

## **PROJECT ANNOUNCEMENT**

Post Date: 05.31.2024

Submittal Deadline: 06.14.2024

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Project Title: Mountain View YDC Lighting Upgrades

Facility Name: Mountain View Youth Dev Center

City: Dandridge

County: Jefferson

SBC Project No.:

Agency: Department of Children's Services

Maximum Allowable Construction Cost (MACC): \$5,445,000.00

Development Manager: Grant, Steven

Agency Representative: Cowan, Chris

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**Project Description:**

Replace and upgrade all exterior and interior light fixtures with LED lighting systems, and all required related work.

**Designer Scope:**

Assess the site and facilities for all interior and exterior lighting upgrades, including perimeter lighting systems for transition to LED fixtures. Replace and upgrade all interior lighting, exit signs, exterior mounted lighting, controls, and electrical connections throughout all on and off campus buildings to LED. Replace and upgrade all exterior lighting, parking lot fixtures, perimeter road and fencing lighting, and basketball court lighting throughout the complex to LED. Coordinate civil, grading, utility, architectural, mechanical, low voltage, photometric, and any other appropriate plans to insure comprehensive lighting coverage appropriate for a secure facility.

Additional information about the project can be found in the project's program document included as a part of this announcement.

**Special Design Requirements:**

N/A

Note: All information previously made available to consultants, by the State, and all information supplied by consultants to the State, relating to the subject project, will be made available to any potential respondents. Potential respondents desiring to review these documents can submit a request to [STREAMDesigner.Interest@TN.gov](mailto:STREAMDesigner.Interest@TN.gov).

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Anticipated SBC Approval Date: 07.11.2024

Anticipated ESC Designer Selection Date: 07.22.2024

Anticipated Designer NTP Date: 02.02.2025

Anticipated Project Bid Date: 08.30.2025

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State of Tennessee Real Estate Asset Management (STREAM)

William R. Snodgrass Tennessee Tower, 24<sup>th</sup> Floor • 312 Rosa L. Parks Blvd. • Nashville, TN 37243



# Programming

Date: March 30, 2021

Project: Mountain View Site and Facility Lighting Upgrades  
Mountain View YDC  
Dandridge, Tennessee  
SBC Project #: 529/000-02-2019  
EEI Project #: BNA20460

Report by: Brad Wiggins

Statement of need: The 30 year old facility requires interior and exterior lighting upgrades in order to properly secure and meet the State energy efficiency initiative. Assess the site and facilities for all exterior lighting upgrades, including perimeter lighting systems for transition to LED fixtures.

To properly secure the facility and meet the States energy efficiency initiative, the following items should be included in the scope of work:

- Replacement and upgrade all interior lighting and exit signs throughout all six (6) buildings on-campus and (1) building off-campus to LED.
- Replacement and upgrade all exterior building mounted lighting throughout all six (6) buildings on-campus to LED. The exterior lighting for the building off-campus has been upgraded to an energy-efficient LED.
- Provide a new LED building-mounted fixture at the warehouse loading dock.
- Provide and install lighting controls for the new interior LED fixtures per IECC 2012.
- Provide electrical connections (low voltage and line voltage) to lighting control devices.
- Replace and upgrade exterior parking lot fixtures with an LED equivalent fixture.
- Replace and upgrade exterior perimeter walking track/vehicle drive fixtures with an LED equivalent fixture.
- Replace and upgrade exterior perimeter fence fixtures with an LED equivalent fixture.
- Replace and upgrade exterior basketball court post-top fixtures with an LED equivalent fixture.

The associated estimated cost for the proposed scope of work above is: \$3,325,192.00

The proposed design schedule is 141 days without considering review times and the proposed construction time is 365 days.

## Current Conditions

1. Mountain View YDC facility built-in 1989 is a campus with a total of six (6) buildings and one (1) off-campus maintenance building. See the site plan below with names and locations for on-campus buildings. The site plan of the off-campus building was not available but has been included in the aerial view.
2. The electrical system is served by a 500kVA pad-mounted transformer that terminates at a 2000A, 480/277V, 3-Phase, 4-Wire switchboard. See photo 1.
3. The emergency system is backed up by an existing 100KW diesel standby generator located next to Administration & Visitation Building "E". Generator has a 10-gallon day tank and approximately a 300-gallon remote tank. The existing 100KW diesel generator appears to have been installed in the original design and serves as the life safety generator for all six (6) buildings. The current load on the life safety generator is unknown at this time. See photo 2.
4. Most fluorescent T12 lamps and ballast on campus were replaced with 32W, T8 lamps, and ballast during a lighting upgrade approximately 10-15 years ago. There are a few areas that have T12 lamps and ballast still installed predominately in storage rooms.

### **Building A "Alpha" and B "Bravo":**

1. Building A and B are identical 48-bed dorm buildings used to house juveniles. Each building is approximately 18,000 square feet.
2. The exterior fixtures appear to be original to the building. The fixtures consist of building-mounted 70-watt high-pressure sodium fixtures with a clear polycarbonate lens that has degraded over the years. See Photo 3.
3. Fixtures located in the day rooms, multipurpose rooms, and corridors appear to be 1'x4', T8 lamp confinement fixtures. Fixture housings appear to be original to the building but the lamps and ballast were upgraded approximately 10-15 years ago. Some fixture housings are showing signs of rust and wear. Several fixtures in these areas were either burned out, had flickering orange lamps, and/or had cracked lenses. See photo 4.
4. Fixtures located in the dorm rooms appear to be 4' corner mount confinement fixtures with T8 lamps. Fixture housings appear to be original to the building but the lamps and ballast were upgraded approximately 10-15 years ago. See photo 5.
5. Fixtures located in the office and academic classroom/multipurpose appear to be 2'x4' lay-in troffers with T8 lamps. Fixture housings appear to be original to the building but the lamps and ballast were upgraded approximately 10-15 years ago. Several fixtures in these areas were burned out and not working properly. See photos 6 and 7.

6. The fixture located in the electrical room appears to be a vapor-tight style fixture mounted to the wall with an incandescent bulb. Fixtures in the electrical rooms were not functioning at the time of our visit. See photo 8.
7. Lighting in the juvenile common spaces and dorm rooms is controlled with a keyed switch. The keyed switches for the dorm rooms are located outside the dorms.
8. Lighting in the office area is controlled by a wall-mounted toggle switch.
9. Lighting in the academic classroom/multipurpose area is controlled by a keyed switch in the wall and an occupancy sensor mounted in the ceiling.
10. Dorm room fixtures appear to be 120V. All other fixtures appear to be 277V based on existing drawings and on-site survey notes.

### **Building C “Charlie” and D “Delta”:**

1. Building C and D are identical 24-bed dorm buildings used to house juveniles. Each building is approximately 12,600 square feet.
2. The exterior fixtures appear to be original to the building. The fixtures consist of building-mounted 70-watt high-pressure sodium fixtures with a clear polycarbonate lens that has degraded over the years. See Photo 3.
3. Fixtures located in the day rooms, multipurpose rooms, and corridors appear to be 1'x4', T8 lamp confinement fixtures. Fixture housings appear to be original to the building but the lamps and ballast were upgraded approximately 10-15 years ago. Some fixture housings are showing signs of rust and wear. Several fixtures in these areas were either burned out, had flickering orange lamps, and/or had cracked lenses. See photo 4.
4. Fixtures located in the dorm rooms appear to be 4' corner mount confinement fixtures with T8 lamps. Fixture housings appear to be original to the building but the lamps and ballast were upgraded approximately 10-15 years ago. See photo 5.
5. Fixtures located in the office and academic classroom/multipurpose appear to be 2'x4' lay-in troffers with T8 lamps. Fixture housings appear to be original to the building but the lamps and ballast were upgraded approximately 10-15 years ago. Several fixtures in these areas were burned out and not working properly. See photos 6 and 7.
6. The fixture located in the electrical room appears to be a vapor-tight style fixture mounted to the wall with an incandescent bulb. Fixtures in the electrical rooms were not functioning at the time of our visit. See photo 8.

7. Lighting in the juvenile common spaces and dorm rooms is controlled with a keyed switch. The keyed switches for the dorm rooms are located outside the dorms.
8. Lighting in the office area is controlled by a wall-mounted toggle switch.
9. Lighting in the academic classroom/multipurpose area is controlled by a keyed switch in the wall and an occupancy sensor mounted in the ceiling.
10. Dorm room fixtures appear to be 120V. All other fixtures appear to be 277V based on existing drawings and on-site survey notes.

#### **Building E “Administration Building”:**

1. Building E is the administration building for the campus and is approximately 38,000 square feet.
2. The exterior fixtures appear to be original to the building. The fixtures consist of building-mounted 70-watt high-pressure sodium fixtures with a clear polycarbonate lens that has degraded over the years. See Photo 9.
3. A majority of the interior fixtures in the administration building are fluorescent using 32W, T8 lamps. Staff areas appear to be 2’x4’ lay-in troffers with T8 lamps. See photo 10. Areas where juveniles are present, appear to be 1’x4’ surface mounted wraparound fixtures with curved prismatic diffuser and linear side prisms. See photos 11 and 12. Storage areas appear to be 4’ linear surface/suspended strip fixtures with T8 lamps. A few storage areas have original 4’ linear surface/suspended strip fixtures with T12 lamps still installed.
4. Lighting in the staff areas and storage rooms are controlled by a wall-mounted toggle switch.
5. Lighting in the areas where juveniles are present is controlled by a keyed switch in the wall.
6. Administration building fixtures appear to be 277V based on existing drawings and on-site survey notes.

#### **Building F “Gymnasium Building”:**

1. Building F is the gymnasium building for the campus and is approximately 11,500 square feet.
2. The exterior fixtures appear to be original to the building. The fixtures consist of building-mounted 250-watt high-pressure sodium fixtures with a clear polycarbonate lens that has degraded over the years. See Photo 13 (Photo shows fixture located on the inside of the building. Fixture located outside appears to be the same).

3. There are two exterior fixtures located inside the gymnasium above the exit signs. These fixtures appear to be original to the building. The fixtures consist of building-mounted 250-watt high-pressure sodium fixtures with a clear polycarbonate lens that has degraded over the years. See Photo 13.
4. The fixtures located in the basketball area appear to be 4' fluorescent high bay fixtures with 54W, T5HO lamps. The fixtures in this area were upgraded approximately 10-15 years ago. See photo 14.
5. The fixtures located in the restrooms appear to be 4' vapor tight linear fixtures with T8 lamps. Fixture housings appear to be original to the building but the lamps and ballast were upgraded approximately 10-15 years ago.
6. The fixtures throughout the rest of the gymnasium appear to be 4' vandal-resistant linear fixtures with T8 lamps. Fixture housings appear to be original to the building but the lamps and ballast were upgraded approximately 10-15 years ago.
7. Lighting in the gymnasium area appears to be controlled by a keyed switch in the wall.
8. Lighting in spaces other than the gymnasium area appears to be controlled by a wall-mounted toggle switch.
9. Gymnasium building fixtures appear to be 277V based on existing drawings and on-site survey notes.

### **Exterior Site Lighting:**

1. The parking lot lighting consists of one and two, 250-watt high-pressure sodium square head area lights mounted on a pole that is approximately 25' tall. Parking lot area lights and poles appear to be original to the site.
2. The perimeter walking track/vehicle drive fixtures consists of two, 400-watt high-pressure sodium floodlights mounted on a pole that is approximately 30' tall. The perimeter walking track/vehicle drive fixtures and pole appear to be original to the site. See photo 15.
3. The perimeter fence fixtures consist of two, 1500-watt metal-halide industrial yard fixtures with a sealed optical chamber. The industrial yard fixtures are mounted on a pole that is approximately 40'-50' tall. The perimeter fence fixtures and poles are approximately 5-10 years old. See photos 16 and 17.

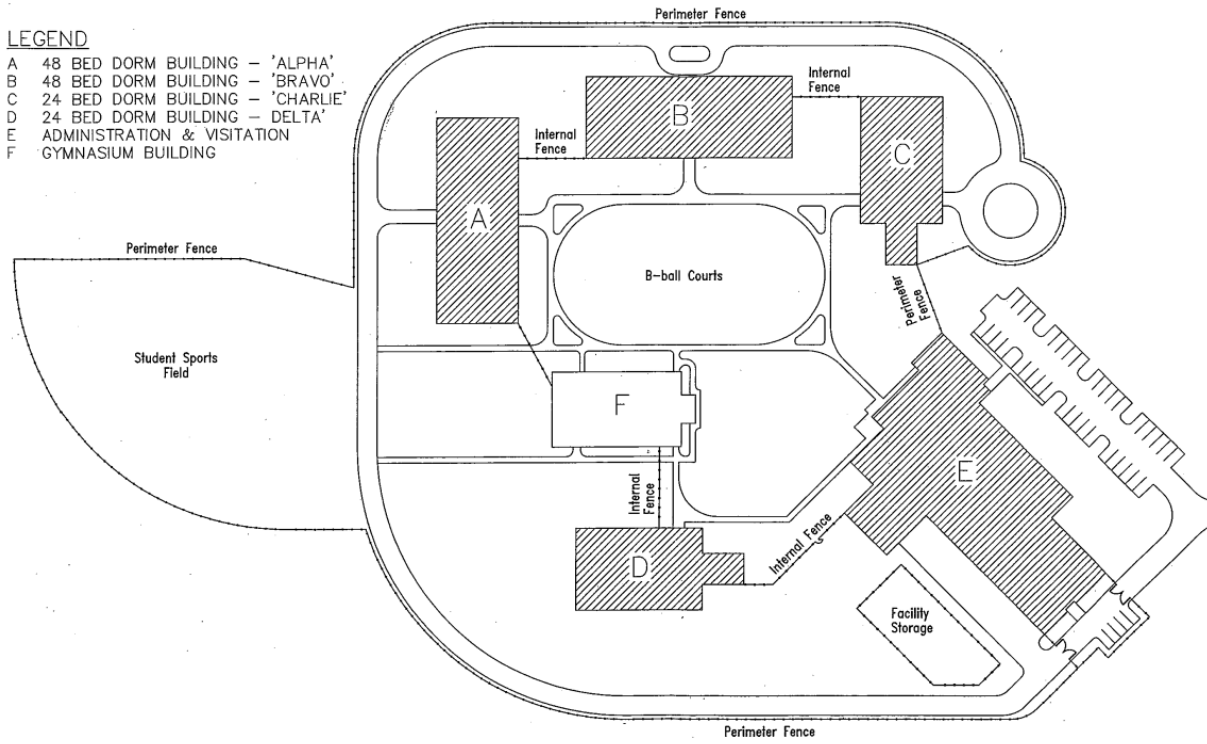
4. The yard area light in the outdoor basketball court area consists of one, 400-watt high-pressure sodium post top indirect fixture mounted on a pole that is approximately 20' tall. The yard area light fixtures and pole appear to be original to the site. See photo 18.
5. Exterior fixtures are controlled by a multi-control contactor and one photocell on each building. Building-mounted fixtures and some site lighting is controlled by the photocell at each building. It is unclear which site fixtures are controlled by which building.
6. Maintenance personnel indicated exterior fixtures were functioning properly. At the time of our visit, we were not able to test the exterior fixtures due to time of day and no maintenance bypass switch.
7. Exterior site lighting appears to be 277V based on existing drawings and on-site survey notes.
8. The 1500-watt metal-halide industrial yard fixture voltage is unknown. These fixtures were not original to the site and could not be confirmed in the existing panels.

#### **Warehouse (Off-Campus):**

1. The warehouse building located at 839 Dawn Lane is approximately 7,400 square feet.
2. The exterior building-mounted fixtures have been updated to LED in the last 5 years.
3. A majority of the interior fixtures in the warehouse are fluorescent using 32W, T8 lamps, and 54W, T5HO lamps. The fixtures located in the warehouse and maintenance shop appear to be Staff areas appear to be 4' fluorescent high bay fixtures with 54W, T5HO lamps. Three (3) offices and a storage closet appear to be 1'x4' surface mounted wraparound fixtures with T8 lamps, curved prismatic diffuser, and linear side prisms. The fixtures located in the tool room appear to be 4' linear strip fixtures with T8 lamps. Toilet and equipment rooms on the first floor appear to be 2'x4' lay-in troffers with T8 lamps. The offices and breakrooms on the mezzanine appear to be 2'x4' lay-in troffers with T8 lamps. It is unknown if updates to the interior fixtures have been done to this building.
4. Lighting appears to be controlled by wall-mounted toggle switches.



Facility map:



Aerial photo:





Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 5:



Photo 6:



Photo 7:



Photo 8:





Photo 9:



Photo 10:



Photo 11:



Photo 12:



Photo 13:



Photo 14:



Photo 15:



Photo 16:

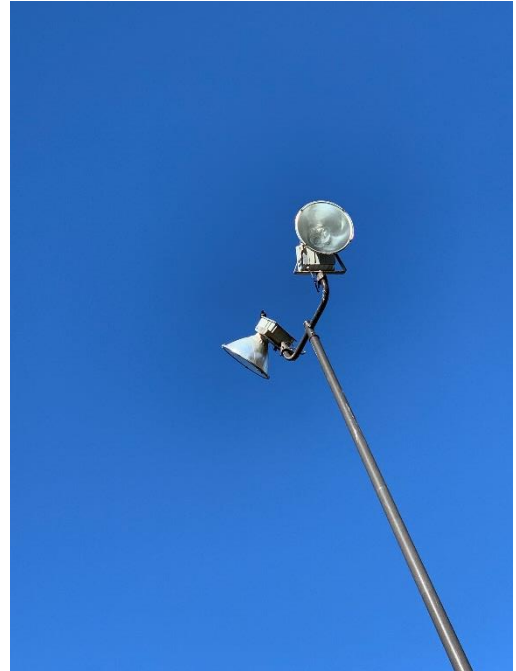


Photo 17:



Photo 18:





## Recommendations

### **Building A “Alpha” and B “Bravo”:**

1. Replace the existing exterior building-mounted high-pressure sodium fixtures with vandal-resistant LED equivalent fixtures. The new building-mounted fixtures should remain on the existing photocell-controlled circuit.
2. Replace all existing 4’ surface mounted, confinement interior fluorescent light fixtures with new LED surface mounted confinement fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
3. Replace all existing 4’ corner mounted, confinement interior fluorescent light fixtures with new LED corner mounted confinement fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
4. Replace all existing 2’x4’ lay-in troffers with new LED confinement fixtures of the same physical size in grid and gypsum board ceilings for ease of new light fixture installation. Replace existing standard lay-in ceiling tile system with new security ceiling tile system. Reuse existing interior lighting circuits for new LED fixtures.
5. Replace all existing incandescent vapor-tight style fixtures with new LED vapor-tight style fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
6. Replace all existing 4’ fluorescent surface/suspended strip fixtures with new LED surface/suspended strip fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
7. Provide and install lighting controls for the new interior LED fixtures per IECC 2012.
  - a. Provide stand-alone occupancy sensor controls in the following space types: lobbies, corridors, classrooms, offices, restrooms, storage rooms, and janitorial closets.
  - b. Manual control for all bedrooms, medical rooms, and spaces where an automatic shutoff would endanger occupant safety should remain in place. However, the individual manual-switches for bedroom lighting control can be removed and replaced with wall-mounted touchscreens. The new touchscreens need to be located in the security offices and protected by a screen code for access.
  - c. Apart from bedrooms and medical rooms, provide daylight responsive controls in all rooms with wall fenestrations.
8. All existing LED exit fixtures should be replaced with new confinement LED exit fixtures. Reuse existing exit fixture circuits for new confinement LED exit fixtures. Verify existing circuit by-passes any switches and rework as required.



## **Building C “Charlie” and D “Delta”:**

1. Replace the existing exterior building-mounted high-pressure sodium fixtures with vandal-resistant LED equivalent fixtures. The new building-mounted fixtures should remain on the existing photocell-controlled circuit.
2. Replace all existing 4’ surface mounted, confinement interior fluorescent light fixtures with new LED surface mounted confinement fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
3. Replace all existing 4’ corner mounted, confinement interior fluorescent light fixtures with new LED corner mounted confinement fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
4. Replace all existing 2’x4’ lay-in troffers with new LED confinement fixtures of the same physical size in grid and gypsum board ceilings for ease of new light fixture installation. Replace existing standard lay-in ceiling tile system with new security ceiling tile system. Reuse existing interior lighting circuits for new LED fixtures.
5. Replace all existing incandescent vapor-tight style fixtures with new LED vapor-tight style fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
6. Replace all existing 4’ fluorescent surface/suspended strip fixtures with new LED surface/suspended strip fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
7. Provide and install lighting controls for the new interior LED fixtures per IECC 2012.
  - a. Provide stand-alone occupancy sensor controls in the following space types: lobbies, corridors, classrooms, offices, restrooms, storage rooms, and janitorial closets.
  - b. Manual control for all bedrooms, medical rooms, and spaces where an automatic shutoff would endanger occupant safety should remain in place. However, the individual manual-switches for bedroom lighting control can be removed and replaced with wall-mounted touchscreens. The new touchscreens need to be located in the security offices and protected by a screen code for access.
  - c. Apart from bedrooms and medical rooms, provide daylight responsive controls in all rooms with wall fenestrations.
8. All existing LED exit fixtures should be replaced with new confinement LED exit fixtures. Reuse existing exit fixture circuits for new confinement LED exit fixtures. Verify existing circuit by-passes any switches and rework as required.

## **Building E “Administration Building”:**

1. Replace the existing exterior building-mounted high-pressure sodium fixtures with LED equivalent fixtures. Replace exterior building-mounted fixtures located inside the confinement gate with vandal-resistant fixtures. The new building-mounted fixtures should remain on the existing photocell-controlled circuit.
2. Replace all existing 4’ surface mounted interior fluorescent light fixtures with new LED surface-mounted fixtures of the same physical size. Areas, where juveniles are present, shall be replaced with new surface-mounted LED confinement fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
3. Replace all existing 4’ corner mounted, confinement interior fluorescent light fixtures with new LED corner mounted confinement fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
4. Replace all existing 2’x4’ lay-in troffers with new LED fixtures of the same physical size in grid and gypsum board ceilings for ease of new light fixture installation. Areas, where juveniles are present, shall be replaced with new 2’x4’ LED confinement fixtures of the same physical size. Replace existing standard lay-in ceiling tile system with new security ceiling tile system in areas where juveniles are present. Reuse existing interior lighting circuits for new LED fixtures.
5. Replace all existing 4’ fluorescent surface/suspended strip fixtures with new LED surface/suspended strip fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
6. Provide and install lighting controls for the new interior LED fixtures per IECC 2012.
  - a. Provide stand-alone occupancy sensor controls in the following space types: lobbies, corridors, classrooms, offices, restrooms, storage rooms, janitorial closets, and cafeteria.
  - b. Manual control for all bedrooms, medical rooms, and spaces where an automatic shutoff would endanger occupant safety should remain in place. However, the individual manual-switches for bedroom lighting control can be removed and replaced with wall-mounted touchscreens. The new touchscreens need to be located in the security offices and protected by a screen code for access.
  - c. Apart from bedrooms and medical rooms, provide daylight responsive controls in all rooms with wall fenestrations.
7. All existing LED exit fixtures should be replaced with new LED exit fixtures. Reuse existing exit fixture circuits for new confinement LED exit fixtures. Areas, where juveniles are present, shall be replaced with new confinement LED exit fixtures. Verify existing circuit by-passes any switches and rework as required.

## **Building F “Gymnasium Building”:**

1. Replace the existing exterior building-mounted high-pressure sodium fixtures with vandal-resistant LED equivalent fixtures. The new building-mounted fixtures should remain on the existing photocell-controlled circuit.
2. Remove the exterior wall-mounted high-pressure sodium fixture from inside the gymnasium at two (2) of the entry doors.
3. Replace all existing 2’x4’ suspended high-bay interior fluorescent light fixtures with new LED suspended high-bay impact and vandal-resistant fixtures with wire guards of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
4. Replace all existing 4’ surface mount vapor-tight interior fluorescent light fixtures with new LED surface confinement fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
5. Replace all existing 4’ surface mounted, confinement interior fluorescent light fixtures with new LED surface mounted confinement fixtures of the same physical size. Reuse existing interior lighting circuits for new LED fixtures.
6. Provide and install lighting controls for the new interior LED fixtures per IECC 2012.
  - a. Provide stand-alone occupancy sensor controls in the following space types: lobbies, corridors, concessions, offices, restrooms, storage rooms, janitorial closets, and gymnasium.
  - b. Manual control for all spaces where an automatic shutoff would endanger occupant safety should remain in place.
  - c. Provide daylight responsive controls in all rooms with wall fenestrations.
7. All existing LED exit fixtures should be replaced with new confinement LED exit fixtures. Reuse existing exit fixture circuits for new confinement LED exit fixtures. Verify existing circuit by-passes any switches and rework as required.

## **Exterior Site Lighting:**

1. Replace the existing exterior parking lot fixtures with an LED equivalent fixture. The new parking lot fixtures should remain on the existing photocell-controlled circuit.
2. Replace the existing exterior perimeter walking track/vehicle drive fixtures with an LED equivalent fixture. The new perimeter walking track/vehicle drive fixtures should remain on the existing photocell-controlled circuit.
3. Replace the existing exterior perimeter fence fixtures with an LED equivalent fixture. The new perimeter fence fixtures should remain on the existing photocell-controlled circuit.
4. Replace the existing exterior basketball court post-top indirect fixtures with an LED equivalent fixture. The new post-top indirect fixtures should remain on the existing photocell-controlled circuit.
5. Replace all photocells for exterior lighting with new photocells.
6. Replace all multi-control contactors and single-control contactors for exterior fixtures with new multi-control and single-control contactors with a maintenance by-pass switch.

## **Warehouse (Off-Campus):**

1. The exterior building-mounted fixtures should remain in place with existing exterior lighting control as these were updated to LED in the last 5 years. An additional building-mounted fixture needs to be added near the loading dock.
2. Replace all existing interior fluorescent light fixtures with new LED fixtures. Fixtures located in areas with grid or gypsum board ceilings shall be of the same physical size for ease of new light fixture installation. Fixtures located in areas where they are surface-mounted, these fixtures shall be of the same physical size. Fixtures located in areas where they are suspended, these fixtures shall be of the same physical size and suspended to the same height as the current fixtures. Reuse existing interior lighting circuits for new LED fixtures.
3. Provide and install lighting controls for the new interior LED fixtures per IECC 2012.
  - a. Provide stand-alone occupancy sensor controls in all spaces except where automatic shutoff would endanger occupant safety. Where automatic shutoff would endanger occupant safety, manual controls should be provided.
  - b. Provide daylight responsive controls in all rooms with wall fenestrations.
4. All existing LED exit fixtures should be replaced with new LED exit fixtures. Verify existing circuit by-passes any switches and rework as required.

## **DESIGN SCHEDULE, CONSTRUCTION SCHEDULE, AND CONSTRUCTION COSTS:**

### **Construction Costs**

Refer to the attached opinion of probable construction costs for more details.

The associated estimated cost for the proposed scope of work is: \$3,325,192.00

The proposed design schedule is 141 days without considering review times and the proposed construction time is 365 days.

### **Design Schedule**

The proposed design schedule is as follows:

Programming	15 days
Schematic Design	15 days
Design Development	30 days
Construction Documents	30 days
Fire Marshal Review	21 days
Bidding/Negotiation	30 days

### **Construction Schedule**

The proposed construction schedule is 365 days.

Opinion of Probable Cost

Phase: Pre-Planning

Project Name: Mountain View Site and Facility Lighting Upgrades

Edmonds Project

Number: BNA20460

SBC No: 529/000-02-2019

Date: 3/30/2021

**Site and Facility Lighting Upgrades**

Scope Square Footage

NA

Divisional Breakdown			
		Cost Per GSF	Estimate Amount
Division 26	Building A	NA	\$ 294,033.00
Division 26	Building B	NA	\$ 294,033.00
Division 26	Building C	NA	\$ 218,165.00
Division 26	Building D	NA	\$ 218,165.00
Division 26	Building E	NA	\$ 580,222.00
Division 26	Gym	NA	\$ 173,387.00
Division 26	Site	NA	\$ 212,454.00
Division 26	Warehouse	NA	\$ 73,541.00
<b>Subtotal Direct Cost of Work</b>			<b>\$ 2,064,000.00</b>
General Conditions - 10% of Subtotal Direct Cost of Work			\$ 206,400.00
Permitting - 0.5% of Subtotal Direct Cost of Work + General Conditions			\$ 11,352.00
<b>Subtotal with Direct Overhead</b>			<b>\$ 2,281,752.00</b>
General Contractor Overhead - 10% of Subtotal with Direct Overhead			\$ 228,176.00
General Contractor Profit- 5% of Subtotal with Direct Overhead + GC Overhead			\$ 125,497.00
<b>Subtotal with General Contractor's Markup</b>			<b>\$ 2,635,425.00</b>
Construction Contingency - 10% of Subtotal with GC's Markup			\$ 263,543.00
Design Contingency - 10% of Subtotal with GC's Markup			\$ 263,543.00
<b>Subtotal with Construction Contengency</b>			<b>\$ 3,162,511.00</b>
Builder's Risk Insurance - 0.5% of Subtotal with Construction Contingency			\$ 15,813.00
Performance & Payment Bond - 0.6% of Subtotal with Construction Contingency			\$ 18,976.00
<b>Total Construction Cost</b>			<b>\$ 3,197,300.00</b>
Escalation - 1 Years at 4% of Total Construction Cost Per Year		4%	\$ 127,892.00
<b>Total Escalated Construction Cost to the Year 2022</b>			<b>\$ 3,325,192.00</b>

Original Intention:

2020 Approvals - 2021 Design - 2022 Construction

Revised Intention:

2023 Approvals - 2024 Design - 2025 Construction

3 years of conservative escalation @ 10% + 12% + 13% = 35%

\$3,325,192.00 x 1.35 = \$4,489,009.20 (See version 2 Workbook for new costs)

Revised, revised - \$4,500,000 Bid Target with 1 year escalation @ 10% = \$4,950,000

(See version 3 Workbook for new costs)