT CONSTRUCTION COSTS					
WBS	Task Name	Quantity	Units	Unit Cost	Item Cost
1.0	Resource Management Facility (incl. Vehicle Maneuvering Area)	86,027	SF	\$ 344	\$ 29,559,646
2.0	Employee Facilities Building	3,960	SF	\$ 659	\$ 2,608,048
3.0	Truck Scales & Scale House	500	SF	\$ 3,836	\$ 1,917,947
4.0	Vehicle Maintenance Facility	11,800	SF	\$ 465	\$ 5,487,003
5.0	Vehicle Fueling Facility	1,470	SF	\$ 903	\$ 1,327,388
6.0	Site Improvements	10.6	AC	\$ 801,632	\$ 8,512,467
	Allowance for Indeterminates	15%	PCT		\$ 7,411,875
TOTAL DIRECT CONSTRUCTION COSTS					\$ 56,824,374
INDIRECT CONSTRUCTION COSTS					
	General Conditions and Requirements	10.0%	PCT		\$ 5,682,437
	Prime Contractor Profit	8.0%	PCT		\$ 5,000,545
	Insurance	1.5%	PCT		\$ 1,012,610
	Bonding	1.0%	PCT		\$ 685,200
	Escalation	8.5%	PCT		\$ 5,882,439
OPINION OF PROBABLE CONSTRUCTION COST (Year of Expenditure)					\$ 75,088,000

DETAILED SUMMARY				Resource Management Facility (incl. Vehicle Maneuvering Area)						
DATE				9/3/2026					86,027	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST	
				Unit Cost	Total Labor	Unit Cost	Total Cost			
1.0 A - SUBSTRUCTURE										
	Deep Foundations									
1.01	Mobilize Piling Rig	1	LS	\$ 127,700.00	\$ 127,700.00	\$ 3,500.00	\$ 3,500.00	\$ 131,200.00	\$ 131,200.00	
1.02	Steel Piles, 95' Deep, HP12x84	91,200	VLF	\$ 12.20	\$ 1,113,034.96	\$ 68.00	\$ 6,201,600.00	\$ 80.20	\$ 7,314,634.96	
1.03	Pile Caps	49	CY	\$ 137.36	\$ 6,730.85	\$ 268.00	\$ 13,132.00	\$ 405.36	\$ 19,862.85	
	Subcontractor Mark-up			22.5%	\$ 280,679.81	22.5%	\$ 1,399,102.20		\$ 1,679,782.01	
	Substructure									
	Note: Imported Fill with Sitework									
1.04	Grade Beams	2,561	CY	\$ 460.95	\$ 1,180,348.73	\$ 373.75	\$ 957,049.17	\$ 834.70	\$ 2,137,397.90	
1.05	Concrete Slab, 12", Maneuvering Apron	920	CY	\$ 553.14	\$ 508,892.87	\$ 373.75	\$ 343,850.00	\$ 926.89	\$ 852,742.87	
1.06	Concrete Slab, 12", Access Ramps	460	CY	\$ 553.14	\$ 254,446.43	\$ 373.75	\$ 171,925.00	\$ 926.89	\$ 426,371.43	
1.07	Concrete Slab, 12", Tipping Floor & Loadout Area	1,500	CY	\$ 599.24	\$ 898,859.68	\$ 373.75	\$ 560,625.00	\$ 972.99	\$ 1,459,484.68	
1.08	Concrete Slab, 12", Loadout Tunnel	230	CY	\$ 599.24	\$ 137,825.15	\$ 373.75	\$ 85,962.50	\$ 972.99	\$ 223,787.65	
1.09	Reinforcing Steel	410	TN	\$ 810.00	\$ 332,100.00	\$ 1,890.00	\$ 774,900.00	\$ 2,700.00	\$ 1,107,000.00	
1.10	High Performance Topping, 2", Tipping Floor Slab							Included with Interior Construction		
1.11	Below Grade Insulation, at Pushing and Loadout	20,074	SF	\$ 1.93	\$ 38,736.45	\$ 1.18	\$ 23,687.32	\$ 3.11	\$ 62,423.77	
1.12	Dampproofing	5,360	SF	\$ 1.16	\$ 6,228.87	\$ 2.43	\$ 13,024.80	\$ 3.59	\$ 19,253.67	
	Other									
1.13	Wall Foundation, Ramps and Apron	298	CY	\$ 921.91	\$ 274,796.69	\$ 385.00	\$ 114,758.52	\$ 1,306.91	\$ 389,555.20	
1.14	Wall Foundation, Tipping Floor	87	CY	\$ 921.91	\$ 80,205.94	\$ 385.00	\$ 33,495.00	\$ 1,306.91	\$ 113,700.94	
1.15	Concrete Dolphin, Tipping Floor	9	EA	\$ 6,500.00	\$ 58,500.00	\$ 8,500.00	\$ 76,500.00	\$ 15,000.00	\$ 135,000.00	
1.16	Concrete Dolphin, Loadout Tunnel	4	EA	\$ 6,500.00	\$ 26,000.00	\$ 8,500.00	\$ 34,000.00	\$ 15,000.00	\$ 60,000.00	
1.17	Concrete Dolphin Armor Plate, 1/2" Thick	44,554	LBS	\$ 1.10	\$ 49,008.96	\$ 1.91	\$ 85,097.38	\$ 3.01	\$ 134,106.34	
2.0 B - SHELL										
	Concrete Walls									
2.01	Foundation Wall, 12", Ramps and Apron	513	CY	\$ 921.91	\$ 473,245.78	\$ 385.00	\$ 197,633.33	\$ 1,306.91	\$ 670,879.12	
2.02	Exterior Wall, 24", Tipping Floor	259	CY	\$ 921.91	\$ 239,013.02	\$ 385.00	\$ 99,814.81	\$ 1,306.91	\$ 338,827.84	
2.03	Exterior Wall, 16", Tipping Floor	405	CY	\$ 921.91	\$ 373,748.08	\$ 385.00	\$ 156,081.85	\$ 1,306.91	\$ 529,829.93	
2.04	Exterior Wall, 26", Loadout Tunnel	171	CY	\$ 921.91	\$ 157,987.61	\$ 385.00	\$ 65,977.59	\$ 1,306.91	\$ 223,965.20	
2.05	Exterior Wall, 12", Tipping Floor and Loadout	234	CY	\$ 921.91	\$ 216,033.63	\$ 385.00	\$ 90,218.33	\$ 1,306.91	\$ 306,251.96	
2.06	Tipping Wall/Loadout Tunnel Armor Plate, 1/2" Thick	46,300	LBS	\$ 1.10	\$ 50,930.00	\$ 1.91	\$ 89,149.63	\$ 3.01	\$ 140,079.63	
2.07	Embedded Anchor Bolts (for PEMB)	180	EA	\$ 23.15	\$ 4,167.00	\$ 51.96	\$ 9,352.80	\$ 75.11	\$ 13,519.80	
2.08	Litter/Splash Shield, Steel Plate	555	LF	\$ 42.00	\$ 23,310.00	\$ 28.00	\$ 15,540.00	\$ 70.00	\$ 38,850.00	
	Exterior Enclosure									
2.09	Metal Panel Siding, Factory Finish	19,717	SF	\$ 5.00	\$ 98,585.00	\$ 10.00	\$ 197,170.00	\$ 15.00	\$ 295,755.00	
2.10	Translucent Panels, 10'x10'	600	SF	\$ 10.36	\$ 6,213.00	\$ 7.42	\$ 4,452.00	\$ 17.78	\$ 10,665.00	
2.11	Overhead Doors, Tipping Vehicle Entrance, 22'x27'	8	EA	\$ 4,200.00	\$ 33,600.00	\$ 9,000.00	\$ 72,000.00	\$ 13,200.00	\$ 105,600.00	
2.12	Overhead Doors, Highspeed, Fabric, Loadout Tunnel, 30'x22'	2	EA	\$ 22,500.00	\$ 45,000.00	\$ 52,500.00	\$ 105,000.00	\$ 75,000.00	\$ 150,000.00	
2.13	Columns	44	CY	\$ 1,106.29	\$ 49,168.39	\$ 385.00	\$ 17,111.11	\$ 1,491.29	\$ 66,279.50	

DETAILED SUMMARY				Resource Management Facility (incl. Vehicle Maneuvering Area)					
DATE				9/3/2026				86,027	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
2.14	Doors, Single, HM	5	EA	\$ 1,220.00	\$ 6,100.00	\$ 2,500.00	\$ 12,500.00	\$ 3,720.00	\$ 18,600.00
2.15	Doors, Double, HM	2	EA	\$ 1,300.00	\$ 2,600.00	\$ 4,400.00	\$ 8,800.00	\$ 5,700.00	\$ 11,400.00
	Roofing								
2.16	Roof, Insulated Metal Panel with TPL Membrane	47,170	SF	\$ 6.25	\$ 294,812.50	\$ 14.00	\$ 660,380.00	\$ 20.25	\$ 955,192.50
2.17	Skylights	60	EA	\$ 246.14	\$ 14,768.27	\$ 226.00	\$ 13,560.00	\$ 472.14	\$ 28,328.27
2.18	Gutters and Downspouts	505	LF	\$ 4.33	\$ 2,186.65	\$ 4.75	\$ 2,398.75	\$ 9.08	\$ 4,585.40
2.19	Fixed Metal Ladder with Overshoot	25	LF	\$ 65.64	\$ 1,640.92	\$ 175.00	\$ 4,375.00	\$ 240.64	\$ 6,015.92
2.20	Guardrail System, Freestanding, Weighted	20	LF	\$ 36.00	\$ 720.00	\$ 78.00	\$ 1,560.00	\$ 114.00	\$ 2,280.00
2.21	Fall Protection HLLS and Posts	275	LF	\$ 20.00	\$ 5,500.00	\$ 30.00	\$ 8,250.00	\$ 50.00	\$ 13,750.00
	<i>Subcontractor Mark-up (Roofing)</i>			22.5%	\$ 71,916.38	22.5%	\$ 155,367.84		\$ 227,284.22
3.0 C - INTERIORS									
	Interior Construction								
3.01	Interior Siding Panels	19,717	SF	\$ 1.86	\$ 36,673.62	\$ 4.30	\$ 84,783.10	\$ 6.16	\$ 121,456.72
3.02	Finish Tipping Floor Slab, 2" Euco Floor 404	40,605	SF	\$ 20.42	\$ 829,316.52	\$ 47.66	\$ 1,935,071.88	\$ 68.08	\$ 2,764,388.40
	<i>Subcontractor Mark-up</i>			22.5%	\$ 194,847.78	22.5%	\$ 454,467.37		\$ 649,315.15
4.0 D - SERVICES									
	Plumbing								
4.01	Hose Reel Assembly	5	EA	\$ 119.09	\$ 595.45	\$ 2,500.00	\$ 12,500.00	\$ 2,619.09	\$ 13,095.45
4.02	DCW Pipe, 1-1/2"	365	LF	\$ 17.86	\$ 6,520.23	\$ 7.45	\$ 2,719.25	\$ 25.31	\$ 9,239.48
4.03	DCW Pipe, 2"	410	LF	\$ 29.77	\$ 12,206.82	\$ 9.89	\$ 4,054.90	\$ 39.66	\$ 16,261.72
4.04	Floor Sink	1	EA	\$ 428.73	\$ 428.73	\$ 1,760.00	\$ 1,760.00	\$ 2,188.73	\$ 2,188.73
4.05	Sanitary Pipe, 3"	10	LF	\$ 31.80	\$ 317.97	\$ 17.65	\$ 176.50	\$ 49.45	\$ 494.47
4.06	Overhead Misting System, Tipping Floor and Loadout Tunnel	48,620	SF	\$ 0.45	\$ 21,879.00	\$ 2.10	\$ 102,102.00	\$ 2.55	\$ 123,981.00
4.07	Leachate Management System								<i>With Site Work</i>
	HVAC								
4.08	Controls and Instrumentation	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 27,000.00	\$ 27,000.00	\$ 33,000.00	\$ 33,000.00
4.09	Exhaust Fan, EF-1 through EF-10, 27,000 CFM	10	EA	\$ 6,000.00	\$ 60,000.00	\$ 11,000.00	\$ 110,000.00	\$ 17,000.00	\$ 170,000.00
4.10	Louver, L-1 & L-2	2	EA	\$ 2,381.82	\$ 4,763.64	\$ 8,000.00	\$ 16,000.00	\$ 10,381.82	\$ 20,763.64
4.11	Snow Melt System, Ramps	9,572	SF	\$ 6.00	\$ 57,432.00	\$ 12.00	\$ 114,864.00	\$ 18.00	\$ 172,296.00
4.12	Radiant Floor Heating System, Loadout Tunnel	7,632	SF	\$ 3.50	\$ 26,712.00	\$ 3.00	\$ 22,896.00	\$ 6.50	\$ 49,608.00
	Fire Protection								
4.13	Dry Sprinkler System	48,620	SF	\$ 1.85	\$ 89,947.00	\$ 4.75	\$ 230,945.00	\$ 6.60	\$ 320,892.00
4.14	Fire Alarm System	48,620	SF	\$ 1.50	\$ 72,930.00	\$ 3.25	\$ 158,015.00	\$ 4.75	\$ 230,945.00
4.15	Fire Rover System	1	LS	\$ 91,500.00	\$ 91,500.00	\$ 213,500.00	\$ 213,500.00	\$ 305,000.00	\$ 305,000.00
	Electrical								
	<i>Note: Main Distribution with Employee Facility</i>								

DETAILED SUMMARY				Resource Management Facility (incl. Vehicle Maneuvering Area)					
DATE				9/3/2026				86,027	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
4.16	Overhead Door Operators	10	EA	\$ 800.00	\$ 8,000.00	\$ 1,950.00	\$ 19,500.00	\$ 2,750.00	\$ 27,500.00
4.17	Grounding System	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 6,000.00	\$ 6,000.00
4.18	Interior LED Light Fixtures	90	EA	\$ 75.00	\$ 6,750.00	\$ 225.00	\$ 20,250.00	\$ 300.00	\$ 27,000.00
4.19	Exterior Lights, Wall Mounted	10	EA	\$ 110.00	\$ 1,100.00	\$ 370.00	\$ 3,700.00	\$ 480.00	\$ 4,800.00
4.20	Devices, Receptacles, and Wiring	48,620	SF	\$ 2.00	\$ 97,240.00	\$ 2.55	\$ 123,981.00	\$ 4.55	\$ 221,221.00
4.21	Telecommunication Systems (Minimal)	48,620	SF	\$ 0.75	\$ 36,465.00	\$ 0.90	\$ 43,758.00	\$ 1.65	\$ 80,223.00
4.22	Security Allowance, CCTV Monitoring	48,620	SF	\$ 0.75	\$ 36,465.00	\$ 0.90	\$ 43,758.00	\$ 1.65	\$ 80,223.00
5.0 E - EQUIPMENT AND FURNISHINGS									
Equipment - Loadout Tunnels									
5.01	Loadout Tunnel Scales	6	EA	\$ -	\$ -	\$ 51,828.33	\$ 310,970.00	\$ 51,828.33	\$ 310,970.00
5.02	LaserLight Scoreboard	8	EA	\$ -	\$ -	\$ 2,400.00	\$ 19,200.00	\$ 2,400.00	\$ 19,200.00
5.03	Indicator	2	EA	\$ -	\$ -	\$ 6,065.00	\$ 12,130.00	\$ 6,065.00	\$ 12,130.00
5.04	Installation/Certification	1	LS	\$ 42,880.00	\$ 42,880.00	\$ -	\$ -	\$ 42,880.00	\$ 42,880.00
5.05	Freight	1	LS	\$ 16,150.00	\$ 16,150.00	\$ -	\$ -	\$ 16,150.00	\$ 16,150.00
5.06	Totalizer Room Allowance (Incl. Doors, Insulation, HVAC, etc.)	100	SF	\$ 150.00	\$ 15,000.00	\$ 350.00	\$ 35,000.00	\$ 500.00	\$ 50,000.00
<i>Subcontractor Mark-up included in Scale Pricing</i>									
6.0 F - SPECIAL CONSTRUCTION & DEMOLITION									
Special Construction									
6.01	Procure Pre-Engineered Metal Building (PEMB)	48,620	SF	\$ -	\$ -	\$ 39.00	\$ 1,896,180.00	\$ 39.00	\$ 1,896,180.00
6.02	Erect PEMB	48,620	SF	\$ 16.00	\$ 777,920.00	\$ -	\$ -	\$ 16.00	\$ 777,920.00
<i>Subcontractor Mark-up (PEMB)</i>									
				10.0%	\$ 77,792.00	10.0%	\$ 189,618.00		\$ 267,410.00
PREMIUM TIME									
				0.0%	\$ -				\$ -
PRODUCTIVITY									
				0.0%	\$ -				\$ -
COMMISSIONING									
				1.00%	\$ 101,756.74	1.00%	\$ 190,913.02		\$ 292,669.76
SUB-TOTAL DIRECT CONSTRUCTION COSTS									
			Labor		\$ 10,277,431.11	Material	\$ 19,282,214.96		\$ 29,559,646.07
TOTAL DIRECT CONSTRUCTION COSTS									\$ 29,559,646.00

DETAILED SUMMARY				Employee Facilities Building					
DATE				9/3/2026				3,960	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
1.0	A - SUBSTRUCTURE								
	Deep Foundations								
1.01	Mobilize Piling Rig								With RMF
1.02	Steel Piles, 95' Deep, HP12x84	4,560	VLF	\$ 12.20	\$ 55,651.75	\$ 68.00	\$ 310,080.00	\$ 80.20	\$ 365,731.75
1.03	Pile Caps	71	CY	\$ 137.36	\$ 9,752.86	\$ 268.00	\$ 19,028.00	\$ 405.36	\$ 28,780.86
	Subcontractor Mark-up			22.5%	\$ 14,716.04	22.5%	\$ 74,049.30		\$ 88,765.34
	Substructure								
	Note: Imported Fill with Sitework								
1.04	Grade Beams, GRB1 and GRB2	48	CY	\$ 460.95	\$ 21,972.13	\$ 357.50	\$ 17,040.83	\$ 818.45	\$ 39,012.96
1.05	Foundation Wall, 16"	23	CY	\$ 921.91	\$ 21,545.32	\$ 385.00	\$ 8,997.59	\$ 1,306.91	\$ 30,542.91
1.06	Floor Slab, One Way	86	CY	\$ 553.14	\$ 47,795.78	\$ 357.50	\$ 30,890.65	\$ 910.64	\$ 78,686.42
1.07	Reinforcing Steel	14	TN	\$ 810.00	\$ 11,477.70	\$ 1,890.00	\$ 26,781.30	\$ 2,700.00	\$ 38,259.00
1.08	Below Grade Insulation	3,500	SF	\$ 1.91	\$ 6,692.98	\$ 1.18	\$ 4,130.00	\$ 3.09	\$ 10,822.98
1.09	Dampproofing	800	LF	\$ 1.14	\$ 912.28	\$ 2.43	\$ 1,944.00	\$ 3.57	\$ 2,856.28
2.0	B - SHELL								
	Superstructure								
2.01	Structural Steel, Columns	21,735	LBS	\$ 0.11	\$ 2,440.42	\$ 1.92	\$ 41,760.35	\$ 2.03	\$ 44,200.77
2.02	Structural Steel, Roof, Welded	28,209	LBS	\$ 0.62	\$ 17,492.53	\$ 1.60	\$ 45,031.18	\$ 2.22	\$ 62,523.71
2.03	Structural Steel, Second Floor, Welded	26,110	LBS	\$ 1.48	\$ 38,762.25	\$ 2.91	\$ 75,880.30	\$ 4.39	\$ 114,642.55
2.04	Steel Erection	1	LS	\$ 28,000.00	\$ 28,000.00	\$ 13,200.00	\$ 13,200.00	\$ 41,200.00	\$ 41,200.00
2.05	Concrete, 3.5", Elevated Composite Slab	29	CY	\$ 497.83	\$ 14,600.71	\$ 357.50	\$ 10,485.01	\$ 855.33	\$ 25,085.72
2.06	Metal Roof Deck, 2"	2,715	SF	\$ 1.75	\$ 4,751.25	\$ 3.50	\$ 9,502.50	\$ 5.25	\$ 14,253.75
	Exterior Enclosure								
2.07	Metal Panel Siding, Factory Finish	4,010	SF	\$ 5.00	\$ 20,050.00	\$ 10.00	\$ 40,100.00	\$ 15.00	\$ 60,150.00
2.08	Glazing Allowances	160	SF	\$ 20.00	\$ 3,200.00	\$ 60.00	\$ 9,600.00	\$ 80.00	\$ 12,800.00
2.09	Exterior Doorways, Single	5	EA	\$ 1,220.00	\$ 6,100.00	\$ 2,500.00	\$ 12,500.00	\$ 3,720.00	\$ 18,600.00
2.10	Exterior Doorways, Double	3	EA	\$ 1,300.00	\$ 3,900.00	\$ 4,400.00	\$ 13,200.00	\$ 5,700.00	\$ 17,100.00
2.11	Building Expansion Joint at RMF Interface	112	LF	\$ 6.00	\$ 672.00	\$ 56.04	\$ 6,276.42	\$ 62.04	\$ 6,948.42
2.12	Concrete Pavers	215	SF	\$ 9.00	\$ 1,935.00	\$ 11.00	\$ 2,365.00	\$ 20.00	\$ 4,300.00
	Terrace								
2.13	Guardrail (Handrail)	30	LF	\$ 36.00	\$ 1,080.00	\$ 78.00	\$ 2,340.00	\$ 114.00	\$ 3,420.00
2.14	Wall Sweep, Coping	25	LF	\$ 12.00	\$ 300.00	\$ 19.00	\$ 475.00	\$ 31.00	\$ 775.00
	Roofing								
2.15	Roof, TPO System with TPL Membrane Cover	4,000	SF	\$2.50	\$ 10,000.00	\$6.00	\$ 24,000.00	\$ 8.50	\$ 34,000.00
2.16	Gutters and Downspouts	120	LF	\$ 4.33	\$ 519.60	\$ 4.75	\$ 570.00	\$ 9.08	\$ 1,089.60

DETAILED SUMMARY				Employee Facilities Building						
DATE				9/3/2026					3,960	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST	
				Unit Cost	Total Labor	Unit Cost	Total Cost			
2.17	Roof Hatch	1	EA	\$410.23	\$ 410.23	\$3,000.00	\$ 3,000.00	\$ 3,410.23	\$ 3,410.23	
3.0 C - INTERIORS										
Interior Construction										
3.01	Interior Partitions (Conference Rooms, Office Spaces, etc.)	8,150	SF	\$ 1.20	\$ 9,780.00	\$ 1.10	\$ 8,965.00	\$ 2.30	\$ 18,745.00	
3.02	Gypsum Wall Board Panels	8,150	SF	\$ 0.90	\$ 7,335.00	\$ 0.30	\$ 2,445.00	\$ 1.20	\$ 9,780.00	
3.03	Suspended GWB, Ceiling	2,200	SF	\$ 1.70	\$ 3,747.88	\$ 1.05	\$ 2,310.00	\$ 2.75	\$ 6,057.88	
3.04	Suspended Acoustical Ceilings	2,600	SF	\$ 1.40	\$ 3,640.00	\$ 6.80	\$ 17,680.00	\$ 8.20	\$ 21,320.00	
3.05	Doors, Single	16	EA	\$ 200.42	\$ 3,206.74	\$ 1,500.00	\$ 24,000.00	\$ 1,700.42	\$ 27,206.74	
3.06	Doors, Double	1	EA	\$ 212.00	\$ 212.00	\$ 2,625.00	\$ 2,625.00	\$ 2,837.00	\$ 2,837.00	
Stairs										
3.07	Stair #1	20	RSR	\$ 109.43	\$ 2,188.57	\$ 747.00	\$ 14,940.00	\$ 856.43	\$ 17,128.57	
3.08	Stair #2	20	RSR	\$ 109.43	\$ 2,188.57	\$ 747.00	\$ 14,940.00	\$ 856.43	\$ 17,128.57	
3.09	Exterior Steel Stair	14	RSR	\$ 109.43	\$ 1,532.00	\$ 747.00	\$ 10,458.00	\$ 856.43	\$ 11,990.00	
3.10	Handrails	165	LF	\$ 36.00	\$ 5,940.00	\$ 78.00	\$ 12,870.00	\$ 114.00	\$ 18,810.00	
3.11	Fixed Metal Ladder (2)	25	LF	\$ 25.64	\$ 640.98	\$ 100.00	\$ 2,500.00	\$ 125.64	\$ 3,140.98	
Interior Finishes										
3.12	Epoxy Coating, Utility Rooms	1,980	SF	\$ 4.00	\$ 7,920.00	\$ 5.00	\$ 9,900.00	\$ 9.00	\$ 17,820.00	
3.13	Flooring, Rubber Tile (Office, Conference, Breakroom)	1,500	SF	\$ 6.40	\$ 9,600.00	\$ 2.10	\$ 3,150.00	\$ 8.50	\$ 12,750.00	
3.14	Tape and Paint (Allowance)	3,960	SF	\$ 3.00	\$ 11,880.00	\$ 3.50	\$ 13,860.00	\$ 6.50	\$ 25,740.00	
3.15	Tile, Restrooms and Lockers, 6' HT.	3,000	SF	\$ 7.00	\$ 21,000.00	\$ 9.00	\$ 27,000.00	\$ 16.00	\$ 48,000.00	
3.16	Bathroom Casework (Countertop at Sinks)	21	LF	\$ 120.00	\$ 2,520.00	\$ 200.00	\$ 4,200.00	\$ 320.00	\$ 6,720.00	
3.17	Kitchen Casework (i.e. Base cabinets, Upper Cabinets, Countertops)	42	LF	\$ 260.00	\$ 10,920.00	\$ 650.00	\$ 27,300.00	\$ 910.00	\$ 38,220.00	
3.18	Office Casework (i.e. Base cabinets, Upper Cabinets, Countertops)	21	LF	\$ 260.00	\$ 5,460.00	\$ 650.00	\$ 13,650.00	\$ 910.00	\$ 19,110.00	
3.19	Bathroom Specialties (i.e., Dispensers, Grab Bars)	4	EA	\$ 850.00	\$ 3,400.00	\$ 1,760.00	\$ 7,040.00	\$ 2,610.00	\$ 10,440.00	
3.20	Shower Specialties (i.e. Shower head, shower rod and curtain)	9	LS	\$ 200.00	\$ 1,800.00	\$ 220.00	\$ 1,980.00	\$ 420.00	\$ 3,780.00	
3.21	Lockers, Double-Tier, 72"	49	EA	\$ 42.00	\$ 2,058.00	\$ 320.00	\$ 15,680.00	\$ 362.00	\$ 17,738.00	
3.22	Locker Benches, 12' Long	32	LF	\$ 7.17	\$ 229.33	\$ 85.42	\$ 2,733.33	\$ 92.58	\$ 2,962.67	
Subcontractor Mark-up										
				22.5%	\$ 26,369.80	22.5%	\$ 54,050.93		\$ 80,420.72	
4.0 D - SERVICES										
Conveying										
4.01	Elevator, Two Stops	1	EA	\$ 22,050.00	\$ 22,050.00	\$ 105,000.00	\$ 105,000.00	\$ 127,050.00	\$ 127,050.00	
4.02	Inspections and Permits	1	LS	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	
Plumbing										
4.03	Gas Water Heater, 100 gal.	1	EA	\$ 1,357.64	\$ 1,357.64	\$ 8,900.00	\$ 8,900.00	\$ 10,257.64	\$ 10,257.64	
4.04	Recirculating Pump	1	EA	\$ 770.00	\$ 770.00	\$ 4,800.00	\$ 4,800.00	\$ 5,570.00	\$ 5,570.00	

DETAILED SUMMARY				Employee Facilities Building					
DATE				9/3/2026				3,960	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
4.05	Expansion Tank, 4.4. gal.	1	EA	\$ 107.18	\$ 107.18	\$ 218.75	\$ 218.75	\$ 325.93	\$ 325.93
4.06	Sump Pump, Elevator	1	EA	\$ 238.18	\$ 238.18	\$ 2,800.00	\$ 2,800.00	\$ 3,038.18	\$ 3,038.18
4.07	Double Yard Cleanout	1	EA	\$ 154.82	\$ 154.82	\$ 75.00	\$ 75.00	\$ 229.82	\$ 229.82
4.08	Electronic Trap Primer	1	EA	\$ 47.64	\$ 47.64	\$ 115.00	\$ 115.00	\$ 162.64	\$ 162.64
4.09	Electric Water Cooler	1	EA	\$ 476.36	\$ 476.36	\$ 1,900.00	\$ 1,900.00	\$ 2,376.36	\$ 2,376.36
4.10	Reduced Pressure Backflow Preventer	1	EA	\$ 320.00	\$ 320.00	\$ 5,480.00	\$ 5,480.00	\$ 5,800.00	\$ 5,800.00
4.11	Floor Cleanout	4	EA	\$ 154.82	\$ 619.27	\$ 375.00	\$ 1,500.00	\$ 529.82	\$ 2,119.27
4.12	Floor Drain	4	EA	\$ 170.00	\$ 680.00	\$ 375.00	\$ 1,500.00	\$ 545.00	\$ 2,180.00
4.13	Floor Sink	4	EA	\$ 428.73	\$ 1,714.91	\$ 1,760.00	\$ 7,040.00	\$ 2,188.73	\$ 8,754.91
4.14	Kitchen Sink, Double	1	EA	\$ 393.00	\$ 393.00	\$ 770.00	\$ 770.00	\$ 1,163.00	\$ 1,163.00
4.15	Utility Sink	2	EA	\$ 285.82	\$ 571.64	\$ 595.00	\$ 1,190.00	\$ 880.82	\$ 1,761.64
4.16	Lavatory, Counter Mount	6	EA	\$ 320.00	\$ 1,920.00	\$ 350.00	\$ 2,100.00	\$ 670.00	\$ 4,020.00
4.17	Lavatory, Wall Mount	2	EA	\$ 320.00	\$ 640.00	\$ 350.00	\$ 700.00	\$ 670.00	\$ 1,340.00
4.18	Mop Basin, 28"x28"	1	EA	\$ 285.82	\$ 285.82	\$ 595.00	\$ 595.00	\$ 880.82	\$ 880.82
4.19	Mop Basin, 36"x24"	1	EA	\$ 285.82	\$ 285.82	\$ 350.00	\$ 350.00	\$ 635.82	\$ 635.82
4.20	Urinal	3	EA	\$ 420.00	\$ 1,260.00	\$ 650.00	\$ 1,950.00	\$ 1,070.00	\$ 3,210.00
4.21	Water Closet, Wall Mount	8	EA	\$ 550.00	\$ 4,400.00	\$ 880.00	\$ 7,040.00	\$ 1,430.00	\$ 11,440.00
4.22	Shower, SH-1	5	EA	\$ 345.36	\$ 1,726.82	\$ 1,071.00	\$ 5,355.00	\$ 1,416.36	\$ 7,081.82
4.23	Shower, SH-2	1	EA	\$ 476.36	\$ 476.36	\$ 2,244.00	\$ 2,244.00	\$ 2,720.36	\$ 2,720.36
4.24	Trench Drain, 36"	5	EA	\$ 178.64	\$ 893.18	\$ 180.00	\$ 900.00	\$ 358.64	\$ 1,793.18
4.25	Trench Drain, 60"	1	EA	\$ 238.18	\$ 238.18	\$ 400.00	\$ 400.00	\$ 638.18	\$ 638.18
4.26	Trap Primer, 1 Outlet	1	EA	\$ 35.73	\$ 35.73	\$ 110.00	\$ 110.00	\$ 145.73	\$ 145.73
4.27	Trap Primer, 2 Outlet	2	EA	\$ 52.40	\$ 104.80	\$ 115.00	\$ 230.00	\$ 167.40	\$ 334.80
4.28	Plumbing Fixture Rough-ins	34	EA	\$ 650.00	\$ 22,100.00	\$ 850.00	\$ 28,900.00	\$ 1,500.00	\$ 51,000.00
4.29	Plumbing Drain Rough-ins	10	EA	\$ 550.00	\$ 5,500.00	\$ 400.00	\$ 4,000.00	\$ 950.00	\$ 9,500.00
4.30	Interconnecting Piping, Valves, and Appurtenances	3,960	SF	\$ 3.20	\$ 12,672.00	\$ 4.80	\$ 19,008.00	\$ 8.00	\$ 31,680.00
	HVAC								
4.31	VRF Heat Pump Condensing Unit - HP-1	1	EA	\$ 3,464.47	\$ 3,464.47	\$ 4,100.00	\$ 4,100.00	\$ 7,564.47	\$ 7,564.47
4.32	VRF Heat Pump Fan Coil Unit - FCU 1-1	1	EA	\$ 732.89	\$ 732.89	\$ 2,900.00	\$ 2,900.00	\$ 3,632.89	\$ 3,632.89
4.33	VRF Heat Pump Fan Coil Unit - FCU 1-2	1	EA	\$ 732.89	\$ 732.89	\$ 2,575.00	\$ 2,575.00	\$ 3,307.89	\$ 3,307.89
4.34	VRF Heat Pump Fan Coil Unit - FCU 2-1, 2-2	2	EA	\$ 732.89	\$ 1,465.77	\$ 2,625.00	\$ 5,250.00	\$ 3,357.89	\$ 6,715.77
4.35	VRF Heat Pump Fan Coil Unit - FCU 2-3	1	EA	\$ 732.89	\$ 732.89	\$ 2,725.00	\$ 2,725.00	\$ 3,457.89	\$ 3,457.89
4.36	VRF Heat Pump Fan Coil Unit - FCU 2-4	1	EA	\$ 732.89	\$ 732.89	\$ 4,075.00	\$ 4,075.00	\$ 4,807.89	\$ 4,807.89
4.37	VRF Heat Pump Fan Coil Unit - FCU 2-5	1	EA	\$ 732.89	\$ 732.89	\$ 3,825.00	\$ 3,325.00	\$ 4,557.89	\$ 4,057.89
4.38	Energy Recovery Ventilator - ERV-1	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 4,500.00	\$ 4,500.00	\$ 6,500.00	\$ 6,500.00
4.39	Split System Fan Coil Unit - SS 1-1 & SS 1-2	2	EA	\$ 1,190.91	\$ 2,381.82	\$ 1,750.00	\$ 3,500.00	\$ 2,940.91	\$ 5,881.82
4.40	Condensing Unit / Heat Pump - SSHP 1-1 & SSHP 1-2	2	EA	\$ 762.18	\$ 1,524.36	\$ 1,550.00	\$ 3,100.00	\$ 2,312.18	\$ 4,624.36
4.41	Electric Unit Heater (Cabinet) - CUH 1-1 & CUH 1-2	2	EA	\$ 207.10	\$ 414.20	\$ 3,400.00	\$ 6,800.00	\$ 3,607.10	\$ 7,214.20
4.42	Electric Unit Heater - UH 1-1 & UH 1-2	2	EA	\$ 158.75	\$ 317.50	\$ 1,100.00	\$ 2,200.00	\$ 1,258.75	\$ 2,517.50
4.43	Motorized Louver - L-3 and L-4	2	EA	\$ 53.59	\$ 107.18	\$ 350.00	\$ 700.00	\$ 403.59	\$ 807.18

DETAILED SUMMARY				Employee Facilities Building					
DATE				9/3/2026				3,960	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
4.44	Louver - L-5 and L-6	2	EA	\$ 41.68	\$ 83.36	\$ 340.00	\$ 680.00	\$ 381.68	\$ 763.36
4.45	Exhaust Fan - EF-11	1	EA	\$ 793.98	\$ 793.98	\$ 2,225.00	\$ 2,225.00	\$ 3,018.98	\$ 3,018.98
4.46	Square Ceiling Diffuser - A	18	EA	\$ 105.87	\$ 1,905.69	\$ 480.00	\$ 8,640.00	\$ 585.87	\$ 10,545.69
4.47	Square Ceiling Grille - Ducted - C	7	EA	\$ 63.48	\$ 444.33	\$ 76.50	\$ 535.50	\$ 139.98	\$ 979.83
4.48	Ductwork and Restraints	3,960	SF	\$ 4.00	\$ 15,840.00	\$ 5.00	\$ 19,800.00	\$ 9.00	\$ 35,640.00
4.49	Interconnecting Drain Piping	3,960	SF	\$ 0.25	\$ 990.00	\$ 0.25	\$ 990.00	\$ 0.50	\$ 1,980.00
4.50	Test and Balance	40	HRS	\$ 150.00	\$ 6,000.00	\$ -	\$ -	\$ 150.00	\$ 6,000.00
	Fire Protection								
4.51	Wet Sprinkler System	3,960	SF	\$ 1.60	\$ 6,336.00	\$ 3.20	\$ 12,672.00	\$ 4.80	\$ 19,008.00
4.52	Fire Pump								<i>None Assumed</i>
4.53	Fire Alarm System	3,960	SF	\$ 1.50	\$ 5,940.00	\$ 3.25	\$ 12,870.00	\$ 4.75	\$ 18,810.00
	Electrical								
4.54	Main Distribution Panel, 600A, 480/277V, 3PH, 4W	1	EA	\$ 4,128.16	\$ 4,128.16	\$ 15,881.00	\$ 15,881.00	\$ 20,009.16	\$ 20,009.16
4.55	Distribution Panel, 400A, 208Y/120V, 3PH, 4W	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 9,000.00	\$ 9,000.00	\$ 11,500.00	\$ 11,500.00
4.56	Panelboards, 480/277V, 3PH, 4W	4	EA	\$ 1,500.00	\$ 6,000.00	\$ 4,000.00	\$ 16,000.00	\$ 5,500.00	\$ 22,000.00
4.57	Panelboards, 208/120V, 3PH, 4W	6	EA	\$ 1,500.00	\$ 9,000.00	\$ 3,500.00	\$ 21,000.00	\$ 5,000.00	\$ 30,000.00
4.58	Diesel Generator, 500 kW, 480/277V, 3P, 4W, NEMA 3R	1	EA	\$ 35,000.00	\$ 35,000.00	\$ 190,000.00	\$ 190,000.00	\$ 225,000.00	\$ 225,000.00
4.59	Generator Load Bank Docking Station, 100A, 3PH, Cam-Lock	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,000.00	\$ 4,000.00
4.60	Portable Generator, 100A, 3PH, Cam-Lock	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 8,000.00	\$ 8,000.00	\$ 9,000.00	\$ 9,000.00
4.61	Service Transformer, 480/277V	1	EA						<i>By National Grid</i>
4.62	Utility Meter	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00
4.63	Automatic Transfer Switch, 600A, 480/277V, 3P, 4W	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 8,226.00	\$ 8,226.00	\$ 10,726.00	\$ 10,726.00
4.64	Automatic Transfer Switch, 100A, 4P	1	EA	\$ 750.00	\$ 750.00	\$ 2,750.00	\$ 2,750.00	\$ 3,500.00	\$ 3,500.00
4.65	Transformer, 112.5 kVA, 480V to 208/120V	1	EA	\$ 1,377.00	\$ 1,377.00	\$ 5,000.00	\$ 5,000.00	\$ 6,377.00	\$ 6,377.00
4.66	Transformer, 45 kVA, 480V to 208/120V	1	EA	\$ 1,082.00	\$ 1,082.00	\$ 3,500.00	\$ 3,500.00	\$ 4,582.00	\$ 4,582.00
4.67	Surge Protective Devices	4	EA	\$ 500.00	\$ 2,000.00	\$ 750.00	\$ 3,000.00	\$ 1,250.00	\$ 5,000.00
4.68	Interior LED Light Fixtures	110	EA	\$ 75.00	\$ 8,250.00	\$ 225.00	\$ 24,750.00	\$ 300.00	\$ 33,000.00
4.69	Exterior Lights, 220 Watt	8	EA	\$ 110.00	\$ 880.00	\$ 390.00	\$ 3,120.00	\$ 500.00	\$ 4,000.00
4.70	Devices, Receptacles, and Wiring (Employee Spaces)	1,980	SF	\$ 2.80	\$ 5,544.00	\$ 3.50	\$ 6,930.00	\$ 6.30	\$ 12,474.00
4.71	Devices, Receptacles, and Wiring (Utility Rooms)	1,980	SF	\$ 3.20	\$ 6,336.00	\$ 4.50	\$ 8,910.00	\$ 7.70	\$ 15,246.00
4.72	Telecommunication Systems	3,960	SF	\$ 2.10	\$ 8,316.00	\$ 3.20	\$ 12,672.00	\$ 5.30	\$ 20,988.00
4.73	Security Allowance, CCTV Monitoring	3,960	SF	\$ 1.50	\$ 5,940.00	\$ 2.50	\$ 9,900.00	\$ 4.00	\$ 15,840.00
4.74	Solar Panels, 500W, 48x96"	12	EA	\$ 60.00	\$ 720.00	\$ 175.00	\$ 2,100.00	\$ 235.00	\$ 2,820.00
5.0 E - EQUIPMENT AND FURNISHINGS									
	Furnishings								
5.01	Filing Cabinet, 4-Drawer, 3' Wide	3	EA	\$ 50.11	\$ 150.32	\$ 979.00	\$ 2,937.00	\$ 1,029.11	\$ 3,087.32

DETAILED SUMMARY				Employee Facilities Building					
DATE				9/3/2026				3,960	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
5.02	Filing Cabinet, 2-Drawer, 2.5' Wide	5	EA	\$ 50.11	\$ 250.53	\$ 621.50	\$ 3,107.50	\$ 671.61	\$ 3,358.03
5.03	Storage Credenza, 2-Drawer, 5' Wide	2	EA	\$ 50.11	\$ 100.21	\$ 929.50	\$ 1,859.00	\$ 979.61	\$ 1,959.21
5.04	Overhead Storage, Flip Door, 3.5' Wide	5	EA	\$ 100.21	\$ 501.05	\$ 440.00	\$ 2,200.00	\$ 540.21	\$ 2,701.05
5.05	Stride Tower, Storage	5	EA	\$ 50.11	\$ 250.53	\$ 1,200.00	\$ 6,000.00	\$ 1,250.11	\$ 6,250.53
5.06	Work Surface, 60x24"	10	EA	\$ 100.21	\$ 1,002.11	\$ 533.50	\$ 5,335.00	\$ 633.71	\$ 6,337.11
5.07	Work Surface, 78x24"	4	EA	\$ 100.21	\$ 400.84	\$ 577.50	\$ 2,310.00	\$ 677.71	\$ 2,710.84
5.08	Work Surface, 84x24"	1	EA	\$ 100.21	\$ 100.21	\$ 635.25	\$ 635.25	\$ 735.46	\$ 735.46
5.09	Recycle Bin, 7 Gallons	13	EA	\$ 20.04	\$ 260.55	\$ 49.50	\$ 643.50	\$ 69.54	\$ 904.05
5.10	Printer	1	EA	\$ 50.11	\$ 50.11	\$ 5,000.00	\$ 5,000.00	\$ 5,050.11	\$ 5,050.11
5.11	Waste Bin, Stainless Steel	7	EA	\$ 20.04	\$ 140.30	\$ 165.00	\$ 1,155.00	\$ 185.04	\$ 1,295.30
5.12	Chair, Breakroom	4	EA	\$ 20.04	\$ 80.17	\$ 478.50	\$ 1,914.00	\$ 498.54	\$ 1,994.17
5.13	Conference Table, 10' with 10 Swivel Chairs	1	LS	\$ 250.53	\$ 250.53	\$ 4,863.50	\$ 4,863.50	\$ 5,114.03	\$ 5,114.03
5.14	Stacking Chairs	30	EA	\$ 20.04	\$ 601.26	\$ 302.50	\$ 9,075.00	\$ 322.54	\$ 9,676.26
5.15	Round Table, 42"	7	EA	\$ 50.11	\$ 350.74	\$ 319.00	\$ 2,233.00	\$ 369.11	\$ 2,583.74
5.16	Mesh Office Chair, Swivel with Wheels	5	EA	\$ 40.08	\$ 200.42	\$ 478.50	\$ 2,392.50	\$ 518.58	\$ 2,592.92
5.17	Punch Clock	1	EA	\$ 20.04	\$ 20.04	\$ 405.90	\$ 405.90	\$ 425.94	\$ 425.94
5.18	Room Signage	47	EA	\$ 15.03	\$ 706.49	\$ 15.00	\$ 705.00	\$ 30.03	\$ 1,411.49
5.19	Vending Machine	2	EA	\$ 400.84	\$ 801.69	\$ 5,060.00	\$ 10,120.00	\$ 5,460.84	\$ 10,921.69
5.20	Refrigerator, 30"x32"	5	EA	\$ 400.84	\$ 2,004.22	\$ 1,540.00	\$ 7,700.00	\$ 1,940.84	\$ 9,704.22
PREMIUM TIME				0.0%	\$ -				\$ -
PRODUCTIVITY				0.0%	\$ -				\$ -
COMMISSIONING				1.00%	\$ 7,390.58	1.00%	\$ 18,431.68		\$ 25,822.26
SUB-TOTAL DIRECT CONSTRUCTION COSTS				Labor	\$ 746,448.17	Material	\$ 1,861,599.78		\$ 2,608,047.95
TOTAL DIRECT CONSTRUCTION COSTS									\$ 2,608,048.00

DETAILED SUMMARY				Truck Scales & Scale House					
DATE				9/3/2026				500	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
1.0 A - SUBSTRUCTURE									
	Deep Foundations								
1.01	Mobilize Piling Rig								<i>With RMF</i>
1.02	Steel Piles, 95' Deep, HP12x84	2,550	VLF	\$ 12.20	\$ 31,121.04	\$ 68.00	\$ 173,400.00	\$ 80.20	\$ 204,521.04
1.03	Pile Caps	49	CY	\$ 137.36	\$ 6,730.85	\$ 268.00	\$ 13,132.00	\$ 405.36	\$ 19,862.85
	<i>Subcontractor Mark-up</i>			22.5%	\$ 8,516.68	22.5%	\$ 41,969.70		\$ 50,486.38
	Substructure								
1.04	Slab on Grade, Incl. Ramp, 1'	6	CY	\$ 553.14	\$ 3,277.89	\$ 373.75	\$ 2,214.81	\$ 926.89	\$ 5,492.71
1.05	Generator Slab, 1'	1	CY	\$ 553.14	\$ 717.04	\$ 373.75	\$ 484.49	\$ 926.89	\$ 1,201.53
1.06	Mat Foundation, 2'	551	CY	\$ 553.14	\$ 304,885.01	\$ 373.75	\$ 206,005.46	\$ 926.89	\$ 510,890.47
1.07	Concrete Walls, 8" (Scale House)	14	CY	\$ 921.91	\$ 12,974.99	\$ 385.00	\$ 5,418.52	\$ 1,306.91	\$ 18,393.51
1.08	Concrete Walls, 12" (Inbound/Outbound)	108	CY	\$ 921.91	\$ 99,361.13	\$ 385.00	\$ 41,494.44	\$ 1,306.91	\$ 140,855.57
1.09	Concrete Walls, 18" (Inbound/Outbound)	14	CY	\$ 921.91	\$ 12,906.70	\$ 385.00	\$ 5,390.00	\$ 1,306.91	\$ 18,296.70
1.10	Ramp Slabs, 20"	181	CY	\$ 553.14	\$ 100,044.02	\$ 373.75	\$ 67,597.99	\$ 926.89	\$ 167,642.02
1.11	Scale Pit Slabs, 1'	59	CY	\$ 553.14	\$ 32,778.93	\$ 373.75	\$ 22,148.15	\$ 926.89	\$ 54,927.08
1.12	Reinforcing Steel	83	TN	\$ 810.00	\$ 67,590.00	\$ 1,890.00	\$ 157,710.00	\$ 2,700.00	\$ 225,300.00
2.0 B - SHELL									
	Superstructure								
	<i>Note: Facility Superstructure with Special Construction</i>								
3.0 C - INTERIORS									
	Interior Construction								
3.01	Interior Partitions (Conference Rooms, Office Spaces, etc.)	350	SF	\$ 1.20	\$ 420.00	\$ 1.10	\$ 385.00	\$ 2.30	\$ 805.00
3.02	Gypsum Wall Board Panels	450	SF	\$ 0.90	\$ 405.00	\$ 0.30	\$ 135.00	\$ 1.20	\$ 540.00
3.03	Suspended Acoustical Ceilings	300	SF	\$ 1.40	\$ 420.00	\$ 6.80	\$ 2,040.00	\$ 8.20	\$ 2,460.00
3.04	Interior Doors and Openings	8	EA	\$ 450.00	\$ 3,600.00	\$ 785.00	\$ 6,280.00	\$ 1,235.00	\$ 9,880.00

DETAILED SUMMARY				Truck Scales & Scale House					
DATE				9/3/2026				500	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
	Interior Finishes								
3.05	Epoxy Coating, Utility Rooms	250	SF	\$ 4.00	\$ 1,000.00	\$ 5.00	\$ 1,250.00	\$ 9.00	\$ 2,250.00
3.06	Flooring and Base at Employee Spaces	250	SF	\$ 6.40	\$ 1,600.00	\$ 2.10	\$ 525.00	\$ 8.50	\$ 2,125.00
3.07	Tape and Paint (Allowance)	500	SF	\$ 3.00	\$ 1,500.00	\$ 3.50	\$ 1,750.00	\$ 6.50	\$ 3,250.00
	<i>Subcontractor Mark-up</i>			22.5%	\$ 2,012.63	22.5%	\$ 2,782.13		\$ 4,794.75
4.0 D - SERVICES									
	Plumbing								
4.01	Plumbing Piping Allowance	500	SF	\$ 3.20	\$ 1,600.00	\$ 4.80	\$ 2,400.00	\$ 8.00	\$ 4,000.00
4.02	Lavatory, Wall-Mounted	1	EA	\$ 320.00	\$ 320.00	\$ 350.00	\$ 350.00	\$ 670.00	\$ 670.00
4.03	Bathroom Sink, Wall-Mounted	1	EA	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 600.00	\$ 600.00
4.04	Kitchen Sink, Single	1	EA	\$ 300.00	\$ 300.00	\$ 250.00	\$ 250.00	\$ 550.00	\$ 550.00
	HVAC								
4.05	Heating and Ventilation	500	SF	\$ 7.00	\$ 3,500.00	\$ 11.00	\$ 5,500.00	\$ 18.00	\$ 9,000.00
	Fire Protection								
4.06	Wet Sprinkler System	500	SF	\$ 1.60	\$ 800.00	\$ 3.20	\$ 1,600.00	\$ 4.80	\$ 2,400.00
4.07	Fire Extinguisher and Cabinet, Flush Mount	1	EA	\$ 100.00	\$ 100.00	\$ 150.00	\$ 150.00	\$ 250.00	\$ 250.00
4.08	Fire Alarm System	500	SF	\$ 1.50	\$ 750.00	\$ 3.25	\$ 1,625.00	\$ 4.75	\$ 2,375.00
	Electrical								
4.09	Main Distribution Panel	1	EA	\$ 4,800.00	\$ 4,800.00	\$ 16,830.00	\$ 16,830.00	\$ 21,630.00	\$ 21,630.00
4.10	Secondary Panels	4	EA	\$ 1,720.00	\$ 6,880.00	\$ 2,500.00	\$ 10,000.00	\$ 4,220.00	\$ 16,880.00
4.11	Primary Feeders and Transformers	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 8,500.00	\$ 8,500.00	\$ 13,500.00	\$ 13,500.00
4.12	Grounding Systems	1	LS	\$ 2,200.00	\$ 2,200.00	\$ 2,500.00	\$ 2,500.00	\$ 4,700.00	\$ 4,700.00
4.13	Generator Allowance, 30kW	1	LS	\$ 3,538.42	\$ 3,538.42	\$ 18,250.00	\$ 18,250.00	\$ 18,250.00	\$ 21,788.42
4.14	Interior Recessed Light Fixture, 2x4'	5	EA	\$ 122.86	\$ 614.31	\$ 100.00	\$ 500.00	\$ 222.86	\$ 1,114.31
4.15	Interior Light Fixture, 1x4'	1	EA	\$ 122.86	\$ 122.86	\$ 75.00	\$ 75.00	\$ 197.86	\$ 197.86
4.16	Interior Light Fixture, Small	1	EA	\$ 122.86	\$ 122.86	\$ 75.00	\$ 75.00	\$ 197.86	\$ 197.86
4.17	Wall-Mounted Vanity and Light Fixture	1	EA	\$ 122.86	\$ 122.86	\$ 250.00	\$ 250.00	\$ 372.86	\$ 372.86
4.18	Exterior Lights, 220 Watt	6	EA	\$ 221.15	\$ 1,326.91	\$ 390.00	\$ 2,340.00	\$ 611.15	\$ 3,666.91
4.19	Devices, Receptacles, and Wiring (Employee Spaces)	250	SF	\$ 2.80	\$ 700.00	\$ 3.50	\$ 875.00	\$ 6.30	\$ 1,575.00
4.20	Devices, Receptacles, and Wiring (Utility Rooms)	250	SF	\$ 3.20	\$ 800.00	\$ 4.50	\$ 1,125.00	\$ 7.70	\$ 1,925.00
		1							
4.21	Telecommunication Systems	500	SF	\$ 2.10	\$ 1,050.00	\$ 3.20	\$ 1,600.00	\$ 5.30	\$ 2,650.00
4.22	Security Allowance, CCTV Monitoring	500	SF	\$ 1.50	\$ 750.00	\$ 2.50	\$ 1,250.00	\$ 4.00	\$ 2,000.00

DETAILED SUMMARY				Truck Scales & Scale House					
DATE				9/3/2026				500	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
5.0 E - EQUIPMENT AND FURNISHINGS									
	Equipment								
5.01	OTR Scale, 70'x11', Double Guide Rails	2	EA	\$ -	\$ -	\$ 73,400.00	\$ 146,800.00	\$ 73,400.00	\$ 146,800.00
5.02	Red/Green Traffic Light	2	EA	\$ -	\$ -	\$ 1,025.00	\$ 2,050.00	\$ 1,025.00	\$ 2,050.00
5.03	RFID Scanner	2	EA	\$ -	\$ -	\$ 1,995.00	\$ 3,990.00	\$ 1,995.00	\$ 3,990.00
5.04	Laser Light 3 Programmable Display	4	EA	\$ -	\$ -	\$ 2,100.00	\$ 8,400.00	\$ 2,100.00	\$ 8,400.00
5.05	Loop Detector	4	EA	\$ -	\$ -	\$ 400.00	\$ 1,600.00	\$ 400.00	\$ 1,600.00
5.06	1280 Kiosk	1	EA	\$ -	\$ -	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00
5.07	1280 Kiosk with Printer	1	EA	\$ -	\$ -	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00
5.08	Scale and Scale Equipment Install	1	LS	\$ 22,300.00	\$ 22,300.00	\$ -	\$ -	\$ 22,300.00	\$ 22,300.00
5.09	Snow Melt System Allowance, Heat Trace	1	LS	\$ 4,250.00	\$ 4,250.00	\$ 5,500.00	\$ 5,750.00	\$ 9,750.00	\$ 10,000.00
5.10	Bollard, 12' Tall	12	EA	\$ 2,900.00	\$ 34,800.00	\$ 2,000.00	\$ 24,000.00	\$ 4,900.00	\$ 58,800.00
5.11	Stairs, Landing and Railing Allowance	1	LS	\$ 400.00	\$ 400.00	\$ 4,300.00	\$ 4,300.00	\$ 4,700.00	\$ 4,700.00
	Furnishings								
5.12	Office Furnishings Allowance	1	LS	\$ 100.00	\$ 100.00	\$ 5,000.00	\$ 5,000.00	\$ 5,100.00	\$ 5,100.00
5.13	Casework Allowance	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 13,000.00	\$ 13,000.00	\$ 15,500.00	\$ 15,500.00
5.14	Undercounter Refrigerator	1	EA	\$ 100.00	\$ 100.00	\$ 250.00	\$ 250.00	\$ 350.00	\$ 350.00
5.15	Bathroom Furnishings	1	EA	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00
5.16	Floor Hatch Allowance, 2'-6"x2'-6"	1	LS	\$ 100.00	\$ 100.00	\$ 500.00	\$ 500.00	\$ 600.00	\$ 600.00
6.0 F - SPECIAL CONSTRUCTION & DEMOLITION									
	Special Construction								
6.01	Procure PEMB, Scale House Building	500	SF	\$ -	\$ -	\$ 39.00	\$ 19,500.00	\$ 39.00	\$ 19,500.00
6.02	Erect PEMB, Scale House Building	500	SF	\$ 16.00	\$ 8,000.00	\$ -	\$ -	\$ 16.00	\$ 8,000.00
	<i>Subcontractor Mark-up</i>			10.0%	\$ 800.00	10.0%	\$ 1,950.00		\$ 2,750.00
PREMIUM TIME									
				0.0%	\$ -				\$ -
PRODUCTIVITY									
				0.0%	\$ -				\$ -
COMMISSIONING									
				1.00%	\$ 8,014.10	1.00%	\$ 10,975.48		\$ 18,989.58
SUB-TOTAL DIRECT CONSTRUCTION COSTS				Labor	\$ 809,424.23	Material	\$1,108,523.18		\$ 1,917,947.41
TOTAL DIRECT CONSTRUCTION COSTS									\$ 1,917,947.00

DETAILED SUMMARY				Vehicle Maintenance Facility					
DATE				9/3/2026				11,800	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
1.0	A - SUBSTRUCTURE								
	Deep Foundations - VMF								
1.01	Mobilize Piling Rig								With RMF
1.02	Steel Piles, 85' Deep, HP12x74	9,180	VLF	\$ 11.08	\$ 101,679.51	\$ 50.00	\$ 459,000.00	\$ 61.08	\$ 560,679.51
1.03	Pile Caps	81	CY	\$ 137.36	\$ 11,187.55	\$ 268.00	\$ 21,827.11	\$ 405.36	\$ 33,014.66
	Deep Foundations - Vehicle Wash								
1.04	Mobilize Piling Rig								With RMF
1.05	Steel Piles, 85' Deep, HP12x74	1,020	VLF	\$ 11.08	\$ 11,297.72	\$ 50.00	\$ 51,000.00	\$ 61.08	\$ 62,297.72
1.06	Pile Caps	12	CY	\$ 137.36	\$ 1,648.37	\$ 268.00	\$ 3,216.00	\$ 405.36	\$ 4,864.37
	Subcontractor Mark-up			22.5%	\$ 28,307.96	22.5%	\$ 120,384.70		\$ 148,692.66
	Substructure - VMF								
1.07	Grade Beams	400	CY	\$ 460.95	\$ 184,381.47	\$ 357.50	\$ 143,000.00	\$ 818.45	\$ 327,381.47
1.08	Concrete Columns	6	CY	\$ 553.14	\$ 3,585.20	\$ 373.75	\$ 2,422.45	\$ 926.89	\$ 6,007.65
1.09	Slab on Grade Concrete, 12"	437	CY	\$ 553.14	\$ 241,744.60	\$ 373.75	\$ 163,342.59	\$ 926.89	\$ 405,087.19
1.09	Reinforcing Steel	76	TN	\$ 810.00	\$ 61,492.50	\$ 1,890.00	\$ 143,482.50	\$ 2,700.00	\$ 204,975.00
1.10	Below Grade Insulation	11,800	SF	\$ 1.91	\$ 22,564.91	\$ 1.18	\$ 13,924.00	\$ 3.09	\$ 36,488.91
1.11	Dampproofing	900	LF	\$ 1.16	\$ 1,044.00	\$ 2.43	\$ 2,187.00	\$ 3.59	\$ 3,231.00
	Substructure - Vehicle Wash								
1.12	Mat Foundation, 18" Thick	35	CY	\$ 553.14	\$ 19,206.40	\$ 357.50	\$ 12,413.19	\$ 910.64	\$ 31,619.60
1.13	Concrete Retaining Wall, 18" Thick	9	CY	\$ 921.91	\$ 8,194.73	\$ 385.00	\$ 3,422.22	\$ 1,306.91	\$ 11,616.95
1.14	Concrete Stem Wall, 12" Thick	1	CY	\$ 921.91	\$ 1,331.64	\$ 385.00	\$ 556.11	\$ 1,306.91	\$ 1,887.76
1.15	Reinforcing Steel	4	TN	\$ 810.00	\$ 3,284.55	\$ 1,890.00	\$ 7,663.95	\$ 2,700.00	\$ 10,948.50
2.0	B - SHELL								
	Superstructure (Mezzanine)								
	Note: Main Facility Superstructure with Special Construction								
2.01	Structural Steel, Mezzanine	7,205	LBS	\$ 0.70	\$ 5,075.90	\$ 2.94	\$ 21,147.28	\$ 3.64	\$ 26,223.18
2.02	Steel Erection, Mezzanine	1	LS	\$ 8,400.00	\$ 8,400.00	\$ 2,100.00	\$ 2,100.00	\$ 10,500.00	\$ 10,500.00
2.03	Concrete Wall, 8"	3	CY	\$ 921.91	\$ 2,663.29	\$ 385.00	\$ 1,112.22	\$ 1,306.91	\$ 3,775.51
	Exterior Enclosure								
2.04	Metal Panel Siding, Factory Finish	8,960	SF	\$ 5.00	\$ 44,800.00	\$ 13.00	\$ 116,480.00	\$ 18.00	\$ 161,280.00
2.05	Glazing Allowances	98	SF	\$ 20.00	\$ 1,960.00	\$ 60.00	\$ 5,880.00	\$ 80.00	\$ 7,840.00
2.06	Overhead Doors, 14'X16'	6	EA	\$ 4,250.00	\$ 25,500.00	\$ 12,000.00	\$ 72,000.00	\$ 16,250.00	\$ 97,500.00
2.07	Doors, Single HM	5	EA	\$ 1,220.00	\$ 6,100.00	\$ 2,500.00	\$ 12,500.00	\$ 3,720.00	\$ 18,600.00
2.08	Doors, Double HM	2	EA	\$ 1,300.00	\$ 2,600.00	\$ 4,400.00	\$ 8,800.00	\$ 5,700.00	\$ 11,400.00
2.09	Coiling Door, 6'x8'	2	EA	\$ 1,000.00	\$ 2,000.00	\$ 2,500.00	\$ 5,000.00	\$ 3,500.00	\$ 7,000.00
2.10	Coiling Door, 8'x9'	1	EA	\$ 1,250.00	\$ 1,250.00	\$ 3,000.00	\$ 3,000.00	\$ 4,250.00	\$ 4,250.00
2.11	Removable Guardrail, Mezzanine	45	LF	\$ 50.00	\$ 2,250.00	\$ 75.00	\$ 3,375.00	\$ 125.00	\$ 5,625.00
2.12	Access Ladder, 12', Mezzanine	1		\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00

DETAILED SUMMARY				Vehicle Maintenance Facility					
DATE				9/3/2026				11,800	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
2.13	Access Ladder, 22', Mezzanine	1		\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 4,000.00	\$ 4,000.00
	Roofing								
2.14	Insulated Metal Roof w/Single Ply TPO Membrane	15,050	SF	\$ 7.00	\$ 105,350.00	\$ 9.00	\$ 135,450.00	\$ 16.00	\$ 240,800.00
2.15	Skylights	13	EA	\$ 246.14	\$ 3,199.79	\$ 226.00	\$ 2,938.00	\$ 472.14	\$ 6,137.79
2.16	Gutters and Downspouts	280	LF	\$ 4.33	\$ 1,212.40	\$ 4.75	\$ 1,330.00	\$ 9.08	\$ 2,542.40
2.17	Roof Hatch	1	EA	\$410.23	\$ 410.23	\$3,000.00	\$ 3,000.00	\$ 3,410.23	\$ 3,410.23
2.18	Roof Mounted Fall Protection System	115	LF	\$20.00	\$ 2,300.00	\$30.00	\$ 3,450.00	\$ 50.00	\$ 5,750.00
	<i>Subcontractor Mark-up (Roofing)</i>			22.5%	\$ 25,306.29	22.5%	\$ 32,887.80		\$ 58,194.09
3.0 C - INTERIORS									
	Interior Construction								
3.01	Interior Partitions	4,560	SF	\$ 4.61	\$ 21,020.21	\$ 2.60	\$ 11,856.00	\$ 7.21	\$ 32,876.21
3.02	Interior Partitions, Fire Walls	240	SF	\$ 4.75	\$ 1,140.00	\$ 5.00	\$ 1,200.00	\$ 9.75	\$ 2,340.00
3.03	Doors and Openings, Single HM	12	EA	\$ 200.42	\$ 2,405.06	\$ 1,500.00	\$ 18,000.00	\$ 1,700.42	\$ 20,405.06
3.04	Doors and Openings, Double HM, 6'x8'	1	EA	\$ 1,202.53	\$ 1,202.53	\$ 3,525.00	\$ 3,525.00	\$ 4,727.53	\$ 4,727.53
3.05	Doors and Openings, Coiling Door	1	EA	\$ 1,402.95	\$ 1,402.95	\$ 3,000.00	\$ 3,000.00	\$ 4,402.95	\$ 4,402.95
3.06	Interior Glazing	16	SF	\$ 18.54	\$ 296.62	\$ 150.00	\$ 2,400.00	\$ 168.54	\$ 2,696.62
	Stairs								
3.07	Metal Frame Platform Stair and Rail, Mech Room	1	LS	\$ 5,700.00	\$ 5,700.00	\$ 6,700.00	\$ 6,700.00	\$ 12,400.00	\$ 12,400.00
	Interior Finishes								
3.08	Painting Allowance	4,800	SF	\$ 1.50	\$ 7,200.00	\$ 1.50	\$ 7,200.00	\$ 3.00	\$ 14,400.00
3.09	Tile, Restrooms and Lockers, 5'-8" HT.	1,595	SF	\$ 7.00	\$ 11,165.00	\$ 9.00	\$ 14,355.00	\$ 16.00	\$ 25,520.00
3.10	Flooring, VCT Tile (Office, Conference, Breakroom)	500	SF	\$ 6.01	\$ 3,006.32	\$ 7.50	\$ 3,750.00	\$ 13.51	\$ 6,756.32
3.11	Floors, Interior Sealer at Concrete	11,300	SF	\$ 0.60	\$ 6,794.29	\$ 0.48	\$ 5,424.00	\$ 1.08	\$ 12,218.29
3.12	Ceiling Finish Allowance at Employee Facilities/Offices	3,025	SF	\$ 2.04	\$ 6,171.00	\$ 7.50	\$ 22,687.50	\$ 9.54	\$ 28,858.50
	<i>Subcontractor Mark-up</i>			22.5%	\$ 15,188.40	22.5%	\$ 22,521.94		\$ 37,710.33
4.0 D - SERVICES									
	Plumbing								
4.01	Gas Water Heater, 100 gal.	1	EA	\$ 1,357.64	\$ 1,357.64	\$ 8,900.00	\$ 8,900.00	\$ 10,257.64	\$ 10,257.64
4.02	Recirculating Pump	1	EA	\$ 770.00	\$ 770.00	\$ 4,800.00	\$ 4,800.00	\$ 5,570.00	\$ 5,570.00
4.03	Expansion Tank. 4.4 gal.	1	EA	\$ 107.18	\$ 107.18	\$ 218.75	\$ 218.75	\$ 325.93	\$ 325.93
4.04	Hose Reel, Compressed Air	6	EA	\$ 400.00	\$ 2,400.00	\$ 1,100.00	\$ 6,600.00	\$ 1,500.00	\$ 9,000.00
4.05	Hose Reel, POL	6	EA	\$ 400.00	\$ 2,400.00	\$ 1,500.00	\$ 9,000.00	\$ 1,900.00	\$ 11,400.00
4.06	POL Pump, Engine Oil	1	EA	\$ 500.00	\$ 500.00	\$ 1,800.00	\$ 1,800.00	\$ 2,300.00	\$ 2,300.00
4.07	POL Pump, Hydraulic Oil	1	EA	\$ 500.00	\$ 500.00	\$ 1,800.00	\$ 1,800.00	\$ 2,300.00	\$ 2,300.00
4.08	POL Pump, Gear Oil	2	EA	\$ 500.00	\$ 1,000.00	\$ 1,800.00	\$ 3,600.00	\$ 2,300.00	\$ 4,600.00
4.09	POL Pump, Coolant	1	EA	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00
4.10	Air Compressor	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 7,000.00	\$ 7,000.00	\$ 9,000.00	\$ 9,000.00

DETAILED SUMMARY				Vehicle Maintenance Facility					
DATE				9/3/2026				11,800	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
4.11	Electronic Trap Primer	1	EA	\$ 47.64	\$ 47.64	\$ 115.00	\$ 115.00	\$ 162.64	\$ 162.64
4.12	Reduced Pressure Backflow Preventer	1	EA	\$ 320.00	\$ 320.00	\$ 5,480.00	\$ 5,480.00	\$ 5,800.00	\$ 5,800.00
4.13	Double Yard Cleanout	1	EA	\$ 154.82	\$ 154.82	\$ 75.00	\$ 75.00	\$ 229.82	\$ 229.82
4.14	Floor Cleanout	4	EA	\$ 154.82	\$ 619.27	\$ 375.00	\$ 1,500.00	\$ 529.82	\$ 2,119.27
4.15	Floor Drain	3	EA	\$ 170.00	\$ 510.00	\$ 375.00	\$ 1,125.00	\$ 545.00	\$ 1,635.00
4.16	Emergency Eyewash Station	1	EA	\$ 476.36	\$ 476.36	\$ 500.00	\$ 500.00	\$ 976.36	\$ 976.36
4.17	Freeze Proof Hydrant	4	EA	\$ 476.36	\$ 1,905.45	\$ 210.00	\$ 840.00	\$ 686.36	\$ 2,745.45
4.18	Floor Sink	2	EA	\$ 428.73	\$ 857.45	\$ 1,760.00	\$ 3,520.00	\$ 2,188.73	\$ 4,377.45
4.19	Lavatory, Wall Mounted	2	EA	\$ 320.00	\$ 640.00	\$ 350.00	\$ 700.00	\$ 670.00	\$ 1,340.00
4.20	Mop Basin	1	EA	\$ 285.82	\$ 285.82	\$ 595.00	\$ 595.00	\$ 880.82	\$ 880.82
4.21	Shower	2	EA	\$ 345.36	\$ 690.73	\$ 1,071.00	\$ 2,142.00	\$ 1,416.36	\$ 2,832.73
4.22	Utility Sink	1	EA	\$ 285.82	\$ 285.82	\$ 595.00	\$ 595.00	\$ 880.82	\$ 880.82
4.23	Water Closet	2	EA	\$ 550.00	\$ 1,100.00	\$ 880.00	\$ 1,760.00	\$ 1,430.00	\$ 2,860.00
4.24	Trench Drain, Heavy Duty, 14" Wide	256	LF	\$ 23.82	\$ 6,097.46	\$ 275.00	\$ 70,400.00	\$ 298.82	\$ 76,497.46
4.25	Trap Primer	1	EA	\$ 35.73	\$ 35.73	\$ 110.00	\$ 110.00	\$ 145.73	\$ 145.73
4.26	Service Fixture Rough-In	15	EA	\$ 1,300.00	\$ 19,500.00	\$ 1,700.00	\$ 25,500.00	\$ 3,000.00	\$ 45,000.00
4.27	Plumbing Drain Rough-Ins	3	EA	\$ 1,100.00	\$ 3,300.00	\$ 800.00	\$ 2,400.00	\$ 1,900.00	\$ 5,700.00
4.28	Interconnecting Piping, Valves, and Appurtenances	11,800	SF	\$ 7.00	\$ 82,600.00	\$ 9.00	\$ 106,200.00	\$ 16.00	\$ 188,800.00
	HVAC								
4.29	Exhaust Fan - EF-1, EF-2, EF-3, EF-4, EF-7, EF-8	6	EA	\$ 183.16	\$ 1,098.97	\$ 830.00	\$ 4,980.00	\$ 1,013.16	\$ 6,078.97
4.30	Exhaust Fan - EF-5, EF-6	2	EA	\$ 3,175.80	\$ 6,351.60	\$ 3,350.00	\$ 6,700.00	\$ 6,525.80	\$ 13,051.60
4.31	Exhaust Fan - EF-9	1	EA	\$ 198.52	\$ 198.52	\$ 1,750.00	\$ 1,750.00	\$ 1,948.52	\$ 1,948.52
4.32	Exhaust Fan - EF-10, EF-11	2	EA	\$ 476.36	\$ 952.73	\$ 2,125.00	\$ 4,250.00	\$ 2,601.36	\$ 5,202.73
4.33	Exhaust Fan - EF-12	1	EA	\$ 264.62	\$ 264.62	\$ 1,875.00	\$ 1,875.00	\$ 2,139.62	\$ 2,139.62
4.34	VRF Heat Pump Condensing Unit - HP-1	1	EA	\$ 3,464.47	\$ 3,464.47	\$ 4,100.00	\$ 4,100.00	\$ 7,564.47	\$ 7,564.47
4.35	VRF Heat Pump Fan Coil Unit - FCU-1	1	EA	\$ 732.89	\$ 732.89	\$ 4,075.00	\$ 4,075.00	\$ 4,807.89	\$ 4,807.89
4.36	VRF Heat Pump Fan Coil Unit - FCU-2	1	EA	\$ 732.89	\$ 732.89	\$ 2,575.00	\$ 2,575.00	\$ 3,307.89	\$ 3,307.89
4.37	Vehicle Exhaust Hose Reel - HR-1	6	EA	\$ 1,700.00	\$ 10,200.00	\$ 3,300.00	\$ 19,800.00	\$ 5,000.00	\$ 30,000.00
4.38	Gas Unit Heater - GUH-1, GUH-2, GUH-3, GUH-4	4	EA	\$ 254.02	\$ 1,016.08	\$ 864.14	\$ 3,456.56	\$ 1,118.16	\$ 4,472.64
4.39	Electric Unit Heater - EUH-1	1	EA	\$ 173.28	\$ 173.28	\$ 700.00	\$ 700.00	\$ 873.28	\$ 873.28
4.40	Makeup Air Unit - MAU-1	1	EA	\$ 1,786.36	\$ 1,786.36	\$ 19,800.00	\$ 19,800.00	\$ 21,586.36	\$ 21,586.36
4.41	Square Ceiling Diffuser - A	10	EA	\$ 105.87	\$ 1,058.72	\$ 480.00	\$ 4,800.00	\$ 585.87	\$ 5,858.72
4.42	Square Ceiling Grille - Ducted - C	16	EA	\$ 63.48	\$ 1,015.61	\$ 76.50	\$ 1,224.00	\$ 139.98	\$ 2,239.61
4.43	Sidewall Supply Grille - E	1	EA	\$ 43.35	\$ 43.35	\$ 44.50	\$ 44.50	\$ 87.85	\$ 87.85
4.44	Long Throw Drum Grille - G	6	EA	\$ 43.35	\$ 260.09	\$ 60.50	\$ 363.00	\$ 103.85	\$ 623.09
4.45	Split System Fan Coil Unit - SS-1	1	EA	\$ 1,190.91	\$ 1,190.91	\$ 1,750.00	\$ 1,750.00	\$ 2,940.91	\$ 2,940.91
4.46	Split System Furnace / DX Coil - SSHP-1	1	EA	\$ 1,270.34	\$ 1,270.34	\$ 4,100.00	\$ 4,100.00	\$ 5,370.34	\$ 5,370.34
4.47	Louver - L-1, L-2, L-5	3	EA	\$ 47.64	\$ 142.91	\$ 187.79	\$ 563.37	\$ 235.43	\$ 706.28
4.48	Louver - L-4	1	EA	\$ 95.27	\$ 95.27	\$ 724.89	\$ 724.89	\$ 820.16	\$ 820.16
4.49	Louver - L-6	1	EA	\$ 95.27	\$ 95.27	\$ 491.37	\$ 491.37	\$ 586.64	\$ 586.64
4.50	Louver - L-7	1	EA	\$ 119.09	\$ 119.09	\$ 1,629.78	\$ 1,629.78	\$ 1,748.87	\$ 1,748.87
4.51	Ductwork and Restraints	11,800	SF	\$ 4.00	\$ 47,200.00	\$ 5.00	\$ 59,000.00	\$ 9.00	\$ 106,200.00
4.52	Interconnecting Drain Piping	11,800	SF	\$ 0.25	\$ 2,950.00	\$ 0.25	\$ 2,950.00	\$ 0.50	\$ 5,900.00

DETAILED SUMMARY				Vehicle Maintenance Facility					
DATE				9/3/2026				11,800	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
4.53	Controls and Instrumentation	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 27,000.00	\$ 27,000.00	\$ 33,000.00	\$ 33,000.00
4.54	Test and Balance	40	HRS	\$ 150.00	\$ 6,000.00	\$ -	\$ -	\$ 150.00	\$ 6,000.00
4.55	Radiant Floor Heating System	7,775	SF	\$ 3.50	\$ 27,212.50	\$ 3.00	\$ 23,325.00	\$ 6.50	\$ 50,537.50
	Fire Protection								
4.56	Fire Suppression System	11,800	SF	\$ 1.85	\$ 21,830.00	\$ 7.00	\$ 82,600.00	\$ 8.85	\$ 104,430.00
4.57	Fire Alarm System	11,800	SF	\$ 1.50	\$ 17,700.00	\$ 3.25	\$ 38,350.00	\$ 4.75	\$ 56,050.00
4.58	Fire Pump, 750 GPM	1	EA	\$ 6,570.49	\$ 6,570.49	\$ 28,700.00	\$ 28,700.00	\$ 35,270.49	\$ 35,270.49
	Electrical								
4.59	Main Distribution Panel, 400A, 480/277V, 3PH, 4W	1	EA	\$ 3,341.84	\$ 3,341.84	\$ 13,700.00	\$ 13,700.00	\$ 17,041.84	\$ 17,041.84
4.60	Distribution Panel, 225A, 208Y/120V, 3PH, 4W	1	EA	\$ 1,750.00	\$ 1,750.00	\$ 5,500.00	\$ 5,500.00	\$ 7,250.00	\$ 7,250.00
4.61	Panelboards, 480/277V, 3PH, 4W	5	EA	\$ 1,500.00	\$ 7,500.00	\$ 4,000.00	\$ 20,000.00	\$ 5,500.00	\$ 27,500.00
4.62	Panelboards, 208/120V, 3PH, 4W	5	EA	\$ 1,500.00	\$ 7,500.00	\$ 3,500.00	\$ 17,500.00	\$ 5,000.00	\$ 25,000.00
4.63	Diesel Generator, 300 kW, 480/277V, 3P, 4W, NEMA 3R	1	EA	\$ 25,000.00	\$ 25,000.00	\$ 125,000.00	\$ 125,000.00	\$ 150,000.00	\$ 150,000.00
4.64	Generator Load Bank Docking Station, 100A, 3PH, Cam-Lock	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,000.00	\$ 4,000.00
4.65	Portable Generator, 100A, 3PH, Cam-Lock	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 8,000.00	\$ 8,000.00	\$ 9,000.00	\$ 9,000.00
4.66	Service Transformer, 480/277V	1	EA						By National Grid
4.67	Utility Meter	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00
4.68	Automatic Transfer Switch, 400A, 480/277V, 3P, 4W	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 8,226.00	\$ 8,226.00	\$ 10,226.00	\$ 10,226.00
4.69	Automatic Transfer Switch, 100A, 4P	1	EA	\$ 750.00	\$ 750.00	\$ 2,750.00	\$ 2,750.00	\$ 3,500.00	\$ 3,500.00
4.70	Transformer, 75 kVA, 480V to 208/120V	1	EA	\$ 1,278.00	\$ 1,278.00	\$ 6,435.00	\$ 6,435.00	\$ 7,713.00	\$ 7,713.00
4.71	Transformer, 45 kVA, 480V to 208/120V	1	EA	\$ 1,082.00	\$ 1,082.00	\$ 3,500.00	\$ 3,500.00	\$ 4,582.00	\$ 4,582.00
4.72	Surge Protective Devices	7	EA	\$ 500.00	\$ 3,500.00	\$ 750.00	\$ 5,250.00	\$ 1,250.00	\$ 8,750.00
4.73	Grounding and Bonding System	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00	\$ 7,500.00	\$ 12,500.00	\$ 12,500.00
4.74	High Bay Light Fixtures	36	EA	\$ 250.00	\$ 9,000.00	\$ 850.00	\$ 30,600.00	\$ 1,100.00	\$ 39,600.00
4.75	Interior LED Light Fixtures	54	EA	\$ 75.00	\$ 4,050.00	\$ 225.00	\$ 12,150.00	\$ 300.00	\$ 16,200.00
4.76	Exterior Lights, Wall Mounted	20	EA	\$ 110.00	\$ 2,200.00	\$ 370.00	\$ 7,400.00	\$ 480.00	\$ 9,600.00
4.77	Devices, Receptacles, and Equipment Connections	11,800	SF	\$ 0.98	\$ 11,598.16	\$ 5.20	\$ 61,360.00	\$ 6.18	\$ 72,958.16
4.78	Conduit and Wiring (Fixtures and Devices)	11,800	SF	\$ 1.97	\$ 23,196.32	\$ 1.63	\$ 19,175.00	\$ 3.59	\$ 42,371.32
4.79	Telecommunication Systems (Minimal)	11,800	SF	\$ 0.50	\$ 5,900.00	\$ 0.75	\$ 8,850.00	\$ 1.25	\$ 14,750.00
4.80	Security Allowance	11,800	SF	\$ 0.50	\$ 5,900.00	\$ 0.75	\$ 8,850.00	\$ 1.25	\$ 14,750.00
4.81	Solar Panels, 500W, 48x96"	18	EA	\$ 60.00	\$ 1,080.00	\$ 175.00	\$ 3,150.00	\$ 235.00	\$ 4,230.00
	Vehicle Wash								
4.82	Electrical & Plumbing Allowance	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 28,000.00	\$ 28,000.00	\$ 40,000.00	\$ 40,000.00
5.0 E - EQUIPMENT AND FURNISHINGS									
	Equipment								
5.01	Bridge Crane, 10 Ton	1	EA	\$ 25,000.00	\$ 25,000.00	\$ 86,000.00	\$ 86,000.00	\$ 111,000.00	\$ 111,000.00
5.02	Truck Wash, Allowance	1	LS	\$ 105,000.00	\$ 105,000.00	\$ 245,000.00	\$ 245,000.00	\$ 350,000.00	\$ 350,000.00

DETAILED SUMMARY				Vehicle Maintenance Facility					
DATE				9/3/2026				11,800	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
	Furnishings								
5.03	Office Furnishings Allowance	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00
5.04	Casework Allowance	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 14,000.00	\$ 14,000.00	\$ 17,500.00	\$ 17,500.00
5.05	Bathroom Specialties (i.e., Dispensers, Grab Bars)	2	LS	\$ 850.00	\$ 1,700.00	\$ 1,760.00	\$ 3,520.00	\$ 2,610.00	\$ 5,220.00
5.06	Lockers	13	EA	\$ 42.00	\$ 546.00	\$ 320.00	\$ 4,160.00	\$ 362.00	\$ 4,706.00
5.07	Storage Room Shelving, Heavy Duty, 2'x10'	100	LF	\$ 40.00	\$ 4,000.00	\$ 120.00	\$ 12,000.00	\$ 160.00	\$ 16,000.00
5.08	Storage Room Shelving, Heavy Duty, 3'x10'	25	LF	\$ 55.00	\$ 1,375.00	\$ 155.00	\$ 3,875.00	\$ 210.00	\$ 5,250.00
5.09	Storage Room Shelving, Heavy Duty, 4'x10'	14	LF	\$ 70.00	\$ 980.00	\$ 200.00	\$ 2,800.00	\$ 270.00	\$ 3,780.00
5.10	Heavy Duty, Flammable Storage Cabinet	1	EA	\$ 750.00	\$ 750.00	\$ 3,500.00	\$ 3,500.00	\$ 4,250.00	\$ 4,250.00
	Lube Storage Containers								
5.11	Gear Oil Container, 110 gal.	1	EA	\$ 600.00	\$ 600.00	\$ 1,600.00	\$ 1,600.00	\$ 2,200.00	\$ 2,200.00
5.12	Auto Transmission Fluid Container, 165 gal.	1	EA	\$ 700.00	\$ 700.00	\$ 2,000.00	\$ 2,000.00	\$ 2,700.00	\$ 2,700.00
5.13	Hydraulic Oil Container, 275 gal.	1	EA	\$ 900.00	\$ 900.00	\$ 2,500.00	\$ 2,500.00	\$ 3,400.00	\$ 3,400.00
5.14	Engine Oil Container, 275 gal.	1	EA	\$ 900.00	\$ 900.00	\$ 2,500.00	\$ 2,500.00	\$ 3,400.00	\$ 3,400.00
5.15	Engine Coolant Container, 275 gal.	1	EA	\$ 900.00	\$ 900.00	\$ 2,500.00	\$ 2,500.00	\$ 3,400.00	\$ 3,400.00
5.16	Waste Oil Container, 1500 gal.	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 7,500.00	\$ 7,500.00	\$ 9,500.00	\$ 9,500.00
5.17	Waste Engine Coolant Container, 55 gal.	1	EA	\$ 400.00	\$ 400.00	\$ 1,000.00	\$ 1,000.00	\$ 1,400.00	\$ 1,400.00
5.18	Use Coolant Tank, 1000 gal.	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 5,500.00	\$ 5,500.00	\$ 7,000.00	\$ 7,000.00
5.19	Waste Oil Container, 120 gal.	1	EA	\$ 600.00	\$ 600.00	\$ 1,700.00	\$ 1,700.00	\$ 2,300.00	\$ 2,300.00
6.0 F - SPECIAL CONSTRUCTION & DEMOLITION									
	Special Construction								
6.01	Procure PEMB	11,800	SF	\$ -	\$ -	\$ 39.00	\$ 460,200.00	\$ 39.00	\$ 460,200.00
6.02	Erect PEMB	11,800	SF	\$ 16.00	\$ 188,800.00	\$ -	\$ -	\$ 16.00	\$ 188,800.00
	Subcontractor Mark-up			10.0%	\$ 18,880.00	10.0%	\$ 46,020.00		\$ 64,900.00
PREMIUM TIME					0.0%	\$ -			\$ -
PRODUCTIVITY					0.0%	\$ -			\$ -
COMMISSIONING					1.00%	\$ 18,258.67	1.00%	\$ 36,611.36	\$ 54,870.03
SUB-TOTAL DIRECT CONSTRUCTION COSTS			Labor		\$ 1,825,867.05	Material		\$ 3,661,135.79	\$ 5,487,002.85
TOTAL DIRECT CONSTRUCTION COSTS									\$ 5,487,003.00

DETAILED SUMMARY				Vehicle Fueling Facility					
DATE				9/3/2026				1,470 Square Feet	
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
1.0 A - SUBSTRUCTURE									
	Deep Foundations								
1.01	Mobilize Piling Rig								With RMF
1.02	Steel Piles, 85' Deep, HP12x74	2,380	VLF	\$ 11.08	\$ 26,361.35	\$ 50.00	\$ 119,000.00	\$ 61.08	\$ 145,361.35
	Subcontractor Mark-up			22.5%	\$ 5,931.30	22.5%	\$ 26,775.00		\$ 32,706.30
	Substructure								
1.03	Mat Foundation, 18"	136	CY	\$ 553.14	\$ 75,309.59	\$ 357.50	\$ 48,672.96	\$ 910.64	\$ 123,982.55
1.04	Concrete Barriers	10	CY	\$ 553.14	\$ 5,408.52	\$ 357.50	\$ 3,495.56	\$ 910.64	\$ 8,904.08
1.05	Reinforcing Steel	13	TN	\$ 810.00	\$ 10,638.00	\$ 1,890.00	\$ 24,822.00	\$ 2,700.00	\$ 35,460.00
1.06	Turned Down Slab at Perimeter	16	CY	\$ 553.14	\$ 8,850.31	\$ 357.50	\$ 5,720.00	\$ 910.64	\$ 14,570.31
4.0 D - SERVICES									
	Electrical								
4.01	Telecommunication Systems (Minimal)	1,470	SF	\$ 0.50	\$ 735.00	\$ 0.75	\$ 1,102.50	\$ 1.25	\$ 1,837.50
4.02	Security Allowance	1,470	SF	\$ 0.50	\$ 735.00	\$ 0.75	\$ 1,102.50	\$ 1.25	\$ 1,837.50
4.03	Secondary Power Allowance	1	LS	\$ 45,000.00	\$ 45,000.00	\$ 105,000.00	\$ 105,000.00	\$ 150,000.00	\$ 150,000.00
4.04	Exterior Lights	8	EA	\$ 393.16	\$ 3,145.26	\$ 420.00	\$ 3,360.00	\$ 813.16	\$ 6,505.26
4.05	Power Distribution Conduit and Wiring Allowance	1,470	SF	\$ 2.10	\$ 3,087.00	\$ 2.50	\$ 3,675.00	\$ 4.60	\$ 6,762.00
6.0 F - SPECIAL CONSTRUCTION & DEMOLITION									
	Fuel Island								
6.01	Canopy Structure	2,710	SF	\$ 30.77	\$ 83,379.17	\$ 42.00	\$ 113,820.00	\$ 72.77	\$ 197,199.17
6.02	Fuel System Package (Tanks, Piping, MEP)	1	LS	\$ 90,000.00	\$ 90,000.00	\$ 225,000.00	\$ 225,000.00	\$ 315,000.00	\$ 315,000.00
6.03	Fuel System Integrated Fire Suppression System	1	LS	\$ 22,500.00	\$ 22,500.00	\$ 52,500.00	\$ 52,500.00	\$ 75,000.00	\$ 75,000.00
6.04	Control System Dual Terminal	1	EA	\$ 15,000.00	\$ 15,000.00	\$ 37,000.00	\$ 37,000.00	\$ 52,000.00	\$ 52,000.00
6.05	Spill Closet	1	EA	\$ 500.00	\$ 500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00
6.06	Fire Extinguisher	2	EA	\$ 100.00	\$ 200.00	\$ 300.00	\$ 600.00	\$ 400.00	\$ 800.00
	Subcontractor Mark-up			22.5%	\$ 47,447.81	22.5%	\$ 96,372.00		\$ 143,819.81
PREMIUM TIME				0.0%	\$ -				\$ -
PRODUCTIVITY				0.0%	\$ -				\$ -
COMMISSIONING				1.00%	\$ 4,442.28	1.00%	\$ 8,700.18		\$ 13,142.46
SUB-TOTAL DIRECT CONSTRUCTION COSTS			Labor		\$ 448,670.61	Material	\$ 878,717.69		\$ 1,327,388.30
TOTAL DIRECT CONSTRUCTION COSTS									\$ 1,327,388.00

DETAILED SUMMARY				Site Improvements					
DATE				9/3/2026				10.6 ACRES	
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
1.0	G10 - SITE PREPARATION								
	Site Clearing								
1.01	Site Survey	10.6	AC	\$ 1,550.00	\$ 16,459.32	\$ 95.00	\$ 1,008.80	\$ 1,645.00	\$ 17,468.12
1.02	Clear and Grub	10.6	AC	\$ 8,150.00	\$ 86,544.17	\$ -	\$ -	\$ 8,150.00	\$ 86,544.17
1.03	Pothole/locate for Existing Utilities	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 3,000.00	\$ 3,000.00	\$ 15,000.00	\$ 15,000.00
1.04	Protect Existing Utilities	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00	\$ 20,000.00
	Site Earthwork								
1.05	Excavation, RMF/Employee Building (LCRMF)	1,200	CY	\$ 18.48	\$ 22,175.88	\$ 35.00	\$ 42,000.00	\$ 53.48	\$ 64,175.88
1.06	Excavation, Vehicle Maintenance Facility & Vehicle Fueling Facility (VMF & VFF)	9,000	CY	\$ 18.48	\$ 166,319.08	\$ 35.00	\$ 315,000.00	\$ 53.48	\$ 481,319.08
1.07	Placement of Stockpiled General Fill (LCRMF)	1,200	CY	\$ 6.00	\$ 7,200.00	\$ -	\$ -	\$ 6.00	\$ 7,200.00
1.08	Placement of Stockpiled General Fill (LCRMF - from VMF & VFF property)	8,300	CY	\$ 6.00	\$ 49,800.00	\$ -	\$ -	\$ 6.00	\$ 49,800.00
1.09	Placement of Stockpiled General Fill (VMF & VFF)	700	CY	\$ 6.00	\$ 4,200.00	\$ -	\$ -	\$ 6.00	\$ 4,200.00
1.10	Combined Supply & Placement of Imported General Fill (LCRMF)	18,700	CY	\$ 18.48	\$ 345,574.10	\$ 30.60	\$ 572,220.00	\$ 49.08	\$ 917,794.10
1.11	Imported Type 2 Subbase Stone, Foundation (LCRMF)	3,560	CY	\$ 12.01	\$ 42,762.48	\$ 42.00	\$ 149,520.00	\$ 54.01	\$ 192,282.48
1.12	Imported Type 2 Subbase Stone, Foundation (VMF & VFF)	445	CY	\$ 12.01	\$ 5,345.31	\$ 42.00	\$ 18,690.00	\$ 54.01	\$ 24,035.31
1.13	Rough Grade (LCRMF) (limit of work)	40,000	SY	\$ 0.14	\$ 5,543.97	\$ 1.00	\$ 40,000.00	\$ 1.14	\$ 45,543.97
1.14	Rough Grade (VMF & VFF) (limit of work)	11,000	SY	\$ 0.14	\$ 1,524.59	\$ 1.00	\$ 11,000.00	\$ 1.14	\$ 12,524.59
1.15	Fine Grade (LCRMF) (limit of work)	40,000	SY	\$ 0.74	\$ 29,567.84	\$ 0.06	\$ 2,360.00	\$ 0.80	\$ 31,927.84
1.16	Fine Grade (VMF & VFF) (limit of work)	11,000	SY	\$ 0.74	\$ 8,131.16	\$ 0.06	\$ 649.00	\$ 0.80	\$ 8,780.16
1.17	Pipe Trenching - Water (LCRMF) (5'+1.5' depth * 4'W)	1,120	CY	\$ 36.96	\$ 41,394.97	\$ 30.00	\$ 33,600.00	\$ 66.96	\$ 74,994.97
1.18	Pipe Trenching - Gas (LCRMF) (4'+1.5' * 4'W)	1,670	CY	\$ 36.96	\$ 61,736.55	\$ 30.00	\$ 50,111.11	\$ 66.96	\$ 111,847.66
1.19	Pipe Trenching - Sanitary (LCRMF) (10' avg+1.5' * 4'W)	720	CY	\$ 36.96	\$ 26,611.05	\$ 30.00	\$ 21,600.00	\$ 66.96	\$ 48,211.05
1.20	Pipe Trenching - Leachate (LCRMF) (10' avg+1.5' * 4'W)	1,380	CY	\$ 36.96	\$ 51,004.52	\$ 30.00	\$ 41,400.00	\$ 66.96	\$ 92,404.52
1.21	Culvert, 24" (CU-1) Trenching - Stormwater (LCRMF)	85	CY	\$ 36.96	\$ 3,141.58	\$ 30.00	\$ 2,550.00	\$ 66.96	\$ 5,691.58
1.22	Culvert, 12" (CU-2 through CU-28) Trenching - Stormwater (LCRMF)	1,220	CY	\$ 36.96	\$ 45,090.95	\$ 30.00	\$ 36,600.00	\$ 66.96	\$ 81,690.95
1.23	Culvert, 24" Trenching - Stormwater (Ley Creek North Discharge)	199	CY	\$ 36.96	\$ 7,337.20	\$ 30.00	\$ 5,955.56	\$ 66.96	\$ 13,292.76
1.24	Pipe Trench Bedding - Water (LCRMF) (6" x 4'W)	90	CY	\$ 12.01	\$ 1,081.07	\$ 42.00	\$ 3,780.00	\$ 54.01	\$ 4,861.07
1.25	Pipe Trench Bedding - Gas (LCRMF) (6" x 4'W)	155	CY	\$ 12.01	\$ 1,861.85	\$ 42.00	\$ 6,510.00	\$ 54.01	\$ 8,371.85
1.26	Pipe Trench Bedding - Sanitary (LCRMF) (6" x 4'W)	35	CY	\$ 12.01	\$ 420.42	\$ 42.00	\$ 1,470.00	\$ 54.01	\$ 1,890.42
1.27	Pipe Trench Bedding - Leachate (LCRMF) (6" x 4'W)	60	CY	\$ 12.01	\$ 720.72	\$ 42.00	\$ 2,520.00	\$ 54.01	\$ 3,240.72
1.28	Culvert, 24" (CU-1) Trench Bedding - Stormwater (LCRMF)	10	CY	\$ 12.01	\$ 124.57	\$ 42.00	\$ 435.56	\$ 54.01	\$ 560.12
1.29	Culvert, 12" (CU-2 through CU-28) Trench Bedding - Stormwater (LCRMF)	205	CY	\$ 12.01	\$ 2,462.45	\$ 42.00	\$ 8,610.00	\$ 54.01	\$ 11,072.45
1.30	Pipe Trench Backfill - Water (LCRMF)	1,035	CY	\$ 0.92	\$ 956.33	\$ 1.50	\$ 1,552.50	\$ 2.42	\$ 2,508.83
1.31	Pipe Trench Backfill - Gas (LCRMF)	1,520	CY	\$ 0.92	\$ 1,404.47	\$ 1.50	\$ 2,280.00	\$ 2.42	\$ 3,684.47
1.32	Pipe Trench Backfill - Sanitary (LCRMF)	685	CY	\$ 0.92	\$ 632.94	\$ 1.50	\$ 1,027.50	\$ 2.42	\$ 1,660.44
1.33	Pipe Trench Backfill - Leachate (LCRMF)	1,320	CY	\$ 0.92	\$ 1,219.67	\$ 1.50	\$ 1,980.00	\$ 2.42	\$ 3,199.67
1.34	Culvert, 24" (CU-1) Trench Backfill - Stormwater (LCRMF)	75	CY	\$ 0.92	\$ 69.30	\$ 1.50	\$ 112.50	\$ 2.42	\$ 181.80
1.35	Culvert, 12" (CU-2 through CU-28) Trench Backfill - Stormwater (LCRMF)	1,020	CY	\$ 0.92	\$ 942.47	\$ 1.50	\$ 1,530.00	\$ 2.42	\$ 2,472.47
1.36	Culvert, 24" Trench Backfill - Stormwater (Ley Creek North Discharge)	129	CY	\$ 0.92	\$ 119.23	\$ 1.50	\$ 193.56	\$ 2.42	\$ 312.79
1.37	Pipe Trenching - Water (VMF & VFF)	245	CY	\$ 36.96	\$ 9,055.15	\$ 30.00	\$ 7,350.00	\$ 66.96	\$ 16,405.15
1.38	Pipe Trenching - Gas (VMF & VFF)	205	CY	\$ 36.96	\$ 7,576.76	\$ 30.00	\$ 6,150.00	\$ 66.96	\$ 13,726.76
1.39	Pipe Trenching - Sanitary (VMF & VFF)	95	CY	\$ 36.96	\$ 3,511.18	\$ 30.00	\$ 2,850.00	\$ 66.96	\$ 6,361.18
1.40	Pipe Trench Bedding - Water (VMF & VFF)	20	CY	\$ 12.01	\$ 240.24	\$ 42.00	\$ 840.00	\$ 54.01	\$ 1,080.24
1.41	Pipe Trench Bedding - Gas (VMF & VFF)	20	CY	\$ 12.01	\$ 240.24	\$ 42.00	\$ 840.00	\$ 54.01	\$ 1,080.24
1.42	Pipe Trench Bedding - Sanitary (VMF & VFF)	10	CY	\$ 12.01	\$ 120.12	\$ 42.00	\$ 420.00	\$ 54.01	\$ 540.12
1.43	Pipe Trench Backfill - Water (VMF & VFF)	225	CY	\$ 0.92	\$ 207.90	\$ 1.50	\$ 337.50	\$ 2.42	\$ 545.40
1.44	Pipe Trench Backfill - Gas (VMF & VFF)	185	CY	\$ 0.92	\$ 171.11	\$ 1.50	\$ 277.78	\$ 2.42	\$ 448.89
1.45	Pipe Trench Backfill - Sanitary (VMF & VFF)	90	CY	\$ 0.92	\$ 83.16	\$ 1.50	\$ 135.00	\$ 2.42	\$ 218.16

DETAILED SUMMARY					Site Improvements				
DATE					9/3/2026			10.6 ACRES	
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
1.46	Electrical Trenching (LCRMF) (2.5'D x 8'W)	1,225	CY	\$ 36.96	\$ 45,275.75	\$ 30.00	\$ 36,750.00	\$ 66.96	\$ 82,025.75
1.47	Electrical Trenching (VMF & VFF) (2.5'D x 8'W)	150	CY	\$ 36.96	\$ 5,543.97	\$ 30.00	\$ 4,500.00	\$ 66.96	\$ 10,043.97
1.48	Electrical Trench Bedding (LCRMF) (.5'D x8W)	245	CY	\$ 12.01	\$ 2,942.92	\$ 42.00	\$ 10,290.00	\$ 54.01	\$ 13,232.92
1.49	Electrical Trench Bedding (VMF & VFF) (.5'D x8W)	30	CY	\$ 12.01	\$ 355.91	\$ 42.00	\$ 1,244.44	\$ 54.01	\$ 1,600.35
1.50	Electrical Trench Backfill (LCRMF)	980	CY	\$ 0.92	\$ 905.52	\$ 1.50	\$ 1,470.00	\$ 2.42	\$ 2,375.52
1.51	Electrical Trench Backfill (VMF & VFF)	120	CY	\$ 0.92	\$ 110.88	\$ 1.50	\$ 180.00	\$ 2.42	\$ 290.88
1.52	Underground Utility Markers	70	CLF	\$ 4.90	\$ 342.80	\$ 1.75	\$ 122.50	\$ 6.65	\$ 465.30
2.0 G20 - SITE IMPROVEMENTS									
LCRMF									
2.01	Asphalt Top, 2"	24,300	SY	\$ 1.39	\$ 33,679.61	\$ 10.90	\$ 264,870.00	\$ 12.29	\$ 298,549.61
2.02	Asphalt Binder, 2"	24,300	SY	\$ 1.29	\$ 31,434.31	\$ 9.75	\$ 236,925.00	\$ 11.04	\$ 268,359.31
2.03	Asphalt Base Course, 6"	24,300	SY	\$ 0.74	\$ 17,962.46	\$ 6.44	\$ 156,492.00	\$ 7.18	\$ 174,454.46
2.04	Asphalt Subbase, 3/4" Crushed Stone, 9"	24,300	SY	\$ 0.83	\$ 20,207.77	\$ 9.22	\$ 224,046.00	\$ 10.05	\$ 244,253.77
2.05	Concrete Curbing (18" H x 10" W - 9" exposed face)	175	LF	\$ 8.87	\$ 1,552.31	\$ 9.31	\$ 1,629.25	\$ 18.18	\$ 3,181.56
2.06	Concrete Sidewalk	700	SF	\$ 4.34	\$ 3,039.94	\$ 4.17	\$ 2,919.00	\$ 8.51	\$ 5,958.94
2.07	Striping Allowance	24,300	SY	\$ 0.50	\$ 12,150.00	\$ 1.10	\$ 26,730.00	\$ 1.60	\$ 38,880.00
2.08	Traffic Signage Allowance	30	EA	\$ 4.22	\$ 126.68	\$ 42.00	\$ 1,260.00	\$ 46.22	\$ 1,386.68
2.09	Wheel Stops	18	EA	\$ 30.49	\$ 548.85	\$ 54.00	\$ 972.00	\$ 84.49	\$ 1,520.85
2.10	Speed Bumps, Bolt Down	2	EA	\$ 30.49	\$ 60.98	\$ 147.00	\$ 294.00	\$ 177.49	\$ 354.98
2.11	Bollards	50	EA	\$ 147.84	\$ 7,391.96	\$ 800.00	\$ 40,000.00	\$ 947.84	\$ 47,391.96
VMF & VFF (North Area of Lot)									
2.12	Crushed Gravel, 6"	1,800	SY	\$ 1.11	\$ 1,995.83	\$ 7.57	\$ 13,626.00	\$ 8.68	\$ 15,621.83
VMF & VFF									
2.13	Asphalt Top, 2"	7,400	SY	\$ 1.39	\$ 10,256.34	\$ 10.90	\$ 80,660.00	\$ 12.29	\$ 90,916.34
2.14	Asphalt Binder, 2"	7,400	SY	\$ 1.29	\$ 9,572.59	\$ 9.75	\$ 72,150.00	\$ 11.04	\$ 81,722.59
2.15	Asphalt Base Course, 6"	7,400	SY	\$ 0.74	\$ 5,470.05	\$ 6.44	\$ 47,656.00	\$ 7.18	\$ 53,126.05
2.16	Asphalt Subbase, 3/4" Crushed Stone, 9"	7,400	SY	\$ 0.83	\$ 6,153.81	\$ 9.22	\$ 68,228.00	\$ 10.05	\$ 74,381.81
2.17	Concrete Curbing (18" H x 10" W - 9" exposed face)	115	LF	\$ 8.87	\$ 1,020.09	\$ 9.31	\$ 1,070.65	\$ 18.18	\$ 2,090.74
2.18	Concrete Sidewalk	460	SF	\$ 4.34	\$ 1,997.68	\$ 4.17	\$ 1,918.20	\$ 8.51	\$ 3,915.88
2.19	Striping Allowance	7,400	SY	\$ 0.50	\$ 3,700.00	\$ 1.10	\$ 8,140.00	\$ 1.60	\$ 11,840.00
2.20	Traffic Signage Allowance	25	EA	\$ 4.22	\$ 105.57	\$ 42.00	\$ 1,050.00	\$ 46.22	\$ 1,155.57
2.21	Wheel Stops	15	EA	\$ 30.49	\$ 457.38	\$ 54.00	\$ 810.00	\$ 84.49	\$ 1,267.38
2.22	Speed Bumps, Bolt Down	2	EA	\$ 30.49	\$ 60.98	\$ 147.00	\$ 294.00	\$ 177.49	\$ 354.98
2.23	Bollards	30	EA	\$ 147.84	\$ 4,435.18	\$ 620.00	\$ 18,600.00	\$ 767.84	\$ 23,035.18
Retaining Wall									
2.24	Retaining Wall Site Preparation, Rough Grade	5,600	SY	\$ 9.60	\$ 53,760.00	\$ -	\$ -	\$ 9.60	\$ 53,760.00
2.25	Retaining Wall Miscellaneous Drainage Pipe, 4"	1,400	LF	\$ 6.00	\$ 8,400.00	\$ 12.00	\$ 16,800.00	\$ 18.00	\$ 25,200.00
2.26	Retaining Wall Subbase, Type 2	3,620	CY	\$ 0.83	\$ 3,010.38	\$ 9.22	\$ 33,376.40	\$ 10.05	\$ 36,386.78
2.27	Modular Gravity Block Retaining Wall, Total Site	11,400	SF	\$ 21.20	\$ 241,680.00	\$ 18.25	\$ 208,050.00	\$ 39.45	\$ 449,730.00
2.28	Retaining Wall Backfill, 3/4" Crushed Stone, 18"	635	CY	\$ 5.75	\$ 3,651.25	\$ 40.00	\$ 25,400.00	\$ 45.75	\$ 29,051.25
2.29	Retaining Wall Infill, 3/4" Crushed Stone, (assume 2' x SF of Block Face)	845	CY	\$ 5.75	\$ 4,858.75	\$ 40.00	\$ 33,800.00	\$ 45.75	\$ 38,658.75
2.30	Non-woven Geotextile	2,500	SY	\$ 0.55	\$ 1,385.99	\$ 1.65	\$ 4,125.00	\$ 2.20	\$ 5,510.99
2.31	Retaining Wall Soil Reinforcement (Geogrid) Allowance	42,000	SF	\$ 0.09	\$ 3,880.78	\$ 0.92	\$ 38,640.00	\$ 1.01	\$ 42,520.78
2.32	Retaining Wall Guide Rails	1,400	LF	\$ 3.51	\$ 4,915.65	\$ 30.58	\$ 42,812.00	\$ 34.09	\$ 47,727.65

DETAILED SUMMARY				Site Improvements						
DATE				9/3/2026					10.6	ACRES
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST	
				Unit Cost	Total Labor	Unit Cost	Total Cost			
2.33	Retaining Wall, Chain Link Fence, 6'	1,400	LF	\$ 8.87	\$ 12,418.49	\$ 33.36	\$ 46,704.00	\$ 42.23	\$ 59,122.49	
	Site Development									
2.34	Chain Link Fence at Property Edge (6' high)	4,100	LF	\$ 8.87	\$ 36,368.44	\$ 33.36	\$ 136,776.00	\$ 42.23	\$ 173,144.44	
2.35	Roadway Access Gates (6' high, sliding style)	6	EA	\$ 8,212.47	\$ 49,274.80	\$ 15,615.00	\$ 93,690.00	\$ 23,827.47	\$ 142,964.80	
2.36	Concrete Curbing (18" H x 10" W - 9" exposed face) (LCRMF)	900	LF	\$ 8.87	\$ 7,983.32	\$ 9.31	\$ 8,379.00	\$ 18.18	\$ 16,362.32	
2.37	Concrete Curbing (18" H x 10" W - 9" exposed face) (VMF & VFF)	400	LF	\$ 8.87	\$ 3,548.14	\$ 9.31	\$ 3,724.00	\$ 18.18	\$ 7,272.14	
2.38	Monument Signs (Allowance)	1	LS	\$ 9,500.00	\$ 9,500.00	\$ 15,000.00	\$ 17,500.00	\$ 24,500.00	\$ 27,000.00	
	Landscaping									
2.39	Landscaping (Topsoil & Plantings)	0.3	AC	\$ 1,900.00	\$ 523.42	\$ 3,200.00	\$ 881.54	\$ 5,100.00	\$ 1,404.96	
	<i>Subcontractor Mark-up (Paving)</i>			22.5%	\$ 39,010.58	22.5%	\$ 285,826.52		\$ 324,837.11	
3.0	G30 - SITE MECHANICAL UTILITIES									
	Water Supply and Sanitary Sewer (LCRMF)									
	<i>RMF & Employee Facilities</i>									
3.01	Domestic Water Supply, 8" DI	1,560	LF	\$ 25.01	\$ 39,014.19	\$ 173.89	\$ 271,268.40	\$ 198.90	\$ 310,282.59	
3.02	Domestic Water Supply, 8" Fittings & Valves	104	EA	\$ 178.64	\$ 18,578.19	\$ 490.00	\$ 50,960.00	\$ 668.64	\$ 69,538.19	
3.03	Hydrants	6	EA	\$ 258.72	\$ 1,552.31	\$ 3,610.00	\$ 21,660.00	\$ 3,868.72	\$ 23,212.31	
3.04	Water Connections to Existing	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 1,200.00	\$ 1,200.00	\$ 3,700.00	\$ 3,700.00	
3.05	Concrete Encasements at Sanitary Sewer Crossings	2	EA	\$ 250.00	\$ 500.00	\$ 2,500.00	\$ 5,000.00	\$ 2,750.00	\$ 5,500.00	
3.06	Sanitary Sewer, 6" SCH 80 PVC	370	LF	\$ 50.02	\$ 18,506.73	\$ 34.00	\$ 12,580.00	\$ 84.02	\$ 31,086.73	
3.07	Sanitary Sewer, Fittings	25	EA	\$ 47.64	\$ 1,190.91	\$ 170.00	\$ 4,250.00	\$ 217.64	\$ 5,440.91	
3.08	Sanitary Sewer Tie-Ins	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 4,000.00	\$ 4,000.00	
3.09	Precast Manhole (Turning Manhole), 4'	1	EA	\$ 952.73	\$ 952.73	\$ 1,442.40	\$ 1,442.40	\$ 2,395.13	\$ 2,395.13	
3.10	Precast Manhole (San-Leachate Connection Manhole), 8'	1	EA	\$ 1,786.36	\$ 1,786.36	\$ 2,244.00	\$ 2,244.00	\$ 4,030.36	\$ 4,030.36	
3.11	Septic Tank, 1000 gal.	1	EA	\$ 416.82	\$ 416.82	\$ 835.00	\$ 835.00	\$ 1,251.82	\$ 1,251.82	
3.12	Gas Connection to Existing (at 7th North St.)	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 6,000.00	\$ 6,000.00	
3.13	Gas Supply, 4" HDPE	2,050	LF	\$ 9.53	\$ 19,530.91	\$ 6.92	\$ 14,186.00	\$ 16.45	\$ 33,716.91	
3.14	Gas Supply Fittings & Valves, 4" HDPE	137	EA	\$ 105.87	\$ 14,504.44	\$ 50.00	\$ 6,850.00	\$ 155.87	\$ 21,354.44	
	<i>Truck Scales & Scale House</i>									
3.15	Domestic Water Supply, 2" DI	150	LF	\$ 16.67	\$ 2,500.91	\$ 131.20	\$ 19,680.00	\$ 147.87	\$ 22,180.91	
3.16	Domestic Water Supply, 2" Fittings & Valves	10	EA	\$ 178.64	\$ 1,786.36	\$ 490.00	\$ 4,900.00	\$ 668.64	\$ 6,686.36	
3.17	Water Connections to Existing	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 1,200.00	\$ 1,200.00	\$ 3,700.00	\$ 3,700.00	
3.18	Concrete Encasements at Sanitary Sewer Crossings	1	EA	\$ 250.00	\$ 250.00	\$ 2,500.00	\$ 2,500.00	\$ 2,750.00	\$ 2,750.00	
3.19	Sanitary Sewer, 4" PVC	50	LF	\$ 7.62	\$ 381.09	\$ 3.95	\$ 197.50	\$ 11.57	\$ 578.59	
3.20	Sanitary Sewer, Fittings	3	EA	\$ 47.64	\$ 142.91	\$ 170.00	\$ 510.00	\$ 217.64	\$ 652.91	
3.21	Sanitary Sewer Tie-Ins	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 4,000.00	\$ 4,000.00	
	Water Supply, Sanitary Sewer, & Gas Supply (VMF & VFF)									
3.22	Domestic Water Supply, 8" DI	780	LF	\$ 25.01	\$ 19,507.10	\$ 173.89	\$ 135,634.20	\$ 198.90	\$ 155,141.30	
3.23	Domestic Water Supply, 8" Fittings & Valves	52	EA	\$ 178.64	\$ 9,289.09	\$ 490.00	\$ 25,480.00	\$ 668.64	\$ 34,769.09	
3.24	Hydrants	3	EA	\$ 258.72	\$ 776.16	\$ 3,610.00	\$ 10,830.00	\$ 3,868.72	\$ 11,606.16	
3.25	Water Connections to LCRMF Water Supply	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 1,200.00	\$ 1,200.00	\$ 3,700.00	\$ 3,700.00	
3.26	Concrete Encasements at Sanitary Sewer Crossings	3	EA	\$ 250.00	\$ 750.00	\$ 2,500.00	\$ 7,500.00	\$ 2,750.00	\$ 8,250.00	
3.27	Sanitary Sewer, 6" SCH 80 PVC	75	LF	\$ 50.02	\$ 3,751.36	\$ 34.00	\$ 2,550.00	\$ 84.02	\$ 6,301.36	
3.28	Sanitary Sewer, Fittings	5	EA	\$ 47.64	\$ 238.18	\$ 170.00	\$ 850.00	\$ 217.64	\$ 1,088.18	

DETAILED SUMMARY				Site Improvements					
DATE				9/3/2026				10.6 ACRES	
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
3.29	Sanitary Sewer Tie-Ins	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 4,000.00	\$ 4,000.00
3.30	Septic Tank, 1000 gal.	1	EA	\$ 416.82	\$ 416.82	\$ 835.00	\$ 835.00	\$ 1,251.82	\$ 1,251.82
3.31	Gas Connection to LCRMF Gas Supply	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 6,000.00	\$ 6,000.00
3.32	Gas Supply, 4" HDPE	250	LF	\$ 9.53	\$ 2,381.82	\$ 6.92	\$ 1,730.00	\$ 16.45	\$ 4,111.82
3.33	Gas Supply Fittings & Valves, 4" HDPE	17	EA	\$ 105.87	\$ 1,799.82	\$ 50.00	\$ 850.00	\$ 155.87	\$ 2,649.82
	Stormwater & Storm Sewer								
3.34	Trench Drains (TD-1 through TD-3)	130	LF	\$ 23.82	\$ 3,096.36	\$ 474.00	\$ 61,620.00	\$ 497.82	\$ 64,716.36
3.35	Catch Basins (CB-1 through CB-11)	11	EA	\$ 365.61	\$ 4,021.70	\$ 1,794.00	\$ 19,734.00	\$ 2,159.61	\$ 23,755.70
3.36	Manhole (MH-1)	1	EA	\$ 1,786.36	\$ 1,786.36	\$ 2,244.00	\$ 2,244.00	\$ 4,030.36	\$ 4,030.36
3.37	Culvert, 24" HDPE (CU-1)	140	LF	\$ 13.34	\$ 1,867.35	\$ 30.59	\$ 4,282.60	\$ 43.93	\$ 6,149.95
3.38	Culvert Flared End Section, 24" HDPE with Rip-Rap Apron	1	EA	\$ 1,800.00	\$ 1,800.00	\$ 2,300.00	\$ 2,300.00	\$ 4,100.00	\$ 4,100.00
3.39	Culvert, 12" HDPE (CU-2 through CU-28)	2,745	LF	\$ 8.46	\$ 23,210.23	\$ 8.00	\$ 21,960.00	\$ 16.46	\$ 45,170.23
3.40	Culvert Flared End Section, 12" HDPE with Rip-Rap Apron	1	EA	\$ 1,450.00	\$ 1,450.00	\$ 1,400.00	\$ 1,400.00	\$ 2,850.00	\$ 2,850.00
3.41	Overflow Riser Pipe, 18" HDPE	8	EA	\$ 1,050.00	\$ 8,400.00	\$ 1,100.00	\$ 8,800.00	\$ 2,150.00	\$ 17,200.00
3.42	Stormwater Culverts, Ley Creek North Discharge, HDPE, 24"	335	LF	\$ 10.35	\$ 3,466.83	\$ 50.00	\$ 16,750.00	\$ 60.35	\$ 20,216.83
3.43	Precast Concrete Manhole, 48" dia.	2	EA	\$ 16.00	\$ 32.00	\$ 2,960.00	\$ 5,920.00	\$ 2,976.00	\$ 5,952.00
3.44	Rip Rap Outfall Protection with Geotextile Fabric	20	CY	\$ 30.00	\$ 600.00	\$ 50.00	\$ 1,000.00	\$ 80.00	\$ 1,600.00
3.45	Stormwater Filtration Bioretention (FB-1)	9,000	SF	\$ 1.85	\$ 16,631.91	\$ 40.00	\$ 360,000.00	\$ 41.85	\$ 376,631.91
3.46	Excavation, FB-1								With Site Earthwork
3.47	Stockpile								With Site Earthwork
3.48	Overflow Weir, 80'								With Site Earthwork
3.49	Overflow Weir, Rip Rap with Geotextile	44	CY	\$ 30.00	\$ 1,334.44	\$ 50.00	\$ 2,224.07	\$ 80.00	\$ 3,558.52
3.50	Stormwater Filtration Bioretention (FB-2)	6,800	SF	\$ 1.85	\$ 12,566.33	\$ 40.00	\$ 272,000.00	\$ 41.85	\$ 284,566.33
3.51	Excavation, FB-2								With Site Earthwork
3.52	Stockpile								With Site Earthwork
3.53	Forebay								With Site Earthwork
3.54	Overflow Weir, 15'								With Site Earthwork
3.55	Overflow Weir, 18'								With Site Earthwork
3.56	Overflow Weir, Rip Rap with Geotextile	15	CY	\$ 30.00	\$ 444.44	\$ 50.00	\$ 740.74	\$ 80.00	\$ 1,185.19
3.57	Stormwater Filtration Bioretention (FB-3)	2,600	SF	\$ 1.85	\$ 4,804.77	\$ 40.00	\$ 104,000.00	\$ 41.85	\$ 108,804.77
3.58	Excavation, FB-3								With Site Earthwork
3.59	Stockpile								With Site Earthwork
3.60	Overflow Weir, 25'								With Site Earthwork
3.61	Overflow Weir, Rip Rap with Geotextile	5	CY	\$ 30.00	\$ 155.56	\$ 50.00	\$ 259.26	\$ 80.00	\$ 414.81
3.62	Vegetated Swale, Excavation								With Site Earthwork
3.63	Vegetated Swale, Planting	0.2	AC	\$ 1,900.00	\$ 418.73	\$ 3,200.00	\$ 705.23	\$ 5,100.00	\$ 1,123.97
3.64	Rip Rap Outfall Protection with Geotextile Fabric	9	CY	\$ 30.00	\$ 277.78	\$ 50.00	\$ 462.96	\$ 80.00	\$ 740.74
	Other Site Mechanical - Leachate System								
3.65	Leachate Collection Scupper, 16" x 12"	3	EA	\$ 34.66	\$ 103.98	\$ 629.90	\$ 1,889.70	\$ 664.56	\$ 1,993.68
3.66	Leachate Vertical Flow Channel	15	LF	\$ 16.00	\$ 240.00	\$ 200.53	\$ 3,007.95	\$ 216.53	\$ 3,247.95
3.67	Leachate Catch Basin (LCB-1 through LCB-3)	3	EA	\$ 117.84	\$ 353.53	\$ 2,500.00	\$ 7,500.00	\$ 2,617.84	\$ 7,853.53
3.68	Leachate Pipe Cross	3	EA	\$ 300.00	\$ 900.00	\$ 500.00	\$ 1,500.00	\$ 800.00	\$ 2,400.00
3.69	Leachate Pipe Cleanout Passthrough	1	EA	\$ 400.00	\$ 400.00	\$ 800.00	\$ 800.00	\$ 1,200.00	\$ 1,200.00

DETAILED SUMMARY				Site Improvements					
DATE				9/3/2026				10.6 ACRES	
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
3.70	Leachate Pipe, HDPE Dual Wall, 3"x6"	75	LF	\$ 35.00	\$ 2,625.00	\$ 23.00	\$ 1,725.00	\$ 58.00	\$ 4,350.00
3.71	Leachate Pipe, HDPE Dual Wall Fittings, 3"x6"	4	EA	\$ 550.00	\$ 2,062.50	\$ 800.00	\$ 3,000.00	\$ 1,350.00	\$ 5,062.50
3.72	Leachate Pipe, HDPE Dual Wall, 4"x8"	150	LF	\$ 38.00	\$ 5,700.00	\$ 42.00	\$ 6,300.00	\$ 80.00	\$ 12,000.00
3.73	Leachate Pipe, HDPE Dual Wall Fittings, 4"x8"	8	EA	\$ 650.00	\$ 4,875.00	\$ 1,075.00	\$ 8,062.50	\$ 1,725.00	\$ 12,937.50
3.74	Leachate Pipe, HDPE Dual Wall, 6"x10"	660	LF	\$ 40.00	\$ 26,400.00	\$ 60.00	\$ 39,600.00	\$ 100.00	\$ 66,000.00
3.75	Leachate Pipe, HDPE Dual Wall Fittings, 6"x10"	33	EA	\$ 300.00	\$ 9,900.00	\$ 1,200.00	\$ 39,600.00	\$ 1,500.00	\$ 49,500.00
3.76	Leachate Cleanout/Monitoring Riser	14	EA	\$ 340.00	\$ 4,760.00	\$ 937.50	\$ 13,125.00	\$ 1,277.50	\$ 17,885.00
3.77	Leachate System Fittings and Ancillary Items	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 10,180.35	\$ 10,180.35	\$ 20,180.35	\$ 20,180.35
3.78	Sand-Oil Interceptor, Double Walled with Hold Downs	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 62,292.50	\$ 62,292.50	\$ 63,492.50	\$ 63,492.50
3.79	Connection Manhole	1	EA	\$ 3,500.00	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00	\$ 8,500.00	\$ 8,500.00
3.80	Tie into Existing	1	EA	\$ 4,000.00	\$ 4,000.00	\$ 3,500.00	\$ 3,500.00	\$ 7,500.00	\$ 7,500.00
4.0 G40 - SITE ELECTRIC									
Electrical Transmission Line Modifications (to be performed by National Grid)									
4.01	Remove Existing Tension Guy Wires & Replace with Push Pole Bracing (2 at NM6), Allowance	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 28,000.00	\$ 28,000.00	\$ 40,000.00	\$ 40,000.00
4.02	Extend Mast Heights at WEP Substation (1 from NM6 & 1 from Unlabeled Pole), Allowance	1	LS	\$ 22,500.00	\$ 22,500.00	\$ 52,500.00	\$ 52,500.00	\$ 75,000.00	\$ 75,000.00
Electrical Service Modification (to be performed by National Grid)									
4.03	Remove Portion of Existing Primary Overhead Service (starting from pole NG3) (remove poles NG4, NG5, NG6, NG7, & 7)	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 5,000.00	\$ 5,000.00	\$ 17,000.00	\$ 17,000.00
4.04	Install New Primary Overhead Service (from pole NG3, 2 new poles #4 & #5)	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 10,000.00	\$ 10,000.00	\$ 22,000.00	\$ 22,000.00
4.05	Pole Mount 30 KVA Transformer for Truck Scales & Scale House	1	EA	\$ 1,081.18	\$ 1,081.18	\$ 9,712.00	\$ 9,712.00	\$ 10,793.18	\$ 10,793.18
4.06	Install New Primary Service Duct Bank (from New Pole #5 to 300 KVA Pad Mount Transformer at VMF & VFF) (to Service #3)	1,200	LF	\$ 30.00	\$ 36,000.00	\$ 45.00	\$ 54,000.00	\$ 75.00	\$ 90,000.00
4.07	Install New Primary Service Duct Bank to Pad Mount 500KVA Transformer at RMF & Employee Facilities Bldgs.	200	LF	\$ 30.00	\$ 6,000.00	\$ 45.00	\$ 9,000.00	\$ 75.00	\$ 15,000.00
4.08	Pad Mount 500 KVA Transformer for RMF & Employee Facilities Bldgs. (includes Concrete Pad & Bollards)	1	EA	\$ 4,914.48	\$ 4,914.48	\$ 89,898.00	\$ 89,898.00	\$ 94,812.48	\$ 94,812.48
4.09	Pad Mount 300 KVA Transformer for VMF & VFF (includes Concrete Pad & Bollards)	1	EA	\$ 4,324.74	\$ 4,324.74	\$ 59,212.00	\$ 59,212.00	\$ 63,536.74	\$ 63,536.74
Electrical Distribution									
4.10	Electrical Secondary Service Duct Bank (from 30 KVA Pole Mount Transformer to Truck Scales & Scale House)	200	LF	\$ 25.00	\$ 5,000.00	\$ 35.00	\$ 7,000.00	\$ 60.00	\$ 12,000.00
4.11	Electrical Secondary Service Duct Bank (from 500 KVA Pad Mount Transformer to RMF & Employee Facilities Bldg.)	50	LF	\$ 25.00	\$ 1,250.00	\$ 35.00	\$ 1,750.00	\$ 60.00	\$ 3,000.00
4.12	Secondary Service Duct Bank Concrete		CY	\$ 10.00	\$ -	\$ 15.00	\$ -	\$ 25.00	\$ -
4.13	Electrical Secondary Service Duct Bank (from 300 KVA Pad Mount Transformer to VMF & VFF)	200	LF	\$ 25.00	\$ 5,000.00	\$ 30.00	\$ 6,000.00	\$ 55.00	\$ 11,000.00
4.14	Secondary Service Duct Bank Concrete		CY	\$ 10.00	\$ -	\$ 15.00	\$ -	\$ 25.00	\$ -
Site Lighting									
4.15	Exterior Lights, Pole Mounted (LCRMF)	20	EA	\$ 580.00	\$ 11,600.00	\$ 4,800.00	\$ 96,000.00	\$ 5,380.00	\$ 107,600.00
4.16	Exterior Lights, Pole Mounted to Scale House Roof (LCRMF)	4	EA	\$ 580.00	\$ 2,320.00	\$ 4,800.00	\$ 19,200.00	\$ 5,380.00	\$ 21,520.00

DETAILED SUMMARY				Site Improvements					
DATE				9/3/2026				10.6 ACRES	
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
4.17	Feeders to Exterior Lights (LCRMF)	4	EA	\$ 2,310.00	\$ 9,240.00	\$ 3,300.00	\$ 13,200.00	\$ 5,610.00	\$ 22,440.00
4.18	Exterior Lights, Pole Mounted (VMF & VFF)	7	EA	\$ 580.00	\$ 4,060.00	\$ 4,800.00	\$ 33,600.00	\$ 5,380.00	\$ 37,660.00
4.19	Feeders to Exterior Lights (VMF & VFF)	7	EA	\$ 2,310.00	\$ 16,170.00	\$ 3,300.00	\$ 23,100.00	\$ 5,610.00	\$ 39,270.00
	Site Lighting								
4.20	Telecommunication Allowance (LCRMF)	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00	\$ 7,500.00	\$ 12,500.00	\$ 12,500.00
4.21	Telecommunication Allowance (VMF & VFF)	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00	\$ 7,500.00	\$ 12,500.00	\$ 12,500.00
4.22	Site Security, CCTV Monitoring	1	LS	\$ 6,250.00	\$ 6,250.00	\$ 10,000.00	\$ 10,000.00	\$ 16,250.00	\$ 16,250.00
	<i>Subcontractor Mark-up</i>			22.5%	\$ 40,884.84	22.5%	\$ 121,988.70		\$ 162,873.54
PREMIUM TIME				0.0%	\$ -				\$ -
PRODUCTIVITY				0.0%	\$ -				\$ -
COMMISSIONING				0.50%	\$ 11,836.00	0.50%	\$ 30,514.58		\$ 42,350.58
SUB-TOTAL DIRECT CONSTRUCTION COSTS				Labor		Material			\$ 8,512,466.96
TOTAL DIRECT CONSTRUCTION COSTS									\$ 8,512,467.00

Opinion of Probable Construction Cost

Ley Creek Eco- Drop/Household Hazardous Waste Facility

Prepared for
Onondaga County Resource Recovery Agency



September 2026

ParametriX

BASIS OF ESTIMATE

Project Name	Ley Creek Eco-Drop/Household Hazardous Waste Facility
Project Number	2578893003
Date Prepared	9/3/2026
Prepared by	Catherine Cerruti, Parametrix Melissa Chaimovitz, Parametrix Melissa Conser, Parametrix
Estimate Classification	AACE Class 4
Estimate Purpose	Permit Design Opinion of Probable Construction Cost
Estimate ID (Version)	1

Note that the accuracy of the associated cost estimate is dependent upon the various underlying assumptions, inclusions, and exclusions described herein. Actual project costs may differ and can be significantly affected by factors such as changes in the external environment, the manner in which the project is executed and controlled, and other factors that may impact the estimate basis or otherwise affect the project. Estimate accuracy ranges are only assessments based upon the cost estimating methods and data employed in preparing the estimate and are not a guarantee of actual project costs.



Project Name: *Ley Creek Eco-Drop/Household Hazardous Waste Facility*Project Number: *2578893003*Date: *9/3/2026*

1.0 Purpose

The Ley Creek Resource Management Campus, located at 5158 Ley Creek Drive in Salina, New York, consists of the Ley Creek South property and the adjacent Ley Creek North property, which are being developed to expand and complement the services provided by Onondaga County Resource Recovery Agency's (OCRRA) solid waste management system. This estimate is for the Ley Creek North property improvements, which include construction of a new Eco-Drop/Household Hazardous Waste (HHW) Facility and associated Site Improvements.

The Opinion of Probable Construction Cost (OPCC) was developed to establish a Class 4 detailed cost estimate based on the most recent design drawings and project information and is intended to provide an OPCC. The engineering and design are at the permit level and the current schedule shows that the Project will begin construction in fall 2029 (Year of Estimate or YOE). The range of anticipated construction bids for a Class 4 estimate is -30%/+50% of the OPCC.

AACE Class 4 Estimate			
Item	Low Range (AACE: -30%)	Opinion of Probable Construction Cost	High Range (AACE: +50%)
Ley Creek North Construction Cost (2026)	\$7,683,000	\$10,975,000	\$16,463,000
Ley Creek North Construction Cost (YOE)	\$8,835,000	\$12,621,000	\$18,932,000

2.0 Project Scope Definition

The Project's scope includes the construction of a new Eco-Drop/HHW Building along with associated Site Improvements. Key components of this Project include the following:

- Site clearing and excavation
- Construction of the Eco-Drop/HHW Facility Building
- Site Improvements including new paved roadways, parking lots, stormwater biofiltration basins, and a Residential Convenience Center (RCC).

Work area costs are detailed following specifications from Uniformat II and major project elements were identified using the following Work Breakdown Structure (WBS) to provide clarity and transparency:

1. Eco-Drop/HHW
2. Site Improvements

Project Name: *Ley Creek Eco-Drop/Household Hazardous Waste Facility*
 Project Number: *2578893003*

Date: 9/3/2026

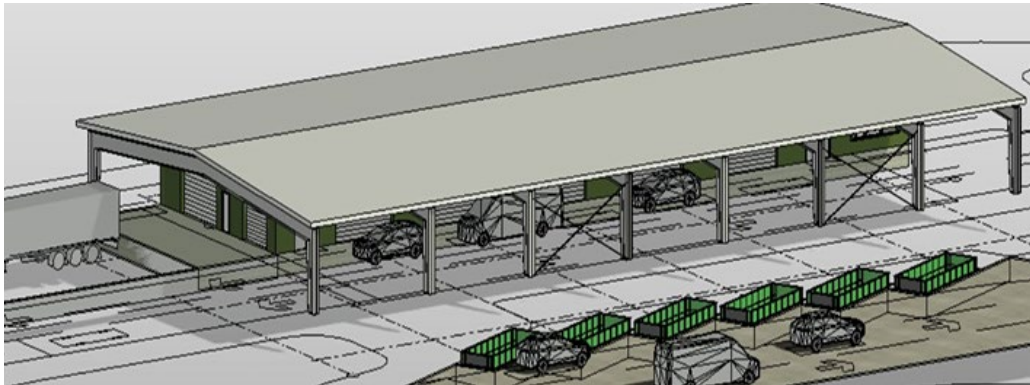


Figure 1: Proposed Eco-Drop/HHW Facility

3.0 Design Basis

This is an AACE Class 4 OPCC with all the required documentation. The OPCC is based on the permit level design and engineering documents provided by the Project Design Team. These design documents include:

1. LeyCreekNorthPermitting_2026-06-10(Client Review Draft).pdf

4.0 Planning Basis

The following planning basis assumptions were made for the OPCC:

- This Project delivery method is Design-Bid-Build with an anticipated competitive bidding process. The bid process will comply with New York State's Wicks Law requiring public entities to separately bid and award multiple prime contracts for general construction, plumbing, HVAC, and electrical work on public building projects
- It is assumed construction notice to proceed (NTP) for the Project will be in fall 2029.
- The anticipated construction duration is approximately 12 months.
- No unusual site conditions have been considered as part of this OPCC.

5.0 Cost Basis

Estimated Construction Costs, both direct and indirect, are generated from historical allowances, sources such as Parametrix estimating databases, historical quotes, RS Means, and local prevailing wage rates. All costs included in the OPCC reflect the best understanding of the requirements as they existed at the time this OPCC was prepared.

- Construction, direct, and indirect costs were estimated utilizing local unit price analysis and RSMeans Building Costs.

Project Name: *Ley Creek Eco-Drop/Household Hazardous Waste Facility*

Project Number: *2578893003*

Date: *9/3/2026*

- The standard workweek is assumed to be a 5 day – 8 hour per day work week with limited overtime.
- Estimated labor costs reflect current published prevailing wage rates for Syracuse, New York.
- Direct construction costs were estimated in 2nd quarter 2026 dollars and escalated to the assumed mid-point of construction.
- Unit prices in the OPCC reflect the complexity and scope of the individual Project, as identified.
- Quotes and/or supplier input was received for the following items:
 - Pre-Engineered Metal Building (PEMB)
 - Concrete

6.0 Allowances

Budget allowances have been taken where there is no information on which to measure or price the work items. The following are the allowances for items included in the OPCC:

- A \$127,500 allowance is included for an Attendant Booth at the RCC area.

Direct Cost Mark-ups

- A 22.5% markup for subcontractor profit is applied to scopes of work assumed to be subcontracted, with the exception of plumbing, mechanical, and electrical scopes. Subcontractor markups have not been applied to these MEP systems due to the Project's Wicks Law requirement, under which these trades are anticipated to be procured as separate prime contracts.
 - Deep Foundations
 - Roofing
 - Interior Construction
 - Pre-Engineered Metal Building (PEMB) procurement and erection (10% mark-up)
 - Site Paving
 - Site Electric

Prime Contractor Mark-ups

- General Conditions and Requirements have been estimated based on construction duration, site and environmental conditions and contractor-required permits, inspections, and submittals. General Conditions and Requirements include but are not limited to Site Management, Temporary Facilities, Equipment and Tools, and Job Office Overhead.
 - A 10% markup is included to account for General Conditions

Project Name: *Ley Creek Eco-Drop/Household Hazardous Waste Facility*

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- An 8% markup is included to account for Contractor Profit. Contractor Profit is determined as a function of the anticipated risk involved with the Project execution, the expected number of bidders, the value of the construction contract, and is benchmarked against recent bid tabs for similar projects in the region.
- A 1.5% markup is included for Insurances.
- A 1.0% markup is included for Bonding.

Additional Construction Cost Markups

- A 20% Allowance for Indeterminates (AFI) is applied to the base construction cost. The AFI is an allowance that accounts for the cost of known but undefined requirements necessary for a complete and workable project. The AFI accounts for elements that are not explicitly shown in the project documents to be further defined as part of the design development and project delivery process.

Escalation

- Allowances for material and labor escalation were included to account for the potential changes of cost and prices for specific goods and services identified within the Project's scope. While inflation is a driver of escalation, supply chain issues, industry, and technology are all factors of escalation. The escalation rate for the Project was estimated using construction indices.
 - The OPCC assumes an escalation rate of 4% per year, resulting in a 15% markup for labor and material escalation to the mid-point of construction.

Sales Tax

- Sales tax is not included in this OPCC.

7.0 Assumptions

The following assumptions were made during the cost estimating process:

- Costs included in the OPCC reflect the best understanding of requirements as they existed at the time the estimates were prepared. Any modifications to the present scope and/or location of the project site may have substantial cost and schedule impacts.
- Work will be sequenced to minimize process, service, and community interruptions.
- A degree of minimal cost rounding will occur during the normal estimating process.
- Adequate labor supply will be available to accommodate the requested efforts.
- Roll-off containers located at the RCC will be owner provided and installed.

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Project Number: *2578893003*

Date: *9/3/2026*

8.0 Exclusions

Potential items of cost which might be associated with the Project but for which no costs have been included are as follows:

- Costs associated with unanticipated weather disruptions, such as periods of excessive rainfall during the dry weather season or severe winter weather during off-season construction, are excluded from this OPCC. The project contingency and change order allowances are to be sufficient to capture these costs.
- Costs associated with delays, disruptions, or rework resulting from unforeseen interferences, differing field conditions, or discrepancies between existing site conditions and as-built or design documents are excluded from this OPCC. The project contingency and change order allowances are to be sufficient to capture these costs.
- Hazardous materials assessment, abatement, handling, disposal, and any associated regulatory compliance costs are excluded from this OPCC; no hazardous materials are anticipated, and the risk of discovering them is low for this Project.

9.0 Risks (Threats and Opportunities)

The following section outlines key risks and uncertainties associated with the Project. These risks have been accounted for in allowances within direct cost items, AFI, and project contingencies. While these allowances help address potential cost impacts, risks may still lead to cost adjustments as the Project progresses.

Risks

- Permitting delays could delay construction start time.
- Subsurface conditions may differ from available information, resulting in changes to pile quantities, depths, or foundation requirements.
- Unforeseen conditions encountered during construction, including undocumented utilities, unsuitable soils, buried obstructions, or environmental conditions, may result in additional costs.
- Construction within an active operational facility may require phasing, temporary facilities, access controls, traffic management, or other measures that could increase construction costs.
- Site grading, drainage, utilities, pavement, retaining structures, and other civil quantities may change as design progresses, particularly where the current design remains at the permit level.

Project Name: *Ley Creek Eco-Drop/Household Hazardous Waste Facility*
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Opportunities

- Continued coordination between the Ley Creek North and South properties may identify opportunities to eliminate duplicated scope, optimize shared infrastructure, and improve overall project efficiency.

10.0 Contingency

Contingency is a cost element of the OPCC used to cover uncertainties and unforeseeable elements of cost within the defined project scope. Contingency covers inadequacies in project scope definition, estimating methods, and estimating data. Contingency specifically excludes changes in project scope, and unforeseen major events such as earthquakes, prolonged labor strikes, etc.

Contingency is not intended to cover the costs for changes in project scope. If the Project needs to provide an allowance for anticipated changes in scope or to cover the costs for items, that may be required but have not yet been specifically identified as being included in the current project scope, then that amount of cost should be identified and included as general estimating allowances.

The OPCC does not include total project contingency as a recommended owner’s markup. Standard practice recommends that contingency is applied at the project level and is therefore not included in this construction cost estimate.

11.0 Reconciliation

The current permit-level OPCC has been reconciled against the Conceptual Design Estimate developed in August 2024 to clearly delineate changes in project scope, assumptions, quantities, and allowances throughout the design development process. The August 2024 estimate included the Eco-Drop/HHW Building, Vehicle Maintenance Facility, Vehicle Wash, Vehicle Fueling Facility, and associated Site Improvements. Since that OPCC, the Vehicle Maintenance Facility and Vehicle Fueling Facility scopes have been removed from Ley Creek North property Project and are now incorporated into the Ley Creek South property Project OPCC. Accordingly, the current Ley Creek North OPCC is limited to the Eco-Drop/HHW Facility and associated Site Improvements.

The reconciliation below accounts for these scope reallocations and provides a basis for understanding changes in estimated costs between the August 2024 conceptual estimate and the current permit-level OPCC. The table below summarizes the prior and current estimates and identifies the associated cost differences by major scope item.

Scope Item	Concept (August 2024)	Permit (August 2026)	Variance
Eco-Drop/HHW Facility	\$4,318,594	\$4,916,297	\$597,703
Vehicle Maintenance Facility	\$5,143,922	\$0	-\$5,143,922
Vehicle Wash	\$588,341	\$0	-\$588,341
Vehicle Fueling Facility	\$1,102,549	\$0	-\$1,102,549
Site Improvements	\$6,237,496	\$2,655,225	-\$3,582,271

Project Name: *Ley Creek Eco-Drop/Household Hazardous Waste Facility*

Project Number: *2578893003*

Date: *9/3/2026*

Scope Item	Concept (August 2024)	Permit (August 2026)	Variance
Direct Construction	\$17,390,902	\$7,571,522	-\$9,819,380
Allowance for Indeterminates (AFI)	\$3,478,181	\$1,514,304	-\$1,963,877
Direct Construction Total	\$20,869,083	\$9,085,826	-\$11,783,257
Indirect Construction Costs	\$6,682,281	\$1,888,745	-\$4,793,536
Escalation	\$3,798,944	\$1,646,186	-\$2,152,758
Total Construction Cost	\$31,350,000	\$12,621,000	-\$18,729,000

The primary drivers of the scope and cost differences between the conceptual estimate and the permit OPCC are the following:

- **Scope Reallocation (-\$6.8M):** The Vehicle Wash costs were bundled with the Vehicle Maintenance Facility, which along with the Vehicle Fueling Facility have been removed from the Ley Creek North property Project scope and are now incorporated into the Ley Creek South property Project OPCC. This scope reduction is the primary driver of the overall decrease in the current OPCC.
- **Sitework Reduction(-\$3.5M):** The sitework scope was reduced from 9.36 acres to 2.58 acres, with the associated cost reduction driven by the removal of the Vehicle Maintenance and Fueling Facilities and their associated Site Improvements from the North scope.
- **Indirect Costs Reduction(-\$4.8M):** Indirect construction costs have decreased from the previous estimate due to the project no longer being structured as a two-phase effort. Consolidating the work reduces the Project complexity. The current OPCC also assumes a more competitive bidding environment, which is expected to provide more favorable indirect cost pricing.
- **Foundation Increase (+\$600k):** The number of piles and pile depth for the HHW Building has increased from the previous estimate, with pile depth increasing by approximately 20 feet, resulting in increased material, installation, and associated foundation costs.
- General construction costs have increased since the previous estimate was developed approximately two years ago, reflecting continued increases in labor, material, equipment, and subcontractor pricing. These market-driven increases are partially offset by the significant reduction in overall project scope, which remains the primary driver of the net cost decrease.

12.0 Benchmarking

Key and common direct construction cost line items (e.g., concrete, earthwork) were benchmarked against a portfolio of recently bid projects within the regional area. This benchmarking effort compared unit pricing, labor productivity, and material costs to ensure the OPCC reflects current market conditions. Adjustments were made for local factors, including prevailing wages, regional material supply chain conditions, and site-specific challenges.

Project Name: *Ley Creek Eco-Drop/Household Hazardous Waste Facility*
Project Number: *2578893003*

Date: 9/3/2026

13.0 Estimate Quality Assurance Plan

The OPCC has undergone a comprehensive internal Quality Assurance / Quality Control (QA/QC) review conducted by the Parametrix estimating team. The QA/QC process ensures the OPCC is accurate, complete, and aligned with industry and project standards. The Parametrix internal QA/QC process consists of three key review phases:

Qualitative Review:

- Focuses on the completeness of the OPCC and that all known scope elements are captured and aligned with the provided design and project information.
- Verifies that assumptions and allowances are reasonable and documented.

Quantitative Review:

- Focuses on confirming material take-off quantities as well as consistency and accuracy of unit pricing, labor rate buildups, allowances, markups, and other cost elements.
- Ensures the OPCC aligns with applicable benchmarks and historical data.

Technical Editing Review:

- Focuses on accuracy in spelling, grammar, and formatting.
- Verifies that the OPCC is presented in a clear, professional, and organized manner.

14.0 Attachments

Attachment A: Opinion of Probable Construction Cost

Attachment A: Opinion of Probable Construction Cost

Estimate Class 4 - AACEI						
Project Name:	Ley Creek Eco-Drop/Household Hazardous Waste Facility			Date:	9/3/2026	
Project ID:	257-8893-003			Project Phase:	Permit	
	Development of the Ley Creek Resource Management Campus which includes a proposed Eco-Drop/Household Hazardous Waste Facility and associated site improvements.				Catherine Cerruti Alexis Babcock Melissa Conser	
Description:				Estimators and Reviewers:		
Location	5158 Ley Creek Drive, Liverpool, NY			Version:	1	
ESTIMATED DIRECT CONSTRUCTION COSTS						
WBS	Task Name		Quantity	Units	Unit Cost	Item Cost
1.0	Eco-Drop/HHW Facility		7,700	SF	\$ 638	\$ 4,916,297
2.0	Site Improvements		2.6	ACRE	\$ 1,028,103	\$ 2,655,225
	Allowance for Indeterminates		20%	PCT		\$ 1,514,304
TOTAL DIRECT CONSTRUCTION COSTS						\$ 9,085,826
INDIRECT CONSTRUCTION COSTS						
	General Conditions and Requirements		10.0%	PCT		\$ 908,583
	Prime Contractor Profit		8.0%	PCT		\$ 799,553
	Insurance		1.5%	PCT		\$ 161,909
	Bonding		1.0%	PCT		\$ 18,700
	Escalation Multiplier		15.0%	PCT		\$ 1,646,186
OPINION OF PROBABLE CONSTRUCTION COST (Year of Expenditure)						\$ 12,621,000

DETAILED SUMMARY				Eco-Drop/HHW Facility					
DATE				9/3/2026				7,700	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
1.0 A - SUBSTRUCTURE									
	Deep Foundations								
1.01	Mobilize Piling Rig	1	LS	\$ 44,100.00	\$ 44,100.00	\$ 3,500.00	\$ 3,500.00	\$ 47,600.00	\$ 47,600.00
1.02	Steel Piles, 95' Deep, HP12x84	8,128	VLF	\$ 12.20	\$ 99,194.09	\$ 68.00	\$ 552,688.89	\$ 80.20	\$ 651,882.98
1.03	Pile Caps	100	CY	\$ 137.36	\$ 13,736.42	\$ 268.00	\$ 26,800.00	\$ 405.36	\$ 40,536.42
	Subcontractor Mark-up			22.5%	\$ 35,331.86	22.5%	\$ 131,172.50		\$ 166,504.36
	Substructure								
1.04	Mat Foundation, 18"	430	CY	\$ 553.14	\$ 237,852.10	\$ 357.50	\$ 153,725.00	\$ 910.64	\$ 391,577.10
1.05	Reinforcing Steel	39	TN	\$ 810.00	\$ 31,347.00	\$ 1,890.00	\$ 73,143.00	\$ 2,700.00	\$ 104,490.00
1.06	Below Grade Insulation	7,700	SF	\$ 1.91	\$ 14,707.00	\$ 1.18	\$ 9,086.00	\$ 3.09	\$ 23,793.00
1.07	Dampproofing	842	SF	\$ 1.16	\$ 978.49	\$ 2.43	\$ 2,046.06	\$ 3.59	\$ 3,024.55
	Other Work								
1.08	Loading Dock Structure	140	CY	\$ 160.00	\$ 22,400.00	\$ 485.00	\$ 67,900.00	\$ 645.00	\$ 90,300.00
1.09	Reinforcing Steel	13	TN	\$ 810.00	\$ 10,206.00	\$ 1,890.00	\$ 23,814.00	\$ 2,700.00	\$ 34,020.00
2.0 B - SHELL									
	Superstructure								
	Note: Facility Superstructure with Special Construction								
2.01	Canopy Structure	8,380	SF	\$ 30.77	\$ 257,829.31	\$ 42.00	\$ 351,960.00	\$ 72.77	\$ 609,789.31
	Exterior Enclosure								
2.02	Metal Panel Siding, Factory Finish	8,420	SF	\$ 5.00	\$ 42,100.00	\$ 10.00	\$ 84,200.00	\$ 15.00	\$ 126,300.00
2.03	Glazing Allowances	165	SF	\$ 20.00	\$ 3,300.00	\$ 60.00	\$ 9,900.00	\$ 80.00	\$ 13,200.00
2.04	Overhead Doors, 12'x15'	9	EA	\$ 1,672.51	\$ 15,052.63	\$ 12,000.00	\$ 108,000.00	\$ 13,672.51	\$ 123,052.63
2.05	Doors, Single HM	3	EA	\$ 1,220.00	\$ 3,660.00	\$ 2,500.00	\$ 7,500.00	\$ 3,720.00	\$ 11,160.00
2.06	Doors, Double HM	3	EA	\$ 1,300.00	\$ 3,900.00	\$ 4,400.00	\$ 13,200.00	\$ 5,700.00	\$ 17,100.00
2.07	Door Hardware Sets	9	EA	\$ 121.64	\$ 1,094.74	\$ 2,000.00	\$ 18,000.00	\$ 2,121.64	\$ 19,094.74
	Roofing								
2.08	Corrugated Metal Roof, Screw Down	7,700	SF	\$ 2.05	\$ 15,805.26	\$ 3.20	\$ 24,640.00	\$ 5.25	\$ 40,445.26
2.09	Corrugated Metal Roof, at Canopy	8,380	SF	\$ 2.05	\$ 17,201.05	\$ 3.20	\$ 26,816.00	\$ 5.25	\$ 44,017.05
2.10	Roofing Insulation	7,700	SF	\$ 1.61	\$ 12,383.04	\$ 1.65	\$ 12,705.00	\$ 3.26	\$ 25,088.04
2.11	Gutters and Downspouts	435	LF	\$ 4.33	\$ 1,883.55	\$ 4.75	\$ 2,066.25	\$ 9.08	\$ 3,949.80
	Subcontractor Mark-up (Roofing)			22.5%	\$ 10,636.40	22.5%	\$ 14,901.13		\$ 25,537.53
3.0 C - INTERIORS									
	Interior Construction								
3.01	Interior Partitions	5,720	SF	\$ 4.61	\$ 26,369.20	\$ 2.60	\$ 14,872.00	\$ 7.21	\$ 41,241.20
3.02	Interior Partitions, Fire Walls	2,840	SF	\$ 4.75	\$ 13,490.00	\$ 5.00	\$ 14,200.00	\$ 9.75	\$ 27,690.00
3.03	Doors and Openings, Single HM	11	EA	\$ 200.42	\$ 2,204.62	\$ 1,500.00	\$ 16,500.00	\$ 1,700.42	\$ 18,704.62
3.04	Doors and Openings, Double HM	1	EA	\$ 171.82	\$ 171.82	\$ 2,500.00	\$ 2,500.00	\$ 2,671.82	\$ 2,671.82

DETAILED SUMMARY				Eco-Drop/HHW Facility					
DATE				9/3/2026				7,700	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
	Interior Finishes								
3.05	Painting Allowance	7,700	SF	\$ 1.50	\$ 11,550.00	\$ 1.50	\$ 11,550.00	\$ 3.00	\$ 23,100.00
3.06	Flooring and Base at Employee Facilities/Offices	2,275	SF	\$ 6.01	\$ 13,672.75	\$ 7.50	\$ 17,062.50	\$ 13.51	\$ 30,735.25
3.07	Ceiling Finish Allowance at Employee Facilities/Offices	2,275	SF	\$ 2.04	\$ 4,646.30	\$ 7.50	\$ 17,062.50	\$ 9.54	\$ 21,708.80
3.08	Bathroom Specialties (i.e., Dispensers, Grab Bars)	2	LS	\$ 850.00	\$ 1,700.00	\$ 1,760.00	\$ 3,520.00	\$ 2,610.00	\$ 5,220.00
3.09	Lockers	8	EA	\$ 42.00	\$ 336.00	\$ 320.00	\$ 2,560.00	\$ 362.00	\$ 2,896.00
	Subcontractor Mark-up	22.5%			\$ 16,681.66	22.5%	\$ 22,461.08		\$ 39,142.73
4.0 D - SERVICES									
	Plumbing								
4.01	Backflow Preventer	1	EA	\$ 320.00	\$ 320.00	\$ 5,480.00	\$ 5,480.00	\$ 5,800.00	\$ 5,800.00
4.02	Water Heater	1	EA	\$ 1,357.64	\$ 1,357.64	\$ 8,900.00	\$ 8,900.00	\$ 10,257.64	\$ 10,257.64
4.03	Circulation Pump	1	EA	\$ 770.00	\$ 770.00	\$ 4,800.00	\$ 4,800.00	\$ 5,570.00	\$ 5,570.00
4.04	Water Closet, Wall Mount	2	EA	\$ 550.00	\$ 1,100.00	\$ 880.00	\$ 1,760.00	\$ 1,430.00	\$ 2,860.00
4.05	Lavatories	2	EA	\$ 320.00	\$ 640.00	\$ 350.00	\$ 700.00	\$ 670.00	\$ 1,340.00
4.06	Hand Sink	1	EA	\$ 365.61	\$ 365.61	\$ 1,000.00	\$ 1,000.00	\$ 1,365.61	\$ 1,365.61
4.07	Hose Bibbs (freeze proof)	2	EA	\$ 120.00	\$ 240.00	\$ 210.00	\$ 420.00	\$ 330.00	\$ 660.00
4.08	Floor Drains	5	EA	\$ 170.00	\$ 850.00	\$ 375.00	\$ 1,875.00	\$ 545.00	\$ 2,725.00
4.09	Service Fixture Rough-In	5	EA	\$ 1,300.00	\$ 6,500.00	\$ 1,700.00	\$ 8,500.00	\$ 3,000.00	\$ 15,000.00
4.10	Plumbing Drain Rough-Ins	7	EA	\$ 1,100.00	\$ 7,700.00	\$ 800.00	\$ 5,600.00	\$ 1,900.00	\$ 13,300.00
4.11	Plumbing Valves and Appertuneces	7,700	SF	\$ 7.00	\$ 53,900.00	\$ 9.00	\$ 69,300.00	\$ 16.00	\$ 123,200.00
	HVAC								
	Note: Facility Has Classified Spaces								
4.12	Heating Equipment and Distribution (eg. Unit Heaters, etc.)	7,700	SF	\$ 9.00	\$ 69,300.00	\$ 12.00	\$ 92,400.00	\$ 21.00	\$ 161,700.00
4.13	Ventilation Equipment (eg. Air Handlers, Exhaust Fans)	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 150,000.00	\$ 150,000.00	\$ 200,000.00	\$ 200,000.00
4.14	Ductwork, Louvers, and Restraints	7,700	SF	\$ 6.00	\$ 46,200.00	\$ 12.00	\$ 92,400.00	\$ 18.00	\$ 138,600.00
4.15	Controls and Instrumentation	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 27,000.00	\$ 27,000.00	\$ 33,000.00	\$ 33,000.00
4.16	Test and Balance	40	HRS	\$ 150.00	\$ 6,000.00	\$ -	\$ -	\$ 150.00	\$ 6,000.00
4.17	HHW Material Handling MEP Systems Allowance	1	LS	\$ 60,000.00	\$ 60,000.00	\$ 160,000.00	\$ 160,000.00	\$ 220,000.00	\$ 220,000.00
	Fire Protection								
4.18	Fire Suppression System	7,700	SF	\$ 1.85	\$ 14,245.00	\$ 7.00	\$ 53,900.00	\$ 8.85	\$ 68,145.00
4.19	Fire Alarm System	7,700	SF	\$ 1.50	\$ 11,550.00	\$ 3.25	\$ 25,025.00	\$ 4.75	\$ 36,575.00
4.20	Fire Pump, 500 GPM	1	EA	\$ 3,378.67	\$ 3,378.67	\$ 22,200.00	\$ 22,200.00	\$ 25,578.67	\$ 25,578.67
	Electrical								
	Note: Facility Has Classified Spaces								
4.21	Primary Panel, 480V	1	EA	\$ 8,000.00	\$ 8,000.00	\$ 24,000.00	\$ 24,000.00	\$ 32,000.00	\$ 32,000.00
4.22	Secondary Panels	3	EA	\$ 2,250.00	\$ 6,750.00	\$ 4,200.00	\$ 12,600.00	\$ 6,450.00	\$ 19,350.00
4.23	Overhead Door Operators	9	EA	\$ 800.00	\$ 7,200.00	\$ 1,950.00	\$ 17,550.00	\$ 2,750.00	\$ 24,750.00
4.24	Primary Feeders and Transformers	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 30,000.00	\$ 30,000.00	\$ 55,000.00	\$ 55,000.00
4.25	Grounding System	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 6,000.00	\$ 6,000.00

DETAILED SUMMARY				Eco-Drop/HHW Facility					
DATE				9/3/2026				7,700	Square Feet
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
4.26	Secondary Power Allowance	1	LS	\$ 45,000.00	\$ 45,000.00	\$ 105,000.00	\$ 105,000.00	\$ 150,000.00	\$ 150,000.00
4.27	High Bay Light Fixtures	40	EA	\$ 250.00	\$ 10,000.00	\$ 850.00	\$ 34,000.00	\$ 1,100.00	\$ 44,000.00
4.28	Interior LED Light Fixtures	30	EA	\$ 75.00	\$ 2,275.00	\$ 225.00	\$ 6,825.00	\$ 300.00	\$ 9,100.00
4.29	Exterior Lights, Wall Mounted	10	EA	\$ 110.00	\$ 1,100.00	\$ 370.00	\$ 3,700.00	\$ 480.00	\$ 4,800.00
4.30	Devices, Receptacles, and Equipment Connections	7,700	SF	\$ 0.79	\$ 6,060.06	\$ 7.80	\$ 60,060.00	\$ 8.59	\$ 66,120.06
4.31	Conduit and Wiring (Fixtures and Devices)	7,700	SF	\$ 1.97	\$ 15,169.00	\$ 4.06	\$ 31,281.25	\$ 6.03	\$ 46,450.25
4.32	Telecommunication Systems (Minimal)	7,700	SF	\$ 0.75	\$ 5,775.00	\$ 1.00	\$ 7,700.00	\$ 1.75	\$ 13,475.00
4.33	Security Allowance	7,700	SF	\$ 0.75	\$ 5,775.00	\$ 1.00	\$ 7,700.00	\$ 1.75	\$ 13,475.00
5.0 E - EQUIPMENT AND FURNISHINGS									
	Equipment								
5.01	Office Furnishings Allowance	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 8,000.00	\$ 8,000.00	\$ 10,500.00	\$ 10,500.00
5.02	Casework Allowance	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 7,500.00	\$ 7,500.00	\$ 9,500.00	\$ 9,500.00
5.03	Fixed Equipment (i.e., Loaders)								None Assumed
5.04	Movable Equipment (i.e., Sweeper, Boom Lift, Excavator)								None Assumed
6.0 F - SPECIAL CONSTRUCTION & DEMOLITION									
	Special Construction								
6.01	Procure PEMB	7,700	SF	\$ -	\$ -	\$ 39.00	\$ 300,300.00	\$ 39.00	\$ 300,300.00
6.02	Erect PEMB	7,700	SF	\$ 16.00	\$ 123,200.00	\$ -	\$ -	\$ 16.00	\$ 123,200.00
	Subcontractor Mark-up			10.0%	\$ 12,320.00	10.0%	\$ 30,030.00		\$ 42,350.00
PREMIUM TIME				0.0%	\$ -				\$ -
PRODUCTIVITY				0.0%	\$ -				\$ -
COMMISSIONING				1.00%	\$ 16,065.62	1.00%	\$ 32,610.58		\$ 48,676.20
SUB-TOTAL DIRECT CONSTRUCTION COSTS				Labor	\$ 1,622,627.87	Material	\$ 3,293,668.74		\$ 4,916,296.61
TOTAL DIRECT CONSTRUCTION COSTS									\$ 4,916,297.00

DETAILED SUMMARY				Site Improvements					
DATE				9/3/2026				2.6 ACRES	
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
1.0	G10 - SITE PREPARATION								
	Site Clearing								
1.01	Site Survey	2.6	AC	\$ 1,550.00	\$ 4,003.10	\$ 95.00	\$ 245.35	\$ 1,645.00	\$ 4,248.45
1.02	Clear and Grub	2.6	AC	\$ 8,150.00	\$ 21,048.55	\$ -	\$ -	\$ 8,150.00	\$ 21,048.55
	Site Demolition								
1.03	Site Cleanup (i.e., Containers, Vehicles, Debris)	1	LS	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00
1.04	Disposal and Fees	1	LS	\$ 15,700.00	\$ 15,700.00	\$ 18,900.00	\$ 18,900.00	\$ 34,600.00	\$ 34,600.00
	Site Earthwork								
1.05	Excavation, ECO - Drop/HHW Facility	713	CY	\$ 18.48	\$ 13,175.48	\$ 35.00	\$ 24,953.70	\$ 53.48	\$ 38,129.19
1.06	Excavation, Roadway	3,917	CY	\$ 18.48	\$ 72,379.60	\$ 35.00	\$ 137,083.33	\$ 53.48	\$ 209,462.93
1.07	Excavation, Concrete Walkways	18	CY	\$ 18.48	\$ 334.69	\$ 35.00	\$ 633.89	\$ 53.48	\$ 968.58
1.08	Import Fill, ECO - Drop/HHW Facility	285	CY	\$ 12.01	\$ 3,425.63	\$ 42.00	\$ 11,977.78	\$ 54.01	\$ 15,403.40
1.09	Excavation, Biofiltration Basin	972	CY	\$ 18.48	\$ 17,966.57	\$ 35.00	\$ 34,027.78	\$ 53.48	\$ 51,994.35
1.10	Stockpile Excavated Soils	1,215	LCY	\$ 1.82	\$ 2,213.50	\$ 2.85	\$ 3,463.54	\$ 4.67	\$ 5,677.04
1.11	Trench Excavation, Piping, 6'x2'	1,320	CY	\$ 36.96	\$ 48,786.93	\$ 30.00	\$ 39,600.00	\$ 66.96	\$ 88,386.93
1.12	Utility Bedding	28	CY	\$ 12.01	\$ 341.27	\$ 42.00	\$ 1,193.27	\$ 54.01	\$ 1,534.54
1.13	Soil Backfill and Compaction	1,307	CY	\$ 16.40	\$ 21,434.80	\$ 1.50	\$ 42.62	\$ 17.90	\$ 21,477.42
1.14	Trench Excavation, Electrical, 6'x6'	1,870	CY	\$ 36.96	\$ 69,114.82	\$ 30.00	\$ 56,100.00	\$ 66.96	\$ 125,214.82
1.15	Utility Bedding	13	CY	\$ 12.01	\$ 159.16	\$ 42.00	\$ 556.50	\$ 54.01	\$ 715.66
1.16	Detectable Underground Tape	15	CLF	\$ 4.90	\$ 71.01	\$ 1.75	\$ 25.38	\$ 6.65	\$ 96.38
1.17	Soil Backfill and Compaction	2,042	CY	\$ 16.40	\$ 33,480.60	\$ 3.00	\$ 6,124.50	\$ 19.40	\$ 39,605.10
2.0	G20 - SITE IMPROVEMENTS								
	Roadways/Parking								
2.01	Asphalt Top, 2"	7,833	SY	\$ 1.39	\$ 10,856.94	\$ 10.90	\$ 85,383.33	\$ 12.29	\$ 96,240.27
2.02	Asphalt Binder, 2"	7,833	SY	\$ 1.29	\$ 10,133.14	\$ 9.75	\$ 76,375.00	\$ 11.04	\$ 86,508.14
2.03	Asphalt Base Course, 6"	7,833	SY	\$ 0.74	\$ 5,790.37	\$ 6.44	\$ 50,446.67	\$ 7.18	\$ 56,237.03
2.04	Asphalt Sub base, 3/4" crushed stone, 9"	7,833	SY	\$ 0.83	\$ 6,514.16	\$ 9.22	\$ 72,223.33	\$ 10.05	\$ 78,737.50
2.05	Striping Allowance	289	SY	\$ 0.50	\$ 144.44	\$ 1.10	\$ 317.78	\$ 1.60	\$ 462.22
2.06	Concrete Walkways	200	SF	\$ 4.34	\$ 868.56	\$ 4.17	\$ 834.00	\$ 8.51	\$ 1,702.56
2.07	Base Aggregate, 6"	22	SY	\$ 0.74	\$ 16.43	\$ 6.44	\$ 143.11	\$ 7.18	\$ 159.54
2.08	Wheel Stops	6	EA	\$ 30.49	\$ 182.95	\$ 54.00	\$ 324.00	\$ 84.49	\$ 506.95
2.09	Speed Bumps, Bolt Down	2	EA	\$ 30.49	\$ 60.98	\$ 147.00	\$ 294.00	\$ 177.49	\$ 354.98
2.10	Bollards	10	EA	\$ 147.84	\$ 1,478.39	\$ 620.00	\$ 6,200.00	\$ 767.84	\$ 7,678.39
	Site Development								
2.11	Chain Link Fence, Compressed Gas Storage	80	LF	\$ 8.87	\$ 709.63	\$ 33.36	\$ 2,668.80	\$ 42.23	\$ 3,378.43
2.12	Gate, Compressed Gas Storage	1	EA	\$ 190.06	\$ 190.06	\$ 265.00	\$ 265.00	\$ 455.06	\$ 455.06
2.13	Signage Allowance	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 7,000.00	\$ 7,000.00	\$ 10,000.00	\$ 10,000.00
2.14	Attendant Booth Allowance, 8'x21' including Restroom (RCC)	170	SF	\$ 150.00	\$ 25,500.00	\$ 600.00	\$ 102,000.00	\$ 750.00	\$ 127,500.00

DETAILED SUMMARY				Site Improvements					
DATE				9/3/2026				2.6	ACRES
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
	Landscaping								
2.15	Landscaping (Minimal) Allowance	0.2	AC	\$ 1,900.00	\$ 377.30	\$ 3,200.00	\$ 635.45	\$ 5,100.00	\$ 1,012.74
	<i>Subcontractor Mark-up (Paving)</i>			22.5%	\$ 8,110.43	22.5%	\$ 65,821.78		\$ 73,932.21
3.0 G30 - SITE MECHANICAL UTILITIES									
	Water Supply, Sanitary Sewer, & Gas Supply								
3.01	Domestic Water Supply Pipe, 12" DI	920	LF	\$ 21.06	\$ 19,379.61	\$ 251.00	\$ 230,920.00	\$ 272.06	\$ 250,299.61
3.02	Domestic Water Supply, Fittings Allowance	92	EA	\$ 97.20	\$ 8,942.40	\$ 470.00	\$ 43,240.00	\$ 567.20	\$ 52,182.40
3.03	Water Connections to Existing	2	EA	\$ 3,500.00	\$ 7,000.00	\$ 1,100.00	\$ 2,200.00	\$ 4,600.00	\$ 9,200.00
3.04	Sanitary Sewer, 12" SDR 17 PVC	500	LF	\$ 11.96	\$ 5,978.92	\$ 20.00	\$ 10,000.00	\$ 31.96	\$ 15,978.92
3.05	Sanitary Sewer, Fittings Allowance	50	EA	\$ 37.16	\$ 1,858.00	\$ 171.70	\$ 8,585.00	\$ 208.86	\$ 10,443.00
3.06	Sanitary Sewer Tie-Ins	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 1,500.00	\$ 3,000.00	\$ 4,000.00	\$ 8,000.00
3.07	Fire Service, Fire Water Pipe, 6"	500	LF	\$ 14.25	\$ 7,127.19	\$ 140.00	\$ 70,000.00	\$ 154.25	\$ 77,127.19
3.08	Fire Hydrants	3	EA	\$ 369.60	\$ 1,108.79	\$ 3,701.00	\$ 11,103.00	\$ 4,070.60	\$ 12,211.79
3.09	Gas Connection	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 6,000.00	\$ 6,000.00
3.10	Gas Supply, 4" HDPE	420	LF	\$ 9.53	\$ 4,001.46	\$ 6.92	\$ 2,906.40	\$ 16.45	\$ 6,907.86
3.11	Gas Supply Fittings & Valves, 4" HDPE	28	EA	\$ 105.87	\$ 2,964.41	\$ 50.00	\$ 1,400.00	\$ 155.87	\$ 4,364.41
	Stormwater and Storm Sewer								
3.09	Trench Drains (TD-1 through TD-3)	50	LF	\$ 23.82	\$ 1,190.91	\$ 474.00	\$ 23,700.00	\$ 497.82	\$ 24,890.91
3.10	Catch Basins (CB-1 through CB-6)	6	EA	\$ 365.61	\$ 2,193.66	\$ 1,794.00	\$ 10,764.00	\$ 2,159.61	\$ 12,957.66
3.11	Manhole (MH-1)	1	EA	\$ 1,786.36	\$ 1,786.36	\$ 2,244.00	\$ 2,244.00	\$ 4,030.36	\$ 4,030.36
3.12	Culvert, 15" HDPE (CU-3)	42	LF	\$ 13.34	\$ 560.20	\$ 30.59	\$ 1,284.78	\$ 43.93	\$ 1,844.98
3.13	Culvert, 12" HDPE	1,500	LF	\$ 8.46	\$ 12,683.18	\$ 8.00	\$ 12,000.00	\$ 16.46	\$ 24,683.18
3.14	Culvert Flared End Section, 12" HDPE with Rip-Rap Apron	2	EA	\$ 1,450.00	\$ 2,900.00	\$ 1,400.00	\$ 2,800.00	\$ 2,850.00	\$ 5,700.00
3.15	Overflow Riser Pipe, 18" HDPE	1	EA	\$ 1,050.00	\$ 1,050.00	\$ 1,100.00	\$ 1,100.00	\$ 2,150.00	\$ 2,150.00
3.16	Stormwater Filtration Basin	10,500	SF	\$ 1.85	\$ 19,403.89	\$ 40.00	\$ 420,000.00	\$ 41.85	\$ 439,403.89
3.17	Excavation, FB-2								<i>With Earthwork</i>
3.18	Stockpile								<i>With Earthwork</i>
3.19	Overflow Weir, 18'								<i>With Earthwork</i>
3.20	Overflow Weir, Rip Rap with Geotextile	26	CY	\$ 30.00	\$ 777.78	\$ 50.00	\$ 1,296.30	\$ 80.00	\$ 2,074.07

DETAILED SUMMARY				Site Improvements					
DATE				9/3/2026				2.6 ACRES	
Item No.	Description	Quantity	Unit	Labor		Equipment/Material		Total Unit Rate	TOTAL COST
				Unit Cost	Total Labor	Unit Cost	Total Cost		
4.0	G40 - SITE ELECTRIC								
	Electrical Distribution								
4.01	Main Distribution Feeders	450	LF	\$ 27.39	\$ 12,324.75	\$ 26.00	\$ 11,700.00	\$ 53.39	\$ 24,024.75
4.02	Miscellaneous Electrical Allowance	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 50,000.00	\$ 50,000.00	\$ 75,000.00	\$ 75,000.00
	Site Lighting								
4.03	Exterior Lights, Pole Mounted	20	EA	\$ 580.00	\$ 11,600.00	\$ 4,800.00	\$ 96,000.00	\$ 5,380.00	\$ 107,600.00
4.04	Feeders to Exterior Lights	20	EA	\$ 2,310.00	\$ 46,200.00	\$ 3,300.00	\$ 66,000.00	\$ 5,610.00	\$ 112,200.00
	Site Communication & Security								
4.05	Telecommunication Allowance	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00
4.06	Site Security	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 22,000.00	\$ 22,000.00	\$ 32,000.00	\$ 32,000.00
	Subcontractor Mark-up				22.5%	\$ 24,778.07	22.5%	\$ 57,532.50	\$ 82,310.57
PREMIUM TIME				0.0%	\$ -				\$ -
PRODUCTIVITY				0.0%	\$ -				\$ -
COMMISSIONING				0.50%	\$ 3,304.40	0.50%	\$ 9,905.68		\$ 13,210.07
SUB-TOTAL DIRECT CONSTRUCTION COSTS			Labor		\$ 664,183.47	Material		\$ 1,991,041.53	\$ 2,655,225.00
TOTAL DIRECT CONSTRUCTION COSTS									\$ 2,655,225.00



FINANCIAL ADVISORY SERVICES AGREEMENT

This Financial Advisory Services Agreement (“Agreement”), entered into as of October __, 2026 (“Effective Date”), is between the Onondaga County Resource Recovery Agency, New York (“Client”) and Fiscal Advisors & Marketing, Inc. (“Fiscal Advisors”) (collectively referred to herein as the “Parties”).

Client agrees to hire Fiscal Advisors and Fiscal Advisors agrees to act as financial advisor to the Client to provide services relating to the issuance of Revenues Bonds and other prospective borrowings, as requested (the “Securities”), pursuant to the terms of this Agreement:

- 1. ISSUANCE DESCRIPTION.** Client intends to issue the Securities to financing capital improvements to the Authority’s facilities (the “Issuance”).
- 2. SCOPE OF SERVICES.** Client hires Fiscal Advisors to provide the services set forth in Appendix A attached hereto (“Services”). All services described in Appendix A are hereby incorporated by reference and the scope of Fiscal Advisor’s engagement under the terms of this Agreement shall be solely limited to the Services. Client acknowledges that prior to the Effective Date that Fiscal Advisors has not provided any advice, recommendations or guidance with respect to the Issuance and that, to the extent any prior communications have occurred between Client and Fiscal Advisors relative to the Issuance, any such communications have been limited to communications involving general information relative to the Issuance.
- 3. COMPENSATION.** As compensation for the provisions of Services, Client hereby agrees to compensate Fiscal Advisors in accordance with Fiscal Advisors’ Fee Schedule attached hereto as Appendix B (“Compensation”). Any modification to the fee schedule made in accordance with this Agreement will become effective upon the date and time mutually agreed upon by the Parties.
- 4. TERM AND TERMINATION.** This Agreement shall be effective as of the Effective Date and shall remain in effect until terminated by either party upon (30) days written notice; provided, however, that in the event of termination of any such engagement, Fiscal Advisors reserves the right to receive a portion of Compensation based upon the services rendered under this Agreement up to and including the date of termination.
- 5. AGREEMENT TO PROVIDE INFORMATION.** Client agrees to provide Fiscal Advisors with complete and accurate information as shall be deemed necessary by Fiscal Advisors for the performance of Services, which may include the provision of financial statements, budgets, and other relevant documents. Client further agrees to not intentionally omit any material information and agrees to not provide any misleading information relevant to Fiscal Advisors’ provision of Services or in response to a request from Fiscal Advisors.
- 6. BILLING STATEMENT.** Client will receive an invoice upon closing of the Issuance, upon the provision of other services charged on an hourly basis, or upon cancellation of the Issuance or termination of this Agreement as provided in Section 4 for services conducted for the Issuance up to and including the date of cancellation or termination based on actual work performed, as described in Appendix B. Payment shall be due and payable within thirty (30) days of the invoice date.
- 7. OUT-OF-POCKET EXPENSES.** Fiscal Advisors will not charge for out-of-pocket expenses.

8. INDEMNITY. Client hereby agrees to indemnify Fiscal Advisors and hold it harmless against any loss, liability, assessments, or expense (including reasonable attorneys' fees) incurred or assessed arising out of, or in connection with, Fiscal Advisors' acceptance, administration, or performance of its duties hereunder, except such as may arise from Fiscal Advisors' own bad faith, willful misconduct, or gross negligence, including the cost and expense of defending itself against any claim or liability in connection with the exercise or performance of any of its powers or duties under the terms of this Agreement.

9. AMENDMENT. This Agreement constitutes and expresses the entire agreement of the Parties with respect to the subject matter hereof, and all promises, undertakings, representations, agreements, understandings and arrangements, whether oral or written, with reference thereto are merged herein. No amendments to or alterations or variations of this Agreement shall be valid unless made in writing and signed by the Parties; provided, however, that changes to Appendix C may be provided by Fiscal Advisors in writing (which may be by email) without the need for the Parties' signature, and modifications or amendments to Appendix B or changes to or the provision of the fees for any particular transaction or issuance type may be provided by Fiscal Advisors in writing (which may be by email) without the need for the Parties' signature. Fiscal Advisors agrees to promptly amend or supplement this Agreement to reflect any material changes or additions to this Agreement.

10. HEADINGS. The headings of the various sections in this Agreement are inserted for the convenience of the Parties and shall not affect the meaning, construction or interpretation of this Agreement.

11. GOVERNING LAW. This Agreement shall be governed by the laws of the State of New York. Any suit or legal proceeding brought pursuant to, touching upon, relating to, or otherwise arising out of this Agreement or performance hereunder will be brought solely in the County of Onondaga, New York.

12. CLIENT EDUCATION AND PROTECTION. Fiscal Advisors is a registered municipal advisor with both the Securities and Exchange Commission (#866-00478-00) and the Municipal Securities Rulemaking Board ("MSRB") (#K0191). The website address for the MSRB is www.msrb.org, where you may find a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with an appropriate regulatory authority.

13. DISCLOSURE OF CONFLICTS OF INTEREST AND OTHER INFORMATION. Client acknowledges receipt of those disclosures set forth and contained within Appendix C attached hereto. Client further acknowledges that it has been given the opportunity to raise questions and discuss the foregoing matters with Fiscal Advisors and that it fully appreciates the nature of these conflicts and corresponding disclosures. Client hereby waives such conflicts and authorizes Fiscal Advisors to provide those services described herein. Client further agrees that in the event Fiscal Advisors shall provide any additional disclosures, that such disclosures may be provided to Client's Deputy Director or designated signatory and any such additional disclosures shall be deemed to be a part of this Agreement as if fully set forth herein.

14. COUNTERPARTS. This Agreement may be executed in any number of identical counterparts, via facsimile transmission or otherwise, each of which shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed by their respective duly authorized officers as of the date first written above.

**ONONDAGA COUNTY RESOURCE
RECOVERY AGENCY, NEW YORK**

**FISCAL ADVISORS
& MARKETING, INC.**

By: _____

By: Christine M. Crowley

Signature: _____

Signature: Christine Crowley

Title: _____

Title: CEO/Municipal Advisor

APPENDIX A – SERVICES

- 1. FINANCING PLAN.** If requested by Client, Fiscal Advisors will develop a financing plan that will include recommendations with respect to the timing of the Securities sale, a maturity schedule, redemption features, and other terms required to market the Securities.
- 2. RECOMMENDATIONS AND REVIEW OF SECURITIES TYPE.** The Client plans to appoint a Senior Managing Underwriter for the Issuance. Upon the written request of Client, Fiscal Advisors shall review the financing type selected by Client. Unless specifically requested by Client, in writing, Fiscal Advisors shall assume that Client has already conducted an analysis of the suitability of a particular financing type and shall be under no duty to investigate and/or advise Client of alternatives to the proposed financing structure that are then suitable to Client.
- 3. OFFICIAL STATEMENT PREPARATION.** Fiscal Advisors will assist Counsel in preparing the Preliminary and Final Official Statement (collectively the “Official Statement”) based on information provided by the Client and/or third parties, including bond counsel for certain language relating to legal matters. In assisting with the preparation of the Official Statement, Fiscal Advisors will collect, research, develop and compile data for use therein as requested by Counsel. Fiscal Advisors will make no representation, warranty or guarantee regarding the accuracy or completeness of the information in the Official Statement; it is not responsible for independently verifying the information provided by the Client or any third party for inclusion in the Official Statement and its assistance in preparing these documents should not be construed as a representation that it has independently verified such information; and Fiscal Advisors may rely on the Client’s or any such third party’s review of the Official Statement with regard to the accuracy thereof.
- 4. PRIVATE PLACEMENT MEMORANDUM PREPARATION.** When appropriate, Fiscal Advisors will assist Client in preparing a private placement memorandum or other necessary offering document necessary to complete such financings. Fiscal Advisors will prepare the private placement memorandum based on information provided by the Client and/or third parties, including bond counsel for certain language relating to legal matters. Fiscal Advisors will make no representation, warranty or guarantee regarding the accuracy or completeness of the information in the private placement memorandum; it is not responsible for independently verifying the information provided by the Client or any third party for inclusion in the private placement memorandum and its assistance in preparing these documents should not be construed as a representation that it has independently verified such information; and Fiscal Advisors may rely on the Client’s or any such third party’s review of the private placement memorandum with regard to the accuracy thereof.
- 5. RATING ANALYSIS AND PREPARATION.** When appropriate, Fiscal Advisors shall assist Client with the rating process. Upon written request of Client, Fiscal Advisors will analyze the overall credit conditions of Client including the probable impact of any potential financing plan on the credit rating of Client, and Fiscal Advisors may assist Client official(s) in their preparation for the rating interview with rating agency personnel, which may occur at the office(s) of the rating agency(ies). Upon request of Client, Fiscal Advisors will meet or engage in discussions with rating agencies to review Client’s financing plans.
- 6. CREDIT ENHANCEMENT.** When appropriate, Fiscal Advisors will make recommendations as to the suitability of municipal bond insurance for an offering. Fiscal Advisors will take into consideration the requirements for insurance and likelihood that a particular offering would qualify. When appropriate, Fiscal Advisors will also make recommendations as to the suitability of other forms of credit enhancements that might be available to Client, if any.

7. METHOD OF SALE. Fiscal Advisors shall provide advice with respect to the method of sale (i.e., competitive bid, negotiated underwriting or private placement). For a competitive sale, Fiscal Advisors shall assist in preparing necessary bidding documents and offering materials, including the notice of sale and *Bond Buyer* publication, as applicable. For a negotiated sale, Fiscal Advisors shall prepare, as applicable and requested, a request for proposals, appraise the proposals received, make recommendations as to the firm to be selected, and finalize the terms of the sale to reflect Client's best interest.

8. MARKET ANALYSIS. In order to appropriately advise Client on the establishment of a desirable sale date and to keep Client abreast of the cost of the financing plan under development, Fiscal Advisors shall monitor the following:

- a. General conditions and trends in the economy;
- b. Capital market conditions including the imposition of any unusual restraints on monetary supply by the Federal Reserve System;
- c. The prices of municipal issues recently sold in the primary market; and

9. PAYING AGENT OR TRUSTEE & ESCROW AGENT SELECTION. Fiscal Advisors shall assist Client in selection a Paying Agent or Trustee & Escrow Agent, as applicable.

10. MATHEMATICAL COMPUTATIONS. Fiscal Advisors will oversee preparation of maturity and other schedules showing mathematical results of the sale and/or pricing.

11. ATTENDANCE AT MEETINGS. At the request of Client, Fiscal Advisors shall attend Client meetings to explain the status of the Issuance.

12. CLOSING. For competitive transactions, Fiscal Advisors will prepare a memo or similar document showing the expected or required fund transfers to be received by Client at closing. Fiscal Advisors will apply for CUSIP numbers as requested by Client or as required by MSRB rules.

13. REQUEST FOR PROPOSALS FOR SERVICE PROVIDERS. Upon written request of the Client, Fiscal Advisors will prepare a request for proposal for the selection of investment bankers and/or Senior Managing Underwriters to perform underwriting services as may be required for the Issuance.

14. SECONDARY DISCLOSURE. Unless otherwise directed by Client, Fiscal Advisors will assist Client in filing Client's Continuing Disclosure Report and material event notices, as applicable, with the Municipal Securities Rulemaking Board's ("MSRB") EMMA online document repository as required under the terms of Continuing Disclosure Agreements or other written agreements of the Client requiring the filing of a Continuing Disclosure Report, using information provided by the Client or obtained from third parties. Under the terms of this Agreement, Fiscal Advisors is not responsible for determining whether any Continuing Disclosure Report makes an untrue statement of material fact or omits to state any material information, or to make any determination with respect to the "materiality" of an event or whether such event reflects "financial difficulties" of the Client.

The services provided under this Agreement are limited to the services described herein unless amended or supplemented in accordance with this Agreement or as otherwise agreed to in writing by Fiscal Advisors.

APPENDIX B – FEE SCHEDULE

SERVICE FEE

MUNICIPAL ADVISORY SERVICES RELATED TO THE ISSUANCE:

Bond Issuance:	\$ 23,500
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CONTINUING DISCLOSURE:

Annual Continuing Disclosure	\$ 2,150
Material Event Notices	\$ 550

Notes:

Actual Fees will be based on actual work performed, including for issues that do not close or if Agreement is terminated prior to closing. Fees may be affected by additional hourly fees charged for additional services specifically requested by the Client.

*This fee schedule is proprietary information provided to the Client only; **it is not for dissemination.***

Fees may adjust yearly based on Consumer Price Index (CPI) beginning July 1, 2027, and annually thereafter.

The fees shown above are only for the services provided by Fiscal Advisors and is payable upon closing of the issuance. The Client may also incur charges from (including, but not limited to) Bond Counsel, Rating Agency (as applicable), and Premier Printing, Inc. for printing/mailling services/the electronic publication or distribution of offering documents. Client is not obligated to use Premier Printing, Inc., and Premier Printing, Inc. will provide Client an estimate of charges for its services upon request.

APPENDIX C - DISCLOSURE OF CONFLICTS OF INTEREST

OTHER MATERIAL CONFLICTS OF INTEREST

The Municipal Securities Rulemaking Board requires us, as your Municipal Advisor, to provide written disclosure to you about material conflicts of interest. The following represent Fiscal Advisors material conflicts of interest known to Fiscal Advisors as of the date of this Agreement.

Affiliated Entities. Most securities issuances will require the services of a financial printer and/or the electronic distribution of the Official Statement, Notice of Sale and/or offering documents. In connection with these requirements, Fiscal Advisors utilizes Premier Printing, Inc., an affiliate of Fiscal Advisors, to print, mail and electronically post, or cause the posting of, applicable documents. Client is not obligated to use Premier Printing, Inc., and Premier Printing, Inc. will provide Client an estimate of charges for its services upon request and will bill separately for its services.

Armory Associates, LLC is an affiliate of Fiscal Advisors that provides valuations for Other Post-Employment Benefits, and may provide these services to you under separate contract for which it receives separate compensation. In addition, valuations provided by Armory Associates, LLC may be reported in your official statements, continuing disclosure, or other documents (either separately or as part of your audited financial statements). These valuations may affect a creditor's or investor's assessment of your financial position or credit strength. Client is not obligated to use Armory Associates, LLC, and Armory Associates, LLC will provide Client an estimate of charges for its services upon request and will bill separately for its services.

Additional Firm Activities and Conflicts Arising from Employees.

With respect to all of the above conflicts, Fiscal Advisors manages and mitigates these conflicts primarily by adherence to the fiduciary duty which it owes to municipal entities such as the Client which require it to put the interests of the Client ahead of its own. These conflicts are further mitigated by several factors. Fiscal Advisors discloses to Client the nature of its relationship with each of its affiliates and will remain fully responsive at all times during the course of the engagement to inquiries by Client regarding any specific details or concerns regarding such relationship. Further, in the event that Fiscal Advisors makes a recommendation to Client that could influence the level of business with an affiliate, Fiscal Advisors will, at the request of Client, provide an analysis of potential alternatives to such recommendation and the relative benefits and costs of the recommendation and any such alternatives. Finally, neither Fiscal Advisors' nor any affiliate's separate engagement with Client is conditioned on Client maintaining its relationship with any other such party, further mitigating any potential conflict that could result if Fiscal Advisors' services to Client were contingent on Client maintaining an engagement with an affiliate.

VARIOUS FORMS OF COMPENSATION

The Municipal Securities Rulemaking Board requires us, as your Municipal Advisor, to provide written disclosure to you about the following material conflicts of interest: (i) any conflicts of interest arising from compensation for municipal advisory activities to be performed that is contingent on the size or closing of the transaction as to which the municipal advisor is providing advice; and (ii) any other actual or potential conflicts of interest, of which the municipal advisor is aware after reasonable inquiry, that could reasonably be anticipated to impair the municipal advisor's ability to provide advice to or on behalf of the client in accordance with the standards of conduct set forth in MSRB Rule G-42. We must provide this disclosure unless you have required that a particular form of compensation be used. You should select a form of compensation that best meets your needs and the agreed upon scope of services.

Forms of compensation; potential conflicts. The fees to be paid by the Client to Fiscal Advisors are partially contingent on the successful closing of the transaction. Although this form of compensation may be customary, it presents a conflict because Fiscal Advisors may have an incentive to recommend unnecessary financings or financings that are disadvantageous to the Client. For example, when facts or circumstances arise that could cause the financing or other transaction to be delayed or fail to close, Fiscal

Advisors may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

Fixed fee. Under a fixed fee form of compensation, the Municipal Advisor is paid a fixed amount established at the outset of the transaction. The amount is usually based upon an analysis by the client and the advisor of, among other things, the expected duration and complexity of the transaction and the agreed-upon scope of work that the advisor will perform. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the advisor may suffer a loss. Thus, the advisor may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. There may be additional conflicts of interest if the Municipal Advisor's fee is contingent upon the successful completion of a financing, as described below.

Hourly fee. Under an hourly fee form of compensation, the Municipal Advisor is paid an amount equal to the number of hours worked by the advisor times an agreed-upon hourly billing rate. This form of compensation presents a potential conflict of interest if the Client and the advisor do not agree on a reasonable maximum amount at the outset of the engagement, because the advisor does not have a financial incentive to recommend alternatives that would result in fewer hours worked. In some cases, an hourly fee may be applied against a retainer (*e.g.*, a retainer payable monthly), in which case it is payable whether or not a financing closes. Alternatively, it may be contingent upon the successful completion of a financing, in which case there may be additional conflicts of interest, as described below.

Fee contingent upon the completion of a financing or other transaction. Under a contingent fee form of compensation, payment of an advisor's fee is dependent upon the successful completion of a financing or other transaction. Although this form of compensation may be customary for the client, it presents a conflict because the advisor may have an incentive to recommend unnecessary financings or financings that are disadvantageous to the client. For example, when facts or circumstances arise that could cause the financing or other transaction to be delayed or fail to close, an advisor may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

Fee paid under a retainer agreement. Under a retainer agreement, fees are paid to a Municipal Advisor periodically (*e.g.*, monthly) and are not contingent upon the completion of a financing or other transaction. Fees paid under a retainer agreement may be calculated on a fixed fee basis (*e.g.*, a fixed fee per month regardless of the number of hours worked) or an hourly basis (*e.g.*, a minimum monthly payment, with additional amounts payable if a certain number of hours worked is exceeded). A retainer agreement does not present the conflicts associated with a contingent fee arrangement (described above).

Fee based upon principal or notional amount and term of transaction. Under this form of compensation, the Municipal Advisor's fee is based upon a percentage of the principal amount of an issue of securities (*e.g.*, bonds) or, in the case of a derivative, the present value of or notional amount and term of the derivative. This form of compensation presents a conflict of interest because the advisor may have an incentive to advise the client to increase the size of the securities issue or modify the derivative for the purpose of increasing the advisor's compensation.

With respect to each of the compensation conflicts described above, Fiscal Advisors manages and mitigates these conflicts primarily by adherence to the fiduciary duty which it owes to municipal entities such as the Client which require it to put the interests of the Client ahead of its own.

REQUIRED REGULATORY DISCLOSURES

Fiscal Advisors is registered as a "Municipal Advisor" pursuant to Section 15B of the Securities Exchange Act and rules and regulations adopted by the United States Securities and Exchange Commission ("SEC") and the Municipal Securities Rulemaking Board ("MSRB").

The MSRB has made available on its website (www.msrb.org) a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority.

As part of its SEC registration, Fiscal Advisors is required to disclose to the SEC information regarding criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation involving Fiscal Advisors. Pursuant to MSRB Rule G-42, Fiscal Advisors is required to disclose any legal or disciplinary event that is material to the Client's evaluation of Fiscal Advisors or the integrity of its management or advisory personnel. Fiscal Advisors has determined that no such event exists.

Copies of Fiscal Advisors' filings with the SEC, including Fiscal Advisors' most recent Form MA and each most recent Form MA-I, can currently be found by accessing the SEC's EDGAR system Company Search Page which is currently available at <https://www.sec.gov/edgar/search> and searching for either Fiscal Advisors & Marketing, Inc. or for our CIK number which is 0001591452.

Fiscal Advisors has not made any material legal or disciplinary event disclosures on Form MA or any Form MA-I filed with the SEC.