

AMENDATORY AGREEMENT

THIS AMENDATORY AGREEMENT is made and entered into by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the “City”) and **PCL CONSTRUCTION SERVICES, INC.**, a Colorado Corporation, with its principal place of business located at 2000 S. Colorado Blvd., Denver, Colorado 80222, “the Contractor,” jointly “the parties.”

RECITALS

A. The Parties entered into an Agreement dated May 23, 2018 (the “Agreement”) to provide CMGC services for the construction of the Northfield Fire Station.

B. The Parties wish to amend the Agreement to increase the GMP.

NOW, THEREFORE, the parties hereby amend the Agreement as follows:

1. All references to “Exhibit Q” in the existing Agreement shall be amended to read: “Exhibit Q and Exhibit Q-1, as applicable.” The GMP marked as Exhibit Q-1 is attached hereto and incorporated herein by this reference.

2. Section 1.2 of the Agreement entitled “**BUDGET**” is hereby amended as follows:

“**1.2 Budget.** The Contractor acknowledges and accepts that there are limited funds available to design and construct the Project. The Project construction budget (the “Budget”) is **SEVEN MILLION NINE HUNDRED NINETY-SIX THOUSAND ONE HUNDRED THIRTY-FOUR DOLLARS AND NO CENTS (\$7,996,134.00)** and is subject to increase or decrease at the sole discretion of the Manager of Public Works. The Contract further acknowledges and accepts that the GMP Work must be completed within the construction budget. As part of this acknowledgment and acceptance, the Contractor shall at all times cooperate fully with the City and the Design Consultant to develop the Project and its various components for construction and ultimately construct the Project so as not to exceed the limited funds available in the Project Budget.”

3. Section 1.4.1 of the Agreement entitled “**CONSTRUCTION CONTINGENCY AMOUNT**” is hereby amended to read as follows:

“**1.4.1 Construction Contingency Amount.** The GMP will include a construction contingency in an amount equal to a lump sum of **ONE HUNDRED THIRTY-FIVE THOUSAND FIVE HUNDRED FIFTY-THREE DOLLARS AND NO CENTS (\$135,553.00)** (“GMP Contingency”) for the entire scope of the GMP Work.”

4. Section 1.4.4 of the Agreement entitled “**OWNER’S CONTINGENCY AMOUNT**” is hereby amended to read as follows:

“**1.4.4 Owner’s Contingency Amount.** The GMP will include an Owner’s Contingency in an amount equal to a lump sum of **EIGHTY-TWO THOUSAND DOLLARS AND NO CENTS (\$82,000.00)** (“Owner’s Contingency”). Adjustments to owner’s contingency to be made by written agreement.”

5. Section 8.3 of the Agreement entitled “**CONTRACTOR’S FEE**” is amended to read as follows:

8.3 Contractor’s Fee. The Contractor’s Fee (the “Fee”) to be paid to the Contractor and included in the GMP shall be a lump sum of **TWO HUNDRED NINETY-TWO THOUSAND SEVEN HUNDRED THIRTY DOLLARS AND NO CENTS (\$292,730.00)**, payable in progress installments pursuant to a mutually agreeable schedule of progress installments.

6. Section 8.6 of the Agreement entitled “**CONSTRUCTION CONTRACT AMOUNT AND FUNDING**” is amended to read as follows:

“**8.6 Construction Contract Amount and Funding.** In accordance with the terms of this Construction Contract, the maximum Construction Contract Amount to be paid by the City to the Contractor under this Agreement shall not exceed **SEVEN MILLION NINE HUNDRED NINETY-SIX THOUSAND ONE HUNDRED THIRTY-FOUR DOLLARS AND NO CENTS (\$7,996,134.00)**. The Contractor guarantees and warrants that the Project will be completed by its performance hereunder for the GMP amount. In no event will the City’s liability exceed the maximum Construction Contract Amount, as adjusted by duly authorized change order in accordance with this Construction Contract. The parties specifically agree that any performance by the Contractor hereunder shall not subject the City to any cost, charge or fee not specified above.”

7. Section 10.6 of the Agreement entitled “**APPROPRIATION**” is hereby amended to read as follows:

“**10.6 Appropriation.** Notwithstanding any other term, provision, or condition herein, all payment obligations under this Construction Contract shall be limited to the funds appropriated or otherwise made available by the Denver City Council and paid into the Treasury of the City. As of the date of this Contract, **SEVEN MILLION NINE HUNDRED NINETY-SIX THOUSAND ONE HUNDRED THIRTY-FOUR DOLLARS AND NO CENTS (\$7,996,134.00)**. have been appropriated for this Construction Contract. The Manager of Public Works, upon reasonable written request, will advise the Contractor in writing of the total amount of

appropriated and encumbered funds that are or remain available for payment to the Contractor.”

8. Except as herein amended, the Agreement is affirmed and ratified in each and every particular.

9. This Amendatory Agreement will not be effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council.

[SIGNATURE PAGES FOLLOW]

Contract Control Number:

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at Denver, Colorado as of

SEAL

CITY AND COUNTY OF DENVER

ATTEST:

By _____

APPROVED AS TO FORM:

REGISTERED AND COUNTERSIGNED:

By _____


By _____

By _____



Contract Control Number: PWADM-201842009-01

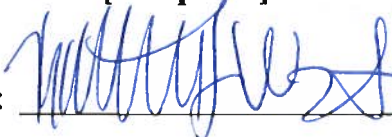
Contractor Name: PCL CONSTRUCTION SERVICES, INC.

By: 

Name: **Ryan Schmidt**
District Manager
(please print)

Title: _____
(please print)

ATTEST: [if required]

By: 

Name: **Katherine West**
(please print)

Title: **Secretary/Treasurer**
(please print)





EXHIBIT Q-1

SHARING YOUR VISION. BUILDING SUCCESS.

CONSTRUCTION

September 20, 2018

Revised 10-26-18
Attn: Scott Wightman
Northfield Fire Station #39

Re: **Basis of CD Estimate – GMP 2**

Project Information:

The documents and information used in preparing our conceptual estimate are listed below:
100% Construction Documents Dated 06/04/2018
Specifications Volume 1&2 Construction Documents by Oz, stamped 06/05/2018

GMP 1 -	\$5,288,352 (for reference)
GMP 2 -	\$2,707,782
Total GMP	\$7,996,134

GENERAL CLARIFICATIONS:

Clarifications:

1. The clarifications provided herein supplement and are in addition to the accepted GMP 1
2. Due to extreme market volatility and pending U.S. Government Section 232 trade cases, this Estimate does not include any potential escalation in the prices of any materials, equipment, or services used in the performance of the Work caused directly or indirectly by the imposition of Canadian, US, or other tariffs. In the event of a change in the prices of any materials, equipment, or services used in the performance of the Work (measured as the difference between the price assumed or incorporated in this Estimate and the price paid by Contractor for the materials or equipment) caused directly or indirectly by the imposition of Canadian, US, or other tariffs, a Change Order shall be issued changing the Contract Price to account for the difference.

GMP 2 – Clarifications:

Site Concrete:

1. CIP Stairs w/Cheek Walls assumed reinforcing as #4 rebar at 12" on center.
2. Driveway apron is 8" with fibermesh reinforcing.
3. Flagpole foundation is priced 18" x 3'.
4. Parking lot paving is 7" with fibermesh reinforcing.

Millwork:

1. Pricing include locks on wardrobe closets only, locks are excluded on all other cabinets.
2. Pricing includes metal leg panels at each end of island base.
3. Pricing includes integral stainless-steel sinks at the kitchen and field welded countertop joints.
4. Pricing does not include any exterior patio casework or built in masonry grill, to be purchased by others.

Roofing/Metal Panels:

1. Pricing includes 5.2" Polyiso insulation to achieve R-30 values.
2. 1/4" per foot EPS taper system.
3. Roof membrane system is fully fastened.
4. Dens Deck system is adhered over the R-30 insulation.
5. Roof pavers at tower are a 2'x2'x2" Wausau "Ultraface" concrete paver on adjustable pedestals.
6. Value Engineering discount is included in our cost for AL-13 metal panels in lieu of ACM composite route and return rainscreen system. Job specific calculations are excluded.

PCL CONSTRUCTION SERVICES, INC.

2000 South Colorado Boulevard Suite 2-500 Denver, CO 80222
Telephone: 303-365-6500 ♦ Fax: 303-365-6515 ♦ www.pcl.com



CONSTRUCTION

Northfield Fire Station 39

Clarifications

April 19, 2017

Page 2 of 3

7. Mechanical screen wall is included as 24 GA corrugated metal wall panel.
8. Metal panels include 22 GA strapping as needed to allow for proper panel attachment and 24 GA 12" flush profile metal soffit panel in standard color.
9. Coping detail at tower parapet is priced as standard break metal to match panel.

Skylights:

1. Pricing includes Velux North Light Modular Skylight System.
2. Type 11 clear low E insulated tempered over white laminated glazing.
3. Pricing includes integral shades.

Doors/Frames/Hardware:

1. Wood doors are bid as manufactured by Marshfield with PC-5 Construction. Bid excludes AWI quality certification labels.
2. Hollow metal doors and frames are bid as manufactured by SWHM.

Finishes

1. Roller shades includes motorized shades in Rm A101, 154 and 103 only, single manual roller shades are priced in all other rooms per plans.
2. All exterior signage is bid as cast lettering as shown on the drawings.
3. The monument sign letters are bid and shown as single sided only, we do not include cost for lettering on both sides.

Fire Suppression

1. Fire protection is excluded in hose tower and exterior canopies.
2. Fire sprinkler pipe is budgeted as black schedule 10 with shop welded outlets and grooved fitting at sprinkler main and branch lines.
3. Armovers and sprinkler drops shall be black schedule 40 with threaded fittings.
4. Brass upright sprinklers are assumed at all areas without ceilings.
5. Budget for Fire Suppression design includes 3D/BIM coordination and all permits.

Mechanical/Plumbing

1. Pricing includes passive Radon system.
2. We exclude furnish and install of the plymovent system including rails, structural supports, spiral ductwork and exhaust fans. We exclude warranty, CAD coordination, layout, submittals and controls integration of the plymovent system. Pricing includes to extend ductwork from the exhaust fan to exterior louver as shown on drawings.

Electrical/Communications

1. Pricing includes cost for a manual quick connect for the generator.
2. Pricing includes conduit to radio tower.
3. Pricing excluded conduit for an electrical vehicle charging station.
4. Pricing for security and vocalarm systems is included as discussed via jobsite visit to Fire Station 18 and DFD line shop outline.
5. Electrical pricing includes cost per the ASI 10 & 11.
6. An electrical Allowance for \$50,000 has been included.

Radio Tower

1. Pricing includes supply and install of one 125' Sabre Model S3TL, self supporting tower.
2. The tower is triangular design with a base width of 15' tapering to 5'.



CONSTRUCTION

Northfield Fire Station 39
Clarifications
April 19, 2017

Approved Value Engineering List:

1. Eliminate flow fill and squeegee at underground piping system (storm, sanitary, domestic, natural gas) except for piping routing underneath foundations where flow fill is still required.	Deduct	(\$35,150)
2. Revise controls per the emailed narrative sent on 08/01/2018 and as per the attached.	Deduct	(\$49,750)
3. Reduce gas piping by mirroring IRH's and have main go straight west over App Bay	Deduct	(\$ 1,200)
4. Revise cold water piping in apparatus bay to route to west	Deduct	(\$ 900)
5. Remove duct wrap serving evap 1 at apparatus bay	Deduct	(\$ 7,500)
6. Remove EF2 and only provide louver with motorized damper.	Deduct	(\$ 3,500)
7. Replace high efficiency Aaon RTU with standard high efficiency RTU (11 EER range)	Deduct	(\$31,850)
8. Add for passive radon system per ASI 6	Add	\$21,351
9. Base bid required all exposed pipe to receive PVC jacketing the value engineering is PVC only required on exposed duct above 8' of finish floor.	Deduct	(\$21,375)
10. Revise light fixture package	Deduct	(\$15,000)
11. Reduce X-Armor to 2" throughout in lieu of 2 1/2"-3"	Deduct	(\$ 9,700)
12. North elevation apparatus bay lettering changed to 1/4" flat cut aluminum with anodized finish	Deduct	(\$ 3,141)
13. Monument sign lettering change to 1/4" flat cut aluminum with anodized copper finish	Deduct	(\$ 1,278)
14. Dimensional wall logo change to 1/4" flat cut aluminum with anodized copper finish	Deduct	(\$ 1,290)
15. Eliminate board form walls C&D only, (Beeler/Crossfit)	Deduct	(\$19,400)
16. Eliminate footing for board formed walls C&D	Deduct	(\$ 4,900)
17. Eliminate skylight in fitness area	Deduct	(\$ 7,319)
18. Eliminate overhang at apparatus bay	Deduct	(\$22,600)
19. Substitute cast stone for precast concrete	Deduct	(\$10,000)
20. Remove plymovent system from PCL scope	Deduct	(\$59,445)
21. Pricing for ASI 07, add all conduit and cabling for DFD terminal equipment and technology	Add	\$116,157

Inclusions:

- Sales Tax at 3.65%
- Performance and payment bond
- Builder's Risk Insurance
- General Liability Insurance
- One year warranty

Exclusions:

- Design Costs / Fees
- Procurement and placement of FF&E items unless specified
- Removal, handling or disposal of hazardous material or abatement
- Tap fees and development fees
- Testing and inspection costs
- Off-site mock-ups



Date **October 26, 2018**
Time **9:36:15 AM**
BE Number **BE180001**
Opportunity No **50.102.GOV.17.088804**
Owner File No
Estimator **Heather Harper**

PCL Construction Services, Inc.
Denver Special Projects Office

GMP 2 Report

Project **Northfield FS 39**
Location **Denver, CO, USA**
Owner **City and County of Denver**
Designer **OZ Architecture of Denver, Inc.**
Project Start **June 4, 2018**
Completion **April 19, 2019**

Based on information presently available and furnished to PCL by the owner, architect and/or others and various assumptions which have been made as to facts not yet known, this construction cost estimate has been prepared and furnished for the sole purpose of providing approximation of anticipated construction cost. This construction estimate should not, at this time, be relied upon as a commitment that the contemplated project can or will be constructed for the estimated cost.



PCL Construction Services, Inc.
Denver Special Projects Office

Summary Page 1 of 2
 Oct 26, 2018
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GMP 2 Summary

BE Number **BE180001**
 Opportunity No **50.102.GOV.17.088804**
 Owner File No
 Project **Northfield FS 39**
 Location **Denver, CO, USA**
 Owner **City and County of Denver**
 Designer **OZ Architecture of Denver, Inc.**

Heather Harper
 Project Start **Jun 04, 2018**
 Completion **Apr 19, 2019**
 Functional Units
 Area **12,290 SF**

Based on information presently available and furnished to PCL by the owner, architect and/or others and various assumptions which have been made as to facts not yet known, this construction cost estimate has been prepared and furnished for the sole purpose of providing approximation of anticipated construction cost. This construction estimate should not, at this time, be relied upon as a commitment that the contemplated project can or will be constructed for the estimated cost.

Summary Item Description	Quantity	UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
0			0	---	---	---
GMP 2 DIRECT COST						
CHANGES FROM GMP 1	12,950	SF	2.34%	4.98	4.72	61,167
SITE CONCRETE	12,950	SF	11.33%	24.04	22.81	295,445
MILLWORK	12,950	SF	5.61%	11.91	11.31	146,403
ROOFING/METAL PANELS	12,950	SF	12.23%	25.96	24.63	319,006
SKYLIGHTS	12,950	SF	1.90%	4.03	3.83	49,581
DOORS/HARDWARE	12,950	SF	3.17%	6.73	6.39	82,725
FINISHES	12,950	SF	6.94%	14.73	13.98	181,030
SPECIALTIES	12,950	SF	5.09%	10.80	10.25	132,751
FURNISHINGS	12,950	SF	1.56%	3.31	3.14	40,672
FIRE SUPPRESSION	12,950	SF	2.14%	4.54	4.31	55,800
ELECTRICAL/LOW VOLTAGE	12,950	SF	34.76%	73.78	70.02	906,716
LANDSCAPING	12,950	SF	6.17%	13.09	12.42	160,874
GMP 2 GC'S	---	SF	2.08%	4.41	---	54,153
CONSTRUCTION CONTINGENCY	12,950	SF	1.14%	2.42	2.30	29,786
OWNER DIRECTED CONTINGENCY REDUCTION	12,950	SF	-0.69%	-1.46	-1.39	-18,000
GMP 2 DIRECT COST			95.76%	203.26	---	2,498,108
RADIO TOWER						
TOWER 125'	---	LS	0.73%	1.55	---	19,054
INSTALL	---	LS	1.17%	2.49	---	30,546
RADIO TOWER			1.90%	4.04	---	49,600



PCL Construction Services, Inc.
Denver Special Projects Office

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GMP 2 Summary

BE Number	BE180001	Heather Harper
Opportunity No	50.102.GOV.17.088804	
Owner File No		Project Start
Project	Northfield FS 39	Jun 04, 2018
Location	Denver, CO, USA	Completion
Owner	City and County of Denver	Functional Units
Designer	OZ Architecture of Denver, Inc.	Area
		12,290 SF

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Summary Item Description	Quantity	UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
GENERAL EXPENSE COSTS						
BONDS& INSURANCES	1	LS	2.34%	4.96	---	60,945
GENERAL EXPENSE COSTS						
			2.34%	4.96	---	60,945
TOTAL COST						
			100.00%	212.26	---	2,608,653
Fee						
			3.80%	8.07		99,129
TOTAL BID						
			103.80%	220.32	---	2,707,782



GMP 2 Detail

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Heather Harper
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CHANGES FROM GMP 1 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
CHANGES FROM GMP 1		SF				
	CAST STONE VE					
	CAST STONE	1 LS	-0.3833%	-0.8137	---	-10,000
	METAL FRAMING					
	DELETE CANOPY FRAME OVER AP BAY					
	-FABRICATION (MMW)	1 LS	-0.5750%	-1.2205	---	-15,000
	-METAL CANOPY SYSTEM (ACADEMY)	1 LS	-0.4428%	-0.9398	---	-11,550
	DRYWALL FRAMING					
	DRYWALL FRAMING	1 LS	0.8788%	1.87	---	22,925
	-ADDED SOUND ALONG FURRED WALL					
	-ADDED WALLS AT MEZZ LEVEL					
	-ADDED THERMAX AT SKYLIGHT					
	-FILL TUBE STEEL W/SPRAY FOAM					
	VE TO CHANGE THERMAX TO 2"	1 LS	-0.3718%	-0.7893	---	-9,700
	DRILL HOLES FOR SPRAY FOAM	180 LF	0.2455%	0.5210	35.58	6,404
	ASSUMED DRILL 3' OC (NO SCHEDULE WAS IN DRAWINGS)					
	GLASS/GLAZING	1 LS	1.1038%	2.34	---	28,795
	-ADDED SURFACE APPLIED MUNTINS				17,910.00	
	-ADDED SNX 62/27 TO LOW E GLASS				2,285.00	
	-ADDED WIDE STYLE DOOR W/HARDWARE				6,964.00	
	-CHANGED TO THERMAL DOORS				1,636.00	
	MECHANICAL	1 LS	1.2371%	2.63	---	32,271
	VE ITEMS REFLECTED IN REVISED PRICE					
	REPLACE FLOW FILL W/SQUEEGEE	LS			-35,150.00	
	REVISE CONTROLS	LS			-49,750.00	
	ROUTING GAS PIPING OVER AP BAY	LS			-1,200.00	
	ROUTING CW PIPING OVER AP BAY	LS			-900.00	
	REMOVE DUCT WRAP AT EVAP SUPPLY	LS			-7,500.00	

CHANGES FROM GMP 1 12,950.00 SF



PCL Construction Services, Inc.
Denver Special Projects Office

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GMP 2 Detail

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 Area **12,290 SF**

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CHANGES FROM GMP 1 12,950.00

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
	REMOVE EF2 AND PROVIDE LOUVER	LS			-3,500.00	
	REMOVE PVC JACKETING	LS			-21,375.00	
	REPLACE RTU	LS			-31,850.00	
	DEDUCT PLYMOVENT	LS			-59,445.00	
	LMI GC'S	LS			-60,000.00	
	ADD RADON SYSTEM	LS			36,341.00	
	BASE BID				15,000.00	
	RADON REVISED PRICE	LS			21,341.00	
	EARTHWORK	1 LS	0.6525%	1.39	---	17,022
	- ADDED DROP IN MANHOLE					

CHANGES FROM GMP 1 12,950.00 SF 2.3448% 4.98 4.72 61,167

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PCL Construction Services, Inc.
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SITE CONCRETE 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
SITE CONCRETE		SF				
	SUBQUOTE-	1 LS	10.1325%	21.51	---	264,322
	SIDEWALK					
	CONC PARKING DRIVE					
	CURB & GUTTER					
	TRASH/COMM PADS (ASSUMED 6")					
	TRANSFORMER PAD					
	LIGHT POLE BASES					
	FLAG POLE BASE					
	BOLLARDS					
	REINFORCING					
	HANDICAP RAMPS W/DOMES					
	VE PRICING					
	ELIMINATE BOARD FORM WALLS C&D	LS		-19,400.00		
	ELIMINATE FOOTING FOR WALLS C&D	LS		-4,900.00		
	WINTER PROTECTION-BLANKETS BY PCL	6 WK	0.1663%	0.3529	722.92	4,338
	GROUND THAW HEATER	1 WK	0.1955%	0.4150	5,100.00	5,100
	SITE WALLS					
	SITE WALL FOUNDATIONS					
	BOARDFORM AT SITE WALLS					
	MOCK UP FOR SITE WALLS					
	QUALITY CONTROL	5.35 WK	0.5332%	1.13	2,600.00	13,910
	SW PATIO FOOTING/FOUNDATION	1 LS	0.2607%	0.5533	---	6,800
	PAVEMENT MARKINGS					
	PAVEMENT MARKINGS	500 LF	0.0240%	0.0509	1.25	625
	HANDICAP STRIPING	1 EA	0.0134%	0.0285	350.00	350
SITE CONCRETE		12,950.00 SF	11.3256%	24.04	22.81	295,445



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MILLWORK 12,950.00 SF

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MILLWORK		SF				
	MILLWORK	1.00 LS				
	SUBQUOTE-	1 LS	5.5300%	11.74	---	144,258
	FURNISH/INSTALL					
	KITCHEN MILLWORK					
	PREFAB METAL CABINETS W/GLASS					
	CUSTOM PLAM FULL HEIGHT CABINETS					
	PREFAB METAL BASE CABS					
	PREFAB METAL/GLASS UPPER CABINETS					
	STAINLESS STEEL COUNTERTOP					
	STAINLESS STEEL BACKSPLASH					
	DAY ROOM PLAM CABINETS					
	DAY ROOM CAB COUNTERTOP					
	RESTROOMS					
	VANITY CABINET					
	VANITY FULL-HEIGHT CABS					
	BATHROOM TOPS					
	MISC WOODWORK-BEDROOMS/WATCH OFFICE					
	ADJUSTABLE SHELVING					
	UPPER CABINETS - ROOMS					
	FULL HT CABINETS - ROOMS					
	LOWER COUNTER					
	SOLID SURFACE TOPS					
	WATCH WORK MILLWORK					
	WATCH OFFICE COUNTERTOP					
	ALL WOOD TO BE FSC					
	BUNKER GEAR LOCKERS	25.00 EA				
	SALSBURY OPEN ACCESS STD LOCKER					
	24x24x72					



PCL Construction Services, Inc.
Denver Special Projects Office

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GMP 2 Detail

BE Number **BE180001**
 Opportunity No **50.102.GOV.17.088804**
 Owner File No
 Project **Northfield FS 39**
 Location **Denver, CO, USA**
 Owner **City and County of Denver**
 Designer **OZ Architecture of Denver, Inc.**

Heather Harper

Project Start **Jun 04, 2018**
 Completion **Apr 19, 2019**
 Functional Units
 Area **12,290 SF**

Proprietary and Confidential

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MILLWORK 12,950.00

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
	WALL MOUNTED INSTALL					
	QUALITY CONTROL	33 HR	0.0822%	0.1745	65.00	2,145
	MILLWORK	1.00 LS	5.6122%	11.91	---	146,403
	MILLWORK	12,950.00 SF	5.6122%	11.91	11.31	146,403



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ROOFING/METAL PANELS 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
ROOFING/METAL PANELS		SF				
METAL PANELS		25,920.00 SF				
	SUBQUOTE-	1 LS	5.0582%	10.74	---	131,950
	AL 13 PANEL DISCOUNT	1 LS	-1.9550%	-4.1497	---	-51,000
	METAL SOFFIT PANEL AT APP BAY	1 LS	0.7613%	1.62	---	19,860
	METAL PANEL AT ENTRY					
	METAL PANEL AT HOSE STORAGE					
	HOSE TOWER METAL PANEL					
	METAL PANEL SOFFITS					
	ALUMINUM COMPOSITE PANEL					
	HAT CHANNEL					
	SHIMS, FASTENERS, CAULKING, BACKER ROD					
	SHOP DRAWINGS					
	INSTALL PANELS					
	LIFT/HOISTING					
	ROOF SCREEN AT RTU	1 LS	0.2756%	0.5850	---	7,190
METAL PANELS		25,920.00 SF	4.1401%	8.79	4.17	108,000
ROOFING		12,950.00 SF				
	SUBQUOTE-	1 LS	7.2731%	15.44	---	189,730
	TPO ROOF					
	CARLISLE .60 MIL WHITE					
	5.2" POLYISO INSULATION					
	1/4" POLY ISO TAPER SYSTEM					
	MECHANICALLY FASTENED DENSDECK	LS			12,320.00	
	MEMBRANE SYSTEM FLASHING					
	WALK WAY PADS					
	BILCO ROOF HATCH 36"X66"	1 LS	0.1148%	0.2438	---	2,996
	48" X 96" ROOF HATCH	1 LS	0.2296%	0.4874	---	5,990



PCL Construction Services, Inc.
Denver Special Projects Office

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ROOFING/METAL PANELS 12,950.00

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
	PAVERS AT TOWER ROOF	1 LS	0.4711%	1.00	---	12,290
	ROOFING	12,950.00 SF	8.0887%	17.17	16.29	211,006
	ROOFING/METAL PANELS	12,950.00 SF	12.2288%	25.96	24.63	319,006



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SKYLIGHTS 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
SKYLIGHTS		SF				
	SKYLIGHTS	1.00 LS				
	REVISED QUOTE	1 LS	2.1812%	4.63	---	56,900
	F/I VELUX RIDGELIGHT SYSTEM 12'X6' SLOPE SKYLIGHT TYPE 11 CLEAR LOW E INSULATED WHITE INTERIOR PULTRUSION FRAME INTEGRAL SHADES INCLUDES INSTALL 8-10 WEEK LEAD TIME VE SKYLIGHTS	LS			8,000.00	
	ELIMINATE SKYLIGHT AT FITNESS	1 LS	-0.1790%	-0.3799	---	-4,669
	STEEL FRAMING-VELTRI	1 LS	-0.1016%	-0.2156	---	-2,650
	SKYLIGHTS	1.00 LS	1.9006%	4.03	---	49,581
	SKYLIGHTS	12,950.00 SF	1.9006%	4.03	3.83	49,581



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DOORS/HARDWARE 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
DOORS/HARDWARE		SF				
DOOR/FRAMES/HARDWARE		1.00 LS				
	SUBQUOTE-	1 LS	2.4112%	5.12	---	62,900
	DOORS	47.00 EA				
	FLUSH WOOD DOORS	24.00 EA				
	FLUSH HM DOORS	18.00 EA				
	FULL GLASS DOORS	5.00 EA				
	SINGLE SIDE LITE DOORS	2.00 EA				
	HM DOORS/FRAMES	42.00 EA				
	HM SINGLE FRAMES	39.00 EA				
	HM DOUBLE FRAMES	3.00 EA				
	QUALITY CONTROL	35 HR	0.0872%	0.1851	65.00	2,275
	INSTALL-SUBQUOTE	1 LS	0.6728%	1.43	---	17,550
	DOOR FRAMES	42.00 EA				
	DOOR PANELS	47.00 EA				
	SORTING / MATERIAL MNGMT	136.00 EA				
	HARDWARE	47.00 EA				
	SUBQUOTE-SUPPLY/INSTALL	47.00 EA				
	HINGES					
	CYLINDAR LOCKS					
	EXIT DEVICES					
	CLOSERS					
DOOR/FRAMES/HARDWARE		1.00 LS	3.1712%	6.73	---	82,725
DOORS/HARDWARE		12,950.00 SF	3.1712%	6.73	6.39	82,725



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FINISHES 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
FINISHES		SF				
PAINTING		1.00 LS				
	SUBQUOTE-	1 LS	4.0768%	8.65	---	106,350
	LIVING QUARTERS					
	PT-01 - INTERIOR WALLS					
	PT-02 - PAINT GYP CEILINGS					
	EXTERIOR PAINTING					
	PAINT FRAMES					
	PAINT HM DOORS					
	INTERIOR WOOD DOORS-STAIN					
	MAINTENANCE/APP BAY					
	PT-01 - PAINTED CMU					
	PT-02 - PAINT EXPOSED CEILINGS					
	STAIRS/STRINGERS					
	EXTERIOR SITE					
	BOLLARDS					
	EXTERIOR OVERHANGS	2,220.00 SF			1.80	
	WALL COVERINGS					
	WC-01 AT ENTRY					
	WC-02 AT CORRIDORS					
	QUALITY CONTROL	61 HR	0.1520%	0.3226	65.00	3,965
PAINTING		1.00 LS	4.2288%	8.98	---	110,315
FLOORING-TILE		1.00 LS				
	SUBQUOTE-	1 LS	1.4534%	3.09	---	37,915
	TILE PER FINISH SCHEDULE					
	GLAZED GROUT AT WALL TILE					



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FINISHES 12,950.00

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
	POLYMER GROUT AT FLOOR TILE CRACK ISOLATION MEMBRANE AT 1ST FLOOR BATH WATERPROOF/CRACK ISOLATION AT 2ND FLOOR BATH WM-01 WALK OFF MAT AT ENTRY					
	FITNESS FLOOR					
	RESILIENT RUBBER FLOOR	701.00 SF			12.41	
	RUBBER BASE 4"	121.00 LF			1.84	
	CONCRETE POLISH					
	SUBQUOTE-	1 LS	1.2574%	2.67	---	32,800
	POLISH-LIVING/DINING MAINTENANCE AREA SEALED CONCRETE					
	FLOORING-TILE	1.00 LS	2.7108%	5.75	---	70,715
	FINISHES	12,950.00 SF	6.9396%	14.73	13.98	181,030



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SPECIALTIES 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
SPECIALTIES		SF				
	SUBQUOTE-	1 LS	3.9985%	8.49	---	104,307
	VISUAL DISPLAY BOARDS					
	TOILET ACCESSORIES					
	GRAB BAR					
	PAPER TOWEL/TRASH CAN					
	ROBE HOOKS					
	SOAP DISPENSER					
	TOILET PAPER DISP					
	KITCHEN PAPER TOWEL DISP					
	GLASS SHOWER DOORS					
	AMERICAN STANDARD PRESTIGE 72"					
	MIRRORS					
	BEDROOM MIRROR					
	PUBLIC RR MIRROR					
	*SUBQUOTE INCLUDES DOOR INSTALL, DORM SHOWER WALLS, SHOWER GLASS					
	FIRE EXTINGUISHER-F&I					
	CABINET-F&I					
	FLAGPOLE					
	TOWER LOUVER	1 EA	0.0134%	0.0285	350.00	350
	BIKE RACK					
	INTERIOR SIGNAGE	68.00 EA				
	SUBQUOTE-GRAPHICWORKS	1 LS	1.2958%	2.75	---	33,803
	ORIGINAL QUOTE				34,721.81	
	DIFFERENCE				-918.81	
	ADA SIGNAGE					
	ROOM IDENTIFICATIONS-SEE AYUDA					



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SPECIALTIES 12,950.00

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
	BUILDING SIGN-APARATUS BAY					
	SITE SIGNAGE					
	EXTERIOR TRAFFIC SIGNS					
	STOP SIGNS					
	MONUMENT SIGNAGE LETTERING					
	SIGN POSTS					
	VE FOR CAST LETTERS	1 LS	-0.2188%	-0.4645	---	-5,709
	INTERIOR SIGNAGE	68.00 EA	1.0770%	2.29	413.15	28,094
	SPECIALTIES	12,950.00 SF	5.0889%	10.80	10.25	132,751



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FURNISHINGS 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
FURNISHINGS		SF				
BLINDS		1.00 LS				
	SUBQUOTE-LUTEK	1 LS	0.7252%	1.54	---	18,919
	FURNISH/INSTALL MANUAL ROLLER SHADES					
BLINDS		1.00 LS	0.7252%	1.54	---	18,919
APPLIANCES-		30.00 EA				
	GAS KITCHEN RANGE 60"	1 EA	0.3254%	0.6907	8,488.73	8,489
	WOLF C60SS-6B24CBN CHALLENGER XL SERIES WWW.WEBSTAUANTSTORE.COM					
	36" 24.9 CU FT SIDE BY SIDE REFRIGERATOR	3 EA	0.1697%	0.3602	1,475.73	4,427
	WRS325FDAM (WWW.SEARSOUTLET.COM)					
	MICROWAVE 1.6 CU FT NOT IN SPEC/ASSUMED BY DFD	2.00 EA	1.500	C1A 350.00		
	SS DISHWASHER 24"	2 EA	0.0633%	0.1344	825.73	1,651
	WIRLPOOL WDT750SAHZ (HOME DEPOT)					
	WASHER FRONT LOAD	1 EA	0.0374%	0.0795	976.73	977
	DRYER FRONT LOAD	1 EA	0.0374%	0.0795	976.73	977
	WASHER/DRYER COST STILL BUDGET NO MODEL # PROVIDED					
	UPRIGHT FREEZER 17.7 CU FT	1 EA	0.0642%	0.1363	1,675.73	1,676
	EV188NYWS HOME DEPOT PRICE					
	18.6 CU FT FREEZER CHEST	1 EA	0.0681%	0.1445	1,775.73	1,776
	FGFU19F6QF HOME DEPOT PRICE					
	15" 50LB BUILT-IN ICEMAKER	1 EA	0.0683%	0.1449	1,780.84	1,781
	GI15NDXZS HOME DEPOT PRICE					



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FURNISHINGS 12,950.00

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
	MISC ITEMS NOT IN BUDGET FIRE POLE AIR COMPRESSOR TOWER HOIST HOIST TROLLEY HOSE REELS ICE MACHINE-APP BAY					
	APPLIANCES-	30.00 EA	0.8339%	1.77	725.10	21,753
	FURNISHINGS	12,950.00 SF	1.5591%	3.31	3.14	40,672



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FIRE SUPPRESSION 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
FIRE SUPPRESSION		SF				
	SUBQUOTE-	1 LS	2.1390%	4.54	---	55,800
	FURNISH/INSTALL					
	PROVIDE WET FIRE SYSTEM					
	CONCEALED SPRINKLERS IN GYP					
	SEMI RECESSED AT ACT					
	DRY STANDPIPE AT HOSE TOWER					
	DESIGN/ENGINEERING/PM					
FIRE SUPPRESSION		12,950.00 SF	2.1390%	4.54	4.31	55,800



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ELECTRICAL/LOW VOLTAGE 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
ELECTRICAL/LOW VOLTAGE		SF				
	SUBQUOTE-	1 LS	29.0919%	61.75	---	758,906
	EXTERIOR					
	POWER FOR FLAG POLE					
	LIGHT FIXTURE EA1					
	LIGHT FIXTURE EA2					
	MONUMENT LIGHTING EG1					
	LIGHT FIXTURE ED1					
	LIGHT FIXTURE EW1					
	LIGHT FIXTURE EW2					
	LIGHT FIXTURE EW3					
	DEDICATED POWER FOR PARKING STATION					
	INCLUDES LIGHTING VE FOR \$25K?					
	INTERIOR					
	TEMP POWER					
	FEEDERS					
	GROUNDING					
	POWER DISTRIBUTION					
	BRANCH WIRING					
	WIRING DEVICES/ROUGH IN					
	EQUIPMENT CONNECTIONS					
	TRANSFORMER					
	FIRE ALARM					
	ACCESS CONTROL					
	RECEPTACLES					
	LIGHT FIXTURES					
	LIGHNTING PROTECTION					
	LIGHT POLE BASES	5.00 EA			750.00	
	COMMUNICATIONS	1 LS	1.4180%	3.01	---	36,990
	PER APPROVED DFD SCHEDULE					



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Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
	EMERGENCY ALERT/INTERCOM PER APPROVED DFD SCHEDULE					
	E601 CONDUIT MIN 50'	1 LS	0.0446%	0.0946	---	1,163
	QUICK CONNECT FOR GENERATOR	1 LS	0.2389%	0.5072	---	6,233
	AUTO TRANSFER SWITCH	1 LS	0.3138%	0.6660	---	8,185
	ADD FOR VE OPTION	1 LS	0.3918%	0.8316	---	10,220
	ADD FOR ASI 10	1 LS	0.3689%	0.7831	---	9,624
	ADD FOR ASI 11	1 LS	0.4638%	0.9845	---	12,100
	ELECTRICAL ALLOWANCE	1 LS	1.9167%	4.07	---	50,000
	QUALITY CONTROL	1.18 MO	0.5096%	1.08	11,266.66	13,295

ELECTRICAL/LOW VOLTAGE 12,950.00 SF 34.7580% 73.78 70.02 906,716

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LANDSCAPING 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
LANDSCAPING		SF				
	LANDSCAPING	1.00 SF				
	SUBQUOTE-	1 LS	6.1669%	13.09	---	160,874
	IRRIGATION					
	SLEEVES 2"/4"					
	BACKFLOW W/ENCLOSURE					
	HUNTER I CORE CONTROLLER					
	RAIN SENSOR					
	TURF IRRIGATION					
	DRIP IRRIGATION					
	PLANTINGS					
	DECIDUOUS TREES 2 1/2"					
	DECIDUOUS SHRUBS #5					
	ORNAMENTAL TREES 2"					
	ORNAMENTAL GRASSES					
	EVERGREEN TREES 6'					
	EVERGREEN SHRUBS #5					
	PERENNIALS					
	MULCH EDGING					
	WEED BARRIER					
	SOIL AMENDMENT/SOD					
	SHORT GRASS SEED MIX					
	HYDROMULCH					
	LANDSCAPING	1.00 SF	6.1669%	13.09	160,874.00	160,874
	LANDSCAPING	12,950.00 SF	6.1669%	13.09	12.42	160,874



PCL Construction Services, Inc.
Denver Special Projects Office

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GMP 2 Detail

BE Number **BE180001**
 Opportunity No **50.102.GOV.17.088804**
 Owner File No
 Project **Northfield FS 39**
 Location **Denver, CO, USA**
 Owner **City and County of Denver**
 Designer **OZ Architecture of Denver, Inc.**

Heather Harper
 Project Start **Jun 04, 2018**
 Completion **Apr 19, 2019**
 Functional Units
 Area **12,290 SF**

Proprietary and Confidential

Based on information presently available and furnished to PCL by the owner, architect and/or others and various assumptions which have been made as to facts not yet known, this construction cost estimate has been prepared and furnished for the sole purpose of providing approximation of anticipated construction cost. This construction estimate should not, at this time, be relied upon as a commitment that the contemplated project can or will be constructed for the estimated cost.

GMP 2 GC'S 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
GMP 2 GC'S		SF				
	SDI	2,415,070.60 SC	1.3887%	2.95	0.015000	36,226
	DATA PROCESSING	2,707,782.12 TB	0.3633%	0.7711	0.003500	9,477
	45 KVA GENERATOR	2.50 MO	0.3239%	0.6876	3,380.00	8,450
	SDI	LS			43,321.00	
	DATA PROCESSING	LS			10,108.00	
	BONDING/INSURANCES	LS			60,438.00	
GMP 2 GC'S		12,950.00 SF	2.0759%	4.41	4.18	54,153



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CONSTRUCTION CONTINGENCY 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
	CONSTRUCTION CONTINGENCY	SF				
	CONSTRUCTION	2,707,782.12 TB	1.1418%	2.42	0.011000	29,786
	CONSTRUCTION CONTINGENCY	12,950.00 SF	1.1418%	2.42	2.30	29,786

CONSTRUCTION CONTINGENCY 12,950.00 SF



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OWNER DIRECTED CONTINGENCY REDUCTION 12,950.00 SF

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
	OWNER DIRECTED CONTINGENCY REDUCTION	SF				
	DEDUCT OWNER CONTINGENCY	1 LS	-0.6900%	-1.4646	---	-18,000
	OWNER DIRECTED CONTINGENCY REDUCTIO	12,950.00 SF	-0.6900%	-1.46	-1.39	-18,000



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TOWER 125' 1.00 LS

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
TOWER 125'		LS				
	SELF SUPPORTING TOWER	1 LS	0.7304%	1.55	---	19,054
	WIDTH 15' TAPER TO 5'					
	DESIGNED FOR WIND SPEED 87 MPH					
	CLASS III STRUCTURE					
	CATEGORY C EXPOSURE					
	TOPOGRAPHIC CATEGORY 1					
TOWER 125'		1.00 LS	0.7304%	1.55	---	19,054



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INSTALL 1.00 LS

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
INSTALL LS						
	INSTALL	1 LS	1.0082%	2.14	---	26,300
	7 SECTIONS OF RADIO TOWER 40 TON CRANE 135' BOOM LIFT INSTALL 5 DAYS 4 MAN CREW, 10 HRS PER DAY					
	EXCLUDES: WELDING QUALITY CONTROL	65.33 HR	0.1628%	0.3455	65.00	4,246

INSTALL 1.00 LS 1.1710% 2.49 --- 30,546

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INSTALL 1.00 LS



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BONDS& INSURANCES 1.00 LS

Row #	Summary Item Description	Quantity UOM	% Total Cost	Item Cost /Bldg. Area	Unit Cost	Total Cost
BONDS& INSURANCES LS						
BONDING 1.00 LS						
	BONDS-PERFORM & PAYMENT	2,707,782.12 TB	0.5802%	1.23	0.005590	15,137
BONDING 1.00 LS 0.5802% 1.23 --- 15,137						
INSURANCES 1.00 LS						
	BUILDERS RISK	2,707,782.12 TB	0.1349%	0.2864	0.001300	3,520
	GENERAL LIABILITY	2,707,782.12 TB	1.3286%	2.82	0.012800	34,660
	TAXES 3.65%	134,826.47 MC	0.1886%	0.4004	0.036500	4,921
	E&O/CM	2,707,782.12 TB	0.1038%	0.2203	0.001000	2,708
INSURANCES 1.00 LS 1.7560% 3.73 --- 45,809						
PERMITTING 1.00 LS						
PERMITTING 1.00 LS --- --- --- ---						
BONDS& INSURANCES 1.00 LS 2.3363% 4.96 --- 60,945						