

**ESTIMATE OF PROBABLE CONSTRUCTION COST
COST BENEFIT ANALYSIS
June 12, 2006**

**MARTIN LUTHER KING Jr. MEMORIAL LIBRARY
WASHINGTON DC**

Prepared for:

**PSA Dewberry
8401 Arlington Boulevard
Fairfax, Virginia 22031-4666**

PCI Project Number 26039

Project Cost, Inc.
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PROJECT PLANS AND SPECIFICATIONS

The estimate for the replacement library was prepared from sketch floor plans prepared by Polshek Partnership Architects, program information prepared by Dubberly Garcia and information received during telephone conversations with Jack Phillips of Polshek Partnership Architects.

The estimate for the renovations to the existing library building was based upon plans and sketches prepared by Phillip Swager Associates, program information prepared by Phillip Swager Associates and Dubberly Garcia and conversations with Dan Moore of PSA Dewberry

ESTIMATE PRICING

The pricing used in the estimate is based upon the following general assumptions:

- The project will be competitively bid by a minimum of five general contractors each receiving competitive bids from their subcontractors.
- The existing library will be vacated prior to the renovations commencing.

METHODOLOGY

As the information available at this time is very conceptual in nature, the estimates are based upon the assumption that buildings when complete will be of the highest quality both functionally and aesthetically. It is recognized that both the new building option and the renovation options could in all probability be constructed at less cost than indicated in the estimate with a reduction in the quality of the building fabric.

While the scheme to renovate the existing library may be restricted somewhat by a desire to maintain its existing façade and structure, the estimate assumes that the general quality, level of finish and sophistication of mechanical and electrical services will be similar to the new building option.

The unit rates for material and labor are based upon historical records. The level of pricing reflects the probable construction costs obtainable in the Washington DC area at the time the estimate was prepared. The estimate is a determination of fair market value for the construction work. It is not a prediction of the low bid. It assumes competitive bidding as stated above. Experience indicates that participation of a smaller number of bidders or lack of competitive subcontractor bidding may result in less competitive bids.

As Project Cost Inc. (PCI) has no control over the cost of labor, material and equipment or the competitive conditions at the time of the bid, this estimate is based upon industry practice and professional experience and represents PCI's best judgment as a professional construction consultant familiar with the industry. However, PCI does not guarantee that the proposals, bids or construction cost will not vary from opinions of probable costs prepared by us.

SCOPE OF THE WORK

The replacement library option allows for the construction of a building of approximately 365,000 gross square feet and associate site improvements. A separate estimate has been included to allow for the construction of a basement garage of approximately 55,000 gross square feet under the footprint of the proposed main building together with an access ramp.

The renovation option allows for the complete renovation of the existing public library including replacing all of the glazing systems, refinishing the exterior steel spandrel panels, mullions and column casings. It also allows for complete replacement of all mechanical and electrical systems, elevators and the addition of escalators.

EXCLUSION

- Design fees and expenses
- Project management fees and expenses
- Permit fees, taxes or assessments
- Owner supplied insurance costs
- Bidding contingency allowance
- Furniture, furnishings and equipment other than as specifically included in the estimate
- Owner's soft costs

ESCALATION ALLOWANCE

An escalation allowance of 26.25% has been included based upon an anticipated mid point of construction in the 2nd quarter of 2010 and an average annual escalation rate of 6%.

An escalation allowance is intended to reflect two variable predictions of future conditions. First, inflation, which takes into account the market forces of supply and demand on the price level of construction materials and labor. Second, construction market conditions, which affect the level of profit and productivity that contractors use in the submission of their bids.

Escalation is highly speculative and equally unpredictable and therefore should be re-evaluated on a quarterly basis, or more frequently in an unstable market.

DESIGN CONTINGENCY

A 10% design contingency allowance has been included as a line item in this estimate.

The purpose of the inclusion of a design contingency amount is to allow for the following:

- The cost of items which are not yet shown or detailed on the drawings and cannot be measured but are required to complete the design.
- The cost of details and variations from the norm, which the unit priced used in a preliminary estimate, do not reflect.
- Minor design changes or scope increases required as the design evolves.

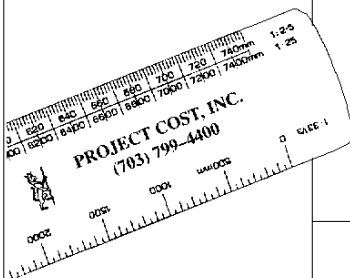
The design contingency is not intended to cover the cost of extensive design changes or significant scope increases.

CONSTRUCTION CONTINGENCY

A 5% construction contingency allowance has been included in the estimate.

The purpose of a construction contingency is to allow for the cost of minor changes that inevitably occur during the construction process. It is not intended to cover the cost of significant scope changes.

REPLACEMENT LIBRARY OPTION



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Section: **REPLACEMENT LIBRARY**

Gross Area: **424600**

Section Summary

Client: **PSA Dewberry**

Date: **June12, 2006**

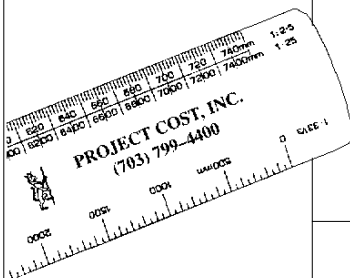
Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**

Status: **Concept Study**

Location: **WASHINGTON, DC**

PCI: **26039**

	LABOR TOTAL	MATL / EQPT TOTAL	SUBCONTRACT TOTAL	DIRECT TOTAL	\$/	W / INDIRECT TOTAL	\$/
SUBDIVISIONS							
NEW LIBRARY BUILDING			98,211,015	98,211,015		161,709,952	
ADDITION OF BASEMENT PARKING			4,680,992	4,680,993		7,707,518	
SUBTOTAL			102,892,007	102,892,008	242.33	169,417,470	399.00
DESIGN CONTINGENCY 10.00%				10,289,201	24.23		
GENERAL CONDITIONS 7.50%				8,488,591	19.99		
GENERAL CONTRACTOR'S FEE 4.00%				4,866,792	11.46		
BOND 1.00%				1,265,366	2.98		
SUBTOTAL				127,801,957	300.99		
CONSTRUCTION CONTINGENCY 5.00%				6,390,098	15.05		
ESTIMATED PRESENT DAY CONSTRUCTION COST				134,192,055	316.04		
ESCALATION TO MID-POINT CONSTRUCTION 26.25%				35,225,414	82.96		
TOTAL ESTIMATED COST				169,417,470	399.00		



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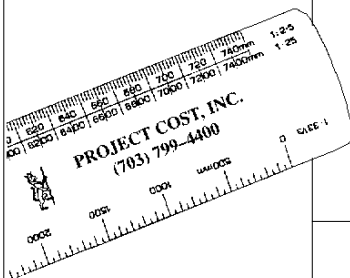
Section: **REPLACEMENT LIBRARY**
 Subdivision: **NEW LIBRARY BUILDING**
 Gross Area: **365000 sf**

Group Element Summary

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REPLACEMENT LIBRARY							
NEW LIBRARY BUILDING							
A10 FOUNDATION			1,749,460	1,749,460	4.79	2,880,583	7.89
A20 BASEMENT CONSTRUCTION			5,207,950	5,207,950	14.27	8,575,183	23.49
B10 SUPERSTRUCTURE			14,793,390	14,793,390	40.53	24,358,147	66.73
B20 EXTERIOR CLOSURE			12,736,150	12,736,150	34.89	20,970,788	57.45
B30 ROOFING			3,870,600	3,870,600	10.60	6,373,159	17.46
C10 INTERIOR CONSTRUCTION			8,911,910	8,911,910	24.42	14,673,961	40.20
C20 STAIRCASES			1,376,060	1,376,060	3.77	2,265,761	6.21
C30 INTERIOR FINISHES			15,877,895	15,877,895	43.50	26,143,847	71.63
D10 CONVEYING SYSTEMS			1,280,000	1,280,000	3.51	2,107,592	5.77
D20 PLUMBING			898,050	898,050	2.46	1,478,689	4.05
D30 HVAC			14,600,000	14,600,000	40.00	24,039,720	65.86
D40 FIRE PROTECTION			1,368,750	1,368,750	3.75	2,253,724	6.17
D50 ELECTRICAL			11,169,000	11,169,000	30.60	18,390,384	50.38
E10 EQUIPMENT			100,000	100,000	.27	164,656	.45
E20 FURNISHINGS			2,140,000	2,140,000	5.86	3,523,630	9.65
Subtotal forward			96,079,215	96,079,215	263.23	158,199,824	433.42



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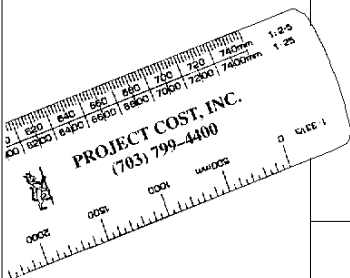
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		LABOR TOTAL	MATL / EQPT TOTAL	SUBCONTRACT TOTAL	DIRECT TOTAL	\$/sf	W / INDIRECT TOTAL	\$/sf
Subtotal brought forward				96,079,215	96,079,215	263.23	158,199,824	433.42
G20 SITE IMPROVEMENT				1,676,800	1,676,800	4.59	2,760,946	7.56
G30 SITE CIVIL / MECHANICAL UTILITIES				455,000	455,000	1.25	749,182	2.05
SUBTOTAL				98,211,015	98,211,015	269.07	161,709,952	443.04
DESIGN CONTINGENCY	10.00%				9,821,102	26.91		
GENERAL CONDITIONS	7.50%				8,102,409	22.20		
GENERAL CONTRACTOR'S FEE	4.00%				4,645,381	12.73		
BOND	1.00%				1,207,799	3.31		
SUBTOTAL					121,987,705	334.21		
CONSTRUCTION CONTINGENCY	5.00%				6,099,385	16.71		
ESTIMATED PRESENT DAY CONSTRUCTION COST					128,087,091	350.92		
ESCALATION TO MID-POINT CONSTRUCTION	26.25%				33,622,861	92.12		
TOTAL ESTIMATED COST					161,709,952	443.04		



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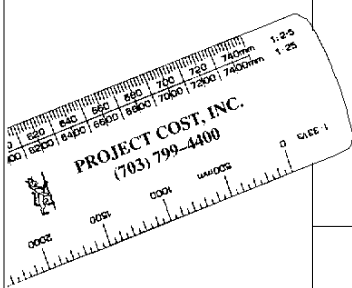
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	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
A10 FOUNDATION							
A1010 STANDARD FOUNDATIONS							
CAST IN PLACE CONCRETE							
Foundation system allowance	365,000 sf			3.50 1,277,500	3.50	1,277,500	2,103,475
TOTAL A1010 STANDARD FOUNDATIONS				1,277,500		1,277,500	2,103,475
A1030 SLAB ON GRADE							
CAST IN PLACE CONCRETE							
Prepare and compact sub grade	85,500 sf			.10 8,550	.10	8,550	14,078
Gravel base	85,500 sf			.80 68,400	.80	68,400	112,624
Vapor barrier	85,500 sf			.20 17,100	.20	17,100	28,156
Construction and expansion joints	85,500 sf			.12 10,260	.12	10,260	16,894
WWF in slab on grade	85,500 sf			.70 59,850	.70	59,850	98,546
Concrete in SOG	85,500 sf			2.85 243,675	2.85	243,675	401,225
Trowel finish surface of slab on grade	85,500 sf			.75 64,125	.75	64,125	105,585
TOTAL A1030 SLAB ON GRADE				471,960		471,960	777,108
TOTAL A10 FOUNDATION				1,749,460		1,749,460	2,880,583



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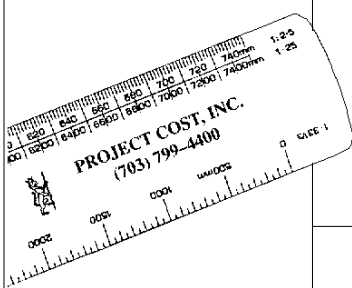
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A20 BASEMENT CONSTRUCTION							
A2010 BASEMENT EXCAVATIONS							
EXCAVATION SUPPORT SYSTEM							
Soldier pile and lagging earth retention	41,000 sf			30.00 1,230,000	30.00	1,230,000	2,025,264
EARTHWORK							
Excavate basement, cut and load	73,000 cy			3.10 226,300	3.10	226,300	372,616
Haul excavated material off site	73,000 cy			26.00 1,898,000	26.00	1,898,000	3,125,164
Backfill behind retaining walls	7,000 cy			32.00 224,000	32.00	224,000	368,829
TOTAL A2010 BASEMENT EXCAVATIONS				3,578,300		3,578,300	5,891,873
A2020 BASEMENT WALLS							
FORMWORK							
Formwork to basement walls	82,000 sf			7.85 643,700	7.85	643,700	1,059,888
REINFORCEMENT							
Rebar in walls	145 ton			2,450 355,250	2,450	355,250	584,939
CAST IN PLACE CONCRETE							
Concrete in basement walls	1,900 cy			155 294,500	155	294,500	484,911
Finish surface of wall	41,000 sf			.70 28,700	.70	28,700	47,256
WATERPROOFING							
Protection and drain board	41,000 sf			3.85 157,850	3.85	157,850	259,909
Membrane waterproofing to walls	41,000 sf			3.65 149,650	3.65	149,650	246,407
TOTAL A2020 BASEMENT WALLS				1,629,650		1,629,650	2,683,310
TOTAL A20 BASEMENT CONSTRUCTION				5,207,950		5,207,950	8,575,183



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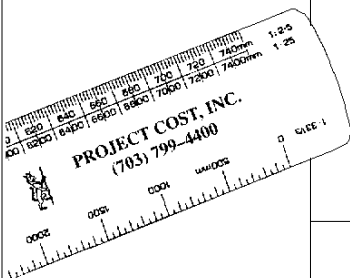
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B10 SUPERSTRUCTURE							
B1010 FLOOR CONSTRUCTION							
CAST IN PLACE CONCRETE							
Concrete fill over metal deck including WWF	291,000 sf			4.25 1,236,750	4.25	1,236,750	2,036,378
STRUCTURAL METAL FRAMING							
Structural steel framing	2,620 ton			3,000 7,860,000	3,000	7,860,000	12,941,931
METAL DECKING							
Composite metal deck	291,000 sf			3.45 1,003,950	3.45	1,003,950	1,653,060
ROUGH CARPENTRY							
Stepped floor, multipurpose room	750 sf			15.00 11,250	15.00	11,250	18,524
FIREPROOFING							
Sprayed cementitious fireproofing to steel framing	2,620 ton			325 851,500	325	851,500	1,402,043
TOTAL B1010 FLOOR CONSTRUCTION				10,963,450		10,963,450	18,051,936
B1020 ROOF CONSTRUCTION							
CAST IN PLACE CONCRETE							
Concrete fill over metal deck including WWF	65,200 sf			4.25 277,100	4.25	277,100	456,261
STRUCTURAL METAL FRAMING							
Structural steel framing	590 ton			3,000 1,770,000	3,000	1,770,000	2,914,404
Outdoor event space roof	12,500 sf			110 1,375,000	110	1,375,000	2,264,015
METAL DECKING							
Composite metal deck	65,200 sf			3.45 224,940	3.45	224,940	370,376
FIREPROOFING							
Sprayed cementitious fireproofing to steel framing	590 ton			310 182,900	310	182,900	301,155
TOTAL B1020 ROOF CONSTRUCTION				3,829,940		3,829,940	6,306,211



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TOTAL B10 SUPERSTRUCTURE				14,793,390		14,793,390	24,358,147



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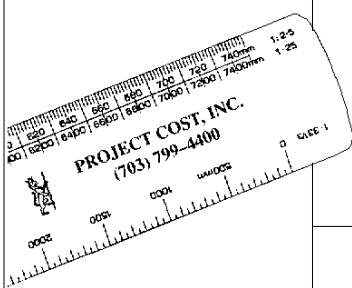
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B20 EXTERIOR CLOSURE							
B2010 EXTERIOR WALLS							
MORTAR AND MASONRY GROUT							
Structural steel support at west wall	80 ton			2,500 200,000	2,500	200,000	329,311
Structural steel framing to screen walling	12 ton			3,800 45,600	3,800	45,600	75,083
UNIT MASONRY							
CMU back-up to masonry walls	39,000 sf			11.00 429,000	11.00	429,000	706,373
Brick with stone trim veneer to walls	39,000 sf			28.00 1,092,000	28.00	1,092,000	1,798,039
STONE							
Stone veneer to west wall	30,000 sf			65.00 1,950,000	65.00	1,950,000	3,210,785
Allow for stone features, carving	1 ls			100,000 100,000	100,000	100,000	164,656
INSULATION							
Insulation to exterior masonry walls	55,000 sf			1.50 82,500	1.50	82,500	135,841
MANUFACTURED ROOFING AND SIDING							
Screen wall cladding	5,300 sf			55.00 291,500	55.00	291,500	479,971
GLAZED CURTAIN WALLS							
Glazed curtain wall system	50,150 sf			140 7,021,000	140	7,021,000	11,560,471
Glazed curtain wall system, pavilion	1,400 sf			140 196,000	140	196,000	322,725
GYPSUM BOARD							
Metal channel furring to walls	39,000 sf			1.80 70,200	1.80	70,200	115,588
Gypsum board lining to walls	39,000 sf			1.65 64,350	1.65	64,350	105,956
TOTAL B2010 EXTERIOR WALLS				11,542,150		11,542,150	19,004,799
B2020 EXTERIOR WINDOWS							
ENTRANCES AND STOREFRONTS							
Storefront glazing	3,000 sf			120 360,000	120	360,000	592,760



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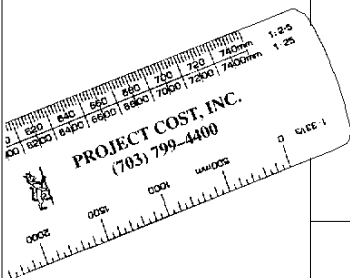
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METAL WINDOWS							
Window wall	1,850 sf			120 222,000	120	222,000	365,535
Punch / strip windows	3,800 sf			80.00 304,000	80.00	304,000	500,553
TOTAL B2020 EXTERIOR WINDOWS				886,000		886,000	1,458,848
B2030 EXTERIOR DOORS							
METAL DOORS AND FRAMES							
HM doors, frames, transom and hardware, double	4 pr			2,500 10,000	2,500	10,000	16,466
SPECIAL DOORS							
Revolving door assembly	1 ea			100,000 100,000	100,000	100,000	164,656
ENTRANCES AND STOREFRONTS							
Glazed doors, double	6 pr			20,000 120,000	20,000	120,000	197,587
Glazed doors, double, events roof terrace	2 pr			15,000 30,000	15,000	30,000	49,397
HARDWARE							
Automatic door operators	6 set			8,000 48,000	8,000	48,000	79,035
TOTAL B2030 EXTERIOR DOORS				308,000		308,000	507,141
TOTAL B20 EXTERIOR CLOSURE				12,736,150		12,736,150	20,970,788



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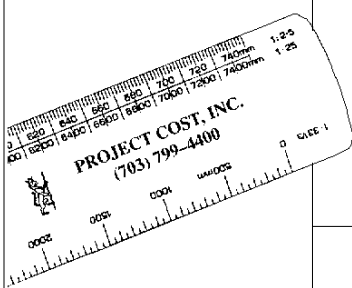
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B30 ROOFING							
B3010 ROOF COVERING							
MEMBRANE ROOFING							
Membrane waterproofing and protection board at conference center	30,000 sf			8.00 240,000	8.00	240,000	395,173
Membrane roofing assembly	43,900 sf			14.00 614,600	14.00	614,600	1,011,973
ROOF SPECIALTIES AND ACCESSORIES							
Green roof premium	10,700 sf			35.00 374,500	35.00	374,500	616,635
Paving to reception area	10,700 sf			45.00 481,500	45.00	481,500	792,817
TOTAL B3010 ROOF COVERING				1,710,600		1,710,600	2,816,598
B3020 ROOF OPENINGS							
SKYLIGHTS							
Skylights including structural supports	12,000 sf			180 2,160,000	180	2,160,000	3,556,561
TOTAL B3020 ROOF OPENINGS				2,160,000		2,160,000	3,556,561
TOTAL B30 ROOFING				3,870,600		3,870,600	6,373,159



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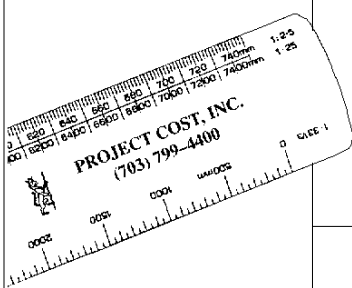
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C10 INTERIOR CONSTRUCTION							
C1010 PARTITIONS							
ORNAMENTAL METAL							
Railing, atrium/slab opening perimeters	5,545 lf			650 3,604,250	650	3,604,250	5,934,600
ENTRANCES AND STOREFRONTS							
Interior corridor storefront glazing	7,800 sf			80.00 624,000	80.00	624,000	1,027,451
GYPSUM BOARD							
Partition/ interior wall assemblies	220,000 sf			9.00 1,980,000	9.00	1,980,000	3,260,181
TOTAL C1010 PARTITIONS				6,208,250		6,208,250	10,222,232
C1020 INTERIOR DOORS							
METAL DOORS AND FRAMES							
HM door, frame and hardware	36 ea			1,500 54,000	1,500	54,000	88,914
WOOD AND PLASTIC DOORS							
Wood door, metal frame and hardware	135 ea			1,200 162,000	1,200	162,000	266,742
Wood door, metal frame, sidelight and hardware	160 ea			2,400 384,000	2,400	384,000	632,278
Wood door, metal frame and hardware, double	30 ea			1,800 54,000	1,800	54,000	88,914
Wood door, metal frame and hardware, stairs	34 ea			1,600 54,400	1,600	54,400	89,573
ENTRANCES AND STOREFRONTS							
Glazed doors, retail	10 set			10,000 100,000	10,000	100,000	164,656
TOTAL C1020 INTERIOR DOORS				808,400		808,400	1,331,077
C1030 SPECIALTIES							
ARCHITECTURAL WOODWORK							
Service desks	315 lf			1,000 315,000	1,000	315,000	518,665
Concierge desk	1 ea			15,000 15,000	15,000	15,000	24,698



Project Cost, Inc.

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Subdivision: **NEW LIBRARY BUILDING**

Client: **PSA Dewberry**

Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**

Location: **WASHINGTON, DC**

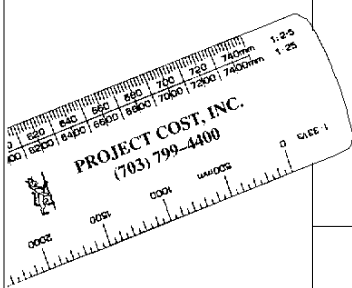
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Reception desks	4 ea			15,000 60,000	15,000	60,000	98,793
Conference room credenza	16 ea			8,000 128,000	8,000	128,000	210,759
Meeting room credenza	1 ea			15,000 15,000	15,000	15,000	24,698
Work room base cabinets	330 lf			310 102,300	310	102,300	168,443
Training room credenza	2 ea			5,000 10,000	5,000	10,000	16,466
Multi purpose room credenza	1 ea			5,000 5,000	5,000	5,000	8,233
Work room wall cabinets	330 lf			260 85,800	260	85,800	141,275
Security desk	1 ea			10,000 10,000	10,000	10,000	16,466
Work counters	110 lf			150 16,500	150	16,500	27,168
Dressing room counter	40 lf			180 7,200	180	7,200	11,855
Kitchen base cabinets	45 lf			310 13,950	310	13,950	22,969
Kitchen wall cabinets	45 lf			260 11,700	260	11,700	19,265
Copier area base cabinets	60 lf			310 18,600	310	18,600	30,626
Copier area wall cabinets	60 lf			260 15,600	260	15,600	25,686
Mail room caseworks	1 ea			5,000 5,000	5,000	5,000	8,233
Miscellaneous casework allowance	1 ea			100,000 100,000	100,000	100,000	164,656
VISUAL DISPLAY BOARDS							
Visual display board allowance	1 lot			50,000 50,000	50,000	50,000	82,328
Tack boards allowance	1 lot			10,000 10,000	10,000	10,000	16,466
COMPARTMENTS AND CUBICLES							
Toilet compartments	60 ea			1,600 96,000	1,600	96,000	158,069
Shower stalls	6 ea			1,250 7,500	1,250	7,500	12,349
WALL AND CORNER GUARDS							
Wall and corner guard allowance	1 lot			15,000 15,000	15,000	15,000	24,698



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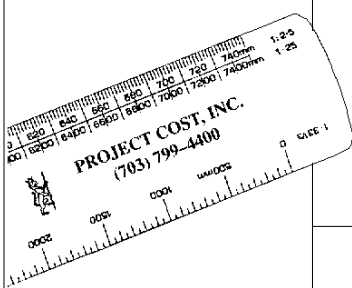
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IDENTIFYING DEVICES							
Signage allowance	365,000 sf			1.25 456,250	1.25	456,250	751,241
LOCKERS							
Locker allowance	1 lot			50,000 50,000	50,000	50,000	82,328
FIRE PROTECTION DEVICES							
Fire extinguishers	36 ea			350 12,600	350	12,600	20,747
OPERABLE PARTITIONS							
Operable partitions	800 sf			60.00 48,000	60.00	48,000	79,035
STORAGE SHELVES							
Miscellaneous storage shelving allowance	1 ls			150,000 150,000	150,000	150,000	246,983
TOILET AND BATH ACCESSORIES							
Toilet tissue dispensers	60 ea			45.00 2,700	45.00	2,700	4,446
Paper towel dispenser / receptacles	16 ea			400 6,400	400	6,400	10,538
Soap dispensers	60 ea			80.00 4,800	80.00	4,800	7,903
Napkin disposal	40 ea			200 8,000	200	8,000	13,172
Napkin / tampon vendor	7 ea			480 3,360	480	3,360	5,532
Wall mirrors	800 sf			15.00 12,000	15.00	12,000	19,759
Vanity counter	140 lf			200 28,000	200	28,000	46,104
TOTAL C1030 SPECIALTIES				1,895,260		1,895,260	3,120,652
TOTAL C10 INTERIOR CONSTRUCTION				8,911,910		8,911,910	14,673,961



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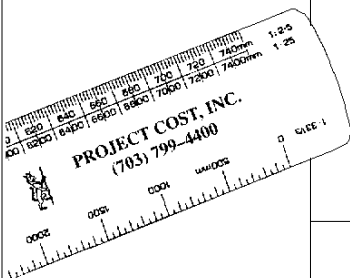
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C20 STAIRCASES							
C2010 STAIR CONSTRUCTION							
CAST IN PLACE CONCRETE							
Monumental stair	62 ris			750 46,500	750	46,500	76,565
Monumental stair landing	260 sf			80.00 20,800	80.00	20,800	34,248
METAL FABRICATION							
Metal pan stairs with concrete fill	880 ris			350 308,000	350	308,000	507,139
Metal pan landings with concrete fill	2,000 sf			70.00 140,000	70.00	140,000	230,518
Stair railings	980 lf			350 343,000	350	343,000	564,769
Wall mounted handrails	980 lf			65.00 63,700	65.00	63,700	104,886
ORNAMENTAL METAL							
Monumental stair railing	225 lf			650 146,250	650	146,250	240,809
TOTAL C2010 STAIR CONSTRUCTION				1,068,250		1,068,250	1,758,934
C2020 STAIR FINISHES							
ORNAMENTAL METAL							
Lining monumental stair soffit and strings	860 sf			60.00 51,600	60.00	51,600	84,962
GYPSUM BOARD							
Gypsum board lining to stair soffits	6,900 sf			8.50 58,650	8.50	58,650	96,571
STONE FLOORING							
Stone treads to monumental stair	490 lf			150 73,500	150	73,500	121,022
Stone veneer to riser	505 lf			60.00 30,300	60.00	30,300	49,891
RESILIENT FLOORING							
Vinyl treads and risers	3,700 lf			16.00 59,200	16.00	59,200	97,476
Resilient sheet flooring to intermediate landings	2,000 sf			8.00 16,000	8.00	16,000	26,345



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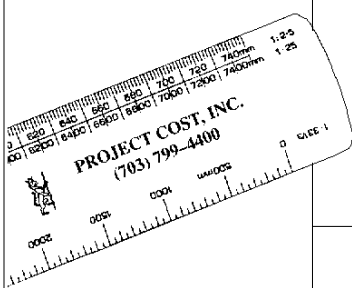
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Resilient sheet flooring to main landings	2,320 sf			8.00 18,560	8.00	18,560	30,560
TOTAL C2020 STAIR FINISHES				307,810		307,810	506,827
TOTAL C20 STAIRCASES				1,376,060		1,376,060	2,265,761



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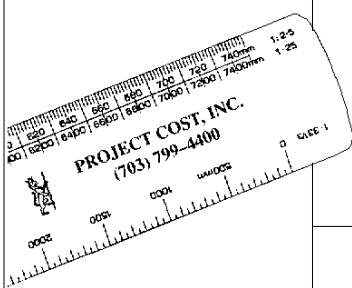
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C30 INTERIOR FINISHES							
C3010 WALL FINISHES							
SPECIAL WALL SURFACES							
Miscellaneous wall finishes	391,000 sf			3.50 1,368,500	3.50	1,368,500	2,253,312
TOTAL C3010 WALL FINISHES				1,368,500		1,368,500	2,253,312
C3020 FLOOR FINISHES							
TILE							
Ceramic tile flooring and base, restrooms and kitchenettes	4,120 sf			12.00 49,440	12.00	49,440	81,406
WOOD FLOORING							
Wood flooring, stage	600 sf			16.00 9,600	16.00	9,600	15,807
STONE FLOORING							
Atrium and public circulation flooring, basement and ground floors	25,000 sf			60.00 1,500,000	60.00	1,500,000	2,469,834
Conference center lobby and corridor	5,500 sf			30.00 165,000	30.00	165,000	271,682
Gallery flooring	3,900 sf			30.00 117,000	30.00	117,000	192,647
Café flooring	7,200 sf			28.00 201,600	28.00	201,600	331,946
Bookstore and 2nd floor lobby	5,400 sf			60.00 324,000	60.00	324,000	533,484
RESILIENT FLOORING							
Resilient tile flooring and base, education center	5,200 sf			2.75 14,300	2.75	14,300	23,546
CARPET							
Carpet flooring, admin offices etc	21,300 sf			4.00 85,200	4.00	85,200	140,287
Carpet flooring, miscellaneous service space rooms	23,400 sf			4.00 93,600	4.00	93,600	154,118
Carpet flooring, conference center rooms	21,700 sf			5.00 108,500	5.00	108,500	178,651
SPECIAL FLOORING							



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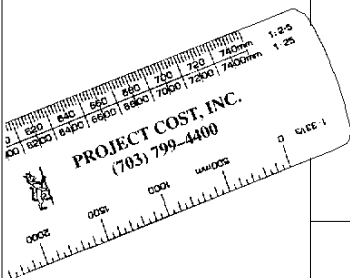
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		UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL			
Auditorium flooring	3,600 sf					16.00	57,600	16.00	57,600	94,842
Collection/service areas flooring	175,000 sf					25.00	4,375,000	25.00	4,375,000	7,203,683
Archival collection flooring	20,500 sf					25.00	512,500	25.00	512,500	843,860
FLOOR TREATMENT										
Water proof sealant to mechanical equipment spaces	21,000 sf					6.50	136,500	6.50	136,500	224,755
Seal leased retail areas, basement and ground floors	22,300 sf					.50	11,150	.50	11,150	18,359
TOTAL C3020 FLOOR FINISHES							7,760,990		7,760,990	12,778,907
C3030 CEILING FINSHES										
GYP SUM BOARD										
Gypsum board suspended ceilings, painted - restrooms etc	4,120 sf					6.50	26,780	6.50	26,780	44,095
Bulkhead framing and lining at atrium and slab openings	22,000 sf					12.00	264,000	12.00	264,000	434,691
ACOUSTICAL TREATMENT										
Acoustic tile suspended ceiling system, offices and miscellaneous spaces	44,700 sf					4.75	212,325	4.75	212,325	349,605
Acoustic tile suspended ceilings, education center	5,200 sf					4.75	24,700	4.75	24,700	40,670
Composite acoustic tile /gypsumboard ceilings, meeting rooms and receptions	21,700 sf					18.00	390,600	18.00	390,600	643,145
MISCELLANEOUS CEILING FINISHES										
Atrium and public circulation - basement /ground floors	25,000 sf					26.00	650,000	26.00	650,000	1,070,262
Conference center lobby and corridor ceiling	5,500 sf					20.00	110,000	20.00	110,000	181,121
Auditorium ceiling	3,600 sf					25.00	90,000	25.00	90,000	148,190
Gallery ceiling	3,900 sf					20.00	78,000	20.00	78,000	128,431



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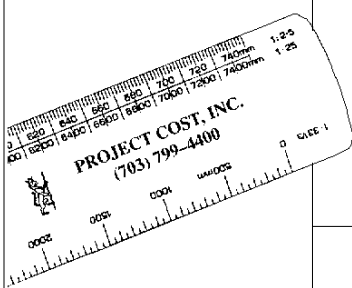
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Café ceiling	7,200 sf			20.00 144,000	20.00	144,000	237,104
Archival collections ceiling	20,500 sf			20.00 410,000	20.00	410,000	675,088
Book store and 2nd floor lobby ceiling	5,400 sf			20.00 108,000	20.00	108,000	177,828
Collection / service area ceilings	212,000 sf			20.00 4,240,000	20.00	4,240,000	6,981,398
TOTAL C3030 CEILING FINSHES				6,748,405		6,748,405	11,111,628
TOTAL C30 INTERIOR FINISHES				15,877,895		15,877,895	26,143,847



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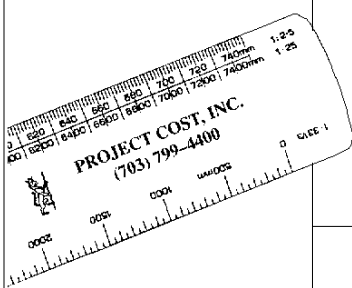
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D10 CONVEYING SYSTEMS							
D1010 ELEVATORS							
ELEVATORS							
Passenger elevator, 2 stop - conference center	1 ea			60,000 60,000	60,000	60,000	98,793
Passenger elevator, 3 stop	2 ea			70,000 140,000	70,000	140,000	230,518
Passenger/freight elevator, 8 stop	3 ea			160,000 480,000	160,000	480,000	790,347
TOTAL D1010 ELEVATORS				680,000		680,000	1,119,658
D1020 ESCALATORS AND MOVING WALKS							
ESCALATORS AND MOVING WALKWAYS							
Escalators	4 ea			150,000 600,000	150,000	600,000	987,934
TOTAL D1020 ESCALATORS AND MOVING WALKS				600,000		600,000	987,934
TOTAL D10 CONVEYING SYSTEMS				1,280,000		1,280,000	2,107,592



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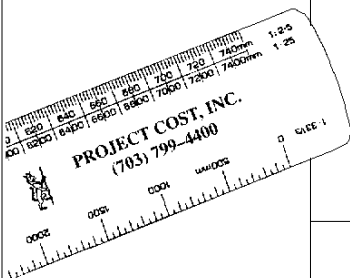
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D20 PLUMBING							
D2000 PLUMBING SYSTEMS							
ROUGH IN SUPPLY, WASTE, & VENT TO FIXTURE							
Rough-in to fixtures	158 ea			700 110,600	700	110,600	182,109
DOMESTIC WATER SUPPLY SYSTEM							
Domestic water distribution	365,000 sf			.65 237,250	.65	237,250	390,645
SANITARY WASTE AND VENT SYSTEM							
Sanitary waste and ventilation piping system	365,000 sf			.80 292,000	.80	292,000	480,794
STORM WATER SYSTEM							
Storm water drainage allowance	55,000 sf			2.60 143,000	2.60	143,000	235,458
PLUMBING FIXTURES							
WC	70 ea			650 45,500	650	45,500	74,918
Lavatories including faucets and trim	60 ea			680 40,800	680	40,800	67,179
Urinals including automatic flushing valve	12 ea			700 8,400	700	8,400	13,831
Miscellaneous sinks including faucet and trim	10 ea			700 7,000	700	7,000	11,526
Drinking fountains, dual level	9 ea			1,500 13,500	1,500	13,500	22,229
TOTAL D2000 PLUMBING SYSTEMS				898,050	898,050	1,478,689	
TOTAL D20 PLUMBING				898,050	898,050	1,478,689	



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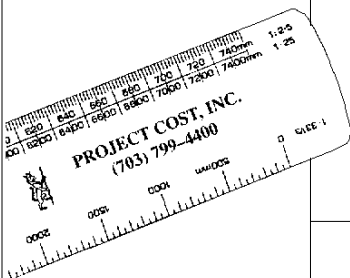
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D30 HVAC							
D3000 HVAC SYSTEMS							
HVAC SYSTEMS							
HVAC system allowance	365,000 sf			40.00 14,600,000	40.00	14,600,000	24,039,720
TOTAL D3000 HVAC SYSTEMS				14,600,000		14,600,000	24,039,720
TOTAL D30 HVAC				14,600,000		14,600,000	24,039,720



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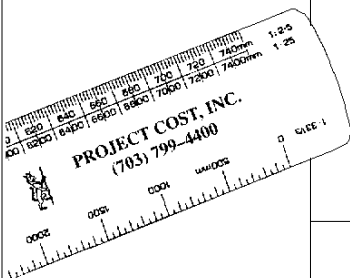
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D40 FIRE PROTECTION							
D4010 FIRE PROTECTION SPRINKLER SYSTEM							
WET PIPE SPRINKLER SYSTEM							
	Sprinkler and standpipe system	365,000 sf		3.75 1,368,750	3.75	1,368,750	2,253,724
	TOTAL D4010 FIRE PROTECTION SPRINKLER SYSTEM			1,368,750		1,368,750	2,253,724
	TOTAL D40 FIRE PROTECTION			1,368,750		1,368,750	2,253,724



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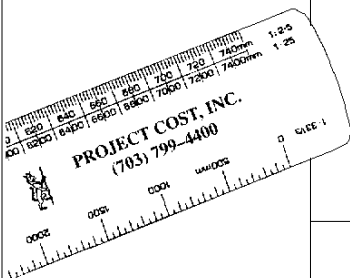
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D50 ELECTRICAL							
D5010 ELECTRICAL SERVICE AND DISTRIBUTION							
ELECTRICAL SYSTEMS							
Service and distribution	365,000 sf			7.85 2,865,250	7.85	2,865,250	4,717,795
EMERGENCY GENERATION							
Emergency generator	365,000 sf			2.00 730,000	2.00	730,000	1,201,986
TOTAL D5010 ELECTRICAL SERVICE AND DISTRIBUTION				3,595,250		3,595,250	5,919,781
D5020 LIGHTING AND BRANCH WIRING							
ELECTRICAL SYSTEMS							
Interior lighting and branch wiring	365,000 sf			12.50 4,562,500	12.50	4,562,500	7,512,412
TOTAL D5020 LIGHTING AND BRANCH WIRING				4,562,500		4,562,500	7,512,412
D5030 COMMUNICATIONS AND SECURITY SYSTEMS							
ELECTRICAL SYSTEMS							
Tele data installation - cable and outlets	365,000 sf			2.75 1,003,750	2.75	1,003,750	1,652,731
Security installation	365,000 sf			1.65 602,250	1.65	602,250	991,638
TOTAL D5030 COMMUNICATIONS AND SECURITY SYSTEMS				1,606,000		1,606,000	2,644,369
D5040 SPECIAL ELECTRICAL SYSTEMS							
LIGHTNING PROTECTION SYSTEM							
Lightning protection system	365,000 sf			.10 36,500	.10	36,500	60,099
FIRE ALARM SYSTEM							
Fire alarm installation	365,000 sf			2.25 821,250	2.25	821,250	1,352,234
MISC SPECIAL SYSTEMS							



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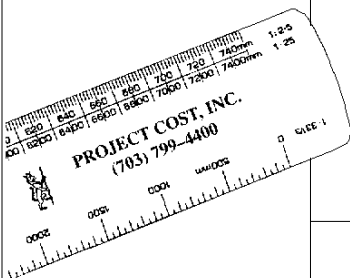
Construction Consultants
 Section: **REPLACEMENT LIBRARY**
 Subdivision: **NEW LIBRARY BUILDING**

Client: **PSA Dewberry**
 Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**
 Location: **WASHINGTON, DC**

Cost Detail Report

Date: **June 12, 2006**
 Status: **Concept Study**
 PCI: **26039**

	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
Audio visual system allowance	365,000 sf			1.50 547,500	1.50	547,500	901,489
TOTAL D5040 SPECIAL ELECTRICAL SYSTEMS				1,405,250		1,405,250	2,313,822
TOTAL D50 ELECTRICAL				11,169,000		11,169,000	18,390,384



Project Cost, Inc.

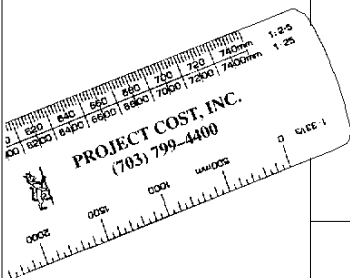
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E10 EQUIPMENT							
E1010 COMMERCIAL EQUIPMENT							
FOOD EQUIPMENT							
Café kitchen and servery equipment allowance	1 ls			100,000	100,000	100,000	164,656
TOTAL E1010 COMMERCIAL EQUIPMENT				100,000		100,000	164,656
TOTAL E10 EQUIPMENT				100,000		100,000	164,656



Project Cost, Inc.

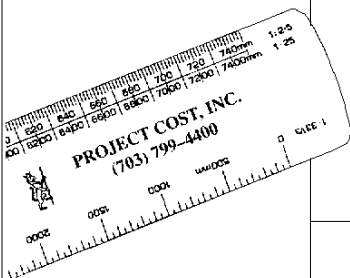
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E20 FURNISHINGS							
E2010 FIXED FURNISHINGS							
WINDOW TREATMENT							
Window shading allowance	1 ls			2,000,000 2,000,000	2,000,000	2,000,000	3,293,112
MULTIPLE SEATING							
Auditorium and multipurpose room seating	350 ea			400 140,000	400	140,000	230,518
TOTAL E2010 FIXED FURNISHINGS				2,140,000		2,140,000	3,523,630
TOTAL E20 FURNISHINGS				2,140,000		2,140,000	3,523,630



Project Cost, Inc.

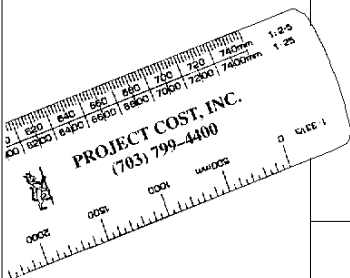
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G20 SITE IMPROVEMENT							
G2040 SITE DEVELOPMENT							
PAVING AND SURFACING							
Granite curb	1,320 lf			35.00 46,200	35.00	46,200	76,071
Sidewalk paving	40,200 sf			8.00 321,600	8.00	321,600	529,532
Plaza paving	18,600 sf			45.00 837,000	45.00	837,000	1,378,168
SITE IMPROVEMENTS							
Miscellaneous plaza furnishings and improvements allowance	18,600 sf			20.00 372,000	20.00	372,000	612,519
LANDSCAPING							
Planting allowance	1 lot			100,000 100,000	100,000	100,000	164,656
TOTAL G2040 SITE DEVELOPMENT				1,676,800		1,676,800	2,760,946
TOTAL G20 SITE IMPROVEMENT				1,676,800		1,676,800	2,760,946



Project Cost, Inc.

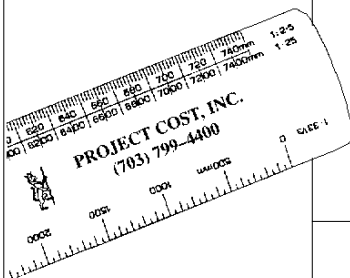
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G30 SITE CIVIL / MECHANICAL UTILITIES							
G3010 WATER SUPPLY AND DISTRIBUTION							
WATER DISTRIBUTION							
Domestic water connection allowance	1 ls			15,000 15,000	15,000	15,000	24,698
TOTAL G3010 WATER SUPPLY AND DISTRIBUTION				15,000		15,000	24,698
G3020 SANITARY SEWER SYSTEM							
SANITARY SEWERAGE							
Sanitary sewer connection allowance	1 ls			15,000 15,000	15,000	15,000	24,698
TOTAL G3020 SANITARY SEWER SYSTEM				15,000		15,000	24,698
G3030 STORM SEWER SYSTEM							
SUBDRAINAGE SYSTEM							
Foundation and underslab drainage system allowance	1 lot			150,000 150,000	150,000	150,000	246,983
STORM SEWERAGE							
Storm water retention allowance	1 ls			250,000 250,000	250,000	250,000	411,639
Storm water connection allowance	1 ls			25,000 25,000	25,000	25,000	41,164
TOTAL G3030 STORM SEWER SYSTEM				425,000		425,000	699,786
TOTAL G30 SITE CIVIL / MECHANICAL UTILITIES				455,000		455,000	749,182



Project Cost, Inc.

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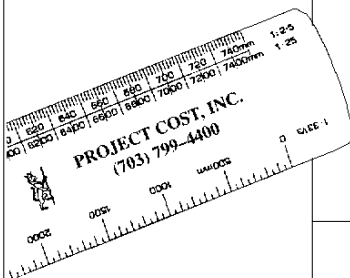
Section: **REPLACEMENT LIBRARY**
 Subdivision: **ADDITION OF BASEMENT PARKING**
 Gross Area: **59600 sf**

Client: **PSA Dewberry**
 Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**
 Location: **WASHINGTON, DC**

Group Element Summary

Date: **June 12, 2006**
 Status: **Concept Study**
 PCI: **26039**

	LABOR TOTAL	MATL / EQPT TOTAL	SUBCONTRACT TOTAL	DIRECT TOTAL	\$/sf	W / INDIRECT TOTAL	\$/sf
REPLACEMENT LIBRARY							
ADDITION OF BASEMENT PARKING							
A10 FOUNDATION			171,892	171,892	2.88	283,029	4.75
A20 BASEMENT CONSTRUCTION			1,608,045	1,608,046	26.98	2,647,738	44.43
B10 SUPERSTRUCTURE			1,587,490	1,587,490	26.64	2,613,893	43.86
B20 EXTERIOR CLOSURE			10,000	10,000	.17	16,466	.28
B30 ROOFING			36,800	36,800	.62	60,593	1.02
C10 INTERIOR CONSTRUCTION			94,000	94,000	1.58	154,777	2.60
C20 STAIRCASES			52,305	52,305	.88	86,122	1.44
C30 INTERIOR FINISHES			16,920	16,920	.28	27,860	.47
D10 CONVEYING SYSTEMS			140,000	140,000	2.35	230,518	3.87
D20 PLUMBING			12,920	12,920	.22	21,274	.36
D30 HVAC			244,360	244,360	4.10	402,352	6.75
D40 FIRE PROTECTION			169,860	169,860	2.85	279,684	4.69
D50 ELECTRICAL			536,400	536,400	9.00	883,212	14.82
Subtotal forward			4,680,992	4,680,993	78.54	7,707,518	129.32



Project Cost, Inc.

Construction Consultants

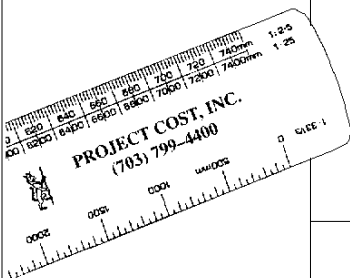
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 Location: **WASHINGTON, DC**

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 Status: **Concept Study**
 PCI: **26039**

		LABOR TOTAL	MATL / EQPT TOTAL	SUBCONTRACT TOTAL	DIRECT TOTAL	\$/sf	W / INDIRECT TOTAL	\$/sf
Subtotal brought forward				4,680,992	4,680,993	78.54	7,707,518	129.32
SUBTOTAL				4,680,992	4,680,993	78.54	7,707,518	129.32
DESIGN CONTINGENCY	10.00%				468,099	7.85		
GENERAL CONDITIONS	7.50%				386,182	6.48		
GENERAL CONTRACTOR'S FEE	4.00%				221,411	3.71		
BOND	1.00%				57,567	.97		
SUBTOTAL					5,814,252	97.55		
CONSTRUCTION CONTINGENCY	5.00%				290,713	4.88		
ESTIMATED PRESENT DAY CONSTRUCTION COST					6,104,965	102.43		
ESCALATION TO MID-POINT CONSTRUCTION	26.25%				1,602,553	26.89		
TOTAL ESTIMATED COST					7,707,518	129.32		



Project Cost, Inc.

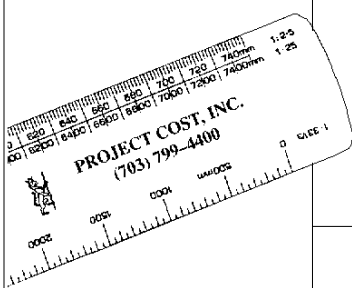
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A10 FOUNDATION							
A1010 STANDARD FOUNDATIONS							
CAST IN PLACE CONCRETE							
Foundation system allowance	58,600 sf			2.50 146,500	2.50	146,500	241,220
TOTAL A1010 STANDARD FOUNDATIONS				146,500		146,500	241,220
A1030 SLAB ON GRADE							
CAST IN PLACE CONCRETE							
Prepare and compact sub grade	4,600 sf			.10 460	.10	460	757
Gravel base	4,600 sf			.80 3,680	.80	3,680	6,059
Vapor barrier	4,600 sf			.20 920	.20	920	1,515
Construction and expansion joints	4,600 sf			.12 552	.12	552	909
WWF in slab on grade	4,600 sf			.70 3,220	.70	3,220	5,302
Concrete in SOG	4,600 sf			2.85 13,110	2.85	13,110	21,586
Trowel finish surface of slab on grade	4,600 sf			.75 3,450	.75	3,450	5,681
TOTAL A1030 SLAB ON GRADE				25,392		25,392	41,809
TOTAL A10 FOUNDATION				171,892		171,892	283,029



Project Cost, Inc.

Construction Consultants

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Location: **WASHINGTON, DC**

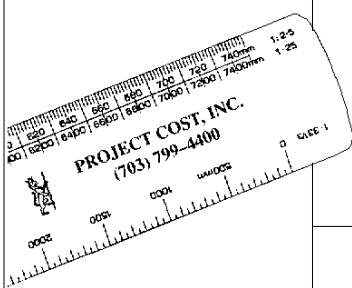
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A20 BASEMENT CONSTRUCTION							
A2010 BASEMENT EXCAVATIONS							
EXCAVATION SUPPORT SYSTEM							
Soldier pile and lagging earth retention	12,100 sf			30.00 363,000	30.00	363,000	597,700
EARTHWORK							
Excavate basement, cut and load	24,600 cy			3.10 76,260	3.10	76,260	125,566
Haul excavated material off site	24,600 cy			26.00 639,600	26.00	639,600	1,053,137
Backfill behind retaining walls	1,800 cy			32.00 57,600	32.00	57,600	94,842
TOTAL A2010 BASEMENT EXCAVATIONS				1,136,460		1,136,460	1,871,245
A2020 BASEMENT WALLS							
FORMWORK							
Formwork to basement walls	24,300 sf			7.85 190,755	7.85	190,755	314,089
REINFORCEMENT							
Rebar in walls	36 ton			2,450 88,200	2,450	88,200	145,226
CAST IN PLACE CONCRETE							
Concrete in basement walls	600 cy			155 93,000	155	93,000	153,130
Finish surface of wall	12,150 sf			.70 8,505	.70	8,505	14,004
WATERPROOFING							
Protection and drain board	12,150 sf			3.85 46,778	3.85	46,778	77,023
Membrane waterproofing to walls	12,150 sf			3.65 44,348	3.65	44,348	73,021
TOTAL A2020 BASEMENT WALLS				471,585		471,586	776,493
TOTAL A20 BASEMENT CONSTRUCTION				1,608,045		1,608,046	2,647,738



Project Cost, Inc.

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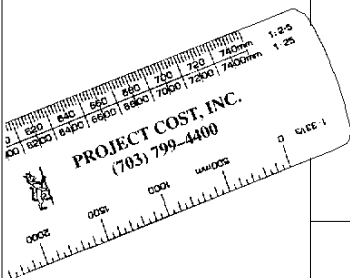
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B10 SUPERSTRUCTURE							
B1010 FLOOR CONSTRUCTION							
FORMWORK							
Formwork to columns	5,300 sf			7.50 39,750	7.50	39,750	65,451
Formwork to beams	16,800 sf			7.00 117,600	7.00	117,600	193,635
Formwork to slab soffits	55,000 sf			6.15 338,250	6.15	338,250	556,948
REINFORCEMENT							
Rebar in columns	20 ton			2,450 49,000	2,450	49,000	80,681
Rebar in beams	120 ton			2,450 294,000	2,450	294,000	484,088
Rebar in elevated slab	110 ton			2,450 269,500	2,450	269,500	443,747
CAST IN PLACE CONCRETE							
Concrete in columns	100 cy			160 16,000	160	16,000	26,345
Concrete in beam and slabs	2,400 cy			155 372,000	155	372,000	612,519
TOTAL B1010 FLOOR CONSTRUCTION				1,496,100		1,496,100	2,463,414
B1020 ROOF CONSTRUCTION							
FORMWORK							
Formwork to elevated slab	4,600 sf			6.15 28,290	6.15	28,290	46,581
REINFORCEMENT							
Rebar in elevated slab	15 ton			2,450 36,750	2,450	36,750	60,511
Concrete in elevated slab	170 cy			155 26,350	155	26,350	43,387
TOTAL B1020 ROOF CONSTRUCTION				91,390		91,390	150,479
TOTAL B10 SUPERSTRUCTURE				1,587,490		1,587,490	2,613,893



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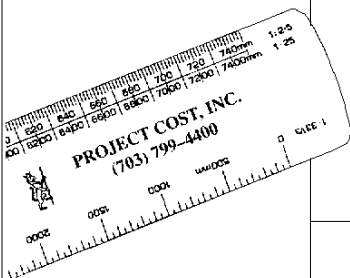
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B20 EXTERIOR CLOSURE							
B2030 EXTERIOR DOORS							
SPECIAL DOORS							
Coiling doors	200 sf			50.00 10,000	50.00	10,000	16,466
TOTAL B2030 EXTERIOR DOORS				<u>10,000</u>		<u>10,000</u>	<u>16,466</u>
TOTAL B20 EXTERIOR CLOSURE				10,000		10,000	16,466



Project Cost, Inc.

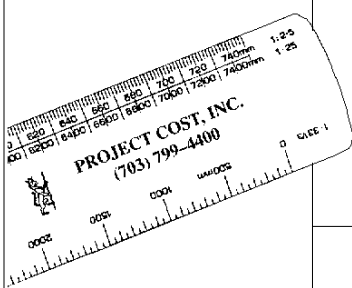
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B30 ROOFING							
B3010 ROOF COVERING							
MEMBRANE ROOFING							
Membrane waterproofing and protection board at ramp	4,600 sf			8.00 36,800	8.00	36,800	60,593
TOTAL B3010 ROOF COVERING				<u>36,800</u>		<u>36,800</u>	<u>60,593</u>
TOTAL B30 ROOFING				36,800		36,800	60,593



Project Cost, Inc.

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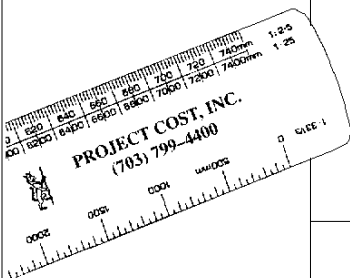
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C10 INTERIOR CONSTRUCTION							
C1010 PARTITIONS							
UNIT MASONRY							
CMU partitions	2,000 sf			11.00 22,000	11.00	22,000	36,224
TOTAL C1010 PARTITIONS				22,000		22,000	36,224
C1020 INTERIOR DOORS							
METAL DOORS AND FRAMES							
HM door, frame and hardware	6 set			1,500 9,000	1,500	9,000	14,819
TOTAL C1020 INTERIOR DOORS				9,000		9,000	14,819
C1030 SPECIALTIES							
WALL AND CORNER GUARDS							
Corner guards, allowance	1 lot			10,000 10,000	10,000	10,000	16,466
IDENTIFYING DEVICES							
Signage allowance	1 ls			3,000 3,000	3,000	3,000	4,940
PARKING CONTROL EQUIPMENT							
Parking control equipment allowance	1 ls			50,000 50,000	50,000	50,000	82,328
TOTAL C1030 SPECIALTIES				63,000		63,000	103,734
TOTAL C10 INTERIOR CONSTRUCTION				94,000		94,000	154,777



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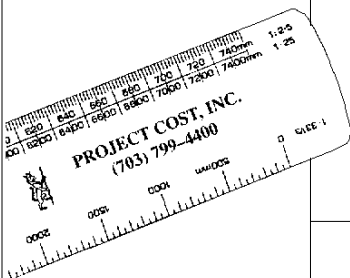
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C20 STAIRCASES							
C2010 STAIR CONSTRUCTION							
METAL FABRICATION							
Metal pan stairs with concrete fill	40 ris			350 14,000	350	14,000	23,052
Metal pan landings with concrete fill	100 sf			70.00 7,000	70.00	7,000	11,526
Stair railings	55 lf			350 19,250	350	19,250	31,696
Wall mounted handrails	55 lf			65.00 3,575	65.00	3,575	5,886
TOTAL C2010 STAIR CONSTRUCTION				43,825		43,825	72,160
C2020 STAIR FINISHES							
RESILIENT FLOORING							
Vinyl treads and risers	200 lf			16.00 3,200	16.00	3,200	5,269
Sheet vinyl flooring to landings	100 sf			8.00 800	8.00	800	1,317
Sheet vinyl flooring to main landings	500 sf			8.00 4,000	8.00	4,000	6,586
PAINTING							
Paint stair soffits and strings	600 sf			.80 480	.80	480	790
TOTAL C2020 STAIR FINISHES				8,480		8,480	13,962
TOTAL C20 STAIRCASES				52,305		52,305	86,122



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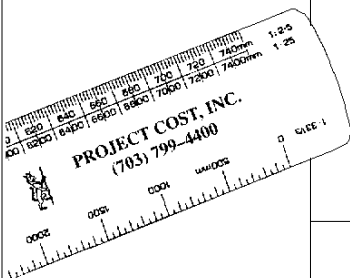
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C30 INTERIOR FINISHES							
C3010 WALL FINISHES							
PAINTING							
Paint walls	14,100 sf			1.20 16,920	1.20	16,920	27,860
TOTAL C3010 WALL FINISHES				16,920		16,920	27,860
TOTAL C30 INTERIOR FINISHES				16,920		16,920	27,860



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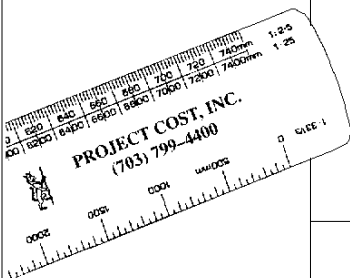
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	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
D10 CONVEYING SYSTEMS							
D1010 ELEVATORS							
ELEVATORS							
Passenger elevator, 3 stop	2 ea			70,000 140,000	70,000	140,000	230,518
TOTAL D1010 ELEVATORS				140,000		140,000	230,518
TOTAL D10 CONVEYING SYSTEMS				140,000		140,000	230,518



Project Cost, Inc.

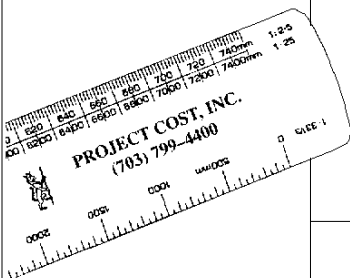
Construction Consultants
 Section: **REPLACEMENT LIBRARY**
 Subdivision: **ADDITION OF BASEMENT PARKING**

Client: **PSA Dewberry**
 Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**
 Location: **WASHINGTON, DC**

Cost Detail Report

Date: **June 12, 2006**
 Status: **Concept Study**
 PCI: **26039**

	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
D20 PLUMBING							
D2000 PLUMBING SYSTEMS							
STORM WATER SYSTEM							
Storm water drainage system allowance	59,600 sf			.20 11,920	.20	11,920	19,627
PLUMBING FIXTURES							
Hose bibbs including rough-in	2 ea			500 1,000	500	1,000	1,647
TOTAL D2000 PLUMBING SYSTEMS				12,920		12,920	21,274
TOTAL D20 PLUMBING				12,920		12,920	21,274



Project Cost, Inc.

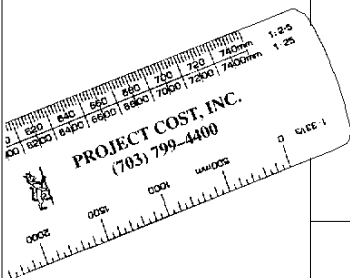
Construction Consultants
 Section: **REPLACEMENT LIBRARY**
 Subdivision: **ADDITION OF BASEMENT PARKING**

Client: **PSA Dewberry**
 Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**
 Location: **WASHINGTON, DC**

Cost Detail Report

Date: **June 12, 2006**
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	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
D30 HVAC							
D3000 HVAC SYSTEMS							
DUCTWORK AND ACCESSORIES							
Ventilation system allowance	59,600 sf			4.10 244,360	4.10	244,360	402,352
TOTAL D3000 HVAC SYSTEMS				<u>244,360</u>		<u>244,360</u>	<u>402,352</u>
TOTAL D30 HVAC				244,360		244,360	402,352



Project Cost, Inc.

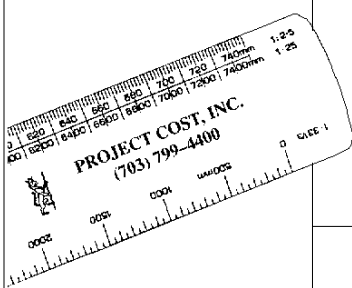
Construction Consultants
 Section: **REPLACEMENT LIBRARY**
 Subdivision: **ADDITION OF BASEMENT PARKING**

Client: **PSA Dewberry**
 Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**
 Location: **WASHINGTON, DC**

Cost Detail Report

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	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
D40 FIRE PROTECTION							
D4010 FIRE PROTECTION SPRINKLER SYSTEM							
WET PIPE SPRINKLER SYSTEM							
	Sprinkler and standpipe allowance	59,600 sf		2.85 169,860	2.85	169,860	279,684
TOTAL D4010 FIRE PROTECTION SPRINKLER SYSTEM				169,860		169,860	279,684
TOTAL D40 FIRE PROTECTION				169,860		169,860	279,684



Project Cost, Inc.

Construction Consultants

Section: REPLACEMENT LIBRARY

Subdivision: ADDITION OF BASEMENT PARKING

Client: PSA Dewberry

Project: MARTIN LUTHER KING Jr. MEMORIAL LIBRARY

Location: WASHINGTON, DC

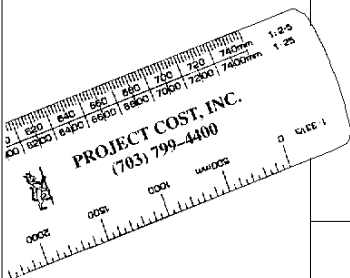
Cost Detail Report

Date: June 12, 2006

Status: Concept Study

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	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
D50 ELECTRICAL							
D5010 ELECTRICAL SERVICE AND DISTRIBUTION							
ELECTRICAL SYSTEMS							
Service and distribution	59,600 sf			2.20 131,120	2.20	131,120	215,896
EMERGENCY GENERATION							
Emergency generator	59,600 sf			2.00 119,200	2.00	119,200	196,269
TOTAL D5010 ELECTRICAL SERVICE AND DISTRIBUTION				250,320		250,320	412,165
D5020 LIGHTING AND BRANCH WIRING							
ELECTRICAL SYSTEMS							
Interior lighting and branch wiring	59,600 sf			2.75 163,900	2.75	163,900	269,871
TOTAL D5020 LIGHTING AND BRANCH WIRING				163,900		163,900	269,871
D5030 COMMUNICATIONS AND SECURITY SYSTEMS							
ELECTRICAL SYSTEMS							
Tele data installation - cable and outlets	59,600 sf			.05 2,980	.05	2,980	4,907
Security installation	59,600 sf			.50 29,800	.50	29,800	49,067
TOTAL D5030 COMMUNICATIONS AND SECURITY SYSTEMS				32,780		32,780	53,974
D5040 SPECIAL ELECTRICAL SYSTEMS							
FIRE ALARM SYSTEM							
Fire alarm installation	59,600 sf			1.50 89,400	1.50	89,400	147,202
TOTAL D5040 SPECIAL ELECTRICAL SYSTEMS				89,400		89,400	147,202



Project Cost, Inc.

Construction Consultants
 Section: **REPLACEMENT LIBRARY**
 Subdivision: **ADDITION OF BASEMENT PARKING**

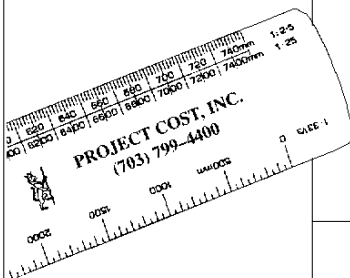
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 Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**
 Location: **WASHINGTON, DC**

Cost Detail Report

Date: **June 12, 2006**
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	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
TOTAL D50 ELECTRICAL				536,400		536,400	883,212

RENOVATION OF EXISTING LIBRARY OPTION



Project Cost, Inc.

Construction Consultants

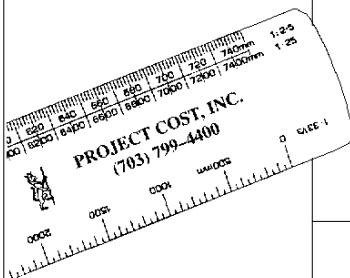
Section: **RENOVATED LIBRARY**
 Subdivison: **RENOVATION OF EXISTING BUILDING**
 Gross Area: **397808 sf**

Client: **PSA Dewberry**
 Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**
 Location: **WASHINGTON, DC**

Group Element Summary

Date: **June 12, 2006**
 Status: **Concept Study**
 PCI: **26039**

	LABOR TOTAL	MATL / EQPT TOTAL	SUBCONTRACT TOTAL	DIRECT TOTAL	\$/sf	W / INDIRECT TOTAL	\$/sf
RENOVATED LIBRARY							
RENOVATION OF EXISTING BUILDING							
B10 SUPERSTRUCTURE			4,559,920	4,559,920	11.46	7,508,163	18.87
B20 EXTERIOR CLOSURE			10,034,040	10,034,040	25.22	16,521,611	41.53
B30 ROOFING			3,499,200	3,499,200	8.80	5,761,629	14.48
C10 INTERIOR CONSTRUCTION			7,375,260	7,375,260	18.54	12,143,780	30.53
C20 STAIRCASES			755,370	755,370	1.90	1,243,760	3.13
C30 INTERIOR FINISHES			12,568,428	12,568,428	31.59	20,694,623	52.02
D10 CONVEYING SYSTEMS			3,770,000	3,770,000	9.48	6,207,517	15.60
D20 PLUMBING			966,880	966,880	2.43	1,592,021	4.00
D30 HVAC			15,920,000	15,920,000	40.02	26,213,174	65.89
D40 FIRE PROTECTION			1,452,700	1,452,700	3.65	2,391,952	6.01
D50 ELECTRICAL			12,172,680	12,172,680	30.60	20,043,001	50.38
E10 EQUIPMENT			100,000	100,000	.25	164,656	.41
E20 FURNISHINGS			140,000	140,000	.35	230,518	.58
F20 SELECTIVE BUILDING DEMOLITION			14,484,859	14,484,859	36.41	23,850,134	59.95
G20 SITE IMPROVEMENT			795,520	795,520	2.00	1,309,868	3.29
Subtotal forward			88,594,857	88,594,857	222.71	145,876,407	366.70



Project Cost, Inc.

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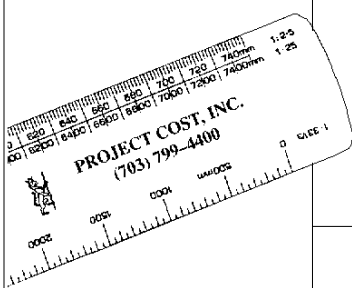
Section: **RENOVATED LIBRARY**
 Subdivision: **RENOVATION OF EXISTING BUILDING**
 Gross Area: **397808 sf**

Client: **PSA Dewberry**
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 Location: **WASHINGTON, DC**

Group Element Summary

Date: **June 12, 2006**
 Status: **Concept Study**
 PCI: **26039**

		LABOR TOTAL	MATL / EQPT TOTAL	SUBCONTRACT TOTAL	DIRECT TOTAL	\$/sf	W / INDIRECT TOTAL	\$/sf
Subtotal brought forward				88,594,857	88,594,857	222.71	145,876,407	366.70
SUBTOTAL				88,594,857	88,594,857	222.71	145,876,407	366.70
DESIGN CONTINGENCY	10.00%				8,859,486	22.27		
GENERAL CONDITIONS	7.50%				7,309,076	18.37		
GENERAL CONTRACTOR'S FEE	4.00%				4,190,537	10.53		
BOND	1.00%				1,089,540	2.74		
SUBTOTAL					110,043,495	276.62		
CONSTRUCTION CONTINGENCY	5.00%				5,502,175	13.83		
ESTIMATED PRESENT DAY CONSTRUCTION COST					115,545,669	290.46		
ESCALATION TO MID-POINT CONSTRUCTION	26.25%				30,330,738	76.24		
TOTAL ESTIMATED COST					145,876,408	366.70		



Project Cost, Inc.

Construction Consultants

Section: **RENOVATED LIBRARY**

Subdivision: **RENOVATION OF EXISTING BUILDING**

Client: **PSA Dewberry**

Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**

Location: **WASHINGTON, DC**

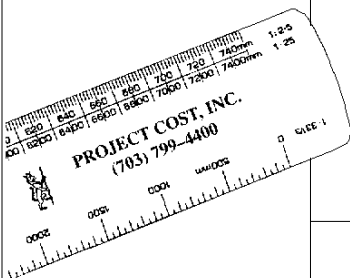
Cost Detail Report

Date: **June 12, 2006**

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	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
B10 SUPERSTRUCTURE							
B1010 FLOOR CONSTRUCTION							
SELECTIVE DEMOLITION							
Cut and form openings in elevated slab for escalators / elevators	20 ea			40,000 800,000	40,000	800,000	1,317,245
Cut and form openings in elevated slab for stair shafts	20 ea			15,000 300,000	15,000	300,000	493,967
Cut and form openings in elevated slab for pipe and duct chases, allow	1 lot			75,000 75,000	75,000	75,000	123,492
CAST IN PLACE CONCRETE							
Patch and repair and level concrete slab surfaces, allowance	391,800 sf			4.50 1,763,100	4.50	1,763,100	2,903,043
Concrete topping slab, 5th floor	36,000 sf			5.60 201,600	5.60	201,600	331,946
Concrete topping slab over metal deck, penthouse	7,200 sf			5.60 40,320	5.60	40,320	66,389
Infill miscellaneous openings in floor slab, allow	3,000 sf			50.00 150,000	50.00	150,000	246,983
STRUCTURAL METAL FRAMING							
Structural steel framing to penthouse	40 ton			3,200 128,000	3,200	128,000	210,759
METAL DECKING							
Metal floor deck to penthouse	7,200 sf			3.75 27,000	3.75	27,000	44,457
ROUGH CARPENTRY							
Stepped floor, auditorium	6,000 sf			15.00 90,000	15.00	90,000	148,190
FIREPROOFING							
Cementitious fireproofing to structural steel framing	40 ton			345 13,800	345	13,800	22,722
TOTAL B1010 FLOOR CONSTRUCTION				3,588,820		3,588,820	5,909,193
B1020 ROOF CONSTRUCTION							



Project Cost, Inc.

Construction Consultants

Section: **RENOVATED LIBRARY**

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Client: **PSA Dewberry**

Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**

Location: **WASHINGTON, DC**

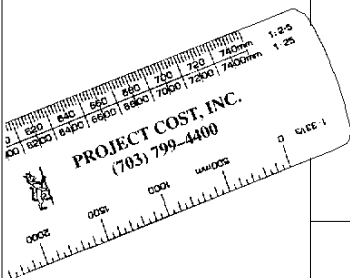
Cost Detail Report

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Status: **Concept Study**

PCI: **26039**

	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
CAST IN PLACE CONCRETE							
Concrete topping slab over metal deck	36,000 sf			5.50 198,000	5.50	198,000	326,018
STRUCTURAL METAL FRAMING							
Structural steel framing to roof slab	180 ton			3,200 576,000	3,200	576,000	948,416
METAL DECKING							
Metal roof deck to penthouse	36,000 sf			3.75 135,000	3.75	135,000	222,285
FIREPROOFING							
Cementitious fireproofing to structural steel framing	180 ton			345 62,100	345	62,100	102,251
TOTAL B1020 ROOF CONSTRUCTION				971,100		971,100	1,598,970
TOTAL B10 SUPERSTRUCTURE				4,559,920		4,559,920	7,508,163



Project Cost, Inc.

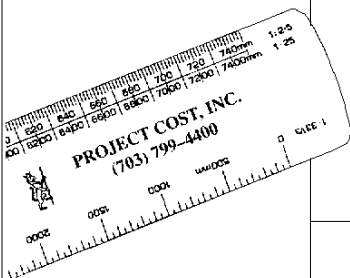
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Client: **PSA Dewberry**
 Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**
 Location: **WASHINGTON, DC**

Cost Detail Report

Date: **June 12, 2006**
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	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
B20 EXTERIOR CLOSURE							
B2010 EXTERIOR WALLS							
MORTAR AND MASONRY GROUT							
Structural steel framing to screen walling	12 ton			3,800 45,600	3,800	45,600	75,083
MASONRY RESTORATION AND CLEANING							
Clean, patch and repoint brick walls	8,000 sf			12.00 96,000	12.00	96,000	158,069
METAL FABRICATION							
Parapet railing, 5th floor	1,080 lf			200 216,000	200	216,000	355,656
MANUFACTURED ROOFING AND SIDING							
Wall cladding system, penthouse	5,400 sf			55.00 297,000	55.00	297,000	489,027
Wall cladding system, screen wall	5,000 sf			45.00 225,000	45.00	225,000	370,475
GLAZED CURTAIN WALLS							
Curtain walling system, 5th floor	13,200 sf			140 1,848,000	140	1,848,000	3,042,836
PAINTING							
Repair and refinish steel spandrel panels	16,000 sf			12.00 192,000	12.00	192,000	316,139
Repair and refinish steel mullions	7,210 sf			12.00 86,520	12.00	86,520	142,460
Repair and refinish column cladding	5,190 sf			16.00 83,040	16.00	83,040	136,730
TOTAL B2010 EXTERIOR WALLS				3,089,160		3,089,160	5,086,475
B2020 EXTERIOR WINDOWS							
METAL WINDOWS							
Glazed storefronts	9,120 sf			160 1,459,200	160	1,459,200	2,402,655
Curtain wall glazing, floors 2 - 4	32,100 sf			160 5,136,000	160	5,136,000	8,456,712
TOTAL B2020 EXTERIOR WINDOWS				6,595,200		6,595,200	10,859,367
B2030 EXTERIOR DOORS							
METAL DOORS AND FRAMES							



Project Cost, Inc.

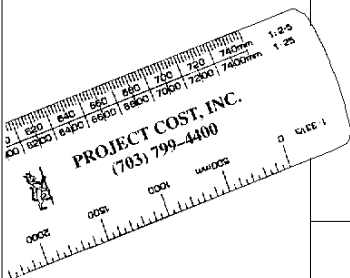
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	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
HM doors, frames, transom and hardware, double	4 pr			2,500 10,000	2,500	10,000	16,466
SPECIAL DOORS							
Revolving door assembly	1 ea			100,000 100,000	100,000	100,000	164,656
Coiling doors to garage	340 sf			52.00 17,680	52.00	17,680	29,111
ENTRANCES AND STOREFRONTS							
Glazed doors, double	2 pr			35,000 70,000	35,000	70,000	115,259
Glazed doors, double, stores/café	6 pr			20,000 120,000	20,000	120,000	197,587
HARDWARE							
Automatic door operators	4 set			8,000 32,000	8,000	32,000	52,690
TOTAL B2030 EXTERIOR DOORS				349,680		349,680	575,769
TOTAL B20 EXTERIOR CLOSURE				10,034,040		10,034,040	16,521,611



Project Cost, Inc.

Construction Consultants

Section: **RENOVATED LIBRARY**

Subdivision: **RENOVATION OF EXISTING BUILDING**

Client: **PSA Dewberry**

Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**

Location: **WASHINGTON, DC**

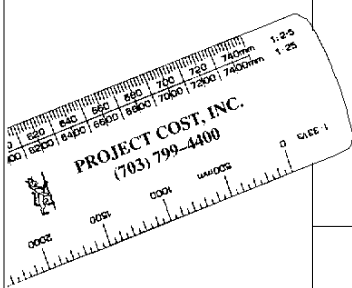
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B30 ROOFING							
B3010 ROOF COVERING							
MEMBRANE ROOFING							
Roof covering to penthouse	7,200 sf			14.00 100,800	14.00	100,800	165,973
Roof covering to 5th floor roof	28,800 sf			14.00 403,200	14.00	403,200	663,891
Roof covering to 4th floor roof	28,800 sf			14.00 403,200	14.00	403,200	663,891
Green roof premium	28,800 sf			40.00 1,152,000	40.00	1,152,000	1,896,833
TOTAL B3010 ROOF COVERING				2,059,200		2,059,200	3,390,588
B3020 ROOF OPENINGS							
SKYLIGHTS							
Skylights including structural supports	8,000 sf			180 1,440,000	180	1,440,000	2,371,041
TOTAL B3020 ROOF OPENINGS				1,440,000		1,440,000	2,371,041
TOTAL B30 ROOFING				3,499,200		3,499,200	5,761,629



Project Cost, Inc.

Construction Consultants

Section: **RENOVATED LIBRARY**

Subdivision: **RENOVATION OF EXISTING BUILDING**

Client: **PSA Dewberry**

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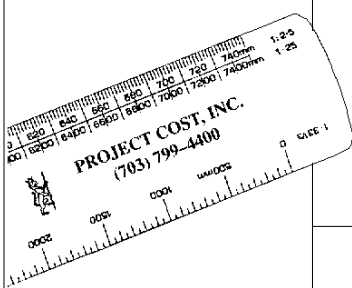
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	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
C10 INTERIOR CONSTRUCTION							
C1010 PARTITIONS							
ORNAMENTAL METAL							
Railing, escalator openings	2,800 lf			650 1,820,000	650	1,820,000	2,996,732
ENTRANCES AND STOREFRONTS							
Main entrance interior storefront glazing system	960 sf			160 153,600	160	153,600	252,911
Parking lobby storefront	350 sf			45.00 15,750	45.00	15,750	25,933
Interior corridor storefront glazing	7,800 sf			80.00 624,000	80.00	624,000	1,027,451
GYPSUM BOARD							
Partition/ interior wall assemblies	226,450 sf			9.00 2,038,050	9.00	2,038,050	3,355,764
TOTAL C1010 PARTITIONS				4,651,400		4,651,400	7,658,791
C1020 INTERIOR DOORS							
METAL DOORS AND FRAMES							
HM door, frame and hardware	36 ea			1,500 54,000	1,500	54,000	88,914
WOOD AND PLASTIC DOORS							
Wood door, metal frame and hardware	135 ea			1,200 162,000	1,200	162,000	266,742
Wood door, metal frame, sidelight and hardware	160 ea			2,400 384,000	2,400	384,000	632,278
Wood door, metal frame and hardware, double	30 ea			1,800 54,000	1,800	54,000	88,914
Wood door, metal frame and hardware, stairs	46 ea			1,600 73,600	1,600	73,600	121,187
ENTRANCES AND STOREFRONTS							
Glazed doors, retail	6 set			10,000 60,000	10,000	60,000	98,793
TOTAL C1020 INTERIOR DOORS				787,600		787,600	1,296,828
C1030 SPECIALTIES							



Project Cost, Inc.

Construction Consultants

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Subdivision: **RENOVATION OF EXISTING BUILDING**

Client: **PSA Dewberry**

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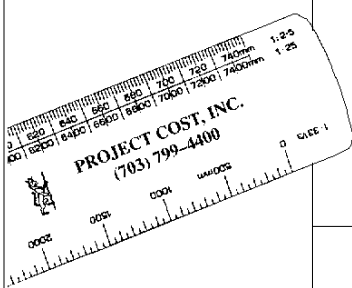
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ARCHITECTURAL WOODWORK							
Service desks	315 lf			1,000 315,000	1,000	315,000	518,665
Concierge desk	1 ea			15,000 15,000	15,000	15,000	24,698
Reception desks	4 ea			15,000 60,000	15,000	60,000	98,793
Conference room credenza	16 ea			8,000 128,000	8,000	128,000	210,759
Meeting room credenza	1 ea			15,000 15,000	15,000	15,000	24,698
Training room credenza	2 ea			5,000 10,000	5,000	10,000	16,466
Work room base cabinets	330 lf			310 102,300	310	102,300	168,443
Multi purpose room credenza	1 ea			5,000 5,000	5,000	5,000	8,233
Work room wall cabinets	330 lf			260 85,800	260	85,800	141,275
Security desk	1 ea			10,000 10,000	10,000	10,000	16,466
Work counters	110 lf			150 16,500	150	16,500	27,168
Dressing room counter	40 lf			180 7,200	180	7,200	11,855
Kitchen base cabinets	45 lf			310 13,950	310	13,950	22,969
Kitchen wall cabinets	45 lf			260 11,700	260	11,700	19,265
Copier area base cabinets	60 lf			310 18,600	310	18,600	30,626
Copier area wall cabinets	60 lf			260 15,600	260	15,600	25,686
Mail room caseworks	1 ea			5,000 5,000	5,000	5,000	8,233
Miscellaneous casework allowance	1 ea			100,000 100,000	100,000	100,000	164,656
VISUAL DISPLAY BOARDS							
Visual display board allowance	1 lot			50,000 50,000	50,000	50,000	82,328
Tack boards allowance	1 lot			10,000 10,000	10,000	10,000	16,466
COMPARTMENTS AND CUBICLES							
Toilet compartments	60 ea			1,600 96,000	1,600	96,000	158,069



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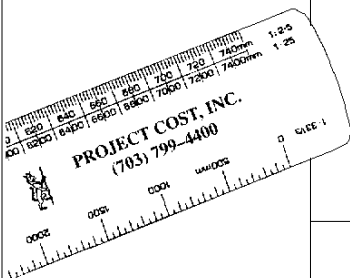
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Shower stalls	6 ea			1,250 7,500	1,250	7,500	12,349
WALL AND CORNER GUARDS							
Wall and corner guard allowance	1 lot			15,000 15,000	15,000	15,000	24,698
IDENTIFYING DEVICES							
Signage allowance	397,800 sf			1.25 497,250	1.25	497,250	818,750
LOCKERS							
Locker allowance	1 lot			50,000 50,000	50,000	50,000	82,328
FIRE PROTECTION DEVICES							
Fire extinguishers	36 ea			350 12,600	350	12,600	20,747
OPERABLE PARTITIONS							
Operable partitions	800 sf			60.00 48,000	60.00	48,000	79,035
STORAGE SHELVES							
Miscellaneous storage shelving allowance	1 ls			150,000 150,000	150,000	150,000	246,983
TOILET AND BATH ACCESSORIES							
Toilet tissue dispensers	60 ea			45.00 2,700	45.00	2,700	4,446
Paper towel dispenser / receptacles	16 ea			400 6,400	400	6,400	10,538
Soap dispensers	60 ea			80.00 4,800	80.00	4,800	7,903
Napkin disposal	40 ea			200 8,000	200	8,000	13,172
Napkin / tampon vendor	7 ea			480 3,360	480	3,360	5,532
Wall mirrors	800 sf			15.00 12,000	15.00	12,000	19,759
Vanity counter	140 lf			200 28,000	200	28,000	46,104
TOTAL C1030 SPECIALTIES				1,936,260		1,936,260	3,188,161
TOTAL C10 INTERIOR CONSTRUCTION				7,375,260		7,375,260	12,143,780



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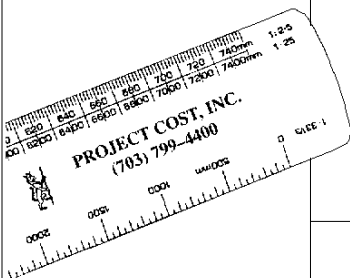
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C20 STAIRCASES							
C2010 STAIR CONSTRUCTION							
METAL FABRICATION							
Metal pan stairs with concrete fill	630 ris			350 220,500	350	220,500	363,066
Metal pan landings with concrete fill	1,200 sf			70.00 84,000	70.00	84,000	138,311
Stair railings	810 lf			350 283,500	350	283,500	466,799
Wall mounted handrails	810 lf			65.00 52,650	65.00	52,650	86,691
TOTAL C2010 STAIR CONSTRUCTION				640,650		640,650	1,054,867
C2020 STAIR FINISHES							
RESILIENT FLOORING							
Vinyl treads and risers	3,200 lf			16.00 51,200	16.00	51,200	84,304
Sheet vinyl flooring to landings	2,020 sf			8.00 16,160	8.00	16,160	26,608
Sheet vinyl flooring to main landings	5,920 sf			8.00 47,360	8.00	47,360	77,981
TOTAL C2020 STAIR FINISHES				114,720		114,720	188,893
TOTAL C20 STAIRCASES				755,370		755,370	1,243,760



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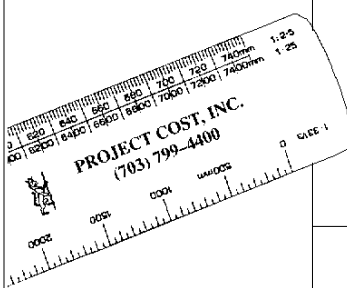
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C30 INTERIOR FINISHES							
C3010 WALL FINISHES							
SPECIAL WALL SURFACES							
Prepare and paint parking level	31,420 sf			.65 20,423	.65	20,423	33,628
Prepare and paint back-of house / core areas	82,000 sf			.65 53,300	.65	53,300	87,761
Miscellaneous wall finishes to occupied space	325,600 sf			3.50 1,139,600	3.50	1,139,600	1,876,415
TOTAL C3010 WALL FINISHES				1,213,323		1,213,323	1,997,804
C3020 FLOOR FINISHES							
TILE							
Ceramic tile flooring and base	4,120 sf			12.00 49,440	12.00	49,440	81,406
TERRAZZO							
Terrazzo flooring and base, main entrance and exhibit areas	10,000 sf			30.00 300,000	30.00	300,000	493,967
Terrazzo flooring and base, parking lobby	720 sf			24.00 17,280	24.00	17,280	28,452
WOOD FLOORING							
Wood flooring, stage	600 sf			16.00 9,600	16.00	9,600	15,807
RESILIENT FLOORING							
Resilient tile flooring and base	18,100 sf			6.00 108,600	6.00	108,600	178,816
Resilient sheet flooring and base	1,600 sf			6.50 10,400	6.50	10,400	17,124
CARPET							
Carpet flooring and base	91,110 sf			5.50 501,105	5.50	501,105	825,098
SPECIAL FLOORING							
Auditorium flooring	3,600 sf			16.00 57,600	16.00	57,600	94,842
Collection areas flooring	150,200 sf			25.00 3,755,000	25.00	3,755,000	6,182,818
Miscellaneous areas	16,150 sf			25.00 403,750	25.00	403,750	664,797



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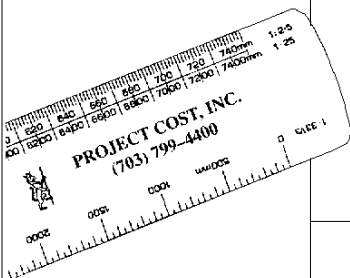
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FLOOR TREATMENT							
Seal garage floor	41,700 sf			3.50 145,950	3.50	145,950	240,315
Seal mechanical equipment spaces	8,000 sf			6.50 52,000	6.50	52,000	85,621
Seal miscellaneous back of house areas	12,200 sf			3.00 36,600	3.00	36,600	60,264
TOTAL C3020 FLOOR FINISHES				5,447,325		5,447,325	8,969,327
C3030 CEILING FINSHES							
GYPSUM BOARD							
Gypsum board suspended ceilings, painted	4,120 sf			6.50 26,780	6.50	26,780	44,095
Bulkhead framing and lining at atrium and slab openings	16,800 sf			12.00 201,600	12.00	201,600	331,946
ACOUSTICAL TREATMENT							
Acoustic tile suspended ceiling system, parking lobby	720 sf			4.25 3,060	4.25	3,060	5,038
Acoustic tile suspended ceiling system, offices and miscellaneous spaces	87,000 sf			4.75 413,250	4.75	413,250	680,439
Composite acoustic tile /gypsumboard ceilings, meeting rooms and receptions	11,620 sf			18.00 209,160	18.00	209,160	344,394
Acoustic tile suspended ceilings, miscellaneous	17,240 sf			4.75 81,890	4.75	81,890	134,836
MISCELLANEOUS CEILING FINISHES							
Patch and paint exposed ceilings, allowance	62,000 sf			3.50 217,000	3.50	217,000	357,303
Suspended ceiling system, collection areas and public circulation	160,000 sf			26.00 4,160,000	26.00	4,160,000	6,849,674
Auditorium ceiling	3,600 sf			25.00 90,000	25.00	90,000	148,190
Public entrance and exhibit area	10,000 sf			26.00 260,000	26.00	260,000	428,105
Exterior soffits	20,420 sf			12.00 245,040	12.00	245,040	403,472
TOTAL C3030 CEILING FINSHES				5,907,780		5,907,780	9,727,492



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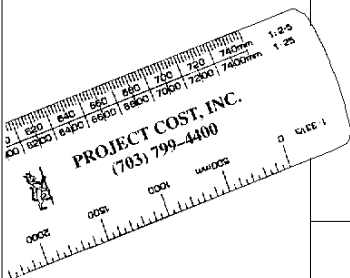
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TOTAL C30 INTERIOR FINISHES				12,568,428		12,568,428	20,694,623



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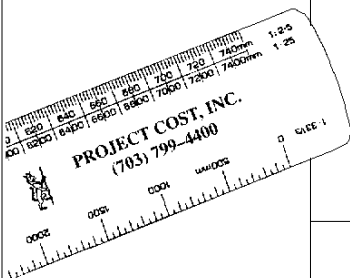
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D10 CONVEYING SYSTEMS							
D1010 ELEVATORS							
ELEVATORS							
Passenger elevator, 3 stop - parking	2 ea			70,000 140,000	70,000	140,000	230,518
Passenger elevator, 7 stop	2 ea			150,000 300,000	150,000	300,000	493,967
Passenger / freight elevator, 9 stop	2 ea			165,000 330,000	165,000	330,000	543,364
TOTAL D1010 ELEVATORS				770,000		770,000	1,267,849
D1020 ESCALATORS AND MOVING WALKS							
ESCALATORS AND MOVING WALKWAYS							
Escalators	20 ea			150,000 3,000,000	150,000	3,000,000	4,939,668
TOTAL D1020 ESCALATORS AND MOVING WALKS				3,000,000		3,000,000	4,939,668
TOTAL D10 CONVEYING SYSTEMS				3,770,000		3,770,000	6,207,517



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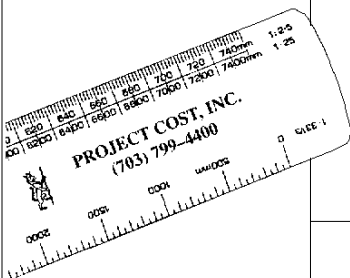
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D20 PLUMBING							
D2000 PLUMBING SYSTEMS							
ROUGH IN SUPPLY, WASTE, & VENT TO FIXTURE							
Rough-in to fixtures	158 ea			700 110,600	700	110,600	182,109
DOMESTIC WATER SUPPLY SYSTEM							
Domestic water distribution	398,000 sf			.65 258,700	.65	258,700	425,964
SANITARY WASTE AND VENT SYSTEM							
Sanitary waste and ventilation piping system	398,000 sf			.80 318,400	.80	318,400	524,263
STORM WATER SYSTEM							
Storm water drainage allowance	64,800 sf			2.60 168,480	2.60	168,480	277,412
PLUMBING FIXTURES							
WC	70 ea			650 45,500	650	45,500	74,918
Lavatories including faucets and trim	60 ea			680 40,800	680	40,800	67,179
Urinals including automatic flushing valve	12 ea			700 8,400	700	8,400	13,831
Miscellaneous sinks including faucet and trim	10 ea			700 7,000	700	7,000	11,526
Drinking fountains, dual level	6 ea			1,500 9,000	1,500	9,000	14,819
TOTAL D2000 PLUMBING SYSTEMS				966,880		966,880	1,592,021
TOTAL D20 PLUMBING				966,880		966,880	1,592,021



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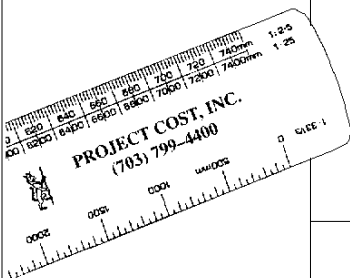
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D30 HVAC							
D3000 HVAC SYSTEMS							
HVAC SYSTEMS							
HVAC system allowance	398,000 sf			40.00 15,920,000	40.00	15,920,000	26,213,174
TOTAL D3000 HVAC SYSTEMS				15,920,000		15,920,000	26,213,174
TOTAL D30 HVAC				15,920,000		15,920,000	26,213,174



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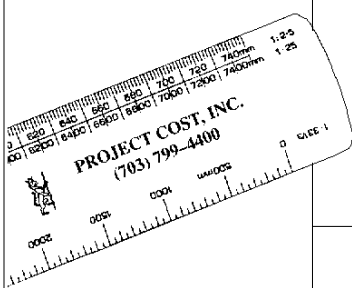
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D40 FIRE PROTECTION							
D4010 FIRE PROTECTION SPRINKLER SYSTEM							
WET PIPE SPRINKLER SYSTEM							
	Sprinkler and standpipe system	398,000 sf		3.65 1,452,700	3.65	1,452,700	2,391,952
	TOTAL D4010 FIRE PROTECTION SPRINKLER SYSTEM			<u>1,452,700</u>		<u>1,452,700</u>	<u>2,391,952</u>
	TOTAL D40 FIRE PROTECTION			1,452,700		1,452,700	2,391,952



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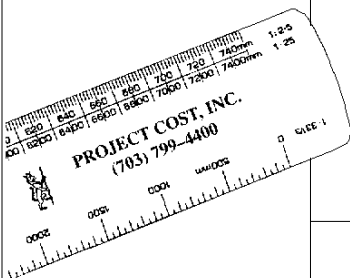
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D50 ELECTRICAL							
D5010 ELECTRICAL SERVICE AND DISTRIBUTION							
ELECTRICAL SYSTEMS							
Service and distribution	397,800 sf			7.85 3,122,730	7.85	3,122,730	5,141,750
EMERGENCY GENERATION							
Emergency generator	397,800 sf			2.00 795,600	2.00	795,600	1,310,000
TOTAL D5010 ELECTRICAL SERVICE AND DISTRIBUTION				3,918,330		3,918,330	6,451,750
D5020 LIGHTING AND BRANCH WIRING							
ELECTRICAL SYSTEMS							
Interior lighting and branch wiring	397,800 sf			12.50 4,972,500	12.50	4,972,500	8,187,501
TOTAL D5020 LIGHTING AND BRANCH WIRING				4,972,500		4,972,500	8,187,501
D5030 COMMUNICATIONS AND SECURITY SYSTEMS							
ELECTRICAL SYSTEMS							
Tele data installation - cable and outlets	397,800 sf			2.75 1,093,950	2.75	1,093,950	1,801,250
Security installation	397,800 sf			1.65 656,370	1.65	656,370	1,080,750
TOTAL D5030 COMMUNICATIONS AND SECURITY SYSTEMS				1,750,320		1,750,320	2,882,000
D5040 SPECIAL ELECTRICAL SYSTEMS							
LIGHTNING PROTECTION SYSTEM							
Lightning protection system	397,800 sf			.10 39,780	.10	39,780	65,500
FIRE ALARM SYSTEM							
Fire alarm installation	397,800 sf			2.25 895,050	2.25	895,050	1,473,750
MISC SPECIAL SYSTEMS							



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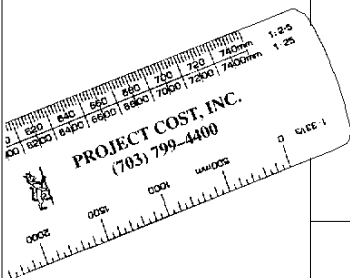
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Audio visual system allowance	397,800 sf			1.50 596,700	1.50	596,700	982,500
TOTAL D5040 SPECIAL ELECTRICAL SYSTEMS				<u>1,531,530</u>		<u>1,531,530</u>	<u>2,521,750</u>
TOTAL D50 ELECTRICAL				12,172,680		12,172,680	20,043,001



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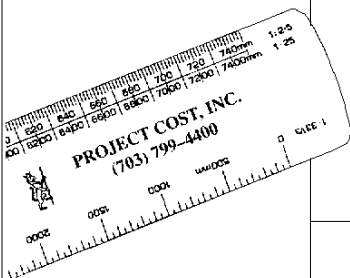
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E10 EQUIPMENT							
E1010 COMMERCIAL EQUIPMENT							
FOOD EQUIPMENT							
Café kitchen and servery equipment allowance	1 ls			100,000	100,000	100,000	164,656
TOTAL E1010 COMMERCIAL EQUIPMENT				100,000		100,000	164,656
TOTAL E10 EQUIPMENT				100,000		100,000	164,656



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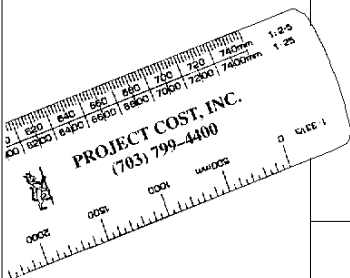
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E20 FURNISHINGS							
E2010 FIXED FURNISHINGS							
MULTIPLE SEATING							
Auditorium and multipurpose room seating	350 ea			400 140,000	400	140,000	230,518
TOTAL E2010 FIXED FURNISHINGS				140,000		140,000	230,518
TOTAL E20 FURNISHINGS				140,000		140,000	230,518



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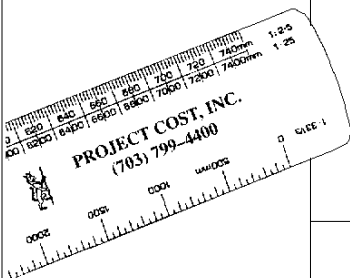
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F20 SELECTIVE BUILDING DEMOLITION							
F2010 BUILDING ELEMENTS DEMOLITION							
SELECTIVE DEMOLITION							
Interior demolition - intensive	300,850 sf			9.75 2,933,288	9.75	2,933,288	4,829,823
Interior demolitions - light	65,950 sf			3.75 247,313	3.75	247,312	407,213
Demolish complete - penthouses	7,200 sf			12.60 90,720	12.60	90,720	149,376
Demolish storefront glazing, 1st floor	9,120 sf			4.20 38,304	4.20	38,304	63,070
Demolish exterior curtain wall glazing	32,100 sf			6.00 192,600	6.00	192,600	317,127
Remove exterior double door, frame and transom	4 pair			300 1,200	300	1,200	1,976
Remove glazed entrance door	2 pair			400 800	400	800	1,317
Strip roof covering including temporary protection	65,885 sf			4.25 280,011	4.25	280,011	461,054
Demolish exterior soffits	20,420 sf			2.20 44,924	2.20	44,924	73,970
Miscellaneous demolitions, allowance	1 lot			200,000 200,000	200,000	200,000	329,311
TOTAL F2010 BUILDING ELEMENTS DEMOLITION				4,029,159		4,029,159	6,634,237
F2020 HAZARDOUS COMPONENTS ABATEMENT							
HAZARDOUS MATERIAL ABATEMENT							
Asbestos removal allowance	418,228 sf			25.00 10,455,700	25.00	10,455,700	17,215,897
TOTAL F2020 HAZARDOUS COMPONENTS ABATEMENT				10,455,700		10,455,700	17,215,897
TOTAL F20 SELECTIVE BUILDING DEMOLITION				14,484,859		14,484,859	23,850,134



Project Cost, Inc.

Construction Consultants

Section: **RENOVATED LIBRARY**

Subdivision: **RENOVATION OF EXISTING BUILDING**

Client: **PSA Dewberry**

Project: **MARTIN LUTHER KING Jr. MEMORIAL LIBRARY**

Location: **WASHINGTON, DC**

Cost Detail Report

Date: **June 12, 2006**

Status: **Concept Study**

PCI: **26039**

	QUANTITY UNITS U/M	LABOR UNIT TOTAL	MATL / EQPT UNIT TOTAL	SUBCONTRACT UNIT TOTAL	UNIT COST	TOTAL DIRECT	WITH INDIRECT
G20 SITE IMPROVEMENT							
G2010 ROADWAYS							
PAVING AND SURFACING							
Ramp surface rehabilitation	3,900 sf			12.00 46,800	12.00	46,800	77,059
Loading dock driveway rehabilitation	4,060 sf			12.00 48,720	12.00	48,720	80,220
TOTAL G2010 ROADWAYS				95,520		95,520	157,279
G2030 PEDESTRIAN PAVING							
PAVING AND SURFACING							
Sidewalk rehabilitation	35,000 sf			20.00 700,000	20.00	700,000	1,152,589
TOTAL G2030 PEDESTRIAN PAVING				700,000		700,000	1,152,589
TOTAL G20 SITE IMPROVEMENT				795,520		795,520	1,309,868