

USAFA Visitor Center Conceptual Opinion of Probable Construction Costs Development Program "Parcel A" & Public Infrastructure

Cartian d	July 19, 2018	Tatal Cart
Section 1	Onsite Demolition, Grading and Erosion Control	 Total Cost
	Subtotal - Section 1	\$ 2,239,
Section 2	Public Roadway Infrastructure Improvements	Total Cost
	Subtotal - Section 2	\$ 4,701,
Section 3	Public Water Main Infrastructure	Total Cost
	Subtotal - Section 3	\$ 1,733,
Section 4	Public Sanitary Sewer Infrastructure	Total Cost
	Subtotal - Section 4	\$ 1,688,
Section 5	Public Storm Sewer Infrastructure	Total Cost
	Subtotal - Section 5	\$ 1,056,
	Total Hard Costs	\$ 11,419,
	Soft Costs	\$ 3,168,864
	15.0% Contingency*	\$ 1,712,899

USAFA Visitor Center Conceptual Opinion of Probable Construction Costs GE Johnson Construction Company

Section 1	Total Building Construction		Total Cost
		Subtotal - Section 1	\$ 26,281,599
Section 2	On-Site Infrastructure/ Plaza/ Landscaping Improvements		Total Cost
		Subtotal - Section 2	\$ 1,866,596
Section 3	Design/ Professional Fees		Total Cost
		Subtotal - Section 3	\$ 2,365,344
Section 4	Project Escalation Contingency		Total Cost
		Subtotal - Section 4	\$ 3,051,354

Total Visitor Center Cost \$ 33,564,893.00

Total Public Infrastructure & Visitor Center Cost \$ 49,865,986.93

General Notes:

- 1. Quantities are based on the Conceptual Site Design by Matrix Design Group November 2017.
- 2. Totals and Unit Prices are calculated in Present Worth or Present Value Dollars. Adjustments should be made for years beyond the present year, to better estimate needed capital dollars if used as a future capital improvement plan.
- 3. This summary of probable conceptual costs was prepared for estimating purposes only. Matrix Design Group can not be held responsible for variances from this estimate as actual costs may vary due to bid, market and economic fluctuations.
- $\mbox{\ensuremath{\mbox{*}}}$ Soft Costs with $\mbox{\ensuremath{\mbox{\mbox{\ast}}}}$ are adjusted for Hard Costs less GE Johnson Reduction.



	DEVELOPMENT PARTNERS, LLC							
	USAFA Visitor Center							
	Conceptual Opinion of Probable Construction Costs							
Development Program "Parcel A" & Public Infrastructure								
July 19, 2018								
Section 1	Onsite Demolition, Grading and Erosion Control	Quantity	Unit	Unit Cost		Total Cost		
1.a	Remove Asphalt Mat	15,131	sy	\$ 7.25	\$	109,700		
1.b	Remove Concrete Curb & Gutter	2,400	If	\$ 6.00	\$	14,400		
1.c	Clearing & Grubbing	32	Ac	\$ 2,100.00	\$	67,200		
1.d	Strip 6" and Stockpile	32	Ac	\$ 2,750.00	\$	88,000		
1.e 1.f	Cut/Fill within 0.2' Fine Grade	250,000 8,583	cy	\$ 4.85 \$ 1.50	\$ \$	1,212,500 12,875		
1.i 1.g	Import Fill	40,000	sy cy	\$ 1.30	\$	12,873		
1.h	Import Structural Fill	5,000	cy	\$ 55.00	\$	275,000		
1.i	Erosion Control	1	ls	\$ 250,000.00	\$	250,000		
1.j	Retaining Wall <5' Tall	300	If	\$ 175.00	\$	52,500		
1.k	Retaining Wall 6'-10' Tall	450	lf	\$ 350.00	\$	157,500		
				Subtotal - Section 1	\$	2,239,674		
Section 2	Public Roadway Infrastructure Improvements	Quantity	Unit	Unit Cost		Total Cost		
2.a	4" Hot Bituminous Asphalt Roadway	6,560	ton	\$ 115.00	\$	754,400		
2.b	6" Median Curb (12" pan)	7,568	If	\$ 18.00	\$	136,224		
2.c 2.d	8" Roadway Curb (24" Pan) 8" Class VI Base Course	2,676	If	\$ 24.00 \$ 55.00	\$ \$	64,224		
2.u 2.e	6' Concrete Crosspan	6,480 2,700	cy sf	\$ 9.00	\$	356,400 24,300		
2.f	6' Pedestrian Sidewalk	2,676	sf	\$ 5.50	\$	14,718		
2.g	Handicap Access Crossing	10	ea	\$ 2,500.00	\$	25,000		
2.h	Roundabout concrete paving	5,025	sf	\$ 18.00	\$	90,450		
2.i	NorthGate Sawcut/Pavement Patch	8,000	sf	\$ 24.00	\$	192,000		
2.j	22' Street Lights Decorative - Dark Sky Compliant	26	ea	\$ 6,500.00	\$	169,000		
2.k	Pedestrian Bridge 16'x220' Vistor Center- Hotel	3,520	sf	\$ 250.00	\$	880,000		
2.1	Vehicular Bridge 30'x220' Vistor Center- Hotel	6,600	sf	\$ 300.00 \$ 15.000.00	\$	1,980,000		
2.m	Traffic Signage and Striping	1	ls	\$ 15,000.00 Subtotal - Section 2	\$ \$	15,000 4,701,716		
					,			
Section 3	Public Water Main Infrastructure	Quantity	Unit	Unit Cost	à	Total Cost		
3.a 3.b	8" PVC Water Main with Bends and Valves (Trenching)	135 8,744	If If	\$ 65.00 \$ 105.00	\$	8,775		
3.c	16" HDPE Water Main Loop 36" Steel Encasement (Directional Drill CDOT ROW)	600	If	\$ 1,000.00	\$ \$	918,120 600,000		
3.d	Fire Hydrant w/ 6" Fire Lateral Assembly	15	ea	\$ 5,000.00	\$	75,000		
3.e	Sawcutting & Pavement Removal	2,500	sf	\$ 5.00	\$	12,500		
3.6			51					
3.f	Replace Subgrade and Asphalt	2,500	sf	\$ 32.50	\$	81,250		
	Replace Subgrade and Asphalt Air Release Station	,	-	\$ 32.50 \$ 12,500.00		,		
3.f		2,500	sf	\$ 32.50	\$	81,250		
3.f		2,500	sf	\$ 32.50 \$ 12,500.00	\$ \$	81,250 37,500		
3.f 3.g Section 4 4.a	Air Release Station Public Sanitary Sewer Infrastructure 8" PVC Mainline	2,500 3 Quantity 1,482	sf ea Unit	\$ 32.50 \$ 12,500.00 Subtotal - Section 3 Unit Cost \$ 60.00	\$ \$ \$	81,250 37,500 1,733,145 Total Cost 88,920		
3.f 3.g Section 4 4.a 4.b	Public Sanitary Sewer Infrastructure 8" PVC Mainline 4" HDPE Siphon Line Trenched	2,500 3 Quantity 1,482 4,645	sf ea Unit If	\$ 32.50 \$ 12,500.00 Subtotal - Section 3 Unit Cost \$ 60.00 \$ 25.00	\$ \$ \$ \$	81,250 37,500 1,733,145 Total Cost 88,920 116,125		
3.f 3.g Section 4 4.a 4.b 4.c	Public Sanitary Sewer Infrastructure 8" PVC Mainline 4" HDPE Siphon Line Trenched 4" HDPE Siphon Line - Bore & Jack w/ 12" Casing	2,500 3 Quantity 1,482 4,645 300	sf ea Unit If If	\$ 32.50 \$ 12,500.00	\$ \$ \$ \$ \$	81,250 37,500 1,733,145 Total Cost 88,920 116,125 90,000		
3.f 3.g Section 4 4.a 4.b 4.c 4.d	Air Release Station Public Sanitary Sewer Infrastructure 8" PVC Mainline 4" HDPE Siphon Line Trenched 4" HDPE Siphon Line - Bore & Jack w/ 12" Casing 5' Diameter Manhole <12'	2,500 3 Quantity 1,482 4,645 300 5	sf ea Unit If If If	\$ 32.50 \$ 12,500.00	\$ \$ \$ \$ \$ \$	81,250 37,500 1,733,145 Total Cost 88,920 116,125 90,000 25,000		
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3.f 3.g Section 4 4.a 4.b 4.c 4.d 4.e	Public Sanitary Sewer Infrastructure 8" PVC Mainline 4" HDPE Siphon Line Trenched 4" HDPE Siphon Line - Bore & Jack w/ 12" Casing 5' Diameter Manhole <12' Sewer Lift Station Duplex Pumps	2,500 3 Quantity 1,482 4,645 300 5	sf ea Unit If If If ea ea	\$ 32.50 \$ 12,500.00	\$ \$ \$ \$ \$ \$	81,250 37,500 1,733,145 Total Cost 88,920 116,125 90,000 25,000		
3.f 3.g Section 4 4.a 4.b 4.c 4.d 4.e 4.f	Public Sanitary Sewer Infrastructure 8" PVC Mainline 4" HDPE Siphon Line Trenched 4" HDPE Siphon Line - Bore & Jack w/ 12" Casing 5' Diameter Manhole <12' Sewer Lift Station Duplex Pumps Check Valves	2,500 3 Quantity 1,482 4,645 300 5 1	sf ea Unit If If If ea ea	\$ 32.50 \$ 12,500.00 Subtotal - Section 3 Unit Cost \$ 60.00 \$ 25.00 \$ 300.00 \$ 5,000.00 \$ 1,250,000.00 \$ 750.00	\$ \$ \$ \$ \$ \$ \$	81,250 37,500 1,733,145 Total Cost 88,920 116,125 90,000 25,000 1,250,000 3,000		
3.f 3.g Section 4 4.a 4.b 4.c 4.d 4.e 4.f 4.g	Public Sanitary Sewer Infrastructure 8" PVC Mainline 4" HDPE Siphon Line Trenched 4" HDPE Siphon Line - Bore & Jack w/ 12" Casing 5' Diameter Manhole <12' Sewer Lift Station Duplex Pumps Check Valves 6' Manhole with Sewer Tie-in to Gravity Main	2,500 3 Quantity 1,482 4,645 300 5 1 4	unit If If If ea ea ea ea	\$ 32.50 \$ 12,500.00 Subtotal - Section 3 Unit Cost \$ 60.00 \$ 25.00 \$ 300.00 \$ 5,000.00 \$ 1,250,000.00 \$ 750.00 \$ 5,000.00 \$ 5,000.00 \$ 5,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	81,250 37,500 1,733,145 Total Cost 88,920 116,125 90,000 25,000 1,250,000 3,000 5,000 14,750 95,875		
3.f 3.g Section 4 4.a 4.b 4.c 4.d 4.e 4.f 4.g 4.h	Air Release Station Public Sanitary Sewer Infrastructure 8" PVC Mainline 4" HDPE Siphon Line Trenched 4" HDPE Siphon Line - Bore & Jack w/ 12" Casing 5' Diameter Manhole <12' Sewer Lift Station Duplex Pumps Check Valves 6' Manhole with Sewer Tie-in to Gravity Main Sawcutting & Pavement Removal	2,500 3 Quantity 1,482 4,645 300 5 1 4 1 2,950	Unit If If If ea ea ea sf	\$ 32.50 \$ 12,500.00 Subtotal - Section 3 Unit Cost \$ 60.00 \$ 25.00 \$ 300.00 \$ 5,000.00 \$ 1,250,000.00 \$ 750.00 \$ 5,000.00 \$ 5,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$	81,250 37,500 1,733,145 Total Cost 88,920 116,125 90,000 25,000 1,250,000 3,000 5,000 14,750		
3.f 3.g Section 4 4.a 4.b 4.c 4.d 4.e 4.f 4.g 4.h	Air Release Station Public Sanitary Sewer Infrastructure 8" PVC Mainline 4" HDPE Siphon Line Trenched 4" HDPE Siphon Line - Bore & Jack w/ 12" Casing 5' Diameter Manhole <12' Sewer Lift Station Duplex Pumps Check Valves 6' Manhole with Sewer Tie-in to Gravity Main Sawcutting & Pavement Removal	2,500 3 Quantity 1,482 4,645 300 5 1 4 1 2,950	Unit If If If ea ea ea sf	\$ 32.50 \$ 12,500.00 Subtotal - Section 3 Unit Cost \$ 60.00 \$ 25.00 \$ 300.00 \$ 5,000.00 \$ 1,250,000.00 \$ 750.00 \$ 5,000.00 \$ 5,000.00 \$ 5,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	81,250 37,500 1,733,145 Total Cost 88,920 116,125 90,000 25,000 1,250,000 3,000 5,000 14,750 95,875		
3.f 3.g Section 4 4.a 4.b 4.c 4.d 4.e 4.f 4.g 4.h	Air Release Station Public Sanitary Sewer Infrastructure 8" PVC Mainline 4" HDPE Siphon Line Trenched 4" HDPE Siphon Line - Bore & Jack w/ 12" Casing 5' Diameter Manhole <12' Sewer Lift Station Duplex Pumps Check Valves 6' Manhole with Sewer Tie-in to Gravity Main Sawcutting & Pavement Removal Replace Subgrade and Asphalt	2,500 3 Quantity 1,482 4,645 300 5 1 1 2,950 2,950 Quantity 5	unit Unit If If If ea ea ea ea sf sf	\$ 32.50 \$ 12,500.00 Subtotal - Section 3 Unit Cost \$ 60.00 \$ 25.00 \$ 300.00 \$ 5,000.00 \$ 1,250,000.00 \$ 750.00 \$ 5,000.00 \$ 5.00 \$ 5.00 \$ 5.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	81,250 37,500 1,733,145 Total Cost 88,920 116,125 90,000 25,000 1,250,000 3,000 5,000 14,750 95,875		
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Total Public Costs \$ 16,301,093.93



CONCEPTUAL COST MODEL REPORT

EXECUTIVE SUMMARY

This conceptual programmatic cost model is for a proposed four-story, 29,504 nsf (36,971 gsf) facility. This structure is proposed to support relocation of the AFA Visitor Center located in Colorado Springs, Colorado.

The intent of this conceptual budget is developed in order to support the Architectural inspiration and vision communicated in the RFP response. GE Johnson Construction has had the privilege of managing the cost development process for the US Olympic Museum located in Colorado Springs. These recent budgeting efforts in turn, have provided this team with valuable systems data necessary to support the comparable vision of this project.

Factors for developing budgeting at this stage should include, but not be limited to; site location / condition, architectural inspiration and performance of interior and exterior environmental systems. It is our team's intent to continue our collaboration with Fentress Architects and the Air Force Academy to achieve a program and design representative of this cost forecast, or a mutually agreed upon target value design.

AREA / PROGRAM SUMMARY GBA (sf) Museum / Welcome Center / Entry Atrium 15,638 Gift Shop 5,773 Back of House / Storage 8,093 Building - Net SF Area 29,504 Circulation / Mech & Elec Spaces 7,467 Building - Gross SF Area 36,971

PROJECT COSTS

Development Fees, Plan Review and Impact Costs	Included
Design and Engineering	Included
Escalation Contingency	Included
Special Sys. (Audio/Visual, Low Voltage & Tele/Data)	By Others
Exhibits and Graphics	By Others
Fixtures, Furnishings, Art, etc.	By Others

CONSTRUCTION SCHEDULE

Based upon 13-15 month duration

Excavation and foundations completed outside of winter months

Enclosure dry-in within Summer/ Fall months

DESIGN / SCOPE ASSUMPTIONS

MECHANICAL

Construction Type II-B to accommodate Type Use, Occupancy Groups and Areas; II-B non-separated mixed use

SITE WORK	Reference separate Site Infrastructure budget.
FOUNDATION	Shallow foundations with 5" slab-on-grade.
	Basement is not included.
STRUCTURE	Structural steel and braced frames.
	Four partial story structure with atrium for static display.
EXTERIOR	Envelope includes a combination of glass curtainwall,
	stone veneer panels and metal soffit & roofing.
	Curved elements constructed with series of straight
	segments.
INTERIORS	Front of House finishes to be appropriate for a Visitor Center.
	Back of House will have functional finishes.
	Majority of structure to be exposed to view.
CONVEYING	4-Stop elevator with UP escalator serving 3 Levels.

Global approach is a stand-alone system utilizing gas fired AHU's with DX Cooling (1.25cfm/sf).

CONSTRUCTION COST SUMMARY		
	\$/GBA	Total \$
Building - Direct Cost of Construction	546	20,168,225
Project Requirements	24	905,245
Estimating and Construction Contingency	60	2,212,714
Permits, Tax, Ins., Bond, GC's, Precon & Fee	81	2,995,415
Escalation (See Below)		-
Total Building Construction		26,281,599
On-Site Infrastructure / Plaza / Landscape Improvements		1,866,596
Design / Professional Fees		2,365,344
Project Escalation Contingency		3,051,354
PROJECT COST SUMMARY		33,564,893

