

BOARD OF DAVIS COUNTY COMMISSIONERS MINUTES

**Board of Davis County Commissioners - Work Session Minutes
Tuesday, February 18, 2025**

The Board of Davis County Commissioners met for their regularly scheduled meeting at 8:30 AM on February 18, 2025, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

All documents from this meeting are on file in the Davis County Clerk’s Office. The agenda for this meeting is incorporated into the minutes as item headers.

ROLL CALL

Chair Lorene Kamalu	Health Department Director Brian Hatch
Vice Chair John Crofts	Community and Economic Development Ryan Steinbeigle
Commissioner Bob Stevenson	Community and Economic Development Deputy
Clerk's Office Chief Deputy Rebecca Abbott	Director Chanel Flores [Joined at 8:38 AM]
Attorney's Office Chief Civil Deputy Neal Geddes	Animal Care Director Ashleigh Young
Attorney's Office Chris Preston	Facilities Director Lane Rose
Clerk's Office Aaron Moyes	Facilities Deputy Director Tom Vervleot
Human Resources and Risk Chris Bone	Information Systems Director Jeff Hassett [Joined at 8:32 AM]

AGENDA ITEM

- 18:30 - 8:59 AM
- 2025-280. Closed Session for reasons permitted under UCA 52-4-205 (1)(D) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state, if public discussion would: (i) disclose the appraisal or estimated value of the property under consideration; or (ii) prevent the public body from completing the transaction on the best possible terms - presented by Bob Stevenson, Davis County Commissioner

VOTING:
Motion to Move into Closed Session: Bob Stevenson. Second: John Crofts. All present voted aye.

The meeting moved into Closed Session at 8:33 AM for reasons permitted under UCA §52-4-205(1)(d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state, if public discussion would: (i) disclose the appraisal or estimated value of the property under consideration; or (ii) prevent the public body from completing the transaction on the best possible terms.

Returned from Closed Session at 8:59 AM. The Commission moved onto the next topic.

- 9:03 - 9:36 AM
- 2025-218. A Work Session to discuss Evaluating Budget, Shelter Design Reductions and Long-Term Operational Needs - presented by Ashleigh Young, Director, Lane Rose, Director

[Minute 01:55] Commissioner Kamalu opened up the discussion by stating the County has worked on this project for several years to have the right sized facility for the human and animal populations of Davis County. This project will be using capital fund money as opposed to last year’s discussion which had to do with operational costs of Animal Care. Commissioner Kamalu then turned the time over to Ashleigh Young, Animal Care Director, and Lane Rose, Facilities Director. Director Young began by providing background on the project [See Attachment A], reminding the Commissioners that planning for the new Animal Care facility began in 2021. The feasibility study conducted by City Gate Associates determined that Davis County needed a 31,986 square foot facility to accommodate both the current and future animal population. Initial cost estimates placed the project at \$17 million, with \$15.2 million allocated for construction and \$1 million for equipment and furnishings.

[Minute 03:56] Director Rose explained that in an effort to reduce costs, the project team explored pre-engineered buildings, similar to the Western Sports Park, which would help lower costs while maintaining efficiency. With this approach, the square footage was reduced, bringing the facility to 29,120 square feet, an 11.62% reduction from the original plan. Director Young then presented the latest budget figures. Despite reductions, the total project cost is now estimated at \$15.7 million, leaving the project \$1.7 million over budget based on the approved construction budget of \$14 million. She emphasized that all “nice-to-have” items have already been removed, and further cuts would affect the building’s functionality and services provided.

[Minute 08:55] Director Young outlined three potential areas for further reductions and sought direction from the Commissioners on whether these were viable options. The first option would be to eliminate the multipurpose room. Director Young explained that the 599-square-foot multipurpose room was designed for staff training, volunteer coordination, public education, and outreach events. Removing it would save \$268,951.00. She noted that, without this space, staff meetings would need to be held at the courthouse, requiring longer facility closures. Commissioner Kamalu asked where the staff would meet if this room were eliminated. Director Young responded that currently, large meetings require using external County spaces, which would continue if the room were removed. Commissioner Crofts acknowledged the cost savings but expressed concern about eliminating a basic operational need. He questioned whether it made sense to build a new facility that could not accommodate full staff meetings.

[Minute 13:00] Director Young then discussed option two, which would remove six dog habitats and the get-acquainted room from the facility. These habitats, also called “real rooms,” provide space for long-stay or high-stress dogs. Cutting these areas would save \$199,662.00. Director Hassett asked whether removing these areas would actually reduce the overall square footage or just leave open space. Director Rose explained that, while removing them would free up square footage, it would not necessarily make the building significantly smaller. Commissioner Kamalu pointed out that while this change could save money in the short term, it would reduce the facility’s flexibility and could lead to overcrowding in standard kennels.

[Minute 14:45] The final cost-saving option was to reduce the clinic size by 50%, eliminating a surgery room, a prep table, and other rooms, which would save \$593,803.00. Director Young emphasized that, in its current design, the clinic is large enough to serve both shelter animals and provide some low-cost spay/neuter services for the public. If the space is cut, it would only accommodate Davis County Animal Care animals, eliminating any future public services. Commissioner Crofts asked whether this change would lead to capacity issues in the future. Director Young confirmed that it would. She noted that low-cost spay/neuter services are in high demand. Currently, private procedures cost nearly \$1,000.00 in the area, while the only local low-cost provider offers services for around \$125.00. Commissioner Kamalu recalled that multiple cities had asked whether the new facility would offer low-cost spay/neuter services. Cutting the clinic would prevent the County from providing these services in the future, which could increase the number of stray animals over time.

[Minute 17:20] With these concerns in mind, the Commissioners discussed alternative funding options to cover the \$1.7 million gap. The first option discussed was additional County revenue and bonding. Commissioner Stevenson asked whether County bonding was a possibility. Director Rose explained that bonding had been discussed previously, but no decisions had been made. Commissioner Stevenson noted that if the County had originally planned to spend \$20 million on the facility, but had since lowered the budget, there might be room to reconsider additional funding.

[Minute 21:00] The second option discussed was donations and sponsorships. Commissioner Kamalu raised the question of donations, noting similar programs in Salt Lake County and Weber County, who solicit donations and sponsorships for their animal shelters. Director Young confirmed that Davis County currently does not allow solicitation of donations, though the shelter receives about \$20,000.00 per year in unsolicited donations. Last year, a deceased donor had left a \$200,000.00 donation to the shelter, but the County’s policies complicated the acceptance process. Commissioner Crofts suggested revisiting the County’s donation policy, particularly for Animal Care sponsorships. Commissioner Kamalu agreed, emphasizing that many community members are passionate about animal welfare and would likely contribute if given the opportunity. Commissioner Stevenson supported reviewing the policy but also cautioned that the County’s traditional stance has been to avoid soliciting donations from taxpayers. However, he acknowledged that allowing donations could help offset future tax increases for shelter operations.

[Minute 24:05] Director Rose addressed the phased construction approach, explaining that the existing animal shelter would remain operational during construction. Once the new facility is complete, the old building will

be demolished and replaced with a parking lot and landscaped area. Commissioner Crofts asked if renovation of the old building was an option instead of demolition. Director Young explained that the 1987 facility has major structural issues, including roof leaks, drainage problems, and Heating, Ventilation, and Air Conditioning (HVAC) failures. Additionally, the site layout does not allow for keeping both buildings without severely limiting parking and traffic flow. Commissioner Kamalu noted that the County should learn from past mistakes, emphasizing that the current shelter was likely built too small to begin with. She stressed that they should ensure the new building meets long-term needs to avoid the same situation in the future. After further discussion, the Commissioners unanimously agreed to move forward with the facility as planned and seek the following additional funding solutions:

- Architectural and engineering plans will proceed to avoid delays and cost increases.
- The County Controller will be consulted regarding possible funding options.
- The Commission will review the County’s donation policy to consider allowing Animal Care sponsorships.
- The project is expected to go out for bid within six to seven months.

Commissioner Stevenson emphasized the need to move quickly to avoid rising costs due to tariffs and market instability.

MEETING ADJOURNED

The meeting adjourned at 9:36 AM.

ATTACHMENTS

All publicly distributed materials associated with this meeting are noted as the following attachments:

- a. FEB Work Session Presentation
- b. Davis Floor Plan
- c. Conceptual Estimate Update

Minutes Prepared by:
Aaron Moyes
Deputy Clerk

Minutes Approved on:
03/11/2025



Brian McKenzie (Mar 13, 2025 08:44 MDT)

Brian McKenzie
Davis County Clerk



Lorene Miner Kamalu (Mar 11, 2025 13:23 MDT)

Lorene Miner Kamalu
Commission Chair





Evaluating Budget, Shelter Design Reductions and Long-Term Operational Needs

February 2025 Work Session



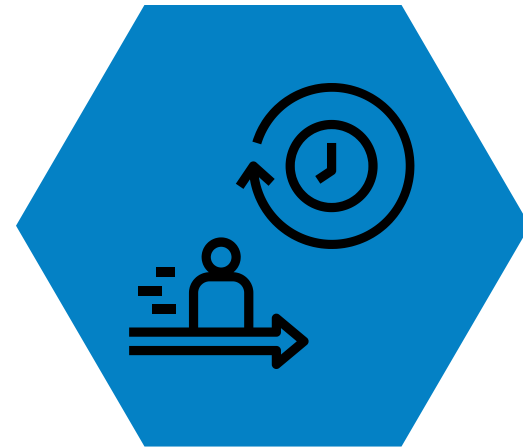
Project History

Citygates needs assessment in 2022 called for a total building area of 31,986 SF. This is based on historical animal data and projected growth for the buildout of Davis County. The facility was priced at \$470/sq foot, totaling \$15,201,700 with \$1,099,381 for FF&E. Totaling \$17,129,609 for building and kennels.

We met with the architect team at the conclusion of the feasibility study and believed we could reduce this cost with a pre-engineered building.

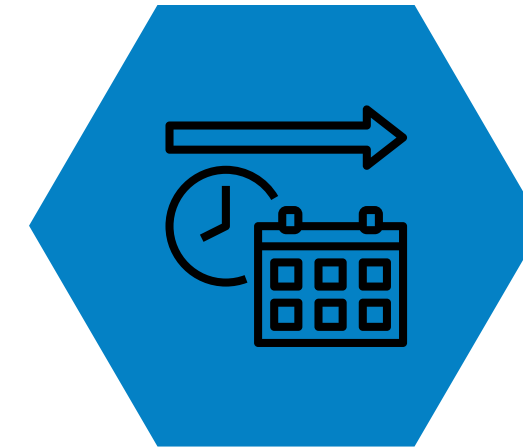


Project History, cont.



October Preliminary Budget

We reduced approximately 1600 SF for a new total of 31,371 SF. Based upon that number Layton Construction started developing preliminary cost projections which indicated that we are over budget by nearly six million dollars.



December 2024 Reductions

We removed a number of program components including kennels which resulted in an additional reduction of approximately 2500 SF as illustrated in the current plan dated 12/09/24 which totals 29,120 SF

Current Budget Standings



Approved Budget

Construction \$14,000,000

Design Cost

FF&E

IT/AV

Utility Connection fees

Permit and impact fees

All in: \$16,500,000.00



Current Project Cost

Animal Care Building: \$13,623,656 (\$449/sf)

Site work: \$2,138,000 (\$20/sf)

Construction total: \$15,761,656

Next Steps

This project is currently bid out to be \$1,761,656 over budget.

We have removed almost all of the “nice to have” items in the budget, moved to a pre-fabricated metal building and are now looking for the Board of Commissioners insights to move forward.



Possible Solutions

Square footage reductions

The current plan of 29,120 SF is a reduction of 3,830 SF or 11.62% over the initial 10/07/24 design. There are three additional areas we have identified as possible reductions, but they are painful ones.



Multi-purpose room

We could eliminate the 599 square foot multi purpose room. This room was imagined for volunteer and staff trainings, dog training opportunities, and staff meetings where we could accomodate our entire staff. Reduction of \$268,951.



Remove dog habits

This would be a reduction of 579 square feet and removes 6 dog habitats and one get acquainted room. This is the last item in the shelter plan that is in on our nice to have list, providing a large kennel space for our long stay dogs that feels like more like a room than a kennel. Reduction of \$199,662.



Cut clinic size in half

The clinic is currently approximately 2,600 square feet. We could eliminate one surgery and prep table, the dentistry alcove, radiology, and reduce the size of the pharmacy, and office spaces. Reduction of \$593,803.



Other Possible Solutions

We only have one shot at constructing a Public Service facility like ours and to not build it correctly or too small will eventually come back to haunt the Community. We are at the threshold now of reducing the program to that point. It is of utmost importance to construct this building in manner that will best serve all the Community stakeholders well into the future.

Additional revenue from the County?

Bonding for the additional funds

Donation policy

Other SF removals

Continued VE



Thank You

For Your Attention

A photograph of a building with a brown shingled roof and a light-colored wall. In front of the building is a dark wooden fence. A tree with white blossoms stands in front of the fence. The text "Davis County Animal Control" is overlaid on the right side of the image in white, bold, sans-serif font.

**Davis County
Animal Control**

Estimate Summary

Total		\$ 16,439,806	
Animal Care Building	29,120 sf	\$ 13,079,491	\$ 449 /sf
Site	109,163 sf	\$ 2,137,691	\$ 20 /sf
Subtotal		\$ 15,217,181	
Through Road	39,738 sf	\$ 1,222,625	\$ 31 /sf



Davis County Animal Care Facility
Davis County

Conceptual Estimate
1/16/2025

System Description	Building		Site		Through Road		Total Costs	
	29,120 SF	\$/SF	109,163 SF	\$/SF	39,738 SF	\$/SF		%
A10 Foundations	989,131	33.97	-	-	-	-	989,131	6.0%
B10 Superstructure	712,519	24.47	144,970	1.33	-	-	857,489	5.2%
B20 Exterior Enclosure	720,809	24.75	-	-	-	-	720,809	4.4%
B30 Roofing	584,172	20.06	-	-	-	-	584,172	3.6%
C10 Interior Construction	1,110,591	38.14	-	-	-	-	1,110,591	6.8%
C20 Stairs	14,000	0.48	-	-	-	-	14,000	0.1%
C30 Interior Finishes	926,054	31.80	-	-	-	-	926,054	5.6%
D20 Plumbing	1,077,440	37.00	-	-	-	-	1,077,440	6.6%
D30 HVAC	1,575,624	54.11	-	-	-	-	1,575,624	9.6%
D40 Fire Protection	160,160	5.50	-	-	-	-	160,160	1.0%
D50 Electrical	1,100,544	37.79	-	-	-	-	1,100,544	6.7%
E10 Equipment	84,480	2.90	-	-	-	-	84,480	0.5%
E20 Furnishings	26,715	0.92	-	-	-	-	26,715	0.2%
F20 Selective Building Demolition	115,346	3.96	-	-	-	-	115,346	0.7%
G10 Site Preparation	58,240	2.00	577,358	5.29	422,076	10.62	1,057,675	6.4%
G20 Site Improvements	73,290	2.52	443,161	4.06	352,276	8.86	868,727	5.3%
G30 Site Mechanical Utilities	-	-	159,000	1.46	68,000	1.71	227,000	1.4%
G40 Site Electrical Utilities	-	-	200,246	1.83	29,700	0.75	229,946	1.4%
Subtotal	\$ 9,329,114	320.37	\$ 1,524,735	13.97	\$ 872,053	21.95	\$ 11,725,902	71.3%
General Conditions	501,523		81,968		46,881		630,372	3.83%
General Requirements	134,310		21,951		12,555		168,816	1.03%
Insurance and Bond	248,510		40,616		23,230		312,356	1.90%
Contractor Fee	457,782		74,819		42,792		575,393	3.50%
Weather Conditions	119,340		19,505		11,155		150,000	0.91%
Construction Contingency	196,192		32,065		18,339		246,597	1.50%
Owner Contingency	457,782		74,819		42,792		575,393	3.50%
Design Contingency	326,987		53,442		30,566		410,995	2.50%
Estimating Contingency	1,307,949		213,769		122,262		1,643,981	10.00%
Construction Total	\$ 13,079,491	449.16	\$ 2,137,691	19.58	\$ 1,222,625	30.77	\$ 16,439,806	100.0%



Davis County Animal Care Facility
Davis County

Conceptual Estimate
1/16/2025

System Description	Building		Site		Through Road		Total Costs	
	29,120 SF	\$/SF	109,163 SF	\$/SF	39,738 SF	\$/SF		%
020000 EXISTING CONDITIONS	115,346	3.96	-	-	-	-	115,346	0.7%
030000 CONCRETE	960,768	32.99	-	-	-	-	960,768	5.8%
040000 MASONRY	18,000	0.62	-	-	165,000	4.15	183,000	1.1%
050000 METALS	752,315	25.83	144,970	1.33	-	-	897,285	5.5%
060000 CARPENTRY	203,140	6.98	-	-	-	-	203,140	1.2%
070000 THERMAL & MOISTURE PROT	788,314	27.07	-	-	-	-	788,314	4.8%
080000 OPENINGS	800,444	27.49	-	-	-	-	800,444	4.9%
090000 FINISHES	1,355,723	46.56	-	-	-	-	1,355,723	8.2%
100000 SPECIALTIES	118,910	4.08	-	-	-	-	118,910	0.7%
110000 EQUIPMENT	84,480	2.90	-	-	-	-	84,480	0.5%
120000 FURNISHINGS	26,715	0.92	-	-	-	-	26,715	0.2%
210000 FIRE SUPPRESSION	160,160	5.50	-	-	-	-	160,160	1.0%
220000 PLUMBING	1,077,440	37.00	-	-	-	-	1,077,440	6.6%
230000 HEATING, VENTILATING, AND	1,575,624	54.11	-	-	-	-	1,575,624	9.6%
260000 ELECTRICAL	1,071,424	36.79	115,246	1.06	29,700	0.75	1,216,370	7.4%
270000 COMMUNICATIONS	29,120	1.00	-	-	-	-	29,120	0.2%
310000 EARTHWORK	117,902	4.05	577,358	5.29	422,076	10.62	1,117,336	6.8%
320000 EXTERIOR IMPROVEMENTS	73,290	2.52	443,161	4.06	187,276	4.71	703,727	4.3%
330000 UTILITIES	-	-	244,000	2.24	68,000	1.71	312,000	1.9%
Subtotal	\$ 9,329,114	320.37	\$ 1,524,735	13.97	\$ 872,053	21.95	\$ 11,725,902	71.3%
General Conditions	501,523		81,968		46,881		630,372	3.83%
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Owner Contingency	457,782		74,819		42,792		575,393	3.50%
Design Contingency	326,987		53,442		30,566		410,995	2.50%
Estimating Contingency	1,307,949		213,769		122,262		1,643,981	10.00%
Construction Total	\$ 13,079,491	449.16	\$ 2,137,691	19.58	\$ 1,222,625	30.77	\$ 16,439,806	100.0%



Davis County Animal Care Facility
Davis County

Conceptual Estimate
1/16/2025

System Description	Building		Site		Through Road		Total Costs	
	29,120 SF	\$/SF	109,163 SF	\$/SF	39,738 SF	\$/SF	178,021 sf	%
01.1900 Surveying & Layout	-	-	1,350	0.01	-	-	1,350	0.0%
02.4100 Demolition	110,846	3.81	-	-	-	-	110,846	0.7%
03.0000 Turnkey Concrete	913,476	31.37	-	-	-	-	913,476	5.6%
03.1000 Concrete Form, Place, Finish	43,680	1.50	-	-	-	-	43,680	0.3%
03.3700 Polished/Stained Concrete Finish	3,612	0.12	-	-	-	-	3,612	0.0%
04.0000 Masonry & Stone	18,000	0.62	-	-	165,000	4.15	183,000	1.1%
05.0000 Steel	675,795	23.21	144,970	1.33	-	-	820,765	5.0%
05.5000 Metal Fabrications	14,000	0.48	-	-	-	-	14,000	0.1%
05.7000 Ornamental Metals Fabrication	46,500	1.60	-	-	-	-	46,500	0.3%
06.2000 Finish Carpentry & Millwork	200,640	6.89	-	-	-	-	200,640	1.2%
07.1000 Waterproofing & Joint Sealants	47,062	1.62	-	-	-	-	47,062	0.3%
07.2000 Insulation	60,768	2.09	-	-	-	-	60,768	0.4%
07.4200 Metal Panels	363,680	12.49	-	-	-	-	363,680	2.2%
07.5000 Roofing	452,172	15.53	-	-	-	-	452,172	2.8%
08.1000 Frames, Doors, Hardware	304,850	10.47	-	-	-	-	304,850	1.9%
08.3300 Coiling & Overhead Doors	37,000	1.27	-	-	-	-	37,000	0.2%
08.4000 Glass	322,844	11.09	-	-	-	-	322,844	2.0%
08.6000 Skylights	132,000	4.53	-	-	-	-	132,000	0.8%
09.2200 Drywall	397,853	13.66	-	-	-	-	397,853	2.4%
09.3000 Tile	122,276	4.20	-	-	-	-	122,276	0.7%
09.5000 Ceilings	221,005	7.59	-	-	-	-	221,005	1.3%
09.6000 Flooring	104,406	3.59	-	-	-	-	104,406	0.6%
09.6700 Fluid-Applied Flooring	297,700	10.22	-	-	-	-	297,700	1.8%
09.9000 Painting & Wall Coverings	173,985	5.97	-	-	-	-	173,985	1.1%
10.0000 Specialties	32,060	1.10	-	-	-	-	32,060	0.2%
10.5000 Lockers	12,250	0.42	-	-	-	-	12,250	0.1%
11.4000 Food Service Equipment	16,000	0.55	-	-	-	-	16,000	0.1%
11.9900 Animal Care Equipment	68,480	2.35	-	-	-	-	68,480	0.4%
12.2000 Window Treatments	26,715	0.92	-	-	-	-	26,715	0.2%
21.0000 Fire Suppression Systems	160,160	5.50	-	-	-	-	160,160	1.0%
22.0000 Plumbing	1,077,440	37.00	-	-	-	-	1,077,440	6.6%
23.0000 HVAC	1,575,624	54.11	-	-	-	-	1,575,624	9.6%
26.0000 Electrical	1,071,424	36.79	200,246	1.83	29,700	0.75	1,301,370	7.9%
27.0000 Communications	14,560	0.50	-	-	-	-	14,560	0.1%
27.4000 Audio-Video Systems	14,560	0.50	-	-	-	-	14,560	0.1%
31.1000 Earthwork	117,902	4.05	553,739	5.07	406,330	10.23	1,077,971	6.6%
31.2500 Erosion Control	-	-	23,619	0.22	15,746	0.40	39,365	0.2%
32.1200 Asphalt Paving	-	-	134,040	1.23	140,355	3.53	274,395	1.7%
32.1300 Site Concrete	-	-	122,101	1.12	46,921	1.18	169,022	1.0%
32.3100 Fence & Gates	73,290	2.52	9,500	0.09	-	-	82,790	0.5%
32.8000 Landscaping & Irrigation	-	-	177,520	1.63	-	-	177,520	1.1%
33.0000 Site Utilities	4,500	0.15	157,650	1.44	68,000	1.71	230,150	1.4%
Subtotal	\$ 9,329,114	320.37	\$ 1,524,735	13.97	\$ 872,053	21.95	\$ 11,725,902	71.3%
General Conditions	501,523		81,968		46,881		630,372	3.83%
General Requirements	134,310		21,951		12,555		168,816	1.03%
Insurance and Bond	248,510		40,616		23,230		312,356	1.90%
Contractor Fee	457,782		74,819		42,792		575,393	3.50%
Weather Conditions	119,340		19,505		11,155		150,000	0.91%
Construction Contingency	196,192		32,065		18,339		246,597	1.50%
Owner Contingency	457,782		74,819		42,792		575,393	3.50%
Design Contingency	326,987		53,442		30,566		410,995	2.50%
Estimating Contingency	1,307,949		213,769		122,262		1,643,981	10.00%
Construction Total	\$ 13,079,491	449.16	\$ 2,137,691	19.58	\$ 1,222,625	30.77	\$ 16,439,806	100.0%

**Davis County Animal Care Facility
Fruit Heights, UT**

1/15/2025



General Exclusions

Building permit
Plan review fees
Sanitary sewer connection fee
Storm sewer connection fee
Water connection fee
Impact fees
Development fees
Municipal site improvement bonds
ALTA surveys, final property boundary surveys, and the recording thereof
Geotechnical studies or consultation
Design fees of any kind
Commissioning agent
All independent testing & inspections
Third-party construction photo documentation
Building envelope air barrier pressure testing and inspection
Field testing for water leakage
Roof testing and inspection
USGBC LEED certification requirements
Branding, graphics, advertising
Furnishings of any kind
Trash equipment of any kind
Distributed antenna system
Site improvements demolition of any kind
Unknown soil and subgrade conditions
Traffic signal work
Public road and intersection work
Relocation of existing utilities
Delivery of temporary utilities services to the jobsite
Delivery of permanent utilities services to the jobsite
Fees from power or communications providers to provide service to the building(s)
Power usage bills from utility provider
Water and sewer usage bills from utility provider
Natural gas usage bills from utility provider
Security services at and around jobsite
Any requirements related to compression of a normal productivity and schedule
Working hour restrictions
HOA requirements

DETAILED COST: Animal Care Building

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
A10 FOUNDATIONS				\$989,131
A1010.100 STRUCTURAL EXCAVATION				\$59,662
Excavate Footings	291	BCY	\$45.00	\$13,095
Backfill Footing w/ Engineered Fill	97	CY	\$185.00	\$17,945
Place & Compact Fill Below Building Pad	539	CY	\$18.00	\$9,707
Load & Haul Spoils Offsite	291	CY	\$65.00	\$18,915
A1014.000 FOOTINGS				\$164,171
Continuous Footings /cy	129	CY	\$878.12	\$113,277
Spot Footings /cy	46	CY	\$1,106.38	\$50,893
A1021.000 FOUNDATION WALLS				\$312,642
Foundation Walls /sf	3,436	SF	\$90.99	\$312,642
A1032.000 SLAB ON GRADE				\$430,595
Set Trench Drains	261	LF	\$42.00	\$10,962
Slab on Grade	29,120	SF	\$12.50	\$364,000
Housekeeping Pad	250	SF	\$47.81	\$11,953
Vapor Barrier	29,120	SF	\$1.50	\$43,680
A1036.000 WATERPROOFING				\$22,062
Waterproofing/Protection Board - Below-Grade Wall	3,677	SF	\$6.00	\$22,062
B10 SUPERSTRUCTURE				\$712,519
B1010.000 CONCRETE SUPERSTRUCTURE				\$49,749
Set Anchor Bolts/Grout Base Plates	69	EA	\$721.00	\$49,749
B1030.100 MEZZANINE STEEL SUPERSTRUCTURE				\$44,750
Columns & Base Plates	4	TN	\$6,500.00	\$26,000
Floor Structure - Steel Girders, Joists, Bracing	2	TN	\$6,500.00	\$9,750
Floor Metal Deck	1,000	SF	\$9.00	\$9,000
B1030.200 PEMB SUPERSTRUCTURE				\$618,020
PEMB Superstructure	29,120	SF	\$21.00	\$611,520
General Connections	1	TN	\$6,500.00	\$6,500
B20 EXTERIOR ENCLOSURE				\$720,809
B2014.000 EXTERIOR CMU WALL ASSEMBLY				\$18,000
8" Concrete Masonry Unit Wall Assembly w/Reinforcing	450	SF	\$40.00	\$18,000
B2016.000 EXTERIOR FRAMED SOFFIT/EAVE ASSEMBLY				\$13,760
Exterior Soffit Framing Assembly	172	SF	\$35.00	\$6,020
Soffit Panels /sf	172	SF	\$45.00	\$7,740
B2020.000 EXTERIOR ENCLOSURE FINISH				\$355,940
Exterior Insulated Metal Panels	9,620	SF	\$37.00	\$355,940
B2030.000 EXTERIOR GLASS				\$218,684
Curtain Wall System - Moderate	660	SF	\$105.00	\$69,300

DETAILED COST: Animal Care Building [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
Storefront Glass System - 4.5" Frame (Kawneer 2250 Series)Std Color 2-Coat Paint, 1" Insulated, Clear, Low-E Glass	1,200	SF	\$75.00	\$90,000
Storefront Glass Windows 15 @ 60sf/ea	800	SF	\$70.00	\$56,000
Clean Exterior Glass	2,820	SF	\$1.20	\$3,384
B2040.000 EXTERIOR DOORS				\$51,050
Aluminum Framed Glass Entry Doors /lv	6	EA	\$3,500.00	\$21,000
Exterior Door/Frame/Hardware - Complete Assembly	9	EA	\$2,450.00	\$22,050
Exterior Double Door/Frame/Hardware - Complete Assembly	2	EA	\$4,000.00	\$8,000
B2044.000 OVERHEAD DOORS				\$37,000
Sectional Overhead Door Assembly 10'	1	EA	\$12,000.00	\$12,000
Sectional Overhead Door Assembly 18'	1	EA	\$15,000.00	\$15,000
Sectional Overhead Door Assembly 6'	1	EA	\$10,000.00	\$10,000
B2050.000 EXTERIOR MISC METALS				\$6,875
Curtain Wall Steel Support Framing	1	TN	\$5,500.00	\$2,750
Storefront Steel Support Framing	1	TN	\$5,500.00	\$4,125
B2051.000 EXTERIOR METAL FABRICATIONS				\$19,500
36" High Railing	60	LF	\$325.00	\$19,500
B30 ROOFING				\$584,172
B3011.100 METAL ROOFING				\$231,322
Standing Seam Metal Roof W/ Batt Insulation	35,588	SF	\$6.50	\$231,322
B3019.000 CANOPY ASSEMBLIES				\$220,850
Canopy Assemblies	975	SF	\$150.00	\$146,250
Sunshades	746	SF	\$100.00	\$74,600
B3021.000 SKYLIGHTS				\$132,000
Skylight - Barrel or Dome	440	SF	\$300.00	\$132,000
C10 INTERIOR CONSTRUCTION				\$1,110,591
C1011.100 INTERIOR FRAMED PARTITIONS - STUD FRAMING				\$388,763
Interior Gypboard Partitions, 6" Studs, Insulated, Level 4 Finish	37,430	SF	\$8.00	\$299,440
Interior Gypboard Partitions, Other Interior Partitions	2,500	SF	\$6.00	\$15,000
Installation of Access Doors	15	EA	\$250.00	\$3,750
Rough Blocking - Interior Wall Assemblies	1,250	SF	\$2.00	\$2,500
Layout Partitions	40	HR	\$65.00	\$2,600
Other Interior Misc Metals	1	LS	\$10,000.00	\$10,000
1/2" Cement Backer Board ("Durock")	18,491	SF	\$3.00	\$55,473
C1011.200 INTERIOR STOREFRONT PARTITIONS - STUD FRAMING				\$83,160
Interior Standard Storefront, 1/4" Glass, Clear Anodized Aluminum	1,512	SF	\$55.00	\$83,160
C1021.000 INTERIOR FRAMES, DOORS, HARDWARE				\$274,800
HM Door Pair w/ Frame & Hardware	2	EA	\$2,850.00	\$5,700
Interior Door w/ Frame & Hardware	138	EA	\$1,950.00	\$269,100
C1035.000 ORNAMENTAL METALS				\$6,150

DETAILED COST: Animal Care Building [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
Steel Countertop Supports	8	EA	\$550.00	\$4,400
Ladder - Steel	14	LF	\$125.00	\$1,750
C1045.000 MILLWORK				\$155,925
Casework	511	SF	\$175.00	\$89,425
Reception Desk	26	LF	\$750.00	\$19,500
Stainless Steel Cabinets	200	SF	\$135.00	\$27,000
Misc Trim	500	LF	\$15.00	\$7,500
Other Finish Carp & Millwork	1	LS	\$12,500.00	\$12,500
C1046.000 COUNTERTOPS				\$67,535
Solid Surface Top	1,039	SF	\$65.00	\$67,535
C1050.000 INTERIOR SPECIALTIES				\$48,490
Defibrillator Cabinets	2	EA	\$60.00	\$120
Fire Extinguisher & Cabinet	8	EA	\$700.00	\$5,600
Grab Bars	10	EA	\$40.00	\$400
Knox Box	1	EA	\$940.00	\$940
Markerboard- Large	1	EA	\$1,550.00	\$1,550
Metal Lockers- Single-Tier	35	EA	\$350.00	\$12,250
Restroom Signs	10	EA	\$100.00	\$1,000
Combo Seat Cover Dispenser, Napkin Disposal, Toilet Tissue Dispenser (Serving One Standard & One Accessible Compartment)	10	EA	\$365.00	\$3,650
Soap Dispenser, Counter-Mounted, Automatic	25	EA	\$210.00	\$5,250
Paper Towel Dispenser, Automatic	25	EA	\$300.00	\$7,500
Frameless Mirror	120	SF	\$35.00	\$4,200
Staff Toilet w/ Shower	1	EA	\$1,850.00	\$1,850
Shelving	44	LF	\$95.00	\$4,180
C1060.000 ACOUSTIC TREATMENT				\$85,768
Sound Attenuation Insulation /sf	48,768	SF	\$1.00	\$48,768
Sound Attenuation Batt, Above Ceiling	12,000	SF	\$1.00	\$12,000
Misc. Interior Caulking & Sealants	1	LS	\$25,000.00	\$25,000
C20 STAIRS				\$14,000
C2013.000 STAIRS - STEEL TREADS				\$14,000
Steel Pan Stairs & Landing /flight	1	FLT	\$14,000.00	\$14,000
C30 INTERIOR FINISHES				\$926,054
C3010.000 WALL FINISHES				\$324,926
Ceramic Tile Wall	2,688	SF	\$28.00	\$75,264
Paint Interior Walls	66,674	SF	\$1.50	\$100,011
Epoxy Fluid-Applied Flooring 6' Up Wall	7,247	SF	\$13.00	\$94,211
Washable Wall Covering	11,088	SF	\$5.00	\$55,440
C3020.000 FLOOR FINISHES				\$312,289
Ceramic Tile Floor	877	SF	\$26.00	\$22,802
Epoxy Fluid-Applied Flooring w/ Integral Base	15,653	SF	\$13.00	\$203,489
Sealed/Hardened Concrete Floor, Ashford Formula or Similar, No Mechanical Diamond Polishing	1,204	SF	\$3.00	\$3,612

DETAILED COST: Animal Care Building [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
Sheet Vinyl Flooring	6,470	SF	\$9.00	\$58,230
Sheet Vinyl Flooring - Medical	2,013	SF	\$12.00	\$24,156
C3021.000 FLOOR BASE				\$31,230
Ceramic Tile Base	1,345	SF	\$18.00	\$24,210
4" Rubber Base	1,643	LF	\$3.00	\$4,929
4" Rubber Base - Medical	697	LF	\$3.00	\$2,091
C3030.000 CEILING CONSTRUCTION & FINISHES				\$226,329
2x2 Acoustical Ceiling - 15/16" Grid, Square Edge, Standard Tile	23,295	SF	\$7.00	\$163,065
2x2 Acoustical Ceiling - Medical	2,044	SF	\$10.00	\$20,440
Paint Gypboard Ceilings Type 1	877	SF	\$2.00	\$1,754
Touch Up Paint Gypboard Ceilings	1	LS	\$500.00	\$500
Acoustic Ceiling Treatments - Allowance	1,500	SF	\$25.00	\$37,500
Gypsum Board Ceiling	877	SF	\$3.50	\$3,070
C3040.000 OTHER FINISHES				\$31,280
Touch Up Paint	200	HR	\$45.00	\$9,000
Miscellaneous Paint /sf Floor Area	29,120	SF	\$0.25	\$7,280
Resilient Flooring Protection	15,000	SF	\$1.00	\$15,000
D20 PLUMBING				\$1,077,440
D2010.000 PLUMBING				\$1,077,440
Plumbing Fixtures & Rough-In	29,120	SF	\$13.00	\$378,560
Plumbing Equipment	29,120	SF	\$9.00	\$262,080
Domestic Water Piping	29,120	SF	\$7.00	\$203,840
PVC Vent Piping	29,120	SF	\$4.00	\$116,480
Natural Gas Piping & Accessories	29,120	SF	\$2.00	\$58,240
Plumbing Misc Work (Piping ID, Seismic Supports, Sleeves, Etc)	29,120	SF	\$1.00	\$29,120
BIM Coordination	29,120	SF	\$1.00	\$29,120
D30 HVAC				\$1,575,624
D3010.000 HVAC				\$1,575,624
HVAC Equipment	29,120	SF	\$19.00	\$553,280
Ductwork and Air Distribution	29,120	SF	\$13.00	\$378,560
Air Devices (Diffusers, Registers, Grilles, Louvers, Dampers, etc)	29,120	SF	\$7.00	\$203,840
Exhaust Systems	29,120	SF	\$5.00	\$145,600
HVAC Controls	29,120	SF	\$3.00	\$87,360
HVAC Insulation	29,120	SF	\$2.00	\$58,240
Excavation / Backfill / Compaction	1	LS	\$10,000.00	\$10,000
HVAC Louvers (by Mechanical)	29,120	SF	\$2.00	\$58,240
Access Panels & Misc Specialties	29,120	SF	\$0.35	\$10,192
Vibration Isolation	1	LS	\$8,000.00	\$8,000
Firestopping	1	LS	\$4,500.00	\$4,500
BIM Coordination	29,120	SF	\$0.50	\$14,560
Shop Drawings & Submittals	29,120	SF	\$0.35	\$10,192
Hoisting & Rigging	1	LS	\$12,000.00	\$12,000
Rental Equipment	1	LS	\$6,500.00	\$6,500

DETAILED COST: Animal Care Building [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
Test & Balance	29,120 SF		\$0.50	\$14,560
D40 FIRE PROTECTION				\$160,160
D4010.040 BUILDING FIRE PROTECTION				\$160,160
Fire Sprinklers, Wet Pipe System, per NFPA 13	29,120 SF		\$5.50	\$160,160
D50 ELECTRICAL				\$1,100,544
D5000.000 ELECTRICAL				\$1,100,544
Light Fixture Package (Material Only)	29,120 SF		\$9.00	\$262,080
Light Fixture Installation	29,120 SF		\$5.00	\$145,600
Lighting Branch Circuits	29,120 SF		\$2.50	\$72,800
Lighting Controls, Including Dimming System	29,120 SF		\$1.50	\$43,680
Emergency Lighting	29,120 SF		\$0.50	\$14,560
Architectural Building Façade Lighting	29,120 SF		\$1.00	\$29,120
Other Building Lighting	29,120 SF		\$0.25	\$7,280
Main Electrical Switchboard & Distribution Feeders	29,120 SF		\$2.00	\$58,240
Critical Power System Equipment & Distribution	29,120 SF		\$1.00	\$29,120
Uninterruptible Power Supply	29,120 SF		\$0.50	\$14,560
Branch Switchgear & Transformers	29,120 SF		\$4.00	\$116,480
Branch Circuit Power & Devices	29,120 SF		\$3.50	\$101,920
Communications Backbone Cabling	29,120 SF		\$0.50	\$14,560
Audio-Video Communications Horizontal Cabling	29,120 SF		\$0.50	\$14,560
Equipment Connections & Branch Wiring	29,120 SF		\$1.50	\$43,680
Mechanical Equipment Feeders & Connections	29,120 SF		\$2.00	\$58,240
Fire Alarm System	29,120 SF		\$0.50	\$14,560
Cable Tray System	29,120 SF		\$0.35	\$10,192
A/V Empty Raceway, Boxes, and Power	29,120 SF		\$0.50	\$14,560
Grounding System	29,120 SF		\$0.10	\$2,912
Other Electrical Systems	29,120 SF		\$0.50	\$14,560
Install Owner-Furnished Items	1 LS		\$10,000.00	\$10,000
Firestopping	29,120 SF		\$0.15	\$4,368
Electrical Cleaning & Testing	29,120 SF		\$0.10	\$2,912
E10 EQUIPMENT				\$84,480
E1010.200 DEEP FREEZE				\$16,000
6x6 Deep Freeze	1 EA		\$16,000.00	\$16,000
E1010.300 KENNELS AND CAGES				\$58,080
Install - Kennels and Cages	242 EA		\$240.00	\$58,080
E1010.400 CLINIC EQUIPMENT				\$10,400
Install - Clinic Equipment	160 HR		\$65.00	\$10,400
E20 FURNISHINGS				\$26,715
E2010.000 FURNISHINGS				\$26,715
Roller Window Shades- Manual	2,055 SF		\$13.00	\$26,715

DETAILED COST: Animal Care Building [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
F20 SELECTIVE BUILDING DEMOLITION				\$115,346
F2010.000 SELECTIVE BUILDING DEMOLITION				\$115,346
Building Demolition	20,000	SF	\$3.00	\$60,000
Site Demolition	112,385	SF	\$0.25	\$28,096
Utility Cap & Remove Allowance	1	LS	\$4,500.00	\$4,500
Demolition Dumpster	35	PL	\$400.00	\$14,000
Demolition Load and Haul Debris	350	CY	\$25.00	\$8,750
G10 SITE PREPARATION				\$58,240
G1020.000 EARTHWORK				\$58,240
Building Subgrade Preparation	29,120	SF	\$2.00	\$58,240
G20 SITE IMPROVEMENTS				\$73,290
G2061.000 FENCES & GATES				\$73,290
Dog Exercise Fence	694	LF	\$85.00	\$58,990
Dog Exercise Fence Gates	22	EA	\$650.00	\$14,300
TOTAL Animal Care Building				\$9,329,114

DETAILED COST: Site

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
B10 SUPERSTRUCTURE				\$144,970
B1030.200 BARN STRUCTURE				\$144,970
Barn - Structure, Skin and Roof Complete	1,526	SF	\$95.00	\$144,970
G10 SITE PREPARATION				\$577,358
G1021.000 ROUGH GRADING				\$293,123
Mass Cut 5'	20,215	CY	\$3.00	\$60,646
Mass Fill 5'	20,215	CY	\$3.00	\$60,646
Export Spoils Offsite	10,108	CY	\$7.00	\$70,754
Import Fill Material	10,108	CY	\$10.00	\$101,077
G1023.000 SITE PREPARATION				\$260,617
Rough Grade Site	109,163	SF	\$0.50	\$54,582
Site Subgrade Preparation	109,163	SF	\$1.00	\$109,163
Dust Control /wk	45	WK	\$350.00	\$15,750
Temporary Fence - Double Gates	2	EA	\$300.00	\$600
Temporary Fence - Site Perimeter	1,558	LF	\$9.00	\$14,022
Earthwork Equipment Mobilizations & Supervision	1	LS	\$6,500.00	\$6,500
Blasting Allowance	1	LS	\$60,000.00	\$60,000
G1033.000 EROSION CONTROL				\$23,619
SWPPP Design & Preparation	1	LS	\$5,100.00	\$5,100
SWPPP Reporting Station (Activity Log & Binder)	1	EA	\$195.00	\$195
SWPPP Permit Sign, Laminated	1	EA	\$165.00	\$165
SWPPP Entrance/Exit Signage	2	EA	\$210.00	\$420
SWPPP Inspection & Reporting - Weekly Requirement	56	EA	\$75.00	\$4,200
SWPPP Inspection & Reporting - After Weather Events	15	EA	\$111.00	\$1,665
Silt Fence w/Steel Posts & Wire Mesh	1,558	LF	\$3.00	\$4,674
Other SWPPP Best Management Practices (BMP)	1	LS	\$7,200.00	\$7,200
G20 SITE IMPROVEMENTS				\$443,161
G2010.000 SITE PAVING & HARDSCAPE				\$241,441
Asphalt Paving /sf	26,808	SF	\$5.00	\$134,040
Curb & Gutter /lf	1,530	LF	\$18.00	\$27,540
Trash Enclosure Pad	150	SF	\$28.00	\$4,200
Equipment Pad	100	SF	\$18.00	\$1,800
Transformer Pad	100	SF	\$18.00	\$1,800
Generator Pad	100	SF	\$18.00	\$1,800
4" Sidewalks	4,133	SF	\$17.00	\$70,261
G2020.000 LANDSCAPING & IRRIGATION				\$177,520
Landscaping /sf	88,760	SF	\$2.00	\$177,520
G2061.000 FENCES & GATES				\$9,500
Motorized Employee Access Gates w/ Ped Access	1	EA	\$9,500.00	\$9,500
G2065.000 SITE STRUCTURES				\$14,700
Site Concrete Stairs to Public Works	42	SF	\$350.00	\$14,700

DETAILED COST: Site [CONTINUED]

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
G30 SITE MECHANICAL UTILITIES				\$159,000
G3006.000 FIRE WATER				\$50,300
8" Fire Line, PVC C900	350	LF	\$75.00	\$26,250
Fire Hydrant	2	EA	\$7,000.00	\$14,000
Fire Department Connection	1	EA	\$3,500.00	\$3,500
Connect To Existing Line (Including Tapping Sleeve, Valve, Etc)	1	EA	\$5,500.00	\$5,500
Fire Line Testing	350	LF	\$3.00	\$1,050
G3010.000 WATER SUPPLY				\$40,700
6" Water Line	350	LF	\$70.00	\$24,500
4" Water Line	100	LF	\$55.00	\$5,500
6" Gate Valve	2	EA	\$1,200.00	\$2,400
Connect To Existing Line (Including Tapping Sleeve, Valve, Etc)	1	EA	\$6,500.00	\$6,500
Water Line Testing & Chlorination	450	LF	\$4.00	\$1,800
G3020.000 SANITARY SEWER				\$43,000
8" Sanitary Sewer Line, PVC SDR-35	350	LF	\$75.00	\$26,250
6" Sanitary Sewer Line, PVC SDR-35	100	LF	\$65.00	\$6,500
8" Sewer Cleanout	1	EA	\$800.00	\$800
6" Sewer Cleanout	2	EA	\$800.00	\$1,600
Connect To Existing Line (Including Tapping Sleeve, Valve, Etc)	1	EA	\$6,500.00	\$6,500
Staking & Layout - Sanitary Sewer	450	LF	\$3.00	\$1,350
G3090.000 OTHER SITE MECHANICAL UTILITIES				\$25,000
GPR Utility Scan	1	LS	\$10,000.00	\$10,000
Pot Hole For Existing Utilities	1	LS	\$15,000.00	\$15,000
G40 SITE ELECTRICAL UTILITIES				\$200,246
G3090.000 OTHER SITE MECHANICAL UTILITIES				\$10,000
Misc Site Utilities Coordination Allowance	1	LS	\$10,000.00	\$10,000
G4010.000 ELECTRICAL DISTRIBUTION				\$190,246
Primary Power Ductbank Turnkey Allowance /lf	600	LF	\$125.00	\$75,000
Light Pole Base	11	EA	\$650.00	\$7,150
Landscape Lighting	112,385	SF	\$0.25	\$28,096
Site Power Outlets	5	EA	\$750.00	\$3,750
Other Site Electrical	1	LS	\$25,000.00	\$25,000
Site Lighting Allowance, 1 pole per 9900 sf	11	EA	\$3,750.00	\$41,250
Trench & Backfill for Site Lighting Conduit	2,500	LF	\$4.00	\$10,000
TOTAL Site				\$1,524,735

DETAILED COST: Through Road

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
G10 SITE PREPARATION				\$422,076
G1021.000 ROUGH GRADING				\$269,812
Mass Cut 5'	7,292	CY	\$9.00	\$65,630
Mass Fill 5'	7,292	CY	\$7.00	\$51,046
Export Spoils Offsite	3,646	CY	\$12.00	\$43,753
Import Fill Material	3,646	CY	\$30.00	\$109,383
G1023.000 SITE PREPARATION				\$136,518
Clear & Grub /ac	1	ACRE	\$7,500.00	\$6,780
Fine Grade Subgrade Prep	39,738	SF	\$1.00	\$39,738
Blasting Allowance	1	LS	\$90,000.00	\$90,000
G1033.000 EROSION CONTROL				\$15,746
SWPPP Design & Preparation	1	LS	\$3,400.00	\$3,400
SWPPP Reporting Station (Activity Log & Binder)	1	EA	\$130.00	\$130
SWPPP Permit Sign, Laminated	1	EA	\$110.00	\$110
SWPPP Entrance/Exit Signage	2	EA	\$140.00	\$280
SWPPP Inspection & Reporting - Weekly Requirement	56	EA	\$50.00	\$2,800
SWPPP Inspection & Reporting - After Weather Events	15	EA	\$74.00	\$1,110
Silt Fence w/Steel Posts & Wire Mesh	1,558	LF	\$2.00	\$3,116
Other SWPPP Best Management Practices (BMP)	1	LS	\$4,800.00	\$4,800
G20 SITE IMPROVEMENTS				\$352,276
G2010.000 SITE PAVING & HARDSCAPE				\$175,795
Asphalt Paving /sf	28,071	SF	\$5.00	\$140,355
Curb & Gutter /lf	1,772	LF	\$20.00	\$35,440
G2062.000 SITE SCREEN & RETAINING WALLS				\$176,481
Concrete Retaining Wall Footing /cy	15	CY	\$775.00	\$11,481
Site Concrete Retaining Walls	3,000	SF	\$55.00	\$165,000
G30 SITE MECHANICAL UTILITIES				\$68,000
G3030.000 STORM SEWER				\$63,000
12" HDPE Pipe	550	LF	\$65.00	\$35,750
6" HDPE Pipe	250	LF	\$55.00	\$13,750
24" Catch Basin	3	EA	\$4,500.00	\$13,500
G3090.000 OTHER SITE MECHANICAL UTILITIES				\$5,000
GPR Utility Scan	1	LS	\$5,000.00	\$5,000
G40 SITE ELECTRICAL UTILITIES				\$29,700
G4010.000 ELECTRICAL DISTRIBUTION				\$29,700
Site Lighting Allowance, 1 pole per 7500 sf	6	EA	\$3,750.00	\$22,500
Trench & Backfill for Site Lighting Conduit	1,800	LF	\$4.00	\$7,200
TOTAL Through Road				\$872,053