

GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT

THIS GUARANTEED MAXIMUM PRICE AMENDMENT ("Amendment") is entered into by and between the County Board of Arlington County, Virginia (the "County"), and *MCN Build, Inc.*, (the "Contractor") pursuant to Agreement No. 19-219-RFP (the "Agreement"), dated October 23, 2019, between the County and the Contractor, for CMAR Fire Station No. 8 – Rebuild to establish a Guaranteed Maximum Price (GMP) and Time for Completion of Construction Services as set forth below.

1. GUARANTEED MAXIMUM PRICE

Subject to additions and deductions which may be made only in accordance with the Agreement, the Contractor represents, warrants and guarantees to the County that the total maximum cost to be paid by the County for Contractor's complete performance under the Agreement, including, but not limited to, Final Completion of all Work, and all fees, compensation and reimbursements to Contractor, shall not exceed the total amount of sixteen million eight hundred seventy-eight thousand five hundred four dollars (\$ 16,878,504) ("Guaranteed Maximum Price"). Costs which would cause the Guaranteed Maximum Price (as may be adjusted pursuant to the Contract Documents) to be exceeded shall be paid by the Contractor without reimbursement by the County.

2. GUARANTEED MAXIMUM PRICE COMPONENTS

The Guaranteed Maximum Price is comprised of the maximum amount payable by the County for:

- A. the Cost of the Work, as defined in the Contract Documents, for full and complete performance of the Work in strict accordance with the Contract Documents;
- B. a Construction Management Fee for the Contractor, as defined in the Contract Documents, in the amount of four hundred forty thousand two hundred sixty-two dollars (\$ 440,262); and
- C. a Construction Cost, as defined in the Contract Documents, in the amount of sixteen million four hundred thirty-eight thousand two hundred forty-two dollars (\$16,438,242).

The Guaranteed Maximum Price is further broken down into line items and categories as specified in Attachments A through E to this Amendment.

3. BASIS FOR THE GMP

The GMP is for the performance of the Work in accordance with the Contract Documents and the following Attachments to this Amendment:

- A. Attachment A: List of Drawings, Specifications, addenda and General, Supplementary and other Conditions of the Contract on which the Guaranteed Maximum Price is based.
- B. Attachment B: A list of Unit Prices and Allowance items as well as a statement of their basis.
- C. Attachment C: Assumptions and Clarifications made in preparing the Guaranteed Maximum Price, noting in particular any exclusions. The Assumptions and Clarifications shall take precedence over the Drawings and Specifications but shall be subordinate to the Agreement and the terms of this Amendment.
- D. Attachment D: The proposed Guaranteed Maximum Price, including a statement of the detailed cost estimate organized by trade categories, Allowances, Contractor's Contingency, and any other items,

as well as the Construction Management Fee and General Conditions Fee that comprise the Guaranteed Maximum Price.

- E. Attachment E: A Construction Phase Schedule, which shall include, but not be limited to, the Substantial and Final Completion Dates upon which the proposed Guaranteed Maximum Price is based, and a schedule of issuance of the Construction Documents upon which the Substantial and Final Completion Dates are based (the "Project Schedule").

4. INCOMPLETE DRAWINGS AND SPECIFICATIONS

The Contractor and the County acknowledge that the Drawings and Specifications are not complete and, as of the date hereof, that such Drawings and Specifications have reached the level of approximately 75% of the total design effort. The Contractor, however, has been actively involved in the design process and hereby represents that it has a sufficient understanding of the Project to agree to a Guaranteed Maximum Price to fully complete the Project. The Contractor hereby acknowledges that the GMP Drawings and Specifications provides sufficient detail and information to provide a firm Guaranteed Maximum Price and that the Guaranteed Maximum Price proposed therein is intended to represent the Contractor's offer to fully complete the Project. The Contractor and the County agree to work together to complete the Drawings and Specifications as provided in the Contract Documents, consistent with the Guaranteed Maximum Price premises and assumptions, and with Project Schedule.

5. DESIGN INTENT; INFERABLE WORK

The GMP Drawings and Specifications include various clarifications and assumptions that are intended to further define the scope of Work that will be required to complete design. The Contractor has included within the Guaranteed Maximum Price sufficient amounts to cover aspects of the Work that are not shown on the GMP Drawings and Specifications.

6. COST OVERRUNS

Subject to additions or deductions, which may be made in accordance with the Contract, the Contractor shall be solely liable and responsible for and shall pay any and all costs, fees and other expenditures in excess of the Guaranteed Maximum Price for and/or relating to the Work, without entitlement to reimbursement from the County. The Contractor shall not be entitled to any fee, payment, compensation or reimbursement under this Agreement or relating to the Work or Project other than as expressly provided in the Agreement.

7. ALLOWANCES

The Guaranteed Maximum Price includes specific "Unit Price Allowance Amounts" for certain items as shown on the Schedule of Values and budgeted in the Guaranteed Maximum Price ("Allowance Items"). The only Allowance Items shall be those specifically identified as such in the Schedule of Values and in the Guaranteed Maximum Price. The Allowance Amounts represent all Costs of the Work of the Allowance Items, including, without limitation, costs of materials, labor, handling, transportation, loading and unloading and installation, as determined by the Contractor.

8. CONTRACTOR'S CONTINGENCY

The Guaranteed Maximum Price includes Contractor's Contingency. The Contractor's Contingency is a sum of money unassociated with any specific work to allow the Contractor to accommodate market changes and/or estimating errors in order to complete the Project within the Guaranteed Maximum Price.

9. CONTRACTOR'S RESPONSIBILITIES

The Contractor has been, and will continue to be, an active participant in the design process. Given such participation, the Contractor represents that it is familiar with the scope and quality of those aspects of the

Project that have not yet been fully designed and has taken such scope and quality matters into consideration in preparing each component of the Guaranteed Maximum Price. The Contractor agrees to work with the County in managing the construction and design work to complete the design process. If necessary, the Contractor shall work with the Architect to facilitate redesign or value engineering necessary or advisable for certain aspects of the Project in order to bring the cost of undesigned Work within or below the respective allowances, budgeted or allocated amounts included in the Guaranteed Maximum Price for such Work. Once the Drawings and Specifications are complete, it is recognized by the Contractor and the County that the scope of the Guaranteed Maximum Price may include Work not expressly indicated in the Contract Documents, but which is reasonably inferable from the Contract Documents, and such Work shall be performed without any increase in the Guaranteed Maximum Price or extension of Contract Time, except if and to the extent otherwise expressly provided in the Agreement.

WITNESS these signatures:

**THE COUNTY BOARD OF ARLINGTON
COUNTY, VIRGINIA**

MCN BUILD, INC.

AUTHORIZED DocuSigned by:
SIGNATURE: Dr. Sharon T. Lewis
89B86B1AD301462...

AUTHORIZED DocuSigned by:
SIGNATURE: Joseph Khoury
D55112842B194F9...

NAME AND DR. SHARON T. LEWIS
TITLE: PURCHASING AGENT

NAME AND Joseph Khoury
TITLE: Executive VP of Preconstruction

DATE: 7/21/2021

DATE: 7/21/2021



List of Contract Documents

Arlington County Fire Station #8

4845 Lee Highway, Arlington, VA 22207

75% CONSTRUCTION DOCUMENTS DRAWINGS
Prepared by LEMAY ERICKSON WILLCOX ARCHITECTS

General	Sheet Title	Date
G0.01	COVER SHEET	03/02/2021
G0.02	ADA STANDARDS SHEET	03/02/2021
G0.03	STANDARDS SHEET	03/02/2021
G0.04	CODE REVIEW EGRESS PLAN	03/02/2021

Civil	Sheet Title	Date
C1	COVER SHEET	03/02/2021
C2	GENERAL NOTES	03/02/2021
C2A	GENERAL NOTES	03/02/2021
C3	CURB RETURN PLAN	03/02/2021
C4	EXISTING CONDITIONS PLAN	03/02/2021
C5	DEMOLITION PLAN	03/02/2021
C6	SITE PLAN	03/02/2021
C7	SITE GRADING PLAN	03/02/2021
C7A	WET UTILITY PLAN	03/02/2021
C7B	ARLINGTON COUNTY CONDUIT PLAN	03/02/2021
C8	STORMWATER PROFILES	03/02/2021
C8A	STORMWATER COMPUTATIONS	03/02/2021
C8B	STORMWATER DETAILS	03/02/2021
C9	SANITARY SEWER AND WATERLINE PROFILES	03/02/2021
C9A	SANITARY SEWER AND WATERLINE NOTES AND DETAILS	03/02/2021

C10	WATER QUALITY COMPUTATIONS	03/02/2021
C10A	WATER QUALITY COMPUTATIONS	03/02/2021
C11	WATER QUALITY DRAINAGE MAP	03/02/2021
C12	WATER QUANTITY DETAILS	03/02/2021
C13	WATER QUANTITY DETAILS	03/02/2021
C13A	WATER QUANTITY DETAILS	03/02/2021
C14	SWM/BMP COMPUTATIONS AND DETAILS	03/02/2021
C15	STORMWATER MANAGEMENT PLAN	03/02/2021
C16	STORMWATER MANAGEMENT PLAN	03/02/2021
C17	SWM VAULT DETAILS	03/02/2021
C18	SWM VAULT DETAILS	03/02/2021
C19	EROSION AND SEDIMENT CONTROL PHASE 1	03/02/2021
C20	EROSION AND SEDIMENT CONTROL PHASE 2	03/02/2021
C21	EROSION AND SEDIMENT CONTROL DETAILS	03/02/2021
C22	EROSION AND SEDIMENT CONTROL NARRATIVE AND NOTES	03/02/2021
C23	STORMWATER POLLUTION PREVENTION PLAN	03/02/2021
C24	FIRE PROTECTION PLAN	03/02/2021
C25	FIRE PROTECTION PLAN	03/02/2021
C26	VEHICULAR TURNING MOVEMENTS	03/02/2021
C27	VEHICULAR TURNING MOVEMENTS	03/02/2021
C28	SIGHT DISTANCE PLAN AND PROFILES	03/02/2021
C28A	SIGHT DISTANCE PLAN AND PROFILES	03/02/2021
C29	GEOMETRIC PLAN	03/02/2021
C30	PAVEMENT MARKING & SIGNAGE PLAN	03/02/2021
C31	PAVEMENT MARKING & SIGNAGE PLAN	03/02/2021

Landscape	Sheet Title	Date
L1	LANDSCAPE COVER SHEET	03/02/2021
L2	LANDSCAPE TREE PRESERVATION PLAN	03/02/2021
L3	LANDSCAPE TREE PRESERVATION DETAILS	03/02/2021
L4	LANDSCAPE STREETScape PLAN	03/02/2021
L5	LANDSCAPE OVERVIEW PLAN	03/02/2021
L6	LANDSCAPE PLAN	03/02/2021
L7	LANDSCAPE PLAN	03/02/2021
L8	LANDSCAPE DETAILS	03/02/2021
L9	LANDSCAPE NOTES	03/02/2021
L10	LANDSCAPE CORRESPONDENCE	03/02/2021
L11	LANDSCAPE CORRESPONDENCE	03/02/2021

Traffic Signal	Sheet Title	Date
SG1	PRELIMINARY TRAFFIC SIGNAL PLAN	03/02/2021

Architectural	Sheet Title	Date
A0.01	DOOR SCHEDULE - DETAILS	03/02/2021
A0.02	DOOR DETAILS	03/02/2021
A0.03	WINDOW SCHEDULE	03/02/2021
A0.04	WINDOW DETAILS	03/02/2021
A0.05	PARTITION TYPES	03/02/2021
A0.06	UL DETAILS	03/02/2021
A2.01	ARCHITECTURAL SITE PLAN	03/02/2021
A2.02	SITE AND SIGNAGE DETAILS	03/02/2021
A3.01	FIRST FLOOR PLAN & RCP	03/02/2021
A3.02	SECOND FLOOR PLAN & RCP	03/02/2021
A3.03	THIRD FLOOR PLAN & RCP	03/02/2021
A4.01	ROOF PLAN	03/02/2021
A4.02	ROOF & CANOPY DETAILS	03/02/2021
A5.01	BUILDING ELEVATIONS	03/02/2021
A5.02	BUILDING SECTIONS	03/02/2021
A5.03	BUILDING SECTIONS	03/02/2021
A6.01	WALL SECTIONS	03/02/2021
A6.02	WALL SECTIONS	03/02/2021
A6.03	WALL SECTIONS	03/02/2021
A6.04	SECTION DETAILS	03/02/2021
A7.01	PLAN DETAILS	03/02/2021
A7.02	PLAN DETAILS	03/02/2021
A8.01	ENLARGED STAIR PLANS	03/02/2021
A8.02	ENLARGED STAIR PLANS	03/02/2021
A8.03	ELEVATOR SECTIONS & DETAILS	03/02/2021
A8.04	ENLARGED TOILET PLANS	03/02/2021
A8.05	ENLARGED PLANS & INTER. ELEV.	03/02/2021
A8.06	APPARATUS BAY ELEVATIONS	03/02/2021
A8.07	ENLARGED PLANS & INTER. ELEV	03/02/2021
A8.08	ENLARGED PLANS & ELEV - KITCHEN	03/02/2021
A8.09	CASEWORK DETAILS	03/02/2021
A9.01	FINISH PLANS	03/02/2021
A9.02	EQUIPMENT PLAN	03/02/2021

Structural	Sheet Title	Date
S0.01	STRUCTURAL NOTES	03/02/2021
S0.02	SPECIAL INSPECTIONS SCHEDULE	03/02/2021
S1.01	FOUNDATION PLAN	03/02/2021
S1.02	SECOND FLOOR FRAMING PLAN	03/02/2021
S1.03	THIRD FLOOR FRAMING PLAN	03/02/2021
S1.04	ROOF FRAMING PLAN	03/02/2021

S1.05	HIGH ROOF & SCREEN WALL FRAMING PLAN	03/02/2021
S2.01	FOUNDATION SECTIONS	03/02/2021
S3.01	KEY PLAN AND SCHEDULES	03/02/2021
S3.02	FRAMING SECTIONS	03/02/2021
S3.03	FRAMING SECTIONS	03/02/2021
S4.01	FRAMING SECTIONS	03/02/2021
S4.02	FRAMING SECTIONS	03/02/2021
S4.03	FRAMING SECTIONS	03/02/2021

Mechanical	Sheet Title	Date
M0.00	SYMBOLS, LEGENDS AND ABBREVIATIONS - HVAC	03/02/2021
M3.01	FIRST FLOOR PLAN & RCP - MECHANICAL	03/02/2021
M3.02	SECOND FLOOR PLAN & RCP - MECHANICAL	03/02/2021
M3.03	THIRD FLOOR PLAN & RCP - MECHANICAL	03/02/2021
M4.01	ROOF PLAN - MECHANICAL	03/02/2021
M5.00	ENLARGED PLANS - MECHANICAL	03/02/2021
M6.00	CONTROLS - MECHANICAL	03/02/2021
M6.01	CONTROLS - MECHANICAL	03/02/2021
M7.00	SCHEDULES - MECHANICAL	03/02/2021
M7.01	SCHEDULES - MECHANICAL	03/02/2021
M8.00	DETAILS - MECHANICAL	03/02/2021
M8.01	DETAILS - MECHANICAL	03/02/2021
M8.02	DETAILS - MECHANICAL	03/02/2021

Plumbing	Sheet Title	Date
P0.00	SYMBOLS, LEGENDS AND ABBREVIATIONS - PLUMBING	03/02/2021
P0.01	SITE PLAN - PLUMBING	03/02/2021
P3.00	FOUNDATION PLAN - PLUMBING	03/02/2021
P3.01	FIRST FLOOR PLAN - PLUMBING	03/02/2021
P3.02	SECOND FLOOR PLAN - PLUMBING	03/02/2021
P3.03	THIRD FLOOR PLAN - PLUMBING	03/02/2021
P4.01	ROOF PLAN - PLUMBING	03/02/2021
P5.00	ENLARGED PLANS - PLUMBING	03/02/2021
P6.01	RISER DIAGRAMS - PLUMBING	03/02/2021
P6.02	RISER DIAGRAMS - PLUMBING	03/02/2021
P6.03	RISER DIAGRAMS - PLUMBING	03/02/2021
P6.04	RISER DIAGRAMS - PLUMBING	03/02/2021
P6.05	RISER DIAGRAMS - PLUMBING	03/02/2021
P6.06	RISER DIAGRAMS - PLUMBING	03/02/2021
P7.00	SCHEDULES - PLUMBING	03/02/2021
P8.00	DETAILS - PLUMBING	03/02/2021

Electrical	Sheet Title	Date
E0.00	SYMBOLS, LEGENDS AND ABBREVIATIONS - ELECTRICAL	03/02/2021
E0.01	SITE PLAN - ELECTRICAL	03/02/2021
E2.01	FIRST FLOOR PLAN - LIGHTING	03/02/2021
E2.02	SECOND FLOOR PLAN - LIGHTING	03/02/2021
E2.03	THIRD FLOOR PLAN - LIGHTING	03/02/2021
E3.01	FIRST FLOOR PLAN - POWER	03/02/2021
E3.02	SECOND FLOOR PLAN - POWER	03/02/2021
E3.03	THIRD FLOOR PLAN - POWER	03/02/2021
E4.01	ROOF PLAN - LIGHTING	03/02/2021
E4.02	ROOF PLAN - POWER	03/02/2021
E5.00	ENLARGED PLANS - ELECTRICAL	03/02/2021
E6.00	RISER DIAGRAMS - ELECTRICAL	03/02/2021
E6.01	PV SYSTEM ONE-LINE DIAGRAM	03/02/2021
E7.00	LIGHTING FIXTURE SCHEDULE	03/02/2021
E7.01	PANEL SCHEDULES - ELECTRICAL	03/02/2021
E7.02	PANEL SCHEDULES - ELECTRICAL	03/02/2021
E8.00	DETAILS - ELECTRICAL	03/02/2021
E8.01	DETAILS - ELECTRICAL	03/02/2021
E8.02	DETAILS - LIGHTING CONTROLS	03/02/2021
E8.03	DETAILS - LIGHTING CONTROLS	03/02/2021

Fire Alarm	Sheet Title	Date
FA0.00	SYMBOLS, LEGENDS AND ABBREVIATIONS - FIRE ALARM	03/02/2021
FA3.01	FIRST FLOOR RCP - FIRE ALARM	03/02/2021
FA3.02	SECOND FLOOR RCP - FIRE ALARM	03/02/2021
FA3.03	THIRD FLOOR RCP - FIRE ALARM	03/02/2021
FA8.00	DETAILS - FIRE ALARM	03/02/2021
FA8.01	DETAILS - FIRE ALARM	03/02/2021
FA8.02	DETAILS - FIRE ALARM	03/02/2021

Fire Protection	Sheet Title	Date
FP0.00	SYMBOLS, LEGENDS AND ABBREVIATIONS - FIRE PROTECTION	03/02/2021
FP3.01	FIRST FLOOR PLAN - FIRE PROTECTION	03/02/2021
FP3.02	SECOND FLOOR PLAN - FIRE PROTECTION	03/02/2021
FP3.03	THIRD FLOOR PLAN - FIRE PROTECTION	03/02/2021
FP8.00	DETAILS - FIRE PROTECTION	03/02/2021

Telecom	Sheet Title	Date
T0.00	SYMBOLS, LEGENDS AND ABBREVIATIONS - TELECOM	03/02/2021
T3.01	FIRST FLOOR PLAN - TELECOM	03/02/2021

T3.02	SECOND FLOOR PLAN - TELECOM	03/02/2021
T3.03	THIRD FLOOR PLAN - TELECOM	03/02/2021
T6.00	RISER DIAGRAMS - TELECOM	03/02/2021
T6.01	RISER DIAGRAMS - TELECOM	03/02/2021
T8.00	DETAILS - TELECOM	03/02/2021

Fuel System	Sheet Title	Date
FS001	GENERAL NOTES, SYMBOLS & ABBREVIATIONS	03/02/2021
FS201	FUEL PIPING PLAN - NEW WORK	03/02/2021
FS401	FUEL PIPING RISER - DISPENSER	03/02/2021
FS701	FUEL SYSTEM DETAILS	03/02/2021
FS702	FUEL SYSTEM DETAILS	03/02/2021
FS801	FUEL CONTROLS	03/02/2021
FSD201	FUEL PIPING PLAN - DEMO WORK	03/02/2021

Alerting System	Sheet Title	Date
AS1.1	ALERT SYSTEM - 1ST FLOOR DEVICE PLAN	03/02/2021
AS1.2	ALERT SYSTEM - 2ND FLOOR DEVICE PLAN	03/02/2021
AS1.3	ALERT SYSTEM - 3RD FLOOR DEVICE PLAN	03/02/2021

Traffic Signal Design	Sheet Title	Date
TS-02	LEE HIGHWAY (RTE 29) AND N. CULPEPER STREET - 1	02/24/2021
TS-01	COVER SHEET, SIGNAL NOTES, LOCATION MAP	02/24/2021
TS-03	LEE HIGHWAY (RTE 29) AND N. CULPEPER STREET - 2	02/24/2021

50% CONSTRUCTION DOCUMENTS PROJECT MANUAL

Prepared by LEMAY ERICKSON WILLCOX ARCHITECTS

Division/ Section	Title	Date
<u>DIVISION 01</u>	<u>GENERAL REQUIREMENTS</u>	
011100	SUMMARY OF WORK	02/01/2021
012500	SUBSTITUTION PROCEDURES	02/01/2021
012600	CONTRACT MODIFICATION PROCEDURES	02/01/2021
012900	PAYMENT PROCEDURES	02/01/2021
013100	PROJECT MANAGEMENT AND COORDINATION	02/01/2021
013200	CONSTRUCTION PROGRESS DOCUMENTATION	02/01/2021

013233	PHOTOGRAPHIC DOCUMENTATION	02/01/2021
013300	SUBMITTAL PROCEDURES	02/01/2021
013523	SAFETY AND SECURITY	02/01/2021
013543	HAZARDOUS MATERIALS REMEDIATION	02/01/2021
013546	INDOOR AIR QUALITY PROTECTION DURING CONSTRUCTION	02/01/2021
013547	INDOOR MOISTURE CONTROL DURING CONSTRUCTION	02/01/2021
014000	QUALITY REQUIREMENTS	02/01/2021
014200	REFERENCES	02/01/2021
015000	TEMPORARY FACILITIES AND CONTROLS	02/01/2021
016000	PRODUCT REQUIREMENTS	02/01/2021
017100	COORDINATION, FIELD ENGINEERING AND REGULATORY REQUIREMENTS	02/01/2021
017300	EXECUTION	02/01/2021
017329	CUTTING AND PATCHING	02/01/2021
017419	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	02/01/2021
017500	GENERAL COMMISSIONING	02/01/2021
017700	CLOSEOUT PROCEDURES	02/01/2021
017823	OPERATION AND MAINTENANCE DATA	02/01/2021
017839	PROJECT RECORD DOCUMENTS	02/01/2021
017900	DEMONSTRATION AND TRAINING	02/01/2021
018113	SUSTAINABLE DESIGN REQUIREMENTS - LEED	02/01/2021
018800	ACCESSIBILITY	02/01/2021
<u>APPENDIX A</u>	<u>REPORT OF HAZARDOUS MATERIAL SURVEY</u>	06/27/2018
<u>APPENDIX B</u>	<u>GEO-TECHNICAL REPORT, UTILITY DESIGNATION SURVEY, & TEST PITS</u>	12/22/2020
<u>APPENDIX C</u>	<u>PHASE II ENVIRONMENTAL ASSESSMENT</u>	01/25/2021
<u>APPENDIX D</u>	<u>OWNER'S ARCHAEOLOGICAL CONSTRUCTION OBSERVATIONS</u>	01/2021
<u>DIVISION 02</u>	<u>EXISTING CONDITIONS</u>	
024116	STRUCTURE DEMOLITION	02/01/2021
<u>DIVISION 03</u>	<u>CONCRETE</u>	
033000	CAST-IN-PLACE CONCRETE	02/01/2021
033543	POLISHED CONCRETE FINISHING	02/01/2021
034819	PRECAST STAIR TREADS AND RISERS	02/01/2021
<u>DIVISION 04</u>	<u>MASONRY</u>	
042000	UNIT MASONRY	02/01/2021
047200	CAST STONE	02/01/2021
<u>DIVISION 05</u>	<u>METALS</u>	
051200	STRUCTURAL STEEL	02/01/2021
052100	STEEL JOIST AND JOIST GIRDERS	02/01/2021
053100	STEEL DECK	02/01/2021
054000	COLD FORMED METAL FRAMING	02/01/2021
055000	METAL FABRICATIONS	02/01/2021
055100	METAL STAIRS	02/01/2021

<u>DIVISION 06</u>	<u>WOOD, PLASTICS, AND COMPOSITES</u>	
061000	ROUGH CARPENTRY	02/01/2021
061600	SHEATHING	02/01/2021
064023	INTERIOR ARCHITECTURAL WOODWORK	02/01/2021
064113	WOOD-VENEER-FACED ARCHITECTURAL CABINETS	02/01/2021
<u>DIVISION 07</u>	<u>THERMAL AND MOISTURE PROTECTION</u>	
071113	BITUMINOUS DAMPPROOFING	02/01/2021
071326	SELF-ADHERING SHEET WATERPROOFING	02/01/2021
072100	THERMAL INSULATION	02/01/2021
072200	AIR VAPOR BARRIER ASSEMBLIES	02/01/2021
072500	WEATHER BARRIERS	02/01/2021
073364	HIGH PERFORMANCE VEGETATED ROOF ASSEMBLIES	02/01/2021
074213.23	METAL COMPOSITE PANELS	02/01/2021
074293	METAL SOFFIT PANELS	02/01/2021
075323	ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING	02/01/2021
076200	SHEET METAL FLASHING AND TRIM	02/01/2021
077100	ROOF SPECIALTIES	02/01/2021
077200	ROOF ACCESSORIES	02/01/2021
077233	ROOF HATCHES	02/01/2021
078413	PENETRATION FIRESTOPPING	02/01/2021
079200	JOINT SEALANTS	02/01/2021
<u>DIVISION 08</u>	<u>OPENINGS</u>	
081113	HOLLOW METAL DOORS AND FRAMES .rev	03/02/2021
081416	FLUSH WOOD DOORS	02/01/2021
083113	ACCESS DOORS AND FRAMES	02/01/2021
083500	FOUR FOLD DOORS	02/01/2021
083612	BULLET RESISTENT STEEL OVERHEAD DOOR ASSEMBLIES	02/01/2021
084113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	02/01/2021
084413	GLAZED ALUMINUM CURTAIN WALLS	02/01/2021
087100	DOOR HARDWARE. rev	03/02/2021
088000	GLAZING. rev	02/01/2021
088300	MIRRORS	02/01/2021
089119	FIXED LOUVERS	02/01/2021
<u>DIVISION 09</u>	<u>FINISHES</u>	
092216	NON-STRUCTURAL METAL FRAMING	02/01/2021
092900	GYPSUM BOARD	02/01/2021
095123	ACOUSTICAL TILE CEILINGS	02/01/2021
096500	RESILIENT FLOORING	02/01/2021
096513	RESILIENT BASE AND ACCESSORIES	02/01/2021
096519	RESILIENT TILE FLOORING	02/01/2021
096566	RESILIENT ATHLETIC FLOORING	02/01/2021
098433	SOUND-ABSORBING WALL PANELS	02/01/2021
099113	EXTERIOR PAINTING	02/01/2021
099123	INTERIOR PAINTING	02/01/2021

099300	STAINING AND TRANSPARENT FINISHING	02/01/2021
<u>DIVISION 10</u>	<u>SPECIALTIES</u>	
101100	VISUAL DISPLAY UNITS	02/01/2021
101419	DIMENSIONAL LETTER SIGNAGE	02/01/2021
101423	PANEL SIGNAGE	02/01/2021
102600	WALL PROTECTION	02/01/2021
102641	BULLET RESISTANT PANELS	02/01/2021
102800	TOILET, BATH, AND LAUNDRY ACCESSORIES	02/01/2021
104313	AUTOMATIC EXTERNAL DEFIBRILLATOR (AED) CABINETS	02/01/2021
104413	FIRE PROTECTION CABINETS	02/01/2021
104416	FIRE EXTINGUISHERS	02/01/2021
105113	METAL LOCKERS	02/01/2021
105600	SLIDING POLES	02/01/2021
105613	METAL STORAGE SHELVING	02/01/2021
107516	GROUND SET FLAGPOLES	02/01/2021
<u>DIVISION 11</u>	<u>EQUIPMENT</u>	
113013	RESIDENTIAL APPLIANCES	02/01/2021
<u>DIVISION 12</u>	<u>FURNISHINGS</u>	
122113	HORIZONTAL LOUVER BLINDS	02/01/2021
123553.13	METAL CASEWORK	02/01/2021
123661	SOLID SURFACING	02/01/2021
124813	ENTRANCE FLOOR MATS AND FRAMES	02/01/2021
<u>DIVISION 14</u>	<u>CONVEYING EQUIPMENT</u>	
142400	HYDRAULIC ELEVATORS	02/26/2021
<u>DIVISION 21</u>	<u>FIRE SUPPRESSION</u>	
210500	COMMON WORK RESULTS FOR FIRE SUPPRESSION	02/26/2021
211313	AUTOMATIC SPRINKLER SYSTEMS	02/26/2021
<u>DIVISION 22</u>	<u>PLUMBING</u>	
220513	COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT	02/26/2021
220517	SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING	02/26/2021
220518	ESCUTCHEONS FOR PLUMBING PIPING	02/26/2021
220519	METERS AND GAGES FOR PLUMBING PIPING	02/26/2021
220523	GENERAL-DUTY VALVES FOR PLUMBING PIPING	02/26/2021
220529	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	02/26/2021
220553	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	02/26/2021
220719	PLUMBING PIPING INSULATION	02/26/2021
221116	DOMESTIC WATER PIPING	02/26/2021
221119	DOMESTIC WATER PIPING SPECIALTIES	02/26/2021
221123	DOMESTIC WATER PUMPS	02/26/2021
221316	SANITARY WASTE AND VENT PIPING	02/26/2021
221319	SANITARY WASTE PIPING SPECIALTIES	02/26/2021
221413	FACILITY STORM DRAINAGE PIPING	

221423	STORM DRAINAGE PIPING SPECIALTIES	02/26/2021
221429	SUMP PUMPS	02/26/2021
221513	GENERAL SERVICE COMPRESSED AIR PIPING	02/26/2021
221519	GENERAL SERVICE PACKAGED AIR COMPRESSORS AND	02/26/2021
223400	RECEIVERS	02/26/2021
224200	FUEL FIRED, DOMESTIC WATER HEATERS	02/26/2021
	COMMERCIAL PLUMBING FIXTURES	02/26/2021
224716	PRESSURE WATER COOLERS	02/26/2021
226100	FUEL GAS PIPING	02/26/2021
<u>DIVISION 23</u>	<u>HVAC</u>	
230500	COMMON WORK RESULTS FOR HVAC	02/26/2021
230501	BASIC MECHANICAL MATERIALS AND METHODS	02/26/2021
230513	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	02/26/2021
230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	02/26/2021
230548	VIBRATION AND SEISMIC CONTROLS FOR HVAC PIPING AND EQUIPMENT	02/26/2021
230553	IDENTIFICATION FOR HVAC EQUIPMENT	02/26/2021
230593	TESTING, ADJUSTING, AND BALANCING FOR HVAC	02/26/2021
230700	HVAC INSULATION	02/26/2021
230900	INSTRUMENTATION AND CONTROL FOR HVAC	02/26/2021
232113	HYDRONIC PIPING	02/26/2021
232114	RADIANT HEATING PIPING	02/26/2021
232500	HVAC WATER TREATMENT	02/26/2021
233113	METAL DUCTS	02/26/2021
233300	AIR DUCT ACCESSORIES	02/26/2021
233423	HVAC POWER VENTILATORS	02/26/2021
233423.01	CEILING FANS	02/26/2021
233424	VEHICLE EXHAUST SYSTEM	02/26/2021
233600	AIR TERMINAL UNITS	02/26/2021
233700	AIR OUTLETS AND INLETS	02/26/2021
233813	COMMERCIAL KITCHEN HOODS	02/26/2021
235216	CONDENSING BOILERS	02/26/2021
237213	ENERGY RECOVERY UNITS	02/26/2021
237200	AIR TO AIR ENERGY RECOVERY UNITS	02/26/2021
237413	PACKAGED OUTDOOR CENTRAL STATION AIR HANDLING UNITS	02/26/2021
238126	SPLIT SYSTEM AIR CONDITIONERS	02/26/2021
238239.13	CABINET UNIT HEATERS	02/26/2021
238239.16	PROPELLER UNIT HEATERS	02/26/2021
<u>DIVISION 26</u>	<u>COMMON WORK RESULTS FOR ELECTRICAL</u>	
260500	EXCAVATION AND BACKFILL FOR ELECTRICAL	02/26/2021
260501	CONCRETE FOR ELECTRICAL	02/26/2021
260502	PAINTING FOR ELECTRICAL	02/26/2021
260503	ELECTRICAL SYSTEMS TESTS	02/26/2021

260504	ELECTRICAL SERVICE	02/26/2021
260506	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND	02/26/2021
260519	CABLES	02/26/2021
260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	02/26/2021
260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	02/26/2021
260530	CONDUIT AND TUBING FOR ELECTRICAL SYSTEMS	02/26/2021
260534	BOXES FOR ELECTRICAL SYSTEMS	02/26/2021
260542	DUCTBANKS	02/26/2021
260547	MANHOLES	02/26/2021
260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS	02/26/2021
260923	DISTRIBUTED DIGITAL LIGHTING CONTROL SYSTEM	02/26/2021
262416	BRANCH CIRCUIT PANELBOARDS	02/26/2021
262417	DISTRIBUTION SWITCHBOARDS	02/26/2021
262726	WIRING DEVICES	02/26/2021
262813	FUSES	02/26/2021
262817	DISCONNECT SWITCHES	02/26/2021
262818	CIRCUIT BREAKER ENCLOSURES	02/26/2021
262913	ENCLOSED CONTROLLERS	02/26/2021
263100	SOLAR PHOTOVOLTAIC (PV) SYSTEM	02/26/2021
263353	STATIC UNINTERRUPTIBLE POWER SUPPLY	02/26/2021
263623	AUTOMATIC TRANSFER SWITCHES	02/26/2021
263626	PACKAGED ENGINE GENERATOR SYSTEMS	02/26/2021
264100	FACILITY LIGHTNING PROTECTION	02/26/2021
264300	TRANSIENT VOLTAGE SUPPRESSION	02/26/2021
265100	LIGHTING	02/26/2021
<u>DIVISION 27</u>	<u>COMMUNICATIONS</u>	
270500	COMMON WORK RESULTS FOR COMMUNICATIONS	02/26/2021
270526	GROUNDING AND BONDING FOR COMMUNICATIONS	02/26/2021
	SYSTEMS	02/26/2021
270536	TELECOMMUNICATIONS SYSTEMS – CABLE TRAY / RUNWAY	02/26/2021
272000	STATION ALERTING SYSTEM	02/26/2021
<u>DIVISION 28</u>	<u>ELECTRONIC SAFETY AND SECURITY</u>	
280500	COMMON WORK RESULTS FOR ELECTRONIC SAFETY AND	02/26/2021
	SECURITY	02/26/2021
280513	CONDUCTORS AND CABLES FOR ELECTRONIC SAFETY AND	02/26/2021
	SECURITY	02/26/2021
281000	INTEGRATED ACCESS CONTROL	02/26/2021
282300	ELECTRONIC SURVEILLIANCE	02/26/2021
283100	FIRE DETECTION AND ALARM	02/26/2021
<u>DIVISION 31</u>	<u>EARTHWORK</u>	
312319	DEWATERING	02/26/2021
313116	TERMITE CONTROL	02/26/2021

Existing Station Drawings
07/20/1962

Approved HVAC Products
Prepared by Arlington County

Westnet Drawings Arlington New FS 8_AS_REV_4
01/03/2021

Existing Fuel Drawings
07/05/1994



MCN Build Inc
1214 28th Street, NW
Washington, DC, 20007
Tel: (202) 333-3424
Fax: (202) 333-3425

July 12, 2021

Department of Environmental Services
1400 N. Uhle St., Suite 403,
Arlington, VA 22201
Attention: Richard Pinsky

Fire Station 8 Rebuild – Allowances and Unit Rates

Dear Mr. Pinsky,

“Allowances” are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. These allowances are included to project a final cost to include labor, material, equipment and any subcontractor costs. A reasonable estimate for an assumed scope and quality is included as a placeholder.

Presumed Asbestos \$37,340 | Presumed asbestos containing material that was either un-tested, unquantifiable, or unreachable for testing. This Price includes the proper removal of chalk/tack boards, composite windowsills & stair tread mastic gypsum ceiling deck, flange gaskets, metal fire doors, roofing membrane, and mirror mastic.

Bullet Resistant Steel Door (Swing) \$6,500 | Is the cost for a bullet resistant swing door to replace the specified/designed yet unachievable 3’ wide overhead section/coiling bullet door from Ambico Co. The included door has the same UL rating and provides a “Safe Haven” space accessible with a swing door.

Interior Signage \$8,000 | Includes costs associated with furnishing and installing all interior signage that has not yet been designed. This includes wayfinding and room identification per code.

Lock-out/ Tag-out Procedure Manual \$20,000 | This item was directed by the county to be included in MCN’s GMP budget. Scope and proposal provided by owner.

Reuse of Existing Field stone as Cladding \$7,500 | Included is the cost associated with setting stone provided by the county in a memorial wall. MCN has not received a design, quantity of provided stone or details on how to construct this memorial wall. MCN’s allowance includes stacking stone on a CIP footing.

Granite History & Legacy Strips \$18,500 | Design to budget. Budget includes costs for acid etched granite strips anchored to walls, set on walkway and in-between capstones at wall. Further design to include type of granite, thickness, color, quantity, and engraving/etching type.

DEF Tank \$25,000 | Item and amount directed by county to be included in MCN's GMP budget.

Interactive Display (For Legacy Items) \$25,000 | Design to budget. GMP budget includes hardware, power, and low voltage connection. Multimedia content and subscription excluded.

EV Charging Station \$25,000 | Item and amount directed by county to be included in MCN's GMP budget. Cost to purchase and install two unspecified charging station unit.

Total Allowance Amount: \$172,840.00

“Unit Rates” are options provided at the Owner's request and are not currently included in the Budget. These unit rates are included as safeguards to indicate possible exposure to the owner if certain specified site conditions are encountered. It is assumed no special requirements are required for excavation of the site.

Contaminated Soils:

Prior to receiving this ESA Report, Hauling and Disposal of Dry Petroleum Contaminated Soils was included in MCN's Temporary Station GMP as an Add Alternate of **\$75/Ton** for assumed highly contaminated soils. Upon evaluation of this report, MCN will revise this Add Alternate to **\$38/Ton** to reflect stated ESA report levels. Exact quantities are to be determined during excavation and will be charged at the new stated Per Ton Rate. Upon discovery of contaminated soils by MCN will begin haul away to Soil Safe or Clean Earth cleaning facilities. There will be no stockpiling or storing of materials on site.

Premium for Rock and Foundation Excavation - \$265/ton

Thank you,

Michael Gruch

MCN Build, Inc.



MCN Build, LLC
1214 28th Street, NW
Washington, DC, 20007
Tel: (202) 333-3424
Fax: (202) 333-3425

March 26, 2021

Department of Environmental Services
1400 N. Uhle St., Suite 403,
Arlington, VA 22201
Attention: Richard Pinskey

Fire Station 8 Rebuild – Constructability/Sole Source/Future Price Increase/ COVID Response/Long-Lead Time Memorandum based | 75% Construction Document Set.

Dear Mr. Pinskey,

I. Constructability Issues:

- MCN has received a geotechnical report for the proposed project site. It has been assumed that the site is structurally sound for new construction and similarly does not contain hazardous materials.
- Delegated design has been included for the storm water management vaults. Further coordination is still required to coordinate building footings around the vault structure.

II. Sole Source Products/Manufacturers:

- a. Fire Poles
- b. Bullet resistant doors.
- c. Siemens control systems.

III. Material Price Increases:

- MCN Build will continue to monitor the market and advise Arlington County of any possible impacts to this project.
 - a. *METAL: Domestic steel pricing is at all time highs and still moving up. Demand in numerous segments remains good and capacity taken offline in 2020 largely remains idled making supply tight.*
 - b. *CEILINGS METAL: Grid & specialty prices have seen significant increases based on rising metal costs.*
 - c. *INSUALTION: US Fiberglass demand continues to be extremely high and mineral wool lead times are well over 100 days. Energy code driving higher usage. OC has recently added capacity in Kansas City in Spring*

2021 and other lines expected in Fall 2021. New fiberglass supply will have limited effect on available product.

- d. INTERIOR FINISHING: Winter storms in central US caused significant impacts with chemical production in the Gulf. Supply of latex has been disrupted and will create supply issues for finishing products.*
- e. OTHER: Nearly every other product (Lumber, FRP, Exterior Insulation, EIFS, etc.) experiencing cost inflation from raw material, freight and/or production issues. Ocean freight costs and limited shipping container supply have pressured costs for imported material (fasteners, wire, etc.)*

MANUFACTURER PRICE INCREASES (OCT 2020 - CURRENT)

WALLBOARD/GLASS MAT METAL FRAMING CEILINGS

October - up to 10% October - 10% | November - 10% Dec - 7-10% Grid, 5% Specialty
January - up to 20% (Eastern US) December - 10% | January - 10% February - 7-9% Tile, 10% Grid
Feb/Mar - up to 20% (Western US) February - 10% | March - 10% February - 10% Specialty
March/April - up to 20% April - 10%+ | May - 10%+ March - 10% Grid | April - 10% Grid

INTERIOR FINISHING EXTERIORS INSULATION:

October - 5% Interior Finishing January - 5-8% EPS September - 4% Fiberglass
January - 5% Interior Finishing January - 3% Polyiso January - 8% Fiberglass
January - 10% Bead & Trim Jan/Feb/March - 10% Wire/Beads January - 4-7% Mineral Wool
March/April - 5% Interior Finishing February - 3-5% EIFS April - 8-12% Fiberglass
March/April - 10% Bead & Trim February - 8 - 15% XPS Insulation April - 6-8% Mineral Wool
FASTENERS Feb/Mar/Apr - 3-5% Cements OTHER
Dec - Fasteners/Systems - 8% March - 5% EPS April - 5-10% FRP
Mar - Fasteners/Systems - 10-13% March/April - 5% All Cement Board

**Source: L&W Supply Merchandising Update- Q1 2021*

IV. COVID-19:

- a. **PROPOSALS ARE CONTINGENT ON A LACK OF IMPACT BY THE CORONAVIRUS NATIONAL EMERGENCY.** Given the existence of the coronavirus pandemic, MCN will use its best efforts to staff and supply this project to be able to hit the scheduled completion date but reserves its right to seek an excusable extension of time if MCN or its subcontractors and suppliers are unable to maintain planned crew sizes due to the illness, supply shortages or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended pursuant to the terms of the proposed MCN, we intend to seek additional costs associated with the suspension.

V. Long-Lead Delivery Items:

- a. Historically, long-lead items can include structural steel, mechanical equipment, light fixtures, floor finishes, ceiling clouds, doors and frames, Cement and Insulated metal panels and anything custom such as glazing/fritting patterns, features millwork, steel/metal fabrications, etc.

- i. Structural steel is anticipated to have a lead time of 14-16 weeks from release to first being installed. This includes submittals and shop drawings, coordination and approval, fabrication, and delivery. This time does not include bidding, de-scoping, and subcontractor selection.
- ii. Mechanical equipment can have a lead time of 16 weeks.
- iii. Firemen poles 8 weeks.
- iv. Insulated metal panels can have a lead time of 10-12 weeks.
- v. Glazing and rain screen façade systems can have a lead time of 19-21 weeks, this is inclusive of 6 weeks for submittals and shop drawings.
- vi. Light fixtures can have a lead time of 12-14 weeks.
- vii. Kitchen equipment can have a lead time 14 of weeks.
- viii. Elevator 12-14 weeks.
- ix. Bi-fold doors 14-16 weeks.
- x. Doors frames and hardware 11-15 weeks.

Thank you,

Michael Hruch
MCN Build, Inc.

FIRE STATION 8
BASIS OF PROPOSAL
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BASIS OF PROPOSAL (GMP REVISION 3)

The Basis of Proposal is a written explanation clarifying the assumptions and exclusions used in establishing the Fire Station #8 Project 75% Construction Document (CD) GMP Budget dated 4/21/2021.

This Basis of Proposal does not incorporate the latest 90%CD construction document set dated 5/11/2021.

The GMP Proposal is based on the following documents provided by the Architectural firm Lemay, Erickson, Willcox Architects and Arlington County.

Provided by:

LEWA
LEWA
LEWA

LEWA
Arlington
LEWA
LEWA
LEWA
LEWA
Arlington
LEWA
LEWA
Arlington
LEWA
LEWA

Contract Documents:

081113_fl_rev.pdf
087100 door hardware.pdf
AFS8-50CD Specs_20210201.pdf
088000 - glazing_rev
MEPSPECS-75pCD-19.02122.00.pdf
AFS8 - Existing Station Drawings - FS8R_4845_EXST_BLDG_DWG.pdf
APPENDIX A - Hazmat Report - 20180626.pdf
APPENDIX B - Geotech report, utility survey 20201222.pdf
APPENDIX C - Ph II Env. Assessment Report 20210125.pdf
APPENDIX D - Archeological Report 202101.pdf
Arlington Approved Product HVAC Products.pdf
FS8R_4845_EXST_FUEL_DWG_1994-05-07.pdf
FS8R_Load-Letter_20200422.pdf
Westnet Drawings Arlington New FS 8_AS_REV_4.pdf
AFS8 - 75CD DRAWINGS_20210302
01 RFI Log 3.26.2021

ALTERNATES

Alternates are options provided at the Owner's request and are not currently included in the Budget.

Add Alternates & Deducts	
Industrial Hygienist	\$6,600
Additional Contaminated Soil Testing	\$500
Disposal of Contaminated Soils (Petroleum Only) *Contaminated Soils Memo	
Removal of Contaminated Soils (Petroleum Only) *Contaminated Soils Memo	
Change Storefront to Curtain Wall	\$10,500
Additional Digital Image on First Floor	\$5,100
Interior Glass Greater than 1/4".	\$4,500
Galvanized Steel Lockers	\$3,300
Padlocks	\$960
Built-in Combo Locks	\$3,120
Precast Stair Treads	(\$28,500)
Trane ATC ILO Specified Siemens System	(\$50,000)
Premium for Rock and Foundation Excavation - \$265/ton	

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Disposal of Contaminated Soils (Petroleum Dry Only) *Contaminated Soils Memo

ALLOWANCES

"Allowances" are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. These allowances are included to project a final cost to include labor, material, equipment and any subcontractor costs. A reasonable estimate for an assumed scope and quality is included as a placeholder.

Presumed Asbestos	\$37,340
Bullet Resistant Steel Door (1 Swing)	\$6,500
Interior Signage	\$8,000
Lock-out/ Tag-out Procedure Manual	\$20,000
Reuse of Existing Flagstone as Cladding	\$7,500
Granite History & Legacy Strips	\$18,500
DES Fuel Tank	\$25,000
Interactive Display (For Legacy Items)	\$25,000
EV Charging Station	\$25,000
	\$172,840

CONTINGENCIES

MCN recommends that the Owner carries a Design Contingency (DC) as an Owner's Project Cost. We consider the DC contingency to cover drawing development/refinement between the current set and the CD set and design tweaks requested by the Owner during construction. Historically, this is 3 to 5% of every project. Generally, the owner carries and manages this fund.

MCN recommends that the Owner carries a Course of Construction (COC) Contingency as an Owner's Project Cost. We consider the COC contingency to cover the unforeseen circumstances, code compliance, unforeseen conditions, unexpected owner changes. Historically, this is 3 to 5% of every project. Generally, the owner carries and manages this fund.

MCN has included a Design Contingency of 0% for the Project. We have also included a 3% Construction Contingency for the Project. Construction Contingency is included for items that have not been identified as a trade specific scope under the contract documents and may require further clarification or coordination. The Design and Construction Contingency can be committed by MCN Build, Inc. with proper notification to the Owner in order to cover cost anticipated but not committed on the current construction documents. These costs may include "scope issues" (i.e. coordination issues between trades), missed scope during the subcontractor bidding process and inefficiencies created by such items as weather, mishaps, etc.

BASIS OF ESTIMATE SYSTEM DESCRIPTIONS AND CLARIFICATIONS

Please note the following basis of estimate descriptions and clarifications:

GENERAL

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INCLUSIONS:

1. Individual trade permits. Building permits and permit fees are by the Owner.
2. Insurance burden of 1.2%.
3. Payment and Performance Bond of 1.3%.
4. Escalation of 0.5%.
5. General Condition Fee for the listed scope areas:
 - Traffic Signal Work (EEC#1)
 - Phase 2 - New Fire Station (Bldg.) (ECC#3)
 - Phase 2 -Site (ECC#4)
6. Interim cleaning and required dumpsters.
7. Final building cleaning.
8. It is anticipated that the project will pursue LEED Silver certification.
9. Areas outside limits of construction are to be left clean and ready for operation at the end of each workday.
10. We include trade specific inspections only. MCN Build is not responsible for costs associated with independent testing or 3rd party inspections services.
11. We include an allowance for COVID-19 safety and preventative measures. At this time due to current developments in vaccines we anticipate a reduced risk and have reduced the allowance line item.
12. Sales tax on materials in place has been included.
13. An engineered site-specific Traffic Control Plan (TCP) for construction is included.
14. Builder's Risk insurance.

EXCLUSIONS:

1. Design contingency.
2. Utility hook-up and consumption costs after substantial completion of construction.
3. Utility hook-up and consumption costs during construction. By Owner.
4. Moving Costs of items to be salvaged in existing Fire Station. (Moving and Salvaging by Owner.
5. Planned Power Agreements (PPA).
6. Building permit and associated fees.
7. Site Improvements beyond those specifically identified on the contract documents.
8. Impacts to construction operations due to Federal and/or local agency road closures.
9. Delays caused by permitting agencies or utility companies. Delays caused by the negligence of the General Contractor are the responsibility of MCN Build, Inc.
10. Contaminated soils and water, unless specifically mentioned and quantified in the Contract Documents. Mere mention that the site "may contain" contaminated components does not facilitate inclusion or acceptance by MCN Build.
- 11.

SCHEDULE

INCLUSIONS:

1. It is explicitly understood that work is occurring on an unoccupied property, understanding the project is adjacent with properties in the community.
2. We have included typical weather delays consistent with historical data for this region. The timeframe figured was from start of site work to the substantial completion of the Work. If there is a weather event that affects the following day, this day maybe considered a partial or full lost day. Any atypical weather events that create additional delays to the Project are not included in the baseline schedule.
3. We have based the substantial completion of this project on several milestones in the baseline schedule including GMP acceptance and permit approvals. MCN Build will provide an updated, bi-

FIRE STATION 8
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weekly baseline schedule including revised milestone. In addition, MCN Build will provide ample notification of potential delays to the project. Delays that are clearly identified and discussed, but are not remedied, will cause potential delays to the project. If these delays are not caused by the negligence of MCN Build, additional time will be needed to complete the Project.

4. Pricing is based on continuous hours with no interruptions. Owner's attention is brought to the fact that some of the work is noisy and could be disruptive despite all attenuation measures taken. Work to be performed in accordance with County noise ordinance.
5. Schedule is dependent on timely review and approval of submittals required by contract. (Schedule is based on no more than a 10 calendar day review).
6. We have based our schedule on the following milestones. Note that this is a tentative schedule and subject to change.
 - a. Abatement & Raze existing Bldg.: November 18, 2021 (start)
 - b. New fire station structure: March 14, 2023.
 - c. New fire station substantial completion: May 23, 2023.
 - d. Site work: October May 16, 2023.
 - e. Project Final Completion: June 21, 2023.

EXCLUSIONS:

1. We have excluded atypical weather delays inconsistent with historical data for this region.
2. Delays caused by Owner, permitting agencies or utility companies.
3. No penalties shall be assessed against MCN Build because of delays experienced due to COVID - 19, be they supply chain delays or jobsite shutdown related.

TRAFFIC SIGNALIZATION WORK

INCLUSIONS:

1. This proposal is based off a draft. We have engineered an operable intersection based on subcontractor's experience & expertise, but only the work identified in writing is included in this proposal.
2. Pricing is based off a **DRAFT** plan provided Gorove Slade.
3. All work is in strict conformance to Arlington County standards & specifications.
4. Utility coordination is included for our new service. Arlington County Government to pay any required fees.
5. Standard ACG foundation design for poles and mass arms.
6. Pavement striping.
7. General surveying for the work.
8. (1) year warranty on workmanship commencing on the date of the project's completion.
9. Traffic Signal Upgrades to Include the following:
 - 5 Mast Poles Complete w/ foundation
 - 12 Pedestal Poles Complete w/ foundation
 - All traffic & pedestrian signals
 - All pushbuttons, Detection Cameras, CCTV & Pre-Emption devices
 - All signal cable & power cable
 - All new Street name signs & Regulatory signs
 - Traffic control cabinet w/ UPS
 - Metered service pedestal & DVP coordination
 - Junction boxes & trenched conduit
 - Bored conduit (See attached proposed layout. Bore machine to sit on NEC & shoot in all directions from there.)

Mast Poles are as follows:

- Non-Ornamental w/ 6' Lighting Arm

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- Black powder coat over galvanized finish
- Designed according to 2016 R&B 2013 AASHTO/80 MPH
- Foundation shall be Arlington county standard
- VDOT Pole Inspection not included.

10. Hard Surface Restoration:

- All hard surfaces damaged as part of this installation shall be restored in kind.
- ADA compliance shall be maintained during construction with temporary measures as needed.

11. TWO (2) MOBILIZATIONS:

- 1st MOB - Complete all sub surface work
- 2nd MOB - Finish all installation & close

EXCLUSIONS:

1. Designing an engineered site-specific (Intersection) Traffic Control Plan (TCP) is EXCLUDED. MCN will included a construction traffic control as needed for the Work.
2. The final TCP/MOT site-specific control plan is to be designed by the design team.
3. Pole Foundation Design.
4. Lightening design.
5. Surveying. General surveying of MCN work is included.
6. The Fiber Optic Work itself. MCN has included building conduit to existing FO junction box on NEC Lee/Culpeper and coordination.
7. Core drilling and water proofing.
8. Tampering of equipment voids any applicable warranty and nullifies MCN's obligation to remedy the problem under a warranty claim. Any third party, and/or the owner, not expressly authorized by MCN to perform such modification will be responsible for the costs associated to resolve any issues arising out of such modifications.

DEMOLITION

INCLUSIONS:

1. Site Demolition:
 - Existing asphalt.
 - Existing drive concrete flatwork.
 - Existing walks, ramps and stairs.
 - Existing landscape, trees, misc. plantings and grass.
 - Miscellaneous Removal of Site Items (Site Structures).
 - Generator Building and Generator. Generator tank is assumed to be empty.
 - Temporary Station (Complete Raze)
2. Existing Building Abatement & Demolition (Complete Raze):
 - Slab on Grade and Foundation Walls.
 - Abatement of Known Positive Items per AMA Survey dated June 26th 2018 Report.
 - i. Obtain required permits to perform the abatement.
 - ii. Isolation of abatement areas and construct decontamination facility.
 - iii. Remediation of Universal Waste listed.
 - Disposal of Materials Produced During Demolition.
 - Building foundations are assumed to be typical (slab on grade, spread footings).
3. UST Tank Removal:

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- Remove concrete pad and dispenser.
 - Provide manifest of proper disposal In-Ground Tank Demolition.
 - Permit.
 - 20K & 30K UST.
 - Removal of waste associated with cleaning tank.
 - 4 soil samples per UST for tank analysis.
 - Prepare closure report.
4. Demolition of temporary apparatus bay slab and drive apron.
 5. Temporary protection for existing site conditions to remain only.
 6. Removal of underground storage tank.
 7. Cut/Cap/Make-Safe for MEP.
 8. Dust control.
 9. Demolition of temp structure only.
 10. Underground utility excavation and removal as shown on the contract documents at indicated locations and elevations.

EXCLUSIONS:

1. Contaminated or hazardous soils removal beyond trace amounts as described in the ECS report.
2. Notifying adjacent neighbors of demolition operation.
3. Emptying of USTs. This is the responsibility of the owner.
4. Salvaging of generator or other existing material not specified to be salvaged.
5. Salvage temporary apparatus bay structure.
6. Moving, storing, or relocating of owner items.
7. Industrial hygienist.
8. Additional contaminated soil testing.
9. Additional existing buildings, foundations, utilities, etc. not shown on the Contract Documents.
10. Additional removal of existing public space sidewalks, light poles, traffic devices, curbs, and gutters unless specified in the budget.
11. The removal of buried walls, grade beams, over-sized footings, pile caps, and deep foundations is not included.
12. Demolition not specifically described in the inclusion part of this document.
13. Support of existing utilities not shown.
14. Removal of unsuitable or hazardous material not included in scope.
15. Undercutting.
16. Rock removal.
17. Restoration of any kind.
18. Support of Excavation (SOE). It assumed that MCN will be able to layback excavation on the temporary fire station project site for the removal of USTs.
19. Industrial hygienist.

SITE

INCLUSIONS:

1. Gravel access roads capable of supporting heavy equipment to and on the site are to be built and maintained.
2. Sediment and erosion controls for the Work.
3. Test pits for existing utilities.
4. Video survey existing utilities.
5. Allowance for sidewalk permits.
6. Site survey.
7. Addition and/or replacement of specified site utilities at temporary apparatus bay, temporary residence, and permanent fire station. Site utility work to include: storm, sanitary, domestic water, cleanouts, CIP stormwater cisterns, trench drains, sawcut pavement, temporary and

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- permanent road patch, The existing domestic storm and sewer line are existing to remain. Includes pipe, fittings, manholes, area basin, overflow and connection to existing inlet.
8. Site Earthwork to include site cut and fill, back fill exterior wall, rough grading.
 9. Replacement and relocation of storm water line.
 10. Allowance for casual dewatering for rain.
 11. Site concrete flatwork:
 - a. Curb and gutter.
 - b. Sidewalks.
 - c. HC ramps.
 12. Generator, transformers pads.
 13. Fill and set bollards.
 14. Concrete site furnishing installation.
 15. Driveway and drive aprons.
 16. Heavy duty asphalt at temporary facility.
 17. Planters and walls.
 18. Dumpster masonry enclosure wall.
 19. Legacy related site masonry.
 20. Allowance for Heritage Plaza.
 21. Site hand and guard rails.
 22. Enclosure gates for dumpster, transformer and generator.
 23. Allowance for site signage.
 24. Allowance for site lighting (light poles, pathways, main entrance, flagpole, underground conduit).
 25. Traffic control.
 26. Landscaping including planting of trees, mulch, and shrubs, seeding and sodding with a one-year one-time warranty on all newly installed plant material. We do not include replacement related to vandalism or acts of God. An allowance for landscaping at temporary facility is included.
 27. Allowance for site improvements (FF&E).
 28. Allowance for fuel station sitework.
 29. Allowance for island dispensing pump system.
 30. Jellyfish structure.
 31. Snow and ice removal as required to complete the work.
 32. We include 95% compaction only for structural slab on grade.
 33. Rock excavation will be handles on T&M Basis.
 34. Excessive wet soil to be handled on a T&M Basis.
 35. Bus stop concrete, bench and signage.
 36. Site furniture.
 37. Fencing as shown on the contract documents.

EXCLUSIONS:

1. Perimeter decorative fencing and fencing at parking lot if not shown on documents.
2. Bus stop enclosure.
3. Bioretention ponds.
4. Premium for rock excavation.
5. Hazardous and contaminated soils treatment/removal.
6. Snow and ice removal outside LOD.
7. Archeology study or delays caused by study.
8. Repair or modifications to existing public sanitary, storm water, and domestic water mains, other than specified and shown in the Contract Documents.
9. Irrigation systems.
10. Assumed existing material will be suitable for backfill for building and utilities. Imported suitable material excluded.
11. Relocation of existing utility vaults, unless specified.
12. Milling and/or public space restoration beyond the extent indicated on the Contract Documents.

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13. Relining, strengthening, or repair of existing sanitary and storm water piping whether as a result of discovery or new construction.
14. Modifications to existing or new street lighting. Existing to remain.
15. Replacement of the existing domestic water line or sanitary line. Both are existing to remain. New connections will be made at the building footprint.
16. Bus stop enclosure and visual display boards.
17. BIM / 3D design and coordination for site utilities. Only within 5' of the building.

EXCAVATION SUPPORTS

INCLUSIONS:

1. N/A

EXCLUSIONS:

1. Support of excavation other than inside the existing building foundation.

SUPERSTRUCTURE, MASONRY, & SITE ELEMENTS.

INCLUSIONS:

1. Building Concrete system to include:
 - a. Footings for stairwells.
 - b. Elevator pit.
 - c. CIP footings.
 - d. Piers (only 20 shown).
 - e. Slab on grade. Tolerance of slab is assumed 1/4" over 10' .
 - f. Slab on metal deck.
 - g. Provisions for inclement weather to include plastic coverings and modified pour times.
 - h. 4" MEP pads (as shown on A3.01 & A3.03)
 - i. Allowance for miscellaneous concrete infills and repairs.
 - j. Base for lockers.
 - k. Pan filled stairs and landings.
 - l. Depressed slabs.
 - m. Assume top of perimeter footing for fire station to be 98.50
 - n. Assuming concrete base at locker type LCK-4 at first floor (assume drilled dowels #4 @ 12" 4" embedment).
 - o. MCN assumes Assume detail 14/S2.01 for interior CMU walls on West side and detail 9/S2.01 on East Side.
 - p. Foundations are assumed to be earth formed.
2. Site Concrete system to include:
 - a. Footings
 - b. SWM Planters with 8" mat slab atop of precast SWM vault. Connections of devices to be field coordinated.
 - c. Trench drain bases.
 - d. Retaining wall.
 - e. Sidewalks per detail A2.01.
 - f. Vehicular paving/ drive apron.
 - g. Provisions for inclement weather to include plastic coverings and modified pour times.
 - h. Site Curbs (curb and gutter & header curb).
 - i. Assumed 4' high x 12" thick Retaining wall with 12" x 36" Footing (no detail shown).
 - j. Assume 12" thick walls & mat slab for Stormwater planters (no rebar detail).
 - k. Assume 12"x 36" footing only for west site wall marked #10 on A2.01 and Dumpster wall.

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- I. Foundations are assumed to be earth formed.
3. Masonry System:
- a. 8" Interior & Exterior CMU.
 - b. CMU walls reinforced per details in drawing S3.01.
 - c. Footings assumed to be at a maximum depth of 2' below finished grade.
 - d. Price includes two (2) staircases and one (1) elevator shaft. Stairs and elevators reinforced with one (1) rebar #5 at 32" O.C., and with a bond beam course at each level.
 - e. 4" Interior CMU at chases only.
 - f. Galvanized horizontal joint reinforcement; Extra Heavy Duty ladder type for interior walls per RFI.
 - g. Hot dipped galvanized "Extra Heavy Duty" ladder type joint reinforcement for exterior walls per RFI.
 - h. Hot dipped galvanized "GripStay" anchors for connecting cmu walls to columns at exterior locations per RFI.
 - i. Prefabricated masonry lintels for openings in cmu walls.
 - j. Prefabricated "L" and "T" wire units at cmu corners and intersections.
 - k. Fire safing at tops of masonry walls.
 - l. Exterior and Interior Brick Veneer. Same Brick Type.
 - m. Hohmann Barnard HB-213 hot dipped galvanized brick ties per RFI response.
 - n. Areas where brick are recessed, price is based on the recess not exceeding 1/2". No solid brick is considered at these locations. Holes in the brick will not show if the recess remains at 1/2" and solids would not be required. Premium for custom solid brick is not included.
 - o. Brick wash with 600 detergent by SureKlean or equal.
 - p. Expansion joints in Brick Veneer.
 - q. Pre-Cast cap, face Brick with 4" CMU ledge for Planter box to be 4'6" max height.
 - r. 8" CMU, Brick veneer & precast cap at Generator/Trash enclosure.
 - s. 8" & 4" CMU at foundation figured at 1'- 4" per details.
 - t. HB-213 Wall ties at sheathing backup & Ladder 270 at CMU backup for brick veneer.
 - u. Interior CMU at stairwell, elevator shaft and MEP shafts.
 - v. Grout filling of HM door frames.
 - w. Jam-Ex foam stop around the openings where specified.
 - x. Lintels.
 - y. Flashing system at grade & above openings (Flashing, 3" metal drip edge, 1" Termination bar, 1" mortar net, cell vents, and mastic under the drip edge and at termination bar)
 - z. Furnish & Install Rebar (#4 & #5).
 - aa. Belden Regal Blend Utility Size Face Brick.
 - bb. Regular Grey NW CMU Block.
 - cc. Regular Grey Type S for CMU and Colored Type N for brick veneer (Color: TBD)
 - dd. Face brick is considered at east and west walls at dining patio at third floor.
 - ee. CMU columns are considered at north and south bay walls at CL "G", "H", and "I."
Landscape wall at perimeter of planter box assumed to be utility size face brick on one side with concrete backup wall and a precast cap at top.
 - ff. Dumpster assumed to be 10' high; with utility size face brick on one side; 8" cmu backup; and a precast cap at top. CMU reinforced with one rebar #5 at 48" O.C. and with a bond beam at T.O.
4. Structural Steel work:
- a. Structural steel.
 - b. Joists
 - c. Squares of metal decking.
 - d. Steel columns & base plates. Column leveling plates & anchor bolts.

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- e. Safety cable at elevated floors and openings.
 - f. Roof Top equipment dunnage.
 - g. High roof framing & screen wall steel framing.
 - h. Allowance for structural steel items including: anchor bolt survey, moment connections etc.
 - i. Deck support angles.
 - j. Slab edge vertical channel assemblies & shelf angle.
 - k. Elevator metals: sump pit grate and frame, sill angles, pit ladder, hoist beam, vertical support for guides.
 - l. Allowance for support framing.
5. Miscellaneous Metal Work:
- a. U- Shape steel pipe bollards at dumpster & generator.
 - b. Bollards at site and apparatus bay entrance.
 - c. Steel frame for dumpster & enclosure gate.
 - d. Stair #1 & #2, metal stair flights, stringers, landing frame & decking.
 - e. Stair #1 & #2 wire mesh alum guardrails & handrails.
 - f. Stair #1 to receive precast stair treads.
 - g. Elevator sump pump grate, frame, sill angle, pit ladder, and hoist beam.
 - h. Steel channels & tubes at Bi-folding doors per 5,6/A8.06
 - i. Roof ladder.
 - j. CMU wall bracing angles.
 - k. Steel angle supporting brick above curtain walls.
6. Misc. Metals as Shown on the contract documents:
- a. Corner guards.
 - b. Bollards.
 - c. Site railings.
 - d. Bi-fold steel support.
 - e. Loose lintels.
 - f. Any specific finishes, all above is red oxide prime carbon steel unless painted.

EXCLUSIONS:

- 1. Concrete Exclusions:
 - a. Deep foundations.
 - b. Corrosion inhibitor for concrete.
 - c. Permeable paving.
 - d. SOG hardeners.
 - e. Site Concrete architectural finish of walls excludes patching of tie, honeycombs and bug holes smaller than 1/2".
- 2. Masonry Exclusions:
 - a. Glazed block.
 - b. UL Certified cmu are NOT included.
 - c. Roof Screen Wall per 6/A5.01. Hatched like CMU.
 - d. Masonry site wall- landscape wall shown in 1/A2.01. Serpentine wall at leftmost is not included under masonry. Per RFI the serpentine shape is a concrete curb. This is included under concrete.
 - e. "Z" shaped bars.
 - f. Neither rebar nor grout is considered in 4" CMU.

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- g. Sound Transmission Class (STC) rating greater than standard normal weight CMU provides.
- h. Special shapes or sizes for brick unless noted in the inclusions above.

ROOFING AND WATERPROOFING SYSTEMS

INCLUSIONS:

1. EPDM Roof System:
 - a. F/I EPDM membrane roofing, White color, 60mil, Fully adhered system.
 - b. Flashing membranes.
 - c. Polyiso 8" (R-38), flat base insulation and tapered insulation.
 - d. Parapet wall insulation (2") and sheathing (1/2").
 - e. 1/2" Densdeck cover board, 1/2" Densdeck sub board, and vapor retarder.
 - f. Termination bar and 0.018" stainless steel counter flashing as required.
 - g. 24ga Coping, gravel stop and scupper.
2. Green Roof System:
 - a. 8" growth media, plug system.
 - b. Green roof under solar panel included.
 - c. Gravel around green roof.
 - d. Aluminum drain box.
 - e. Protection board, drainage board, root barrier
 - f. Vector mapping test.
 - g. Specified warranty.
3. Concrete pavers with pedestals: 24"x24"x2"
4. Spray Foam Insulation and Dampproofing:
 - a. Spray Foam insulation at wall panel with intumescent and UV coating.
 - b. Spray Foam insulation at brick wall.
 - c. Spray Foam insulation below grade.
 - d. Membrane at Transitions: Henry Company; Blueskin SA at base of wall, windows, doors, and below grade.
 - e. Counter flashing.

DOORS FRAMES & HARDWARE

INCLUSIONS:

1. Interior Doors:
 - a. 16 gauge galvanized A60 hollow metal doors.
 - b. 14 gauge galvanized A60 three sided welded hollow metal thermal break frames.
 - c. 16 gauge cold rolled three sided welded hollow metal frames
 - d. Plain Sliced Cherry pre-fit, pre-machined and prefinished in Eggers Standard Selections
 - e. 5'-0" opening that includes a pair of 2'6" swinging doors that are bullet resistant.
 - f. Knox box.

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2. Bi-Fold Apparatus Bay Doors:
 - a. (4) 14' x 14' Door Engineering Model FF300XT Four Fold Door Glazed EXT-Fold.
 - b. (4) 14' x 14' Door Engineering Model FF300 Four Fold Door Glazed
 - c. Actual clear opening width will be less than framed opening width.
 - d. Exterior Mounted, Interior Mounted Operators.
 - e. Insulated doors.
 - f. 1" Insulated Glass: Pilkington's Energy Advantage Low-E.
 - g. Model XT Operators.
 - h. Light curtain photo eye.
 - i. Interior presence sensor.
 - j. Ceiling Pull Cord.
 - k. Spectracron Epoxy Primer Finish.
 - l. Tracks.
 - m. Push button station with stainless steel face plate with recessed enclosure.

EXCLUSIONS:

- a. Interior Door -Rotary cut not available and excluded.
- b. Bullet resistant sectional door. 3' sectional not possible.

GLAZING & METAL PANEL SYSTEMS

INCLUSIONS:

1. Curtain Wall:
 - a. 4 – sided Structural silicone glazed (SSG) Curtainwall system with an overall profile of 2-1/2"x 7-1/2" for 1" insulated glass.
 - b. 2-coat Kynar painted finish.
 - c. Curtainwall is located on south elevation between column lines B-E on page A5.01
 - d. Standard fritted glazing for translucent appearance). (Ref. Page A5.01 Elevation Key Notes).
2. Exterior Storefront:
 - a. Exterior thermal storefront with overall profile consisting of 2" x 4 1/2" for 1" Glass (to match the appearance of the SSG Curtain Wall.
 - b. 2-coat Kynar painted finish is included.
 - c. Glass type 1 -(per BOD and revised 75% glass spec) (Vison glazing) (Ref. page A5.01 Elevation Key Notes).
 - d. Glass type 2-(per BOD and revised 75% glass spec) (Spandrel glazing) (Ref. page A6.01 #1)
 - e. Glass type 3-(per BOD and revised 75% glass spec) Digital Distinction). (Fritted glazing with custom frit pattern of history/legacy image). (Ref. page A5.01 Elevation Key Notes).
 - f. Digital image is located on. Approximate square footage of digital image glass is 230 SF. The storefront on the first floor between column lines A-A.5 and 11-13 may need to be changed to Curtain Wall to accommodate the 14' shown height.
3. Interior Storefront:
 - a. Non-thermal storefront.
 - b. Profile of 1-3/4"X 4-1/2" 1/2" for 1/4" glass.
 - c. 1/4" Clear tempered glass.
 - d. Door schedule (page A0.01) shows doors 100B and 102B as 2" thick doors. Doors are included as 1-3/4" thick. (Which is a standard thickness for non-thermal doors).

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4. Interior Storefront:
 - a. Interior door lite glass is quoted as 1/4" clear tempered.
 - b. No glass thickness was given on A0.01 for the door lites. 1/4" thickness is the standard thickness for glass inserts.
5. Storefront Doors:
 - a. Thermal and non-thermal doors.
 - 100A (Thermal) with 1" clear IGU glass
 - 100B (Thermal) with 1/4" clear tempered glass
 - 102 (Thermal) with 1/4" clear tempered glass
 - 114E (Thermal) 1" clear IGU glass type
 - 210B (Thermal) 1" clear IGU glass type
 - b. ADA and Card readers hardware.
 - c. Door schedule (page A0.01) shows doors 100B and 102B as 2" thick doors. Doors are being quoted as 1-3/4" thick. (Standard thickness for non-thermal doors).
2. Metal Panel Systems:
 - a. Alucobound 4MM Aluminum Composite Metal Panels (ACM).
 - b. Field cut as curtainwall and the storefront.
 - c. Standard paint finishes are included.
 - d. Total approximate square foot is 5,200.
 - e. Cut outs shown on page A2.02 and will be located between the 1st and 2nd floor (shown on A5.05 between column lines 6-11) are included. Approved cut outs by architect prior to fabrication. 6 cut outs have been included.
3. Break Metal:
 - a. Provide and install .063 aluminum break metal around interior bulkhead above apparatus bays as shown in 1_ A7.02.
4. Matching of standard paint colors.
5. For Glazing and Metal Panel System assumptions and clarifications see attached *Basis of Proposal Assumptions and Location Design Assist Diagram (Between MCN and LEWA on 12.15.2020)*

EXCLUSIONS:

1. Glazing Systems Exclusions:
 - a. Insulated interior glass.
 - b. Specialty hardware at storefront door systems unless specified above.
 - c. Fire-rated and Bullet Resistant glazing excluded from this proposal unless shown in contract documents.
2. Metal Panels Exclusions:
 - a. Custom paint colors.
 - b. Insulated metal panels. MCN Providing ACM. **Page A6.01 (1) it shows insulated metal panels. On page A5.01 (legend) shows metal composite panels.*
 - c. FEVE, SMPT Textured, prints, anodized, and reflective excluded.
 - d. Panel modules that exceed 30". 75% CD design is included.
 - e. Waterproofing panels and insulation excluded. Waterproofing and insulation to be provided per Drawings (ACM panels are intended as a rain screen fully detached from the waterproofing and insulation systems of the exterior wall assembly).
 - f. Thermal girt systems excluded.
3. Metal Panels Exclusions:

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- a. Custom Colors and thickness over 0.63
4. Perforated Metal Screen.
5. Exterior aluminum sunshades. Canopies will be provided as designed.

ROUGH CARPENTRY

INCLUSIONS:

1. Rough Carpentry:
 - a. In-wall wood blocking.
 - b. Receive/Stock/Handle HM Frames, Doors.
 - c. Labor to Install Doors & Frames.
 - d. Labor to Install Bath Accessories per Bathroom.
 - e. Furnish & Install Roof Related Blocking.
 - f. Parapet and blocking construction.
2. Clean-up/Safety:
 - a. OSAH Guardrails.
 - b. Course of construction labor and clean up.
 - c. Additional dumpsters.
 - d. Final building cleaning.
 - e. Window cleaning.

EXCLUSIONS:

1. Wood framing construction.

INTERIOR CONSTRUCTION

INCLUSIONS:

1. Millwork:
 - a. Corian countertop and countertop support brackets at laundry room, office, bay toilet, restrooms, kitchen, and bunk rooms.
 - b. ADA enclosure, base cabinet with 2 drawer 2 door 1 shelf, structural wall, base cabinets with 2 drawer, 2 door 1 shelf at T., kitchen, and bunk room.
 - c. Corian shower panels at all showers.
 - d. All is scheduled to be standard colors.
 - e. Other millwork items:
 - Solid surface backsplash.
 - Grommets.
 - Integral sinks.
 - Sink cut-outs.
 - Front panels.
 - f. Frameless cabinet style.
 - g. Cabinet interior finish to be white melamine.
 - h. Cabinet exterior finish VG .
 - i. Cabinet edge material .018 PVC.
 - j. Drawer style to be flush full overlay.
 - k. Standard hinge, drawer slide, and wire pulls.

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- i. Wood cabinets.
 2. Gypsum Wallboard Systems:
 - a. All partition types per schedule.
 - b. Metal framing with required in-wall blocking.
 - c. Building insulation.
 - d. Exterior parapet wall at roof.
 - e. Gypsum Board Drywall with level 4 finish.
 - f. MR board at wet locations.
 - g. Level 4 drywall finish unless specified.
 - h. Provide exterior window headers at windows and doors.
 - i. Faced rigid insulation at apparatus bay. Thermax Styrofoam 2-1/2".
 - j. 2" Pittcon Reveal at stairwell.
 - k. Fiberglass bullet resistant panel at Safe Haven Space.
 - l. Acoustical ceilings and grid.
 - m. Acoustical wall panels.
 3. Flooring:
 - a. (RAF) Ecosurface - Qualified Composed Straight Edge.
 - b. (RF-1) Nora Systems Norament Arago, standard color.
 - c. (RF-2) Nora Systems - Norament XP, standard color.
 - d. (VCT) Qualified Armstrong - Excelon SDT - Armor Gray.
 - e. (RB) Qualified Johnsonite - Cove - 4" H - Base, standard color.
 - f. Resilient to concrete vinyl transition strips.
 - g. Sealed concrete.
 - h. Polished concrete grind hone, dye, densify, hone to 800 grit, guard and burnish concrete.
 4. Painting:
 - a. Interior paint inclusive of walls, ceilings, (per finish schedule), doors, frames, stairwells, and epoxy paint striping at apparatus bay floor.
 - b. Exterior paint inclusive of bollards and exposed metals.

EXCLUSIONS:

1. Level 4 drywall finish unless specified. Included at Acrovyn locations.
2. Walk-in cooler insulation.
3. Fiberglass reinforced plastic unless shown on documents.
4. Skimming at base unless specified. Included at Acrovyn locations.
5. Interior spray foam at wall cavities. Exterior only.
6. Stone, marble, quartz, and granite.
7. Fire rated millwork.

SPECIALTIES

INCLUSIONS:

1. Lockers:

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- a. 10.3 Gear lockers with doors LCK-4 (111 PPE Lockers) standard wire gear lockers with doors 20" w x 20" d x 72" h.
 - b. 10.4 Heavy duty metal shelving units, 30" Deep (112 Reserve Gear) 9- 36" w x 30" d x 87" h Clipper open metal shelving with 6 shelves per unit.
 - c. 10.2 lockers on 4" concrete base (104 Corr.)6- Standard metal KD single tier lockers 15" w x 15" d x 72" h 72- Standard metal KD single tier lockers 18" w x 24" d x 72" h 10.7 Lockers on 4" concrete base, LCK-1 (Bunk Rooms) 10.8 Lockers (ADA) on 4" concrete base, LCK-2 (Bunk Rooms).
 - d. SCBA lockers.
2. Toilet Accessories:
- a. TA1 Multi-Roll Toilet Tissue Dispenser Recessed.
 - b. TA3 Towel Hook Surface-mounted.
 - c. TA4 18" Grab Bar, 1-1/4" OD, Peened Surface-mounted.
 - d. TA4 36" Grab Bar, 1-1/4" OD, Peened Surface-mounted.
 - e. TA4 42" Grab Bar, 1-1/4" OD, Peened Surface-mounted.
 - f. TA5 ADA Shower Seat Recessed.
 - g. TA6 36" Shower Curtain Rod w/ Concealed Mounting Surface-mounted.
 - h. TA6 42" x 72" Shower Curtain.
 - i. TA6 Shower Curtain Hook.
 - j. TA7 Soap Dispenser Recessed.
 - k. TA8 Paper Towel Dispenser/Waste Receptacle Recessed.
 - l. TA9 24" x 36" Channel Frame Mirror Surface-mounted.
 - m. TA10 Sanitary Napkin Disposal Recessed.
 - n. TA11 Seat Cover Dispenser Recessed.
 - o. TA12 24" Towel Bar Surface-mounted.
 - p. TA13 Horizontal, Stainless Steel Baby Changing Station Recessed.
 - q. 10.6 36" Mop/Broom Holder Surface-mounted.
3. Bullet resistant fiberglass panel.
4. Fire extinguisher cabinets surface mounted.
5. Exterior Signage:
- a. Station Name Canopy Signage to read: "FIRE STATION 8"
 - Deep fabricated aluminum.
 - Illuminated with LED strip lighting.
 - .
 - b. Station Name Canopy Signage to read: "ARLINGTON COUNTY FIRE DEPARTMENT"
 - Deep fabricated aluminum.
 - Illuminated with LED strip lighting.
 - .
 - c. Station Seal Signage (Multi Layered w/ Halo Lighting)
 - Cast aluminum.
 - Stud mounted.
 - d. Back Illuminated Virtue Word Wall Panels " " "
 - Six Words. "words" are TBD and to be chosen by the county.
 - Aluminum Fabricated.
 - Illuminated.
 - e. Address Number Vinyl Over Main Entrance Door to read: "4845"

EXCLUSIONS:

1. Trash cans.
2. Furniture.

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KITCHEN EQUIPMENT, EQUIPMENT & FF&E

INCLUSIONS:

1. Kitchen Equipment:
 - a. 60 inch natural electric range with six French hot plates and 24 inch griddle.
 - b. Outdoor gas grill Weber Genesis IIS-435.
 - c. Custom hood with ansol control and fire suppression system.
 - d. Metal busing utility transport cart.
 - e. Residential microwave.
 - f. GE top freezer.
 - g. Ice maker.
 - h. Dishwasher.
 - i. Washer and dryer.
 - j. Coffee machine.
 - k. Metal case work.
2. Fire Slide Poles:
 - a. Model 23 slide pole unit.
 - b. Polished brass 24' 8" in length with an outside diameter of 2 ½ inches with a 5/32 inch wall thickness.
3. Laundry Equipment:
 - a. Heavy Duty Front Load Washing Machine (11.5)
 - b. Heavy Duty Residential Dryer (11.6)
 - c. Commercial Washer/Extractor
 - d. Gear Dryer
4. Horizontal louver blinds:
 - a. 83 Bali classic 1" blinds, one standard color. Horizontal blinds are included at all exterior windows per note 5 on finish plan (A901).
5. Mecho 5 Manual Shades:
 - a. Mecho 5 manual room darkening shades, 0250 series opaque fabric. Manual shades at all exterior windows per note 6 on finish plan (A901).

EXCLUSIONS:

1. Any and all FF&E. Provided by owner.
2. Blinds are excluded at stairwells and Apparatus bays.
3. Automatic Shades.

CONVEYING SYSTEM

INCLUSIONS:

1. Dual Piston Holeless Hydraulic passenger elevator.
2. Capacity 3500 pounds. Travel speed 125 FPM.
3. 3 Stops, 3 Openings, (3 Front 0 Side 0 Rear).
4. Cab - Stainless steel #4 finish shell w/ Stainless Steel #4 finish stationary return, cab door, column and transom. Lexan drop ceiling w/ florescent lighting above. (3) Stainless

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steel #4 finish handrails, aluminum sill.

EXCLUSIONS:

1. Battery back-up lowering, emergency capabilities.
2. Any seismic zoned equipment above & beyond seismic zone 2.
3. Conveying system at temporary structures.

FIRE SUPPRESSION SYSTEM

INCLUSIONS:

1. Schedule 10/40 steel pipe as allowed by code.
2. All piping 2 1/2" and above to be schedule 10 with rolled grooves and welded outlets.
3. All piping 2" and below to be schedule 40 with rolled grooves and welded outlets or threaded as determined by MCN.
4. Hanging and bracing per provided specifications.
5. Recessed heads at finished ceiling areas, and brass uprights at utility rooms and freezing locations.
6. Dry system as indicated at patio only.
7. Alarm check vale system.
8. Standpipes at egress stairwells.
9. New zone control assembly for the addition.
10. All sprinklers in finished ceilings shall be center of tile and symmetrical with each other in drywall ceilings.
11. All sprinklers in exposed or unfinished areas to be brass.
12. Fire department sprinkler connection.
13. Incoming service with backflow preventer. Assumed adequate pressure.
14. Coordination with MEP systems.

EXCLUSIONS:

1. We do not include a sprinkler system at the building attic, exterior soffits, or crawl spaces.
2. Underground piping for fire suppression system.
3. Seismic requirements for equipment or support methods.
4. Fire jockey pump excluded, pressure assumed adequate per design.

PLUMBING

INCLUSIONS:

1. The required plumbing trade permits, supervision, and coordination drawings.
2. Cutting, capping and making safe of existing plumbing work.
3. Furnish and install new fixtures at permanent building as per the contract documents (water closets, heat pump boilers, pumps, etc.)
4. Connections and rough-ins.
5. New sanitary and domestic water piping at permanent building as shown, and sterilization of new piping.
6. All appropriate pipe insulation, fittings, and supports as shown.
7. New roof drains including storm water piping. We do not include a secondary overflow drainage system. Scuppers will be utilized.
8. Compliance with jurisdictional authorities for testing/cleaning/treatments.
9. Underground PVC sanitary pipe and indirect waste piping to the outlet side of the oil/water separator.
10. Underground ductile iron domestic & fire water service to 5'-0" outside the building.
11. Underground polyethylene natural gas line to 5'-0" outside the building.

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12. Above ground PVC storm, sanitary, waste and vent piping. Cast iron will be used in areas of return air plenum ceilings.
13. Above ground hot and cold-water piping will be straight length PEX for all piping 2" & under. For all domestic water piping 2-1/2" and above we have included CPVC in our bid. Please note that all piping in plenum areas will be copper pipe with pro-press fittings.
14. Above ground black steel natural gas piping.
15. Heat trace for grease trap line only.
16. Showers include a shower valve, shower head and a terrazzo base.
17. ARMSTRONG in line pump that meets the demands indicated on the plumbing schedule. No spec provided on P-C&D in-line booster pump.
18. Plumbing fixtures per the schedule, floor drains, roof drains, interior and exterior trench drains, wall hydrants, backflow preventor, shock absorbers, mixing valves, water heaters, recirculating pump, air compressors, hose reels, oil water separator, pipe identification tags, fixture supports, cleanouts, downspout nozzles, solids interceptor, hose bibs, floor drain flashing, trap primers, access panels, expansion tanks, aquastat, elevator sump pump, filter regulator lubricator's, grease interceptor and pump out port, pipe insulation, firestopping, and plumbing permits.

19. shown in the plumbing site plan P0.01.
20. CAD as-builts

EXCLUSIONS:

1. Water treatment systems not included on the drawings.
2. Drain Fixture Count charges and fixture fees.
3. Sewage ejection pit and pump.

MECHANICAL

INCLUSIONS:

1. The required mechanical trade permits, supervision, and coordination drawings.
2. Furnish and install of the following equipment:
 - a. Electronic rooftop unit by AAON.
 - b. Electric energy recovery unit by AAON.
 - c. Split systems.
 - d. Electric unit heaters.
 - e. Electric wall heaters.
 - f. Make up air unit by AAON.
 - g. kitchen exhaust fan.
 - h. Roof exhaust fan.
 - i. Ceiling Exhaust Fans.
 - j. Destratification Fans.
 - k. Inline Dryer Exhaust Fan.
 - l. Vehicle Exhaust Removal System.
 - m. Variable Air Volume Boxes.
 - n. Infrared Heater System.
 - o. Refrigerant piping.
 - p. New ductwork and accessories.
 - q. Grills registers and diffusers.
 - r. Variable frequency drives and starters.
 - s. Equipment identification.
 - t. Seismic requirements to meet Class C.
 - u. Ductwork and piping insulation. Condensate drain to infrared heaters not currently shown on drawings.
 - v. Start-up of equipment and commissioning assistance.

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- w. Condensate drain piping.
 - x. Control dampers.
 - y. Backdraft damper as shown.
 - z. Automatic temperature controls by Siemens.
 - aa. Duct mounted smoke detectors.
- 3. Refrigerant piping.
 - 4. Commissioning participation only.
 - 5. Condensate drain piping. No condensate piping is shown for mechanical equipment. We include condensate piping and piping insulation based on typical practices. We are not responsible for a design or guidelines submitted by the design team.
 - 6. Chemical flush prior to start-up.
 - 7. Air and water balancing.
 - 8. Allowance for overhead infrared radiant heater (IRP) and piping.
 - 9. Start-up at permanent and temporary buildings.
 - 10. CAD as-builts.

EXCLUSIONS:

- 1. Radiant floor slab.
- 2. Anti-microbial coating of ductwork.
- 3. Canvas wrapped HVAC piping unless shown on drawings.
- 4. 1.5" duct liners.
- 5. IAQ testing. Commissioning by Commissioning Agent.
- 6. Metering and submetering equipment for measurement & verification for net zero.
- 7. 5-year CO2 sensor recalibration service.
- 8. Aircurity demand control ventilation and 5-year replacement service.

ELECTRICAL

INCLUSIONS:

- 1. Building Electrical Items:
 - a. The required electrical trade permits, supervision, and coordination drawings.
 - b. Cutting, capping and making safe of existing electrical work.
 - c. Construction trailer/office hook ups.
 - d. Temporary power service.
 - e. Temporary construction lighting as needed to meet OSHA requirements for the duration of the project. (Assumed clear access to existing building power/utilities).
 - f. Electrical ductbanks encased in concrete.
 - g. New switchgear.
 - h. Switchboard and UPS system.
 - i. New panelboards / feeders / branch circuits.
 - j. Furnish and install light fixtures and controls as specified in Contract Documents.
 - k. Allowance for lightning protection.
 - l. Wiring and distribution as indicated below:
 - i. Underground conduits for generator feed to manual transfer switch.
 - ii. Furnish/Install 1200 amp distribution panel
 - iii. 300 KW Generator (Natural Gas)
 - iv. Generator connection box.
 - v. 30 kVA UPS system.
 - vi. 800 amp panels.
 - vii. 400 amp panels.
 - viii. 225 amp panels.
 - ix. 100 amp panels.
 - x. Ground triad for building.

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- xi. All feeders are aluminum.
 - m. Branch circuiting and power, inclusive of devices.
 - i. Push button controllers for doors.
 - ii. Reel craft cord reels.
 - n. Elevator disconnects.
 - o. Power and connectivity to HVAC system.
 - p. MC cabling as allowed by code. All power, lighting and fire alarm branch to be in MC Cable where concealed and EMT where exposed.
 - q. Battery back-up on light fixtures, emergency devices and equipment.
 - r. Replacement of lamps at substantial completion as required. Excess light fixtures will be turned over to the owner as available.
 - s. New fire alarm graphic annunciator panel and fire alarm system as indicated on the contract documents.
 - t. Allowance for LED back illumination (legacy related electrical items).
 - u. Low Voltage conduit, support system, and backboxes.
 - v. Allowance for modifications and connections of existing Low Voltage system at temporary facility.
2. Conduit, support systems and back boxes for low voltage system to include:
- a. Tele/data rough-in, faceplates, cabling paths, cabling and patch.
 - b. Public address system.
 - c. Electronic safety and security system.
 - d. Allowance for legacy display.
 - e. Westnet only.
 - f. Furnish and install diesel generator.
 - g. Smoke detectors.
 - h. Cameras.
 - i. Card readers.
3. PV Systems Inclusive of the Following:
- a. PV modules.
 - b. Conduit runs and wiring.
 - c. Transformer.
 - d. Battery backup.
 - e. Inverter switch.
4. Site Electrical items to include the following:
- a. Pole bases to support light poles.
 - b. Site light poles with single heads.
 - c. Bollard bases and bollard lights.
 - d. Well lights
 - e. 1" conduit to be underground to serve branch circuitry for lighting.
5. Lock-out/Tag-out procedure manual.

EXCLUSIONS:

- 1. DAS system.
- 2. Westnet system devices.
- 3. Antennas.
- 4. Fiber optics and pulling. Conduit per drawings included.
- 5. Telecom/Security and A/V wiring, devices, racks, jacks, cable management, punch down blocks, termination or testing.
- 6. Seismic requirements for equipment or support methods, unless required by code.
- 7. Acoustical or sound proofing for electrical equipment, boxes, etc.
- 8. Lighting outside of LOD such as streetlights.

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9. Street Lighting. Parking lot lighting only.

EARTHWORK & ECS

INCLUSIONS:

1. Erosion Control Systems:
 - a. Stone wash construction entrance with wash racks.
 - b. Silt fence.
 - c. Tree protection.
 - d. Inlet sediment control for existing system.
 - e. Maintenance throughout entire project.
 - f. Clearing and grubbing.
 - g. Removal of curb and gutter.
 - h. 6" strip topsoil depth and dispose offsite.
2. Earwork:
 - a. Site cut and fill to subgrade.
 - b. Disposal of surplus material from operations.
 - c. Exterior wall backfilling.
 - d. Pumping of rain water only.
 - e. Test pit excavation.
 - f. Neat line saw cutting.
 - g. Fill to subgrade of razed building.
 - h. Suitable fill.

EXCLUSIONS:

1. Air monitoring.
2. Fee associated with work on public right of way.
3. Root pruning/ arborist.
4. Bio-retention ponds.
5. Gravel or engineered fill.
6. Relocate, adjust, cap, plug, protect, remove, abandon and /or support existing utilities marked or not.
7. Contaminated soils.
8. Restrictive haul routes.
9. Overhead electrical protection blankets.
10. Foam cover for contaminated soils.

FUEL STATION

INCLUSIONS:

1. Excavation for Tanks:
 - a. Excavate tank hole based on sloping/benching excavation.
 - b. Direct load spoils onto dump trucks for transport to off-site permitted disposal facility if contaminated.
2. Furnish and Install New Gasoline, Diesel and DES Tanks:
 - a. Install filter fabric and tank field observation wells in opposing corners of the excavation.
 - b. Bed hole with approved material fill and set Deadman anchors.
 - c. Furnish and install owner specified double wall steel tanks:

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- i. (1) 20,000 Gallon Gasoline Tank.
 - ii. (1) 20,000 Gallon Diesel Tank.
 - iii. (1) 1,000 DES Tank. **Included as an allowance.**
3. Flexible, double-wall plastic piping inside ducting from tank sumps to the dispensers.
4. Double-wall rigid fiberglass-reinforced plastic (FRP) piping from tanks to vent risers and terminate with aboveground steel risers and vent caps.
5. Pressure test primary piping to 50 psi and secondary containment piping to 5 psi per manufacturer's instructions.
6. Veeder Root TLS350 electronic tank level monitor and leak detection system to include level probes, tank sump sensors, tank interstitial sensors, and dispenser sump sensor. While TEC will install all equipment and terminate cables, furnishing and installation of conduit.
7. Backfill to subgrade over tanks and piping trenches and set at grade manholes.
8. Start up and testing.
9. Dispenser:
 - a. Gas-boy two hose product dispenser with pulser, light branded panel, hose, whip hose, swivel, breakaway device, gas nozzle, and retractor.
10. Accessories:
 - a. Filters, submersible pumps, control boxes, valves, flex lines, high island form work, monitoring well with cap and manhole, fill and vapor adapters and caps, spill container, dispenser sump, vent transition pump, fittings, conquistador manholes, anchor bolts and mounting bracket.
11. Veeder root system:
 - a. 4 probe inputs.
 - b. Interstitial sensor and module.
 - c. HGP probe with water detection system.
 - d. Diesel float kit.
 - e. Veeder-root sump sensor.
 - f. Gas float kit.
 - g. Mounting brackets.
 - h. Interstitial sensor for steel tank.
 - i. Cap kit
 - j. Line detector kit.
 - k. Control module.
 - l. Interface module.
 - m. Overfill alarm.
 - n. Acknowledgement switch.
12. Fuel management unit:
 - a. Multi-force fuel controller.

SITE IMPROVEMENTS & LANDSCAPING

INCLUSIONS:

1. Seeding inclusive of fine grading, fertilizer, seed, and straw.
2. Shredded mulch at raised planter boxes.
3. 725 CY of SOD.
- 4.
5. Landscaping Plantings:
 - a. Shade Trees
 - b. Ornamental Trees:
 - c. Ever Green Trees:
 - d. Shrubs:
 - e. Perennials:
 - f. Flag pole.

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- g. Firefighter bench.
- h. Wood fence.

EXCLUSIONS:

- a. Maintenance and prolonged watering not included in contract documents.
- b. Bus enclosure and benches other than shown on 75% documents.
- c. Site furnishings other than shown on 75% documents.
- d. Permeable pavers or paving other than shown on 75% documents.

SITE ASPHALT

INCLUSIONS:

- 1. Temporary patching and plates during construction.
- 2. Heavy Duty Asphalt:
 - a. 9" 21 A stone base.
 - b. 6" 25.00mm base 1.5" 9.5 surface.
- 3. Light Duty Asphalt:
 - a. 6" 21A stone base.
 - b. 25.0mm,1.5" 9.5mm surface.
- 4. Roadway Mill and Overlay:
 - a. Mill existing pavement to depth of 2"
 - b. Sweep clean and apply tack coat.
 - c. 2" 9.5mm surface.
- 5. Parking lot striping and wheel stops.

EXCLUSIONS:

- 1. N/A

SITE UTILITIES

INCLUSIONS:

- 1. Sanitary and sewer:
 - a. Connection to the existing 8 inch line proposal includes 76 linear feet of forward into PVC sewer pipe.
 - b. Includes one sanitary clean out, testing as required by Arlington County water authority, roadway trench repairs, and minor traffic control.
- 2. Water:
 - a. Abandoned 2 inch water service at main.
- 3. Fireline (64 LF):
 - a. include 64 linear feet of 6 inch DIP and testing as required by Arlington County.
- 4. Domestic Water (64 LF):
 - a. Connection to existing 3 inch VIP, 58 linear feet of three engine VIP, in testing as required by problems in County water authority.
- 5. Storm Drain (264 LF):
 - a. 12, 15, 18 inch RCP piping.
 - b. (2) Control structure , (2) 48" manholes and (3) area drains.

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- c. DI-3c
- d. Castings.
- e. Aggregate bedding.
6. Storm Water Management Vaults (2 units):
 - a. Rotondo vaults.
 - b. Delegated design.
 - c. Excavation for installation of 4 foot tall Stormpod units.
 - d. Aggregate bedding.
 - e. HS-20 design modules with interior control manholes and soil tight joints.
 - f. Backfill.
 - g. * See attached design.
7. Trench Drain (113 LF):
 - a. Excavation and installation.
 - b. Form pour for 113 linear feet of exterior trench drain.
 - c. 1 foot wide heavy duty trench drains.
 - d. BOD- Trench Drain Grate model number Ej 6953M2.
 - e. BOD- Trench Drain Rail model number Ej 6950.
 - f. Trench drain grate and rail to have ASTM A48 and AASHTO M306 certification.
 - g. * See attached design.
8. Fiber Optic Work:
 - a. MCN shall build conduit to existing FO junction box on NEC Lee/Culpeper.

Exclusions:

1. Meter vault unless shown on contract documents.
2. Pumping of non-rainwater.

* SEE ADDENDUMS DIAGRAMS BELOW*



Arlington County
 Fire Station 8 – Rebuild (FS8R)
 4845 Lee Hwy, Arlington, VA 22207

MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425
 Date: 4/21/2021 Area (s.t.): 20,237 Architect: LEWA
 Rev.: 21 Estimator(s): MH Engineer: Brinjak

C.S.I.	Description	Traffic Signal Work	Phase 1 - Temp Fire Station and Utilities	Phase 2 - New Fire Station (Bldg.)	Phase 2 -Site	Total Cost	Cost per Square foot	
02000	EXISTING CONDITIONS - DEMOLITION	\$0	\$0	\$245,770	\$39,126	\$284,896	\$14.08	
03000	CONCRETE	\$0	\$64,379	\$521,980	\$364,834	\$951,193	\$47.00	
04000	MASONRY	\$0	\$0	\$707,896	\$105,916	\$813,812	\$40.21	
05000	STRUCTURAL STEEL	\$0	\$0	\$799,789	\$0	\$799,789	\$39.52	
06000	MISCELLANEOUS METALS	\$0	\$8,130	\$295,554	\$8,841	\$312,525	\$15.44	
06400	ROUGH CARPENTRY	\$0	\$58,587	\$170,305	\$66,158	\$295,050	\$14.58	
07500	ARCHITECTURAL MILLWORK	\$0	\$0	\$140,573	\$0	\$140,573	\$6.95	
07900	ROOFING AND WATERPROOFING	\$0	\$0	\$584,352	\$0	\$584,352	\$28.88	
08100	JOINT SEALANTS	\$0	\$0	\$8,226	\$0	\$8,226	\$0.41	
08800	DOORS/FRAMES/HARDWARE	\$0	\$15,244	\$623,907	\$0	\$639,151	\$31.58	
09200	ALUMINUM & GLASS	\$0	\$0	\$671,733	\$0	\$671,733	\$33.19	
09300	GYPSUM WALLBOARD SYSTEMS	\$0	\$10,671	\$363,771	\$0	\$374,441	\$18.50	
09500	CERAMIC TILE	\$0	\$0	\$0	\$0	\$0	\$0.00	
09600	ACOUSTICAL CEILINGS	\$0	\$0	\$50,304	\$0	\$50,304	\$2.49	
09900	FLOORING	\$0	\$254	\$153,555	\$0	\$153,809	\$7.60	
10000	PAINTING	\$0	\$508	\$96,536	\$0	\$97,045	\$4.80	
11000	SPECIALTIES	\$0	\$186,772	\$249,566	\$0	\$436,337	\$21.56	
12000	EQUIPMENT	\$0	\$6,606	\$404,584	\$0	\$411,190	\$20.32	
14000	FURNISHINGS	\$0	\$0	\$24,454	\$0	\$24,454	\$1.21	
21000	ELEVATORS	\$0	\$0	\$103,982	\$0	\$103,982	\$5.14	
22000	FIRE PROTECTION	\$0	\$0	\$113,112	\$0	\$113,112	\$5.59	
23000	PLUMBING	\$0	\$81,178	\$731,939	\$0	\$813,117	\$40.18	
26000	H.V.A.C.	\$0	\$77,184	\$1,367,667	\$0	\$1,444,851	\$71.40	
28000	ELECTRICAL	\$0	\$386,531	\$1,720,022	\$202,234	\$2,308,787	\$114.09	
31000	LOW VOLTAGE	\$0	\$15,244	\$153,522	\$9,654	\$178,420	\$8.82	
32000	EARTHWORK	\$0	\$61,991	\$111,788	\$56,402	\$230,181	\$11.37	
33000	SITE IMPROVEMENTS	\$0	\$40,121	\$0	\$989,217	\$1,029,337	\$50.86	
33000	SITE UTILITIES	\$556,937	\$80,487	\$437,028	\$0	\$1,074,452	\$53.09	
	Total Trades Cost	\$556,937	\$1,093,885	\$10,851,895	\$1,842,381	\$14,345,098	\$708.85	
	GENERAL CONDITION FEE	FIXED	\$3,793	\$7,140	\$70,834	\$12,026	\$93,793	\$4.63
	GENERAL CONDITION (CONSTRUCTION STAI	FIXED	\$39,598	\$74,575	\$739,822	\$125,603	\$979,598	\$48.41
	BUILDING PERMIT & EXPEDITING - BY OWNER		\$0	\$0	\$0	\$0	\$0.00	
	COVID-19 SAFETY AND PREVENTATIVE MEASURES-ALLOWANCE		\$0	\$50,000	\$12,250	\$12,250	\$74,500	\$3.68
	DESIGN FEES - BY OWNER		\$0	\$0	\$0	\$0	\$0.00	
	UTILITY CONSUMPTION COSTS - BY OWNER		\$0	\$0	\$0	\$0	\$0.00	
	MOVING COSTS - BY OWNER		\$0	\$0	\$0	\$0	\$0.00	
	PRECONSTRUCTION FEE - WITH GENERAL CONDITIONS		\$0	\$0	\$0	\$0	\$0.00	
	INSURANCE BURDEN	1.20%	\$6,683	\$14,707	\$140,098	\$23,907	\$185,395	\$9.16
	BUILDERS RISK INSURANCE	0.00%	\$0	\$0	\$0	\$0	\$0.00	
	CMR DESIGN CONTINGENCY - BY OWNER	0.00%	\$0	\$0	\$0	\$0	\$0.00	
	CMR CONSTRUCTION CONTINGENCY	3.00%	\$16,708	\$37,209	\$354,447	\$60,485	\$468,849	\$23.17
	ESCALATION	0.50%	\$3,119	\$6,388	\$60,847	\$10,383	\$80,736	\$3.99
	PERFORMANCE & PAYMENT BOND	1.30%	\$7,457	\$16,691	\$158,992	\$27,131	\$210,272	\$10.39
	Construction Cost	\$634,295	\$1,300,595	\$12,389,185	\$2,114,167	\$16,438,242	\$812.29	
	CONSTRUCTION MANAGEMENT FEE	FIXED	\$20,262	\$33,321	\$330,559	\$56,121	\$440,262	\$21.76
	Total Cost	\$654,557	\$1,333,916	\$12,719,743	\$2,170,288	\$16,878,504	\$834.04	

APPROVED

VE Summary for Reference Only, All Accepted

Included Y/N	Eligible VE Items	Accepted	Accepted	Accepted		
	Remove the low planter wall at grade along Culpeper St			(\$23,850)	\$0	\$0.00
	Site Utilities (Secondary Sanitary Connection Elimination)			(\$41,075)	\$0	\$0.00
	Remove a portion of private sidewalk on eastern portion of the site			(\$5,788)	\$0	\$0.00
	Site and Exterior Bldg. Lighting Reduction			(\$32,330)	\$0	\$0.00
	Reconfigure structural system			(\$92,750)	\$0	\$0.00
	Canopy & soffit reduction upon accepting of Option 5			(\$58,300)	\$0	\$0.00
	Option 1 Reduce Building Area *(953 sf of Non-Program)			(\$128,836)	\$0	\$0.00
	Option 2 Reduce Building Area *(88 sf of Non-Program) Roof Screen Simplified			(\$25,440)	\$0	\$0.00
	Reduce Canopy Length			(\$9,540)	\$0	\$0.00
	Reduce Building Height			(\$44,520)	\$0	\$0.00
	Façade Glazing and IMP Replacement			(\$219,240)	\$0	\$0.00
	Substitute Floor Finish Systems			(\$159,808)	\$0	\$0.00
	Reduce ACT and GWB Ceilings			(\$17,166)	\$0	\$0.00
	Eliminate Glazed CMU			(\$22,260)	\$0	\$0.00
	(Perm. FS.) Plumbing Items			(\$99,879)	\$0	\$0.00
	(Perm. FS.) Mechanical Items			(\$17,956)	\$0	\$0.00
	Electrical Items			(\$62,010)	\$0	\$0.00
	Temp Facility Modifications and Reductions			(\$18,285)	\$0	\$0.00
	Alternatives to Permeable Pavers and Concrete Paving				(\$157,650)	\$0
	Temp Apparatus Bay Slab and Flat Work Substitutions			(\$119,250)	\$0	\$0.00
	Replace Storefront Glazing w/ IMP (Standard)			(\$29,680)	\$0	\$0.00
	ECC VE Total	\$0	(\$137,535)	(\$1,028,459)	(\$219,618)	\$0
	Total Amount w/ Accepted VE	Inc. Abv.	Inc. Abv.	Inc. Abv.	Inc. Abv.	\$16,878,504
	Total Accepted (Yes) VE Items					\$0



Arlington County
Fire Station 8 – Rebuild (FS8R)
4845 Lee Hwy, Arlington, VA 22207

MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425

Date: 07/20/21

Area (s.f.): 55,169

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

Traffic Signal Work			
C.S.I.	Description	Total Cost	Cost per Square foot
02000	SELECTIVE DEMOLITION	\$0	\$0.00
03000	CONCRETE	\$0	\$0.00
04000	MASONRY	\$0	\$0.00
05000	STRUCTURAL STEEL	\$0	\$0.00
05500	MISCELLANEOUS METALS	\$0	\$0.00
06000	ROUGH CARPENTRY	\$0	\$0.00
06400	ARCHITECTURAL MILLWORK	\$0	\$0.00
07500	ROOFING AND WATERPROOFING	\$0	\$0.00
07900	JOINT SEALANTS	\$0	\$0.00
08100	DOORS/FRAMES/HARDWARE	\$0	\$0.00
08800	ALUMINUM & GLASS	\$0	\$0.00
09200	GYPSTUM WALLBOARD SYSTEMS	\$0	\$0.00
09300	CERAMIC TILE	\$0	\$0.00
09500	ACOUSTICAL CEILINGS	\$0	\$0.00
09600	FLOORING	\$0	\$0.00
09900	PAINTING	\$0	\$0.00
10000	SPECIALTIES	\$0	\$0.00
11000	EQUIPMENT	\$0	\$0.00
12000	FURNISHINGS	\$0	\$0.00
14000	ELEVATORS	\$0	\$0.00
21000	FIRE PROTECTION	\$0	\$0.00
22000	PLUMBING	\$0	\$0.00
23000	H.V.A.C.	\$0	\$0.00
26000	ELECTRICAL	\$0	\$0.00
28000	LOW VOLTAGE	\$0	\$0.00
31000	EARTHWORK	\$0	\$0.00
32000	SITE IMPROVEMENTS	\$0	\$0.00
33000	SITE UTILITIES	\$556,937	\$10.10
Total Trades Cost		\$556,937	\$10.10
	GENERAL CONDITION FEE	FIXED	\$3,793
	GENERAL CONDITION (CONSTRUCTION STAFF)	FIXED	\$39,598
	BUILDING PERMIT & EXPEDITING - BY OWNER		\$0
	COVID-19 SAFETY AND PREVENTATIVE MEASURES-ALLOWANCE		\$0
	DESIGN FEES - BY OWNER		\$0
	UTILITY CONSUMPTION COSTS - BY OWNER		\$0
	MOVING COSTS - BY OWNER		\$0
	PRECONSTRUCTION FEE - WITH GENERAL CONDITIONS		
	INSURANCE BURDEN	1.20%	\$6,683
	BUILDERS RISK INSURANCE	0.00%	\$0
	CMR DESIGN CONTINGENCY - BY OWNER	0.00%	\$0
	CMR CONSTRUCTION CONTINGENCY	3.00%	\$16,708
	ESCALATION	0.50%	\$3,119
	PERFORMANCE & PAYMENT BOND	1.30%	\$7,457
Construction Cost		\$634,295	\$11.50
	CONSTRUCTION MANAGEMENT FEE	FIXED	\$20,262
Total Cost		\$654,557	\$11.86



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Date: 07/20/21 Area (s.f.): 55,169 Architect: LEWA
 Rev.: 21 Estimator(s): MH Engineer: Brinjak

33000	SITE UTILITIES	Quantity	Unit	Unit Cost	Total
1					\$0
2	Traffic Signal work	1	ls	\$546,031.00	\$546,031
3	5 Mast Poles Complete w/ foundation		Included		\$0
4	12 Pedestal Poles Complete w/ foundation		Included		\$0
5	All traffic & pedestrian signals		Included		\$0
6	All pushbuttons, Detection Cameras, CCTV & Pre-Emption devices		Included		\$0
7	All signal cable & power cable		Included		\$0
8	All new Street name signs & Regulatory signs		Included		\$0
9	Traffic control cabinet w/ UPS		Included		\$0
10	Metered service pedestal & DVP coordination		Included		\$0
11	Junction boxes & trenched conduit		Included		\$0
12	Bored conduit (See attached proposed layout. Bore machine to sit on NEC & shoc		Included		\$0
13					\$0
14	Mast Poles:		Included		\$0
15	Non-Ornamental w/ 6' Lighting Arm		Included		\$0
16	Black powder coat over galvanized finish		Included		\$0
17	Designed according to 2016 R&B 2013 AASHTO/80 MPH		Included		\$0
18	Foundation shall be Arlington county standard		Included		\$0
19	VDOT Pole Inspection not included.		Included		\$0
20					\$0
21	Hard Surface Restoration:		Included		\$0
22	All hard surfaces damaged as part of this installation shall be restored in kind.		Included		\$0
23	ADA compliance shall be maintained during construction with temporary measures as		Included		\$0
24					\$0
25	Patching on Lee Hwy	1	ls	\$2,000.00	\$2,000
26	Exclude Additional Paving if Requested by County				\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Subguard	1.625%	%	\$548,031.00	\$8,906
				TOTAL	\$556,937
	SITE UTILITIES				



Arlington County
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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

Phase 1 - Temp Fire Station and Utilities		GMP Budget	
C.S.I.	Description	Total Cost	Cost per Square foot
02000	EXISTING CONDITIONS - DEMOLITION	\$0	\$0.00
03000	CONCRETE	\$64,379	\$8.96
04000	MASONRY	\$0	\$0.00
05000	STRUCTURAL STEEL	\$0	\$0.00
05500	MISCELLANEOUS METALS	\$8,130	\$1.13
06000	ROUGH CARPENTRY	\$58,587	\$8.15
06400	ARCHITECTURAL MILLWORK	\$0	\$0.00
07500	ROOFING AND WATERPROOFING	\$0	\$0.00
07900	JOINT SEALANTS	\$0	\$0.00
08100	DOORS/FRAMES/HARDWARE	\$15,244	\$2.12
08800	ALUMINUM & GLASS	\$0	\$0.00
09200	GYPSTUM WALLBOARD SYSTEMS	\$10,671	\$1.48
09300	CERAMIC TILE	\$0	\$0.00
09500	ACOUSTICAL CEILINGS	\$0	\$0.00
09600	FLOORING	\$254	\$0.04
09900	PAINTING	\$508	\$0.07
10000	SPECIALTIES	\$186,772	\$25.98
11000	EQUIPMENT	\$6,606	\$0.92
12000	FURNISHINGS	\$0	\$0.00
14000	ELEVATORS	\$0	\$0.00
21000	FIRE PROTECTION	\$0	\$0.00
22000	PLUMBING	\$81,178	\$11.29
23000	H.V.A.C.	\$77,184	\$10.74
26000	ELECTRICAL	\$386,531	\$53.77
28000	LOW VOLTAGE	\$15,244	\$2.12
31000	EARTHWORK	\$61,991	\$8.62
32000	SITE IMPROVEMENTS	\$40,121	\$5.58
33000	SITE UTILITIES	\$80,487	\$11.20
Total Trades Cost		\$1,093,885	\$152.18
	GENERAL CONDITION FEE	FIXED \$7,140	\$0.99
	GENERAL CONDITION (CONSTRUCTION STAFF)	FIXED \$74,575	\$10.37
	BUILDING PERMIT & EXPEDITING - BY OWNER	\$0	\$0.00
	COVID-19 SAFETY AND PREVENTATIVE MEASURES-ALLOWANCE	\$50,000	\$6.96
	DESIGN FEES - BY OWNER	\$0	\$0.00
	UTILITY CONSUMPTION COSTS - BY OWNER	\$0	\$0.00
	MOVING COSTS - BY OWNER	\$0	\$0.00
	PRECONSTRUCTION FEE - WITH GENERAL CONDITIONS	\$0	\$0.00
	INSURANCE BURDEN	1.20% \$14,707	\$2.05
	BUILDERS RISK INSURANCE	0.00% \$0	\$0.00
	CMR DESIGN CONTINGENCY - BY OWNER	0.00% \$0	\$0.00
	CMR CONSTRUCTION CONTINGENCY	3.00% \$37,209	\$5.18
	ESCALATION	0.50% \$6,388	\$0.89
	PERFORMANCE & PAYMENT BOND	1.30% \$16,691	\$2.32
Construction Cost		\$1,300,595	\$180.94
	CONSTRUCTION MANAGEMENT FEE	FIXED \$33,321	\$4.64
Total Cost		\$1,333,916	\$185.58



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Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

02000	EXISTING CONDITIONS - DEMOLITION	Quantity	Unit	Unit Cost	Total
1					\$0
2	Future Demolition in Site ECC				\$0
3					\$0
4					\$0
5	MEP Cut Cap and Make Safe Included in MEP Trades				\$0
6	Drywall and DFH Demo included in Drywall DFH Trades				\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
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35					\$0
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39					\$0
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42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
EXISTING CONDITIONS - DEMOLITION					



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Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

03000	CONCRETE	Quantity	Unit	Unit Cost	Total
1					\$0
2	Site Concrete (Temporary Facility)				\$0
3	Grade Beams	1	ls	\$57,500.00	\$57,500
4	Footings for Tent Structure and Aluminum Canopy Only				\$0
5	Slab on Grade 8" for Setting Trench Drain		Included		\$0
6	Minor Excavation		Included		\$0
7	Rebar & steel reinforcement		Included		\$0
8	Base material including stone, aggregate & compacted soil		Included		\$0
9	Finishing for the work		Included		\$0
10	Locker Base (Temp Apparatus Bay - Gear Lockers)		Included		\$0
11	Locker Base (Temp Residence - PPE & Wardrobe)		Excluded		\$0
12	Sidewalks		Excluded		\$0
13	* Walkways are Assumed Asphalt		* Clarification		\$0
14					\$0
15	Setting of Trench Drain Detail	1	ls	\$5,850.00	\$5,850
16					\$0
17	Setting and Filing of Bollards		Excluded		\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
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46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$63,350.00	\$1,029
				TOTAL	\$64,379
CONCRETE					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

04000	MASONRY	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
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44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
MASONRY					



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Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

05000	STRUCTURAL STEEL	Quantity	Unit	Unit Cost	Total
6					\$0
5	N/A				\$0
4					\$0
3					\$0
2					\$0
1					\$0
2					\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
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36					\$0
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41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
STRUCTURAL STEEL					



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Rev.: 21

Estimator(s): MH

Engineer: Brinjak

05500	MISCELLANEOUS METALS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Site Miscellaneous Metals				\$0
3	Bollards Filled with Concrete (Per-Bollard)	8	ea	\$1,000.00	\$8,000
4	New Railings at Exterior Stairs and Ramps		Excluded		\$0
5	Miscellaneous Supports not Indicated		Excluded		\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
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31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$8,000.00	\$130
TOTAL					\$8,130
MISCELLANEOUS METALS					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

06000	ROUGH CARPENTRY	Quantity	Unit	Unit Cost	Total
1					\$0
2	Clean-Up/Safety/Site Maintained				\$0
3	Temporary Enclosures	1	ls	\$5,000.00	\$5,000
4	Temporary OSHA Guardrails and Site Fencing	1,500	lf	\$12.00	\$18,000
5	Course of Construction Labor/Clean-Up	9	wks.	\$1,200.00	\$10,800
6	Dumpsters	9	ea.	\$650.00	\$5,850
7	Temporary Bathroom Facilities	5	months	\$1,200.00	\$6,000
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13	Temporary Deck Covering	1	Allow	\$7,500.00	\$7,500
14	Pressure Treated Wood Post and Beam Assembly		Included		\$0
15	Sloped Plywood Roofing Substrate		Included		\$0
16	Overhead Weather Assembly (Asphalt Shingles)		Included		\$0
17	Aluminum Gutters		Included		\$0
18	On Concrete Footers		Clarification		\$0
19	Lighting with Electrical		Clarification		\$0
20	Asphalt Walkway Cover with Temp Apparatus Bay Structure		Clarification		\$0
21	Complete Aluminum Structure		Excluded		\$0
22					\$0
23					\$0
24					\$0
25	Temporary Stairs and Deck Modifications	1	Allow	\$4,500.00	\$4,500
26	Pressure Treated Wood		Included		\$0
27	New Stairs (Railings, Treads, Risers, and Stringers)		Included		\$0
28	Railing Extension		Included		\$0
29	New Deck Platform		Included		\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$57,650.00	\$937
TOTAL					\$58,587
ROUGH CARPENTRY					



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Rev.: 21

Estimator(s): MH

Engineer: Brinjak

06400	ARCHITECTURAL MILLWORK	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
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36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
ARCHITECTURAL MILLWORK					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

07500	ROOFING AND WATERPROOFING	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
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49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
ROOFING AND WATERPROOFING					



Arlington County
 Fire Station 8 – Rebuild (FS8R)
 4845 Lee Hwy, Arlington, VA 22207

MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425

Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

07900	JOINT SEALANTS	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
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51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
JOINT SEALANTS					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

08100	DOORS/FRAMES/HARDWARE	Quantity	Unit	Unit Cost	Total
1					\$0
2					\$0
3	Doors Frame and Hardware	1	Allow	\$15,000.00	\$15,000
4	Hardware		Included		\$0
5	New Doors Frames and Hardware - Exterior and Interior (6)		Included		\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
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51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$15,000.00	\$244
				TOTAL	\$15,244
DOORS/FRAMES/HARDWARE					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

08800	ALUMINUM & GLASS	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
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48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
ALUMINUM & GLASS					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09200	GYPSUM WALLBOARD SYSTEMS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Interior Wall Modifications at Temp Living Facility	1	Is	\$2,000.00	\$2,000
3	New Wall Assembly		Included		\$0
4	Installation of Door		Included		\$0
5					\$0
6	Patching & Repair	1	Is	\$4,500.00	\$4,500
7					\$0
8	Bathroom in Temporary Apparatus Bay	1	Is	\$4,000.00	\$4,000
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
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48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$10,500.00	\$171
TOTAL					\$10,671
GYPSUM WALLBOARD SYSTEMS					



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Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09300	CERAMIC TILE	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
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48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
CERAMIC TILE					



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Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09500	ACOUSTICAL CEILINGS	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
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11					\$0
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49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
ACOUSTICAL CEILINGS					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09600	FLOORING	Quantity	Unit	Unit Cost	Total
1					\$0
2	Repair at Existing Temporary Living Facility	1	ls	\$250.00	\$250
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
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46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$250.00	\$4
TOTAL					\$254
FLOORING					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09900	PAINTING	Quantity	Unit	Unit Cost	Total
1					\$0
2	Interior Paint Touch-Up at Existing Living Facility	1	ls	\$500.00	\$500
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
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47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$500.00	\$8
TOTAL					\$508
PAINTING					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

10000	SPECIALTIES	Quantity	Unit	Unit Cost	Total
1					\$0
2	Exterior Wayfinding Signage	1	Allow	\$350.00	\$350
3					\$0
4	Temporary Fire Station Signage	1	Allow	\$400.00	\$400
5					\$0
6	Apparatus Bay Structure	1	Is	\$130,185.00	\$130,185
7	Big Top Shelter w/ flame retardant PVC vinyl fabric		Included		\$0
8	Tubular steel truss		Included		\$0
9	Two (2) 12'x14' high coiling metal doors w/ electric operators		Included		\$0
10	Two (2) 36"x80" aluminum doors		Included		\$0
11	Vestibule shelter 10'x25'x10' w/ flame retardant PVC vinyl fabric		Included		\$0
12	Signed & sealed engineered drawings		Included		\$0
13	Six (6) LED Lights		Included		\$0
14	One (1) Exhaust Ventilation Kit		Included		\$0
15	Security Light Kit		Included		\$0
16	(1) 100 Amp Panel Box to support electrical components		Included		\$0
17	Insulation liners inclusive of double-faced batt R-19 insulation		Included		\$0
18	Overhead Sectional Track Driven Roll-Up (Automatic and Manual)	1	Allow	\$6,500.00	\$6,500
19	One (1) Single Bathroom w/ standard fixtures & door		Included		\$0
20	<i>*Assumes 120V/single phase/60hz power supply</i>				\$0
21					\$0
22					\$0
23	Toilet Accessories (Temp Apparatus Bay)	1	Is	\$650.00	\$650
24	Grab Bars		Included		\$0
25	Toilet Paper Holder		Included		\$0
26	Framed Mirror		Included		\$0
27					\$0
28	Toilet Accessories (Temp Residence)		Excluded		\$0
29	Grab Bars		Excluded		\$0
30	Toilet Paper Holder		Excluded		\$0
31	Framed Mirror		Excluded		\$0
32					\$0
33	New Lockers 10.3 (Temp Residence Hall 208)	1	Is	\$4,345.00	\$4,345
34	4 Gear Lockers w/ Doors		Included		\$0
35	Furnish and Install		Included		\$0
36					\$0
37					\$0
38	New Wardrobe Lockers 10.2 (Temp Residence 2nd flr Bedrooms)	1	Is	\$16,335.00	\$16,335
39	26 Lockers with Doors		Included		\$0
40	Concrete Base Excluded		Excluded		\$0
41	Furnish and Install		Included		\$0
42					\$0
43	New Gear Lockers 10.1 (Temp Apparatus Bay)	1	Is	\$20,020.00	\$20,020
44	24 Fire and EMS equipment lockers		Included		\$0
45					\$0
46	SCBA Compressor	1	Allow	\$5,000.00	\$5,000
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$183,785.00	\$2,987
				TOTAL	\$186,772
SPECIALTIES					



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Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

11000	EQUIPMENT	Quantity	Unit	Unit Cost	Total
1					\$0
2	Residential Appliances				\$0
3	Residential Washer	1	ea.	\$1,500.00	\$1,500
4	Residential Dryer	1	ea.	\$2,500.00	\$2,500
5	Refrigerator	1	ea.	\$2,500.00	\$2,500
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
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51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$6,500.00	\$106
TOTAL					\$6,606
EQUIPMENT					



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Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

12000	FURNISHINGS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Site Furnishings - None Shown		Excluded		\$0
3					\$0
4	FF&E - Loose Exterior Furniture - Temp Living Facility		Excluded		\$0
5	Tables		Excluded		\$0
6	Chairs		Excluded		\$0
7	Recliners		Excluded		\$0
8	Beds		Excluded		\$0
9					\$0
10					\$0
11					\$0
12					\$0
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49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
FURNISHINGS					



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Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

14000	ELEVATORS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Elevators & ADA Conveying Systems		Excluded		\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
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47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
ELEVATORS					



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Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

21000	FIRE PROTECTION	Quantity	Unit	Unit Cost	Total
1					\$0
2	New/Modifications to Sprinkler Systems		Excluded		\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
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18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
FIRE PROTECTION					



Arlington County
Fire Station 8 – Rebuild (FS8R)
 4845 Lee Hwy, Arlington, VA 22207

MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425

Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

22000	PLUMBING	Quantity	Unit	Unit Cost	Total
1					\$0
2	Temporary Apparatus Bay:	1	Is	\$62,280.00	\$62,280
3	Piping & Fixtures for Bathroom & Water Sources		Included		\$0
4	Trench Drains & Underslab Piping		Included		\$0
5	Domestic & Sanitary Piping Outside of Structure		Included		\$0
6	Oil/Water Separator		Included		\$0
7	Natural Gas Piping		Included		\$0
8	Work Sinks		Included		\$0
9	Electric Water Heater		Included		\$0
10	Hose Bibb		Included		\$0
11	Furnish & install (4) water hose reels & (6) air hose reels	1	Is	\$7,600.00	\$7,600
12	<i>*New Sanitary & Domestic Taps and Piping w/ Site Utilities</i>				\$0
13					\$0
14	Temporary Living Facility	1	Allow	\$2,500.00	\$2,500
15	Plumbing Modifications for Appliance Connections		Included		\$0
16					\$0
17					\$0
18	Site Natural Gas Line to Genset	1	Allow	\$7,500.00	\$7,500
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$79,880.00	\$1,298
				TOTAL	\$81,178
	PLUMBING				



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

23000	H.V.A.C.	Quantity	Unit	Unit Cost	Total
1					\$0
2	Temporary Apparatus Bay				\$0
3	Radiant Heater Burner	1	Is	\$56,350.00	\$56,350
4	Furnish & install (1) Infrared Heater System as shown		Included		\$0
5	Furnish & install (1) Prop Exhaust Fan		Included		\$0
6	New ductwork & accessories		Included		\$0
7	Starter		Included		\$0
8	Control dampers as shown		Included		\$0
9	Automatic temperature controls		Included		\$0
10	Start-up		Included		\$0
11					\$0
12	Other Mechanical Items	1	Is	\$6,750.00	\$6,750
13	CO2, NO2, & Occupancy Sensors		Included		\$0
14	*Natural Gas Piping w/ Plumbing				\$0
15	New Vehicle Exhaust Systems		Excluded		\$0
16					\$0
17	Reinstall Plymovent Exhaust System	1	Allow	\$12,850.00	\$12,850
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$75,950.00	\$1,234
				TOTAL	\$77,184
	H.V.A.C.				



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

26000	ELECTRICAL	Quantity	Unit	Unit Cost	Total
1					\$0
2					\$0
3	Temporary Living Facility (Electrical)	1	Is	\$163,350.00	\$163,350
4	Cut/Cap/Make Safe of Existing		Included		\$0
5	New Receptacles		Included		\$0
6	New Panels & Distribution		Included		\$0
7	Flexible Conduit as Required by Code		Included		\$0
8	Disconnect Switches		Included		\$0
9	Furnish & Install New 50 KW Diesel Generator		Included		\$0
10	All Undergrounding is Direct Buried		Included		\$0
11	Fiber Optics and Conduit		Excluded		\$0
12	Switch to Natural Gas 50 KW Genset (Furnish and Install)	1	Allow	\$5,000.00	\$5,000
13					\$0
14					\$0
15	Temporary Apparatus Bay (Electrical)	1	Is	\$145,000.00	\$145,000
16	New Electrical Service		Included		\$0
17	Distribution		Included		\$0
18	Panels		Included		\$0
19	Install Diesel Generator 125KW (Owner Provided Generator)		Included		\$0
20	Light Fixture Package (35 Lights)	1	Is	\$15,000.00	\$15,000
21	Switch to Natural Gas 125 KW Genset (Furnish and Install)	1	Allow	\$45,000.00	\$45,000
22					\$0
23					\$0
24	Power Supply to Plymovent Exhaust System	1	Allow	\$2,000.00	\$2,000
25					\$0
26					\$0
27					\$0
28					\$0
29	General Electrical Systems				\$0
30	Temporary Electrical Systems & Power During Construction	1	Is	\$5,000.00	\$5,000
31	<i>* Temporary Power & Lighting from Existing Source</i>				\$0
32	<i>*Temporary Traffic Signal has been Excluded by the Owner</i>				\$0
33					\$0
34	Temporary Living Facility (Fire Alarm)		Excluded		\$0
35	New Smoke Detectors		Included		\$0
36	New or Modifications to Existing Fire Alarm		Excluded		\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$380,350.00	\$6,181
				TOTAL	\$386,531
ELECTRICAL					



Arlington County
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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

28000	LOW VOLTAGE	Quantity	Unit	Unit Cost	Total
1					\$0
2	Modifications & Connections of Existing System at temp facility	1	ls	\$15,000.00	\$15,000
3	Handholds		Included		\$0
4	4" Direct Buried Conduit		Included		\$0
5	Fiber Optic by Provider		Excluded		\$0
6					\$0
7	West Net System		Excluded		\$0
8	<i>*Rough-in Only</i>				\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$15,000.00	\$244
				TOTAL	\$15,244
LOW VOLTAGE					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

31000	EARTHWORK	Quantity	Unit	Unit Cost	Total
1					\$0
2	Earthwork				\$0
3	Clearing & Grubbing	1	ls	\$43,500.00	\$43,500
4	Cut/ Fill and Compaction		Included		\$0
5	Site Rough Grading		Included		\$0
6	Premium for Rock Excavation		Excluded		\$0
7					\$0
8	Sediment & Erosion Control				\$0
9	Construction Entrance	1	ea.	\$17,500.00	\$17,500
10	Wheel wash Station		Included		\$0
11	Wheel wash Station Labor		Included		\$0
12	Temp. Sedimentation Tanks		Included		\$0
13	Maintain Erosion Control		Included		\$0
14	Silt Fence		Included		\$0
15	Inlet Protection		Included		\$0
16	Tree Protection		Included		\$0
17	Site Fence for Entire Project		Included		\$0
18	Site Fence - Gates		Included		\$0
19	Remove Erosion Control		Included		\$0
20					\$0
21	Casual Dewatering or Permanent Dewatering		Excluded		\$0
22	Site Winterization/Snow Removal		Excluded		\$0
23	Bio-Retention Facilities / Infiltration		Excluded		\$0
24	Contaminated Soil Removal & Abatement		Excluded		\$0
25					\$0
26					\$0
27	See Basis of Estimate for Conaiminated Soils Removal				\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$61,000.00	\$991
TOTAL					\$61,991
EARTHWORK					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

32000	SITE IMPROVEMENTS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Heavy Duty Asphalt	370	sy	\$106.70	\$39,479
3	8" Stone Base		Included		\$0
4	6" Surface		Included		\$0
5	Drive Apron		Included		\$0
6	Walkway		Included		\$0
7	Flooring of Apparatus Bay		Included		\$0
8					\$0
9	Temporary Apparatus Bay Barriers (Assume 6)				\$0
10	(6) Concrete Barriers		ADD	\$4,200.00	\$0
11	(6) Plastic Barriers (Water Filled)		ADD	\$3,300.00	\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17	Landscaping at Temp facility		Excluded		\$0
18	Mulching & Bedding		Excluded		\$0
19	Trees & Shrubs		Excluded		\$0
20	Miscellaneous Landscaping Improvements		Excluded		\$0
21					\$0
22	Perimeter Decorative Fencing		Excluded		\$0
23	Fencing at Parking Lot -		Excluded		\$0
24	Striping at Temp Apparatus Apron		Excluded		\$0
25	Temporary Fuel Station & Tank		Excluded		\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$39,479.00	\$642
TOTAL					\$40,121
SITE IMPROVEMENTS					



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Date: 07/20/21

Area (s.f.): 7,188

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

33000	SITE UTILITIES	Quantity	Unit	Unit Cost	Total
1					\$0
2	Sanitary and Domestic Water	1	Allow	\$79,200.00	\$79,200
3	Tap for Temporary Apparatus Bay		Included		\$0
4	New Work & Abandonments		Included		\$0
5					\$0
6					\$0
7	<i>Temp Apparatus Bay Dry Utilities w/ Electrical Above - Phase 1 Temp</i>				\$0
8	<i>Temp Living Facility Dry Utilities w/ Electrical Above - Phase 1 Temp</i>				\$0
9					\$0
10	<i>Permanent Fire Station Dry Utilities in Dry Utility & Traffic Cost Center</i>				\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$79,200.00	\$1,287
				TOTAL	\$80,487
SITE UTILITIES					



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Date: 07/20/21

Area (s.f.): 20,237

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

Phase 2 - New Fire Station (Bldg.)		Total Cost	Cost per Square foot
C.S.I.	Description		
02000	EXISTING CONDITIONS - DEMOLITION	\$245,770	\$12.14
03000	CONCRETE	\$521,980	\$25.79
04000	MASONRY	\$707,896	\$34.98
05000	STRUCTURAL STEEL	\$799,789	\$39.52
05500	MISCELLANEOUS METALS	\$295,554	\$14.60
06000	ROUGH CARPENTRY	\$170,305	\$8.42
06400	ARCHITECTURAL MILLWORK	\$140,573	\$6.95
07500	ROOFING AND WATERPROOFING	\$584,352	\$28.88
07900	JOINT SEALANTS	\$8,226	\$0.41
08100	DOORS/FRAMES/HARDWARE	\$623,907	\$30.83
08800	ALUMINUM & GLASS	\$671,733	\$33.19
09200	GYPSUM WALLBOARD SYSTEMS	\$363,771	\$17.98
09300	CERAMIC TILE	\$0	\$0.00
09500	ACOUSTICAL CEILINGS	\$50,304	\$2.49
09600	FLOORING	\$153,555	\$7.59
09900	PAINTING	\$96,536	\$4.77
10000	SPECIALTIES	\$249,566	\$12.33
11000	EQUIPMENT	\$404,584	\$19.99
12000	FURNISHINGS	\$24,454	\$1.21
14000	ELEVATORS	\$103,962	\$5.14
21000	FIRE PROTECTION	\$113,112	\$5.59
22000	PLUMBING	\$731,939	\$36.17
23000	H.V.A.C.	\$1,367,667	\$67.58
26000	ELECTRICAL	\$1,720,022	\$84.99
28000	LOW VOLTAGE	\$153,522	\$7.59
31000	EARTHWORK	\$111,788	\$5.52
32000	SITE IMPROVEMENTS	\$0	\$0.00
33000	SITE UTILITIES	\$437,028	\$21.60
Total Trades Cost		\$10,851,895	\$536.24
	GENERAL CONDITION FEE	\$70,834	\$3.50
	GENERAL CONDITION (CONSTRUCTION STAFF)	\$739,822	\$36.56
	BUILDING PERMIT & EXPEDITING - BY OWNER	\$0	\$0.00
	COVID-19 SAFETY AND PREVENTATIVE MEASURES-ALLOWANCE	\$12,250	\$0.61
	DESIGN FEES - BY OWNER	\$0	\$0.00
	UTILITY CONSUMPTION COSTS - BY OWNER	\$0	\$0.00
	MOVING COSTS - BY OWNER	\$0	\$0.00
	PRECONSTRUCTION FEE - WITH GENERAL CONDITIONS	\$0	\$0.00
	INSURANCE BURDEN	\$140,098	\$6.92
	BUILDERS RISK INSURANCE	\$0	\$0.00
	CMR DESIGN CONTINGENCY - BY OWNER	\$0	\$0.00
	CMR CONSTRUCTION CONTINGENCY	\$354,447	\$17.51
	ESCALATION	\$60,847	\$3.01
	PERFORMANCE & PAYMENT BOND	\$158,992	\$7.86
Construction Cost		\$12,389,185	\$612.20
	CONSTRUCTION MANAGEMENT FEE	\$330,559	\$16.33
Total Cost		\$12,719,743	\$628.54



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Date: 07/20/21

Area (s.f.): 20,237

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

02000	EXISTING CONDITIONS - DEMOLITION	Quantity	Unit	Unit Cost	Total
1	Salvaging of Existing Exhaust System		w/temp ecc		\$0
2	Site Demolition (Existing Fire Station)		w/ Earthwork		\$0
3	Removal of Underground Storage Tanks (UST)		w/ Earthwork		\$0
4					\$0
5	Existing Building Abatement & Demolition (Complete Raze)	1	Is	\$160,500.00	\$160,500
6	Slab on Grade & Foundation Walls		Included		\$0
7	Abatement of Known Positive Items per June 26th 2018 Report		Included		\$0
8	Disposal of Materials Produced During Demolition		Included		\$0
9					\$0
10	Presumed Asbestos	1	Allow	\$37,340.00	\$37,340
11	<i>*Chalk/Tack Boards, Composite Windows Sills, Tread Mastic,</i>		Included		\$0
12	<i>Gypsum Ceiling Deck, Flange Gaskets, Metal Fire</i>		Included		\$0
13	<i>Rated Doors, Built-up Roofing, and Mirror Mastic</i>		Included		\$0
14					\$0
15	Cut/Cap/Make Safe (Existing Fire Station)	1	Is	\$44,000.00	\$44,000
16	Mechanical, Electrical & Plumbing Items		Included		\$0
17	Under slab Items		Excluded		\$0
18					\$0
19	Industrial Hygienist	-	ADD	\$6,600.00	\$0
20	Additional Contaminated Soil Testing	-	ADD	\$500.00	\$0
21					\$0
22					\$0
23	Existing Utility Poles, Transformers, & Water Meters		Excluded		\$0
24	Shoring and/or Engineering		Excluded		\$0
25	Disconnect Letters By Owner		Excluded		\$0
26	Salvaging of Generator		Excluded		\$0
27	Moving of Owner Items		Excluded		\$0
28					\$0
29	All Items Remaining in the Existing Fire Station are to be Demolished				\$0
30					\$0
31	Site Demolition (Existing Fire Station)				\$0
32	Existing Asphalt Removal		Included		\$0
33	Existing Drive Concrete Flatwork Removal		Included		\$0
34	Removal of Existing Walks, Ramps, & Stairs		Included		\$0
35	Existing Landscaping Removal, Trees, Misc. Plantings, Grass		Included		\$0
36	Miscellaneous Removal of Site Items (Site Structures)		Included		\$0
37	Generator Building & Generator		Included		\$0
38	<i>*Assumes Generator Tank is Empty</i>				\$0
39					\$0
40	Removal of Underground Storage Tanks (UST)		Included		\$0
41	30,000 Gallon Unleaded & 20,000 Gallon Diesel UST		Included		\$0
42	Permits and Closure Report		Included		\$0
43	Removal of Waste		Included		\$0
44	Backfill & Compaction		Included		\$0
45	4 Soil Samples per UST		Included		\$0
46	<i>* Excludes contaminated soil removal - Assumed none</i>		Excluded		\$0
47	<i>* Excludes Fuel Removal & Pumping</i>		Excluded		\$0
48	Disposal of Contaminated Soils (Petroleum Only)	-	ADD		\$0
49	Removal of Contaminated Soils (Petroleum Only)	-	ADD		\$0
50	<i>* See Contaminated Soils Memo</i>				\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$241,840.00	\$3,930
				TOTAL	\$245,770
	EXISTING CONDITIONS - DEMOLITION				



Arlington County
Fire Station 8 – Rebuild (FS8R)
 4845 Lee Hwy, Arlington, VA 22207

MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425

Date: 07/20/21
 Rev.: 21

Area (s.f.): 20,237
 Estimator(s): MH

Architect: LEWA
 Engineer: Brinjak

03000	CONCRETE	Quantity	Unit	Unit Cost	Total
1					\$0
2	Building Concrete	1	Is	\$493,633.00	\$493,633
3	New Footings & Piers for Stairwell 1		Included		\$0
4	New Footings & Piers for Stairwell 2		Included		\$0
5	New Elevator Pit for Double Elevator Bay		Included		\$0
6	Structural CIP Footings		Included		\$0
7	Apparatus Bay Slab on Grade – 5,000 PSI		Included		\$0
8	Typical Slab on Grade - 3,500 PSI		Included		\$0
9	Typical Slab on Metal Deck - 3,500 PSI		Included		\$0
10	Miscellaneous MEP Pads at New Equipment		Included		\$0
11	Miscellaneous Concrete Infills & Repairs - Allowance		Included		\$0
12	Topping Slab Apparatus Bay, Receiving New Finishes		Included		\$0
13	Bollard Filling & Setting		Included		\$0
14	4" Concrete Base for Lockers		Included		\$0
15	Planter Box and Building Footing Coordination w/ SMW Vault(Footing	1	Is	\$10,000.00	\$10,000
16	Interior CMU Wall & Perimeter Footing Detail Coordination	1	Is	\$10,000.00	\$10,000
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$513,633.00	\$8,347
				TOTAL	\$521,980
	CONCRETE				



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 Engineer: Brinjak

04000	MASONRY	Quantity	Unit	Unit Cost	Total
1					\$0
2	Masonry Systems	1	ls	\$696,577.00	\$696,577
3	12" CMU Perimeter Foundation Stemwalls @ 4'		Included		\$0
4	8" CMU Interior Non-load Bearing Walls		Included		\$0
5	Interior CMU at Stairwells, Elevator Shaft, MEP Shafts		Included		\$0
6	* Grout Filled, Steel Reinforced		Included		\$0
7	Grout Filling of HM Door Frames		Included		\$0
8	Joint Sealants & Fillers at Top of Walls		Included		\$0
9	8" CMU Exterior Non-load Bearing Walls W/ Rebar,		Included		\$0
10	Facebrick Veneer		Included		\$0
11	Reveals		Included		\$0
12	Weeps		Included		\$0
13	Lintels		Included		\$0
14					\$0
15	Cast Stone		Excluded		\$0
16	Glazed Block		Excluded		\$0
17	Precast Stair Treads		Excluded		\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$696,577.00	\$11,319
				TOTAL	\$707,896
	MASONRY				



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Engineer: Brinjak

05000	STRUCTURAL STEEL	Quantity	Unit	Unit Cost	Total
1					\$0
2	Structural Steel & Joists				\$0
3	Detailing, Fabrication, Shipping & Installation of Steel	130	ton	\$5,700.00	\$741,000
4	Structural Steel Members		Included		\$0
5	Steel Joists		Included		\$0
6	Metal Decking		Included		\$0
7	Safety Cable at Elevated Floors & Floor Openings		Included		\$0
8	1 Mobilization		Included		\$0
9	Shear Studs		Included		\$0
10	Primed Steel, One Coat, Shop Applied		Included		\$0
11	Other Structural Steel Items		Included		\$0
12	Anchor Bolt Survey		Included		\$0
13	Field Touchup Primer		Included		\$0
14	Roof & Floor Opening Frames		Included		\$0
15	Moment Connections		Included		\$0
16					\$0
17	Roof Top Equipment	1	ls	\$46,000.00	\$46,000
18	Dunnage for Rooftop Equipment		Included		\$0
19	Rooftop Mechanical Screen Steel		Included		\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$787,000.00	\$12,789
				TOTAL	\$799,789
STRUCTURAL STEEL					



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Engineer: Brinjak

05500	MISCELLANEOUS METALS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Stair 1 & 2 (Interior 3 Floors)	1	ls	\$290,828.00	\$290,828
3	Stair Treads		Included		\$0
4	Stair Landings		Included		\$0
5	Inner Guardrails		Included		\$0
6	Wall-mounted handrail		Included		\$0
7	Mesh In-fill Panels		Included		\$0
8	Stair Nosing's		Included		\$0
9	Elevator Metals		Included		\$0
10	Elevator Sump Pit Grate and Frame		Included		\$0
11	Elevator Sill Angles		Included		\$0
12	Elevator Pit Ladder		Included		\$0
13	Elevator Hoist Beam		Included		\$0
14	Elevator Vertical Support Steel for Guides		Included		\$0
15	Support Framing		Included		\$0
16	Toilet Partition Support Steel		Included		\$0
17	Bathroom Counter Support Steel		Included		\$0
18	Operable Partition Support Steel		Included		\$0
19	Top of CMU Wall Support Steel		Included		\$0
20	Misc. Equipment Support		Included		\$0
21	Apparatus Bay Bollards Supply		Included		\$0
22	Setting & filling w/ concrete		Included		\$0
23	Precast Stair Treads		Included		\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
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39					\$0
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41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$290,828.00	\$4,726
				TOTAL	\$295,554
MISCELLANEOUS METALS					



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 Engineer: Brinjak

06000	ROUGH CARPENTRY	Quantity	Unit	Unit Cost	Total
1					\$0
2	Rough Carpentry				\$0
3	Misc. Interior Blocking - Millwork, Furnishings, etc.	400	lf	\$6.00	\$2,400
4	Roof Related Course of Construction Blocking	250	lf	\$8.00	\$2,000
5	Temporary Enclosures/Vestibules	1	ls	\$6,000.00	\$6,000
6	Receive/Stock/Handle HM Frames, Doors	88	ea.	\$350.00	\$30,800
7	Labor to Install Doors & Frames	88	ea.	\$400.00	\$35,200
8	Labor to Install Bath Accessories per Bathroom	17	ea.	\$125.00	\$2,125
9	Furnish & Install Roof Related Blocking	1	ls	\$12,250.00	\$12,250
10					\$0
11					\$0
12	Clean-Up/Safety				\$0
13	Temporary OSHA Guardrails	1,000	lf	\$12.00	\$12,000
14	Course of Construction Labor/Clean-Up	35	wks.	\$1,200.00	\$42,000
15	Dumpsters	18	ea.	\$650.00	\$11,700
16	Final Building Cleaning	20,237	sf	\$0.45	\$9,107
17	Window Cleaning	1	ls	\$2,000.00	\$2,000
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
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37					\$0
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39					\$0
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41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$167,581.65	\$2,723
				TOTAL	\$170,305
	ROUGH CARPENTRY				



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Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

06400	ARCHITECTURAL MILLWORK	Quantity	Unit	Unit Cost	Total
1					\$0
2	Architectural Millwork	1	ls	\$63,525.00	\$63,525
3	Miscellaneous Cabinets, Upper & Lower SS		Included		\$0
4	Bathroom Countertops w/ Integral Sinks		Included		\$0
5	Miscellaneous Millwork Allowance		Included		\$0
6	Solid Surface Shower Wall Panels	1	ls	\$74,800.00	\$74,800
7	Lobby Desk		Excluded		\$0
8	Display Case		Included		\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
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25					\$0
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43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$138,325.00	\$2,248
				TOTAL	\$140,573
	ARCHITECTURAL MILLWORK				



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Engineer: Brinjak

07500	ROOFING AND WATERPROOFING	Quantity	Unit	Unit Cost	Total
1					\$0
2	Foundation Drainage and Waterproofing Systems				\$0
3	Bituminous Dampproofing at Building Perimeter	1	ls	\$3,916.00	\$3,916
4	Sheet Waterproofing at elevator	1	ls	\$6,798.00	\$6,798
5					\$0
6	Roofing System	1	ls	\$405,010.00	\$405,010
7	New EPDM Roofing System - Insulation, Board, & Membrane		included		\$0
8	New Green Roofing System & Components		included		\$0
9	4" of Soil at Green Roof Areas		Included		\$0
10	Sedum Plugs at a Rate of Two Plugs per SF		Included		\$0
11	Gravel Ballast		Included		\$0
12	Maintenance of Green Roof for 2 Years		Included		\$0
13	Specified Warranty		Included		\$0
14					\$0
15	Concrete Pavers	1	ls	\$46,860.00	\$46,860
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46	Spray Foam Insulation	1	ls	\$112,424.40	\$112,424
47	Spray Foam Insulation at Wall Panel		Included		\$0
48	Spray Foam Insulation at Brick Veneer		Included		\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$575,008.40	\$9,344
				TOTAL	\$584,352
	ROOFING AND WATERPROOFING				



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07900	JOINT SEALANTS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Joint Sealants				\$0
3	Misc. Caulking & Sealant Applications	20,237	sf	\$0.40	\$8,095
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
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35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$8,094.80	\$132
				TOTAL	\$8,226
JOINT SEALANTS					



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08100	DOORS/FRAMES/HARDWARE	Quantity	Unit	Unit Cost	Total
1					\$0
2	Doors, Frames, & Hardware	1	ls	\$73,486.60	\$73,487
3	Hardware Sets	1	ls	\$79,200.00	\$79,200
4	Hardware Sets	93	Included		\$0
5	Wood Doors	89	Included		\$0
6	Wood Frames	4	Included		\$0
7	Hollow Metal Welded Frames	89	Included		\$0
8	Hollow Metal Doors	8	Included		\$0
9	Apparatus Bay Doors	1	ls	\$454,744.00	\$454,744
10	Bullet Resistant Steel Door (Swing)	1	Allow	\$6,500.00	\$6,500
11	*Coiling door not possible in 3' size.				\$0
12	Knoxbox		Included		\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
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36					\$0
37					\$0
38					\$0
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40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$613,930.60	\$9,976
				TOTAL	\$623,907
	DOORS/FRAMES/HARDWARE				



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08800	ALUMINUM & GLASS	Quantity	Unit	Unit Cost	Total
1					\$0
2					\$0
3					\$0
4	Metal Panel Cladding (Assume ACM, standard color)	1	ls	\$294,287.75	\$294,288
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34	Exterior Storefront	1	ls	\$170,400.00	\$170,400
35	One Location for Custom Frit/Digital Image		Included		\$0
36	Aluminum/Glass Storefront Door Interior & Exterior Door Leafs	1	ls	\$49,884.00	\$49,884
37	Exterior Curtainwall	1	ls	\$104,148.00	\$104,148
38	One Location for Custom Frit/Digital Image		Included		\$0
39	Shop Drawings	1	ls	\$23,604.00	\$23,604
40	Interior Glass	1	ls	\$10,000.00	\$10,000
41	Interior Storefront	1	ls	\$8,668.00	\$8,668
42	Spandrel Glass		Included		\$0
43	Low-E		Included		\$0
44	Lamination		Included		\$0
45					\$0
46	Legacy Related Façade Items (230 SF)		Included		\$0
47	Etched Premium IMP for History & Legacy Words		Included		\$0
48	Standard Frosted / Frit Option at Select Locations		Included		\$0
49	<i>*Second floor between column lines 6-11 only</i>				\$0
50	Change Storefront to Curtain Wall		ADD	\$10,500.00	\$0
51	Additional Digital Image on First Floor		ADD	\$5,100.00	\$0
52	Interior Glass Greater than 1/4"		ADD	\$4,500.00	\$0
53					\$0
54	Perforated Metal Screen (Custom or Non Custom Pattern Pattern)		Excluded		\$0
55	Glass Balustrade, assume 42" laminated all-glass railing		Included		\$0
	Contractor Bond	1.6%	%	\$660,991.75	\$10,741
				TOTAL	\$671,733
	ALUMINUM & GLASS				



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09200	GYP SUM WALLBOARD SYSTEMS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Drywall Systems	1	ls	\$342,954.00	\$342,954
3	Wall Type - 3 5/8" Stud, 5/8" GWB - two sides		Included		\$0
4	Wall Furring - Entire Perimeter Including Insulation		Included		\$0
5	6" CH Shaft Wall		Included		\$0
6	Bulkheads		Included		\$0
7	Cement Board behind Ceramic Wall Tiles (One Location)		Included		\$0
8	Gyp. Board Ceiling		Included		\$0
9	Dumpsters		Included		\$0
10	Interior Joint Sealants at Drywall Systems		Included		\$0
11	2-Hour Rated Drywall Assembly at Demising Partition Beams		Included		\$0
12					\$0
13	Building Soffits at Apparatus Bay	1	ls	\$15,000.00	\$15,000
14	Framing & Sheathing		Included		\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
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45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$357,954.00	\$5,817
				TOTAL	\$363,771
	GYP SUM WALLBOARD SYSTEMS				



Arlington County
Fire Station 8 – Rebuild (FS8R)
 4845 Lee Hwy, Arlington, VA 22207

MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425

Date: 07/20/21
 Rev.: 21

Area (s.f.): 20,237
 Estimator(s): MH

Architect: LEWA
 Engineer: Brinjak

09300	CERAMIC TILE	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
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45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
CERAMIC TILE					



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Area (s.f.): 20,237

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09500	ACOUSTICAL CEILINGS	Quantity	Unit	Unit Cost	Total
1					\$0
2	ACT Ceiling at Specified Areas				\$0
3	Lobby	400	sf	\$7.50	\$3,000
4	2nd Floor Office/Conference/Exercise Rooms	2,100	sf	\$7.50	\$15,750
5	3rd Floor Bunk/Kitchen/Locker/Day Rooms	4,100	sf	\$7.50	\$30,750
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
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46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$49,500.00	\$804
				TOTAL	\$50,304
	ACOUSTICAL CEILINGS				



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Area (s.f.): 20,237
 Estimator(s): MH

Architect: LEWA
 Engineer: Brinjak

09600	FLOORING	Quantity	Unit	Unit Cost	Total
1					\$0
2	Flooring Systems	1	ls	\$116,600.00	\$116,600
3	Sheet Rubber		included		\$0
4	Rubber Tile		included		\$0
5	Base		included		\$0
6	Attic Stock		included		\$0
7	Polished Concrete		included		\$0
8					\$0
9					\$0
10	Recessed Floor Mats	3	ls	\$11,500.00	\$34,500
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
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43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$151,100.00	\$2,455
				TOTAL	\$153,555
	FLOORING				



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Area (s.f.): 20,237

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09900	PAINTING	Quantity	Unit	Unit Cost	Total
1					\$0
2	Painting	20,237	sf	\$4.40	\$89,043
3	Interior Walls, Ceilings, Soffits		Included		\$0
4	Doors & Frames		Included		\$0
5	Window Sills & Returns		Included		\$0
6	Accent Colors at Corridors & Assembly Areas		Included		\$0
7	Exposed Structure & MEP		Included		\$0
8	Concrete Sealer		Included		\$0
9					\$0
10	Interior Joint Sealants	1	ls	\$3,950.00	\$3,950
11	Paint Touch-up Post Move-In, FF&E, Occupancy	1	ls	\$2,000.00	\$2,000
12	*50 hours at \$40/hr				\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
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41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$94,992.80	\$1,544
				TOTAL	\$96,536
	PAINTING				



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Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

10000	SPECIALTIES	Quantity	Unit	Unit Cost	Total
1					\$0
2	Lockers	1	Included	\$115,828.96	\$115,829
3	10.3 Gear lockers with doors LCK-4 (111 PPE Lockers)		Included		\$0
4	66 – standard wire gear lockers with doors 20" w x 20" d x 72" h		Included		\$0
5					\$0
6	10.4 Heavy duty metal shelving units, 30" Deep (112 Reserve Gear)		Included		\$0
7	9- 36" w x 30" d x 87" h Clipper open		Included		\$0
8	metal shelving with 6 shelves per unit		Included		\$0
9					\$0
10	10.2 lockers on 4" concrete base (104 Corr.)		Included		\$0
11	6- Standard metal KD single tier lockers 15" w x 15" d x 72" h		Included		\$0
12	72- Standard metal KD single tier lockers 18" w x 24" d x 72" h		Included		\$0
13	10.7 Lockers on 4" concrete base, LCK-1 (Bunk Rooms)		Included		\$0
14	10.8 Lockers (ADA) on 4" concrete base, LCK-2 (Bunk Rooms)		Included		\$0
15	10.2.3.4.7.8 Locker/Shelving Install	1	Included		\$0
16	SCBA lockers (Global Industrial DBL Door Horizontal)	1	ls	\$1,500.00	\$1,500
17	Galvanized Steel Lockers		ADD	\$3,300.00	\$0
18	Padlocks		ADD	\$960.00	\$0
19	Built-in Combo Locks		ADD	\$3,120.00	\$0
20					\$0
21	Toilet and Bldg. Accessories	1	ls	\$45,166.00	\$45,166
22	Multi-Roll Toilet Tissue Dispenser		Included		\$0
23	Towel Hook		Included		\$0
24	18" Grab Bar, 1-1/4" OD, Peened		Included		\$0
25	36" Grab Bar, 1-1/4" OD, Peened		Included		\$0
26	42" Grab Bar, 1-1/4" OD, Peened		Included		\$0
27	ADA Shower Seat		Included		\$0
28	36" Shower Curtain Rod w/ Concealed Mounting		Included		\$0
29	42" x 72" Shower Curtain		Included		\$0
30	Shower Curtain Hook		Included		\$0
31	Soap Dispenser		Included		\$0
32	Paper Towel Dispenser/Waste Receptacle		Included		\$0
33	24" x 36" Channel Frame Mirror		Included		\$0
34	Sanitary Napkin Disposal		Included		\$0
35	Seat Cover Dispenser		Included		\$0
36	24" Towel Bar		Included		\$0
37	Horizontal, Stainless Steel Baby Changing Station		Included		\$0
38	36" Mop/Broom Holder		Included		\$0
39	Bullet Resistant Paneling	200	sf	\$17.50	\$3,500
40	Building Signage:				\$0
41	Interior Signage	1	Allow	\$8,000.00	\$8,000
42	Exterior Signage	1	ls	\$70,380.00	\$70,380
43	Cast Aluminum Letters		Included		\$0
44	Vinyl Address		Included		\$0
45	Cast Aluminum Seal - 60" Diameter		Included		\$0
46	Modifications to Façade System for Exterior Signage Connection	1	ls	\$1,200.00	\$1,200
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$245,574.96	\$3,991
				TOTAL	\$249,566
	SPECIALTIES				



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Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

11000	EQUIPMENT	Quantity	Unit	Unit Cost	Total
1					\$0
2	Food Service Equipment	1	ls	\$128,825.00	\$128,825
3	Commercial Grade		Included		\$0
4	Gas Range		Included		\$0
5	Residential Refrigerator		Included		\$0
6	Dishwasher		Included		\$0
7	Commercial Hood w/ Ansul System (Small)		Included		\$0
8	Commercial Ice Maker		Included		\$0
9	Drinking Fountains		Included		\$0
10	Coffee Machine		Included		\$0
11	Convection Oven		Included		\$0
12	Microwave		Included		\$0
13					\$0
14	<i>*Owner to Specify all Food Service Equipment</i>				\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25	Fire Slide Poles	1	ls	\$196,500.00	\$196,500
26	<i>*Model 23 4 units</i>				\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42	Laundry Equipment :				\$0
43	Heavy Duty Front Load Washing Machine (10)	6	ls	\$800.00	\$4,800
44	<i>*Samsung Model #WF42H5000AW</i>		Included		\$0
45	Heavy Duty Residential Dryer (10)	6	ls	\$500.00	\$3,000
46	<i>*Samsung Model #DV42H5000EW</i>		Included		\$0
47	Commercial Washer/Extractor 65lb (15)	2	ls	\$19,320.00	\$38,640
48	<i>UWT065D40VX050EA00 UniMac</i>		Included		\$0
49	Gear Dryer Assumed (16)	2	ls	\$12,500.00	\$25,000
50	<i>* Ram Air Gear Dryer MODEL TG-8H</i>		Included		\$0
51					\$0
52	Gear Cabinet		Excluded		\$0
53	<i>*Model#UTGC6EDG4501W01</i>				\$0
54					\$0
55	Install	1	ls	\$1,350.00	\$1,350
	Contractor Bond	1.6%	%	\$398,115.00	\$6,469
				TOTAL	\$404,584
	EQUIPMENT				



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Date: 07/20/21

Area (s.f.): 20,237

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

12000	FURNISHINGS	Quantity	Unit	Unit Cost	Total
1					\$0
2	FF&E - By OWNER		Excluded		\$0
3	Living Quarter Furniture		Excluded		\$0
4	Office Furniture		Excluded		\$0
5					\$0
6	Window Treatment				\$0
7	Horizontal Louver Blinds	1	ls	\$8,002.50	\$8,003
8	Mecho 5 Manual Shade Per Note 6_A901	1	ls	\$16,060.00	\$16,060
9	5 Manual Darkening Shades		Included		\$0
10					\$0
11	Shades at Stairwells & Apparatus Bay		Excluded		\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
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48					\$0
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51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$24,062.50	\$391
				TOTAL	\$24,454
	FURNISHINGS				



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Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

14000	ELEVATORS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Elevator Systems	3	Landings	\$34,100.00	\$102,300
3	3000lb, Machine-Room-Less, Elevators		Included		\$0
4	Stretcher / Emergency Access		Included		\$0
5	Battery Back-up Lowering, Emergency Capabilities		Excluded		\$0
6	Interior Finishes & Lighting		Included		\$0
7	Additional Operator Hours for Testing - 30 hours		Included		\$0
8	Extended Warranty & Monthly Maintenance		Excluded		\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
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51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$102,300.00	\$1,662
				TOTAL	\$103,962
	ELEVATORS				



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 Estimator(s): MH

Architect: LEWA
 Engineer: Brinjak

21000	FIRE PROTECTION	Quantity	Unit	Unit Cost	Total
1					\$0
2	Fire Protection System	20,237	sf	\$5.50	\$111,304
3	New Fire Protection System, Complete		Included		\$0
4	Schedule 40 Piping for 2" & Smaller w/ Threaded Fittings		Excluded		\$0
5	Schedule 10 Piping for 2.5" & Larger w/ Grooved Fittings		Excluded		\$0
6	Standpipes at Egress Stairwells, 3 Total Locations		Included		\$0
7	Recessed, Quick-Response, Pendant Type at Ceiling Areas		Included		\$0
8	Upright Sprinklers at Open Ceiling Areas		Included		\$0
9	Dry Pendant / Upright Type Sprinklers at Freezing Locations		Included		\$0
10	Sprinkler Drain Risers		Included		\$0
11	Backflow-Preventor		Included		\$0
12	Fire Jockey Pump		Excluded		\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
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46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$111,303.50	\$1,809
				TOTAL	\$113,112
	FIRE PROTECTION				



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Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

22000	PLUMBING	Quantity	Unit	Unit Cost	Total
1					\$0
2	Plumbing Systems	20,237	sf	\$35.59	\$720,235
3	Plumbing Fixtures		Included		\$0
4	* Water Closets, Lavatories, Sinks, Drinking Fountains, Emergency Showers		Included		\$0
5	* Floor Drains		Included		\$0
6	Domestic Water & Sanitary Piping System		Included		\$0
7	Shut-off Valves		Included		\$0
8	Back-flow Preventers		Included		\$0
9	Domestic Water Pump		Included		\$0
10	Tankless Domestic HW from Heat Pump		Included		\$0
11	Water-to-Water Heat Pump Boiler		Included		\$0
12	Roof Drains		Included		\$0
13	Recirculation Piping w/ Pumps		Included		\$0
14	Thermostatic Mixing Valves		Included		\$0
15	Apparatus Bay Trench Drains		Included		\$0
16	Access Doors		Included		\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
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47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$720,234.83	\$11,704
				TOTAL	\$731,939
PLUMBING					



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 Estimator(s): MH

Architect: LEWA
 Engineer: Brinjak

23000	H.V.A.C.	Quantity	Unit	Unit Cost	Total
1					\$0
2	HVAC Systems (VRF System)	20,237	sf	\$54.00	\$1,092,798
3	Outside Air Handling Units with Energy Recovery		Included		\$0
4	Ancillary Colling for Stairs, IDF/MDF, Mechanical Spaces		Included		\$0
5	Flow Pumps		Included		\$0
6	Exhaust Fans		Included		\$0
7	Energy Recovery Wheel		Included		\$0
8	VAV Terminals		Included		\$0
9	2-Pipe Hot/Chilled Water Coil w/ Reheat		Included		\$0
10	Refrigerant Piping, Refrigerant R-410A		Included		\$0
11	Zoned Temperature Control Systems, Automated Logic or Equal		Included		\$0
12	Owner Specified Siemens ATC System		included		\$0
13	Trane ATC ILO Specified Siemens System	-	Deduct	(\$50,000.00)	\$0
14	Building Automation System		Included		\$0
15	Ductwork, Supply & Return Systems		Included		\$0
16	Insulated Supply Ductwork, Uninsulated Return		Included		\$0
17	Prefilters		Included		\$0
18	Non Vehicle Exhaust Systems		Included		\$0
19	Integral Disconnects for Heat Pump Systems		Included		\$0
20	Copper and/or HDPE Piping		Included		\$0
21					\$0
22	Furnish & Install (4) Water Hose, (6) Air Hoses		Included		\$0
23	Overhead Infrared Radiant Heater (IRP) & Piping		Included		\$0
24					\$0
25					\$0
26	Apparatus Bay Vehicle Complete Exhaust Systems	1	ls	\$253,000.00	\$253,000
27	Furnish & install (1) Plymovent Vehicle Exhaust System as Shown		Included		\$0
28	Furnish & install (1) Utility Exhaust Fan		Included		\$0
29	Furnish & install (1) Louver		Included		\$0
30	New Ductwork & Accessories		Included		\$0
31	Automatic Temperature Controls		Included		\$0
32	Testing & Balancing		Included		\$0
33					\$0
34	Geothermal Wells & Piping		Excluded		\$0
35	Radiant Floor Slab		Excluded		\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$1,345,798.00	\$21,869
				TOTAL	\$1,367,667
	H.V.A.C.				



Arlington County
Fire Station 8 – Rebuild (FS8R)
 4845 Lee Hwy, Arlington, VA 22207

MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425

Date: 07/20/21

Area (s.f.): 20,237

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

26000	ELECTRICAL	Quantity	Unit	Unit Cost	Total
1					\$0
2	Electrical Systems	20,237	sf	\$48.00	\$971,376
3	New 800 Amp Service		Included		\$0
4	Switchboard & UPS System		Included		\$0
5	New Panelboards / Feeders / Branch Circuits		Included		\$0
6	Multi-Circuit Sub-Metering Device		Included		\$0
7	Copper Wiring, #12A WG, Conduit (min 3/4") for Distribution		Included		\$0
8	Emergency Power - Battery Storage System - UPS Only		Included		\$0
9	Interior Recessed High-Performance LED Direct / Indirect Fixtures	20,237	sf	\$18.00	\$364,266
10	Decorative Lighting in Select Spaces, Media Center, Lobby, Dining Areas		Included		\$0
11	Occupancy / Vacancy Sensors, 100% Coverage at Floors 2 & 3		Included		\$0
12	Dimming Switches		Included		\$0
13	Emergency Egress Lighting Connected to Emergency Power		Included		\$0
14	Emergency Diesel Generator		Included		\$0
15	Low Voltage Rough-ins (Conduit and Stub-ups)		Included		\$0
16	Exterior Wall Pack Lighting		Included		\$0
17	* Pathway Lighting, Post Top LED		Included		\$0
18	* Exterior Lighting Connected to Emergency Power		Included		\$0
19					\$0
20	Fire Alarm System	20,237	sf	\$2.75	\$55,652
21	Annunciator Panel		Included		\$0
22	Connections to Fire Suppression Equipment, AHUS, Door Access Control		Included		\$0
23					\$0
24	Photovoltaic System -	1	ls	\$235,000.00	\$235,000
25	Rooftop PV System		Included		\$0
26	Medium Grade Crystalline PV Modules		Included		\$0
27	High Capacity Transformer less, Wall Mounted String Inverters		Included		\$0
28	Rapid Shutdown Capabilities Including Manual EPO Button		Included		\$0
29	PV Preparation - Conduit Raceways -		Included		\$0
30					\$0
31	Lightning Protection - Allowance	20,237	sf	\$0.95	\$19,225
32	Complete Lightning Protection System		Included		\$0
33					\$0
34	Course of Construction Temp Power	1	ls	\$10,000.00	\$10,000
35	*Assume Use of Existing Electrical Service for Construction Power		Included		\$0
36					\$0
37					\$0
38					\$0
39					\$0
40	Lock-out/ Tag-out Procedure Manual	1	Allow	\$20,000.00	\$20,000
41					\$0
42					\$0
43	Legacy Related Electrical Items	1	Allow	\$17,000.00	\$17,000
44	LED Back Illumination		Included		\$0
45	Other Low Voltage R/I		Included		\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$1,692,518.90	\$27,503
				TOTAL	\$1,720,022
	ELECTRICAL				



Arlington County
Fire Station 8 – Rebuild (FS8R)
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MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425

Date: 07/20/21

Area (s.f.): 20,237

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

28000	LOW VOLTAGE	Quantity	Unit	Unit Cost	Total
1					\$0
2	Low Voltage Systems	1	ls	\$35,000.00	\$35,000
3	Tele / Data Rough-in's, Faceplates, Cabling Paths, Cabling, & Patch Panels		Included		\$0
4	* Owner Provided - Active Components Including Wireless Access Points				\$0
5	* GC to Provide Conduit, Cable Trays with J-Hooks				\$0
6	* CAT 6 Infrastructure				\$0
7	Public Address System - IP Based Building Wide Public Address System	1	ls	\$50,593.00	\$50,593
8	* Software Based Head, Individually Addressable		Included		\$0
9	Electronic Safety & Security Rough-ins	1	ls	\$40,474.00	\$40,474
10	*Interior & Exterior Video Mgmt Sys, Security Mgmt				\$0
11	Control System, Emergency Warning Notification System Interface		Included		\$0
12	* Door Access & Logic Capabilities		Included		\$0
13	Wireless Clock System - Included with PAS, Battery Powered		Included		\$0
14					\$0
15	DAS System (Distributed Antenna System)		Excluded		\$0
16					\$0
17					\$0
18					\$0
19					\$0
20	West Net System		Excluded		\$0
21	*Rough-in Only		Included		\$0
22	Cabling and Equipment		Excluded		\$0
23					\$0
24					\$0
25	Interactive Display (For Legacy Items)	1	Allow	\$25,000.00	\$25,000
26	Hardware and Display Only		Included		\$0
27	Furnish and Install		Included		\$0
28	Multi-Media Content - Excluded		Excluded		\$0
29	Owner to Specify System and Devices with Budget Amount		Clarification		\$0
30	Added 4.21.2021		Clarification		\$0
31	Includes Power and LV Connection		Included		\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$151,067.00	\$2,455
				TOTAL	\$153,522
	LOW VOLTAGE				



Arlington County
Fire Station 8 – Rebuild (FS8R)
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MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425

Date: 07/20/21

Area (s.f.): 20,237

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

31000	EARTHWORK	Quantity	Unit	Unit Cost	Total
1					\$0
2					\$0
3					\$0
4					\$0
5					\$0
6	Earthwork	1	ls	\$110,000.00	\$110,000
7	Site Cut		included		\$0
8	Site Fill		included		\$0
9	Back Fill Exterior Wall		included		\$0
10	Site Rough Grading		included		\$0
11	Temporary Construction Access Grading		included		\$0
12	Bioretention Ponds		Excluded		\$0
13	Premium for Rock and Foundation Excavation - \$265/ton		ADD		\$0
14	Disposal of Contaminated Soils (Petroleum Dry Only)		ADD		\$0
15	Removal of Contaminated Soils (Petroleum Dry Only)		ADD		\$0
16	Hazardous & Contaminated Soils		Excluded		\$0
17	* See contaminated soils memo for unit rates.				\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
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45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$110,000.00	\$1,788
				TOTAL	\$111,788
EARTHWORK					



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Date: 07/20/21

Area (s.f.): 20,237

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

32000	SITE IMPROVEMENTS	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4	Included w/ Site ECC				\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
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43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
				TOTAL	\$0
SITE IMPROVEMENTS					



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Date: 07/20/21

Area (s.f.): 20,237

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

33000	SITE UTILITIES	Quantity	Unit	Unit Cost	Total
1					\$0
2	Site Utilities (Wet)	1	ls	\$410,040.00	\$410,040
3	8" Storm PVC Relocate		Included		\$0
4	4" Sanitary PVC		Included		\$0
5	Cleanouts		Included		\$0
6	Premium for Utility Rock Excavation		Excluded		\$0
7	CIP Stormwater Vaults		Included		\$0
8	Sawcut Pavement		Included		\$0
9	Temporary Road Patch		Included		\$0
10	Permanent Road Patch		Included		\$0
11	Jellyfish System - Furnish & Install (Assume One 72") -		Included		\$0
12	Sump Pump		Included		\$0
13	Cartridge & filter systems		Included		\$0
14	<i>*Size & Quantity TBD - Item Included as an Allowance</i>				\$0
15	Delegated Design of Vaults	1	ls	\$20,000.00	\$20,000
16	Temp Apparatus Bay Dry Utilities in Phase 1 Temp- Dry Utilities				\$0
17	Temp Living Facility Dry Utilities in Phase 1 Temp- Dry Utilities				\$0
18					\$0
19	Permanent Fire Station Dry Utilities in Dry Utility & Traffic Cost Center				\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$430,040.00	\$6,988
				TOTAL	\$437,028
	SITE UTILITIES				



Arlington County
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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

Phase 2 -Site		Total Cost	Cost per Square foot
C.S.I.	Description		
02000	EXISTING CONDITIONS - DEMOLITION	\$39,126	\$1.12
03000	CONCRETE	\$364,834	\$10.42
04000	MASONRY	\$105,916	\$3.03
05000	STRUCTURAL STEEL	\$0	\$0.00
05500	MISCELLANEOUS METALS	\$8,841	\$0.25
06000	ROUGH CARPENTRY	\$66,158	\$1.89
06400	ARCHITECTURAL MILLWORK	\$0	\$0.00
07500	ROOFING AND WATERPROOFING	\$0	\$0.00
07900	JOINT SEALANTS	\$0	\$0.00
08100	DOORS/FRAMES/HARDWARE	\$0	\$0.00
08800	ALUMINUM & GLASS	\$0	\$0.00
09200	GYPSTUM WALLBOARD SYSTEMS	\$0	\$0.00
09300	CERAMIC TILE	\$0	\$0.00
09500	ACOUSTICAL CEILINGS	\$0	\$0.00
09600	FLOORING	\$0	\$0.00
09900	PAINTING	\$0	\$0.00
10000	SPECIALTIES	\$0	\$0.00
11000	EQUIPMENT	\$0	\$0.00
12000	FURNISHINGS	\$0	\$0.00
14000	ELEVATORS	\$0	\$0.00
21000	FIRE PROTECTION	\$0	\$0.00
22000	PLUMBING	\$0	\$0.00
23000	H.V.A.C.	\$0	\$0.00
26000	ELECTRICAL	\$202,234	\$5.78
28000	LOW VOLTAGE	\$9,654	\$0.28
31000	EARTHWORK	\$56,402	\$1.61
32000	SITE IMPROVEMENTS	\$989,217	\$28.26
33000	SITE UTILITIES	\$0	\$0.00
Total Trades Cost		\$1,842,381	\$52.64
	GENERAL CONDITION FEE	\$12,026	\$0.34
	GENERAL CONDITION (CONSTRUCTION STAFF)	\$125,603	\$3.59
	BUILDING PERMIT & EXPEDITING - BY OWNER	\$0	\$0.00
	COVID-19 SAFETY AND PREVENTATIVE MEASURES-ALLOWANCE	\$12,250	\$0.35
	DESIGN FEES - BY OWNER	\$0	\$0.00
	UTILITY CONSUMPTION COSTS - BY OWNER	\$0	\$0.00
	MOVING COSTS - BY OWNER	\$0	\$0.00
	PRECONSTRUCTION FEE - WITH GENERAL CONDITIONS	\$0	\$0.00
	INSURANCE BURDEN	1.20%	\$23,907
	BUILDERS RISK INSURANCE	0.00%	\$0
	CMR DESIGN CONTINGENCY - BY OWNER	0.00%	\$0
	CMR CONSTRUCTION CONTINGENCY	3.00%	\$60,485
	ESCALATION	0.50%	\$10,383
	PERFORMANCE & PAYMENT BOND	1.30%	\$27,131
Construction Cost		\$2,114,167	\$60.40
	CONSTRUCTION MANAGEMENT FEE	FIXED	\$56,121
Total Cost		\$2,170,288	\$62.01



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

02000	EXISTING CONDITIONS - DEMOLITION	Quantity	Unit	Unit Cost	Total
1					\$0
2	(Future Work) Phase 1 Temp. Apparatus Bay Demolition/ Salvage Work				\$0
3					\$0
4	Demo Temp. Apparatus Bay Slab & Drive Apron	1	Is	\$35,000.00	\$35,000
5	Pre-engineered Metal Building		Included		\$0
6	Slab on Grade & Foundation		Included		\$0
7	Site Retaining Wall (193 lf)		Included		\$0
8					\$0
9	Cut/Cap/Make Safe	1	Is	\$3,500.00	\$3,500
10					\$0
11	Salvage Temporary Apparatus Bay Structure	-	ADD	\$50,000.00	\$0
12	Savage Temporary Apparatus Bay MEP	-	ADD	\$9,785.00	\$0
13	Infrared Heaters		Included		\$0
14	Oil Separator		Included		\$0
15	Lockers		Included		\$0
16	Mechanical Equipment		Included		\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$38,500.00	\$626
TOTAL					\$39,126
EXISTING CONDITIONS - DEMOLITION					



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Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

03000	CONCRETE	Quantity	Unit	Unit Cost	Total
1					\$0
2	Flatwork	1	Is	\$359,000.00	\$359,000
3	Concrete Curb & Gutter		Included		\$0
4	Sidewalks - 4" thick w/ WWF & 4" stone base		Included		\$0
5	HC Sidewalk Curb Ramps w/ Detectable Warning		Included		\$0
6	Concrete Sub-base for Utility Street Repairs		Included		\$0
7	Generator, Transformer, & Generator Pads		Included		\$0
8	Fill & Set Bollards		Included		\$0
9	Install Site Furnishings		Included		\$0
10	Driveway & Drive Aprons		Included		\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
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30					\$0
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37					\$0
38					\$0
39					\$0
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41					\$0
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43					\$0
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45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$359,000.00	\$5,834
				TOTAL	\$364,834
	CONCRETE				



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Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

04000	MASONRY	Quantity	Unit	Unit Cost	Total
1					\$0
2		1	Allow	\$7,500.00	\$7,500
3	Reuse of Existing Flagstone as Cladding		Included		\$0
4					\$0
5	Dumpster Enclosure	1	Is	\$36,804.00	\$36,804
6	Facebrick Veneer on Concrete Footing		Included		\$0
7					\$0
8	Legacy Related Site Masonry				\$0
9	Granite History & Legacy Strips	1	Allow	\$18,500.00	\$18,500
10					\$0
11	Masonry Site Wall	1	Is	\$41,418.00	\$41,418
12	242 s/f of solid 4" CMU below grade		Included		\$0
13	847 s/f of Utility size brick veneer		Included		\$0
14	121 l/f of 13" Pre-Cast Cap		Included		\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
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43					\$0
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54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$104,222.00	\$1,694
				TOTAL	\$105,916
MASONRY					



Arlington County
 Fire Station 8 – Rebuild (FS8R)
 4845 Lee Hwy, Arlington, VA 22207

MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425

Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

05000	STRUCTURAL STEEL	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
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42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
STRUCTURAL STEEL					



Arlington County
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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

05500	MISCELLANEOUS METALS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Misc. Metals				\$0
3	Standard Site Guardrails & Handrails	85	lf	\$100.00	\$8,500
4	Miscellaneous Metals for Site	1	ls	\$200.00	\$200
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
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43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$8,700.00	\$141
TOTAL					\$8,841
MISCELLANEOUS METALS					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

06000	ROUGH CARPENTRY	Quantity	Unit	Unit Cost	Total
1					\$0
2	Rough Carpentry				\$0
3	Layout	1	ls	\$7,500.00	\$7,500
4					\$0
5	Clean-Up/Safety				\$0
6	Temporary OSHA Guardrails	1,200	lf	\$12.00	\$14,400
7	Course of Construction Labor/Clean-Up	15	wks.	\$1,200.00	\$18,000
8	Dumpsters	10	ea.	\$650.00	\$6,500
9	Final Site Cleaning	1	ls	\$6,500.00	\$6,500
10	Temporary Toilets	6	months	\$1,500.00	\$9,000
11					\$0
12	Documentation of Existing Conditions	1	ls	\$3,200.00	\$3,200
13					\$0
14	Temporary Utility Consumption		Excluded		\$0
15	Winter Weather Accommodations		Excluded		\$0
16	Site Security Staff		Excluded		\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
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47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$65,100.00	\$1,058
TOTAL					\$66,158
ROUGH CARPENTRY					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

06400	ARCHITECTURAL MILLWORK	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
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46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
ARCHITECTURAL MILLWORK					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

07500	ROOFING AND WATERPROOFING	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
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47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
ROOFING AND WATERPROOFING					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

07900	JOINT SEALANTS	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
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47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
JOINT SEALANTS					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

08100	DOORS/FRAMES/HARDWARE	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
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45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
DOORS/FRAMES/HARDWARE					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

08800	ALUMINUM & GLASS	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
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33					\$0
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35					\$0
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42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
ALUMINUM & GLASS					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09200	GYPSUM WALLBOARD SYSTEMS	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
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43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
GYPSUM WALLBOARD SYSTEMS					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09300	CERAMIC TILE	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
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45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
CERAMIC TILE					



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Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09500	ACOUSTICAL CEILINGS	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
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44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
ACOUSTICAL CEILINGS					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09600	FLOORING	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
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47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
FLOORING					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

09900	PAINTING	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
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45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
PAINTING					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

10000	SPECIALTIES	Quantity	Unit	Unit Cost	Total
1					\$0
2	w/ Building				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
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44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
SPECIALTIES					



Arlington County
 Fire Station 8 – Rebuild (FS8R)
 4845 Lee Hwy, Arlington, VA 22207

MCN Build, Inc. • 1214 28th Street NW, Washington, DC, 20007 - 202.333.3424 - Fax 202.333.3425

Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

11000	EQUIPMENT	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
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37					\$0
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39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
EQUIPMENT					



Arlington County
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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

12000	FURNISHINGS	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4	Bus Stop Enclosure by Others		Excluded		\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
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25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
FURNISHINGS					



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

14000	ELEVATORS	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
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43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
ELEVATORS					



Arlington County
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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

21000	FIRE PROTECTION	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
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37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
FIRE PROTECTION					



Arlington County
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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

22000	PLUMBING	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
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25					\$0
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42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
PLUMBING					



Arlington County
 Fire Station 8 – Rebuild (FS8R)
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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

23000	H.V.A.C.	Quantity	Unit	Unit Cost	Total
1					\$0
2	N/A				\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
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43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0
H.V.A.C.					



Arlington County
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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

26000	ELECTRICAL	Quantity	Unit	Unit Cost	Total
1					\$0
2	Site Lighting	1	Is	\$164,000.00	\$164,000
3	Light Poles		Included		\$0
4	Pathway Lighting		Included		\$0
5	Main Entrance Lighting		Included		\$0
6	Flag Pole Lighting		Included		\$0
7	Underground Conduit (Direct Bury) for Fiber/traffic control	1	Is	\$10,000.00	\$10,000
8					\$0
9					\$0
10	EV Charging Station	1	Allow	\$25,000.00	\$25,000
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
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36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$199,000.00	\$3,234
				TOTAL	\$202,234
	ELECTRICAL				



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

28000	LOW VOLTAGE	Quantity	Unit	Unit Cost	Total
1					\$0
2	Rough-in for Low Voltage for Fuel Station	1	ls	\$9,500.00	\$9,500
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
19					\$0
20					\$0
21					\$0
22					\$0
23					\$0
24					\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36					\$0
37					\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$9,500.00	\$154
TOTAL					\$9,654
LOW VOLTAGE					



Arlington County
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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

31000	EARTHWORK	Quantity	Unit	Unit Cost	Total
1					\$0
2	Earthwork	1	ls	\$31,000.00	\$31,000
3	Site Cut		included		\$0
4	Site Fill		included		\$0
5	Back Fill Exterior Wall		included		\$0
6	Site Rough Grading		included		\$0
7	Temporary Construction Access Grading		included		\$0
8	Layback for New Fuel Station		included		\$0
9					\$0
10	Sediment & Erosion Control	1	ls	\$13,500.00	\$13,500
11	Construction Entrance - Gravel & Maintenance		Included		\$0
12	Wheel wash Station		Included		\$0
13	Wheel wash Station Labor		Included		\$0
14	Temp. Sedimentation Tanks		Included		\$0
15	Maintain Erosion Control		Included		\$0
16	Silt Fence Maintenance		Included		\$0
17	Inlet Protection		Included		\$0
18	Tree Protection		Included		\$0
19	Site Fence		Included		\$0
20	Site Fence - Gates		Included		\$0
21	Remove Erosion Control		Included		\$0
22					\$0
23	Casual Dewatering (Permanent Dewatering Excluded)				\$0
24	Traffic Control Plan Including Maintenance/Removal		Included		\$0
25	Test Pits for Existing Utilities		Included		\$0
26	Video Survey Existing Utilities - Pre & Post Construction		Included		\$0
27	Public Right-of-Way / Sidewalk Permits		Included		\$0
28	Site Survey		Included		\$0
29	Archeology Study - by Owner		Excluded		\$0
30	Water System Availability Fee		Excluded		\$0
31	Utility Tap Fees - By Owner		Excluded		\$0
32	Site Winterization/Snow Removal		Excluded		\$0
33	Domestic & Fire Utilities		Excluded		\$0
34	Casual Dewatering (Permanent Dewatering Excluded)	1	Allow	\$11,000.00	\$11,000
35	Bioretention Ponds		Excluded		\$0
36	Premium for Rock Excavation - ADD ALT per Cubic Yard	-	cy	\$265.00	\$0
37	Hazardous & Contaminated Soils		Excluded		\$0
38					\$0
39					\$0
40					\$0
41					\$0
42					\$0
43					\$0
44					\$0
45					\$0
46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$55,500.00	\$902
				TOTAL	\$56,402
	EARTHWORK				



Arlington County
Fire Station 8 – Rebuild (FS8R)
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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

32000	SITE IMPROVEMENTS	Quantity	Unit	Unit Cost	Total
1					\$0
2	Landscaping Final Site	1	ls	\$34,000.00	\$34,000
3	Shade Trees		Included		\$0
4	Ornamental Trees		Included		\$0
5	Ever Green Trees		Included		\$0
6	Shrubs		Included		\$0
7	Perennials		Included		\$0
8	Seeding and Fine Grading		Included		\$0
9					\$0
10	Site Improvements (FF&E) Not Specified Final Site				\$0
11	Flag Pole	1	ls	\$7,500.00	\$7,500
12	Fire Fighter Bench (Design to Budget)	1	ls	\$1,200.00	\$1,200
13					\$0
14	Site Fencing	450	lf	\$25.00	\$11,250
15	Wood picket		included		\$0
16					\$0
17					\$0
18					\$0
19					\$0
20	Site Asphalt	1	ls	\$99,750.00	\$99,750
21	Heavy Site Asphalt		Included		\$0
22	Light Site Asphalt		Included		\$0
23	Wheel Stops & Stripping		Included		\$0
24	2" mill & overlay in public right of way		Included		\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
33					\$0
34					\$0
35					\$0
36	Fuel Station	1	ls	\$674,000.00	\$674,000
37	20,000 Gallon Horizontal Tank		Included		\$0
38	20,000 Gallon Horizontal Tank (Reduction)		Included		\$0
39	Deadman Anchors		Included		\$0
40	Manholes & Access Manholes		Included		\$0
41	Gauging Ports		Included		\$0
42	Leak Sensors		Included		\$0
43	Hold Down Straps		Included		\$0
44	10 Year Warranty		Included		\$0
45	Excavation for new fuel tanks	1	ls	\$120,699.00	\$120,699
46	Island Dispensing System Pump System		Included		\$0
47	Measuring Sensors		Included		\$0
48	Control System		Included		\$0
49	Diesel & Gasoline Dispensers		Included		\$0
50	Tank Vent System		Included		\$0
51	Low Voltage Lines Back to Fire Station w/ Low Voltage		Included		\$0
52					\$0
53	DES Fuel Tank	1	Allow	\$25,000.00	\$25,000
54	Excavation		Included		\$0
55	Dispensing System		Included		\$0
	Contractor Bond	1.6%	%	\$973,399.00	\$15,818
				TOTAL	\$989,217
	SITE IMPROVEMENTS				



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Date: 07/20/21

Area (s.f.): 35,000

Architect: LEWA

Rev.: 21

Estimator(s): MH

Engineer: Brinjak

33000	SITE UTILITIES	Quantity	Unit	Unit Cost	Total
1					\$0
2	Temp Apparatus Bay Dry Utilities in Phase 1 Temp- Dry Utilities				\$0
3	Temp Living Facility Dry Utilities in Phase 1 Temp- Dry Utilities				\$0
4					\$0
5	Permanent Fire Station Dry Utilities in Dry Utility & Traffic Cost Center				\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
11					\$0
12					\$0
13					\$0
14					\$0
15					\$0
16					\$0
17					\$0
18					\$0
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46					\$0
47					\$0
48					\$0
49					\$0
50					\$0
51					\$0
52					\$0
53					\$0
54					\$0
55					\$0
	Contractor Bond	1.6%	%	\$0.00	\$0
TOTAL					\$0

APS Classic Schedule Layout		ARLINGTON COUNTY - FIRE STATION NO.8 SCHEDULE - R10 (TEMP FAC)					18-Jun-21 10:04																																			
Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Total Float	2021												2022												2023											
							Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul					
ARLINGTON COUNTY - FIRE STATION NO.8 SCHEDULE - R10 (TEMP FAC)		1232	509	16-May-19 A	21-Jun-23	0	[Gantt bar from May 2019 to Jun 2023]																																			
MILESTONES		1037	509	16-May-19 A	21-Jun-23	0	[Gantt bar from May 2019 to Jun 2023]																																			
MLST-1000	PROJECT START	0	0	16-May-19 A																																						
MLST-1010	AWARD CMAR CONTRACT	0	0		05-Dec-19 A																																					
MLST-1020	CONCEPTUAL DESIGN COMPLETE	0	0		07-Aug-19 A																																					
MLST-1030	SCHEMATIC DESIGN PHASE COMPLETE	0	0		07-Nov-19 A																																					
MLST-1040	DESIGN DEVELOPMENT PHASE COMPLETE	0	0		30-Nov-20 A																																					
MLST-1050	AWARD GMP (DEMO/ABATEMENT) CONTRACT	0	0		30-Nov-20 A																																					
MLST-1060	50% CONSTRUCTION DOCUMENTS DEVELOPMENT ESTIMATE	0	0		15-Jan-21 A																																					
MLST-1070	CONSTRUCTION DOCUMENTS 75%/GMP SET COMPLETE	0	0		05-Feb-21 A																																					
MLST-1080	90% CONSTRUCTION DOCUMENTS DEVELOPMENT ESTIMATE	0	0		17-Jun-21	169	◆ 90% CONSTRUCTION DOCUMENTS DEVELOPMENT ESTIMATE,																																			
MLST-1090	CONSTRUCTION DOCUMENTS - ISSUED	0	0		29-Jun-21	160	◆ CONSTRUCTION DOCUMENTS - ISSUED,																																			
MLST-1100	AWARD GMP (BUILDING) CONTRACT	0	0		27-Aug-21	118	◆ AWARD GMP (BUILDING) CONTRACT,																																			
MLST-1110	CONSTRUCTION NTP - TEMPORARY FACILITY	0	0	09-Jun-21 A			◆ CONSTRUCTION NTP - TEMPORARY FACILITY, 09-Jun-21 A																																			
MLST-1120	CONSTRUCTION SUBSTANTIAL COMPLETION - TEMPORARY FACILITY	0	0		01-Oct-21	54	◆ CONSTRUCTION SUBSTANTIAL COMPLETION - TEMPORARY FACILITY,																																			
MLST-1130	TURNOVER - TEMPORARY FACILITY	0	0		08-Oct-21	49	◆ TURNOVER - TEMPORARY FACILITY,																																			
MLST-1140	CONSTRUCTION NTP - NEW FIRE STATION	0	0	18-Oct-21		44	◆ CONSTRUCTION NTP - NEW FIRE STATION, 18-Oct-21																																			
MLST-1150	CONSTRUCTION SUBSTANTIAL COMPLETION - NEW FIRE STATION	0	0		14-Mar-23	0	◆ CONSTRUCTION SUBSTANTIAL COMPLETION - NEW FIRE STATION,																																			
MLST-1155	BUILDING TURNOVER - NEW FIRE STATION	0	0		18-Apr-23	0	◆ BUILDING TURNOVER - NEW FIRE STATION,																																			
MLST-1160	OBTAIN COF O - NEW FIRE STATION	0	0		16-May-23	5	◆ OBTAIN COF O - NEW FIRE STATION,																																			
MLST-1170	TEMPORARY FACILITY DISASSEMBLE AND RELOCATION COMPLETE	0	0		16-May-23	25	◆ TEMPORARY FACILITY DISASSEMBLE AND RELOCATION COMPLETE,																																			
MLST-1180	PROJECT FINAL COMPLETION	0	0		21-Jun-23	0	◆ PROJECT FINAL COMPLETION,																																			
PRE-CONSTRUCTION - PHASE 1		1232	509	16-May-19 A	21-Jun-23	0	[Gantt bar from May 2019 to Jun 2023]																																			
COMMUNITY MEETINGS		1232	509	16-May-19 A	21-Jun-23	0	[Gantt bar from May 2019 to Jun 2023]																																			
COMM-1000	COMMUNITY MEETING	1232	509	16-May-19 A	21-Jun-23	0	[Gantt bar from May 2019 to Jun 2023]																																			
PROCUREMENT		494	60	17-Sep-19 A	10-Sep-21	109	[Gantt bar from Sep 2019 to Sep 2021]																																			
PROCUREMENT CONSTRUCTION MANAGER AT RISK (CMAR)		51	0	17-Sep-19 A	05-Dec-19 A		[Gantt bar from Sep 2019 to Dec 2019]																																			
P-CMR-1000	ISSUE REQUEST FOR PROPOSALS CMAR	0	0	17-Sep-19 A																																						
P-CMR-1010	MANDATORY PRE-PROPOSAL CONFERENCE	1	0	30-Sep-19 A	30-Sep-19 A																																					
P-CMR-1020	FINAL DAY FOR QUESTIONS AND CLARIFICATIONS	0	0		07-Oct-19 A																																					
P-CMR-1030	REQUEST FOR PROPOSALS DUE	0	0		24-Oct-19 A																																					
P-CMR-1040	CMARs ORAL PRESENTATIONS	5	0	01-Nov-19 A	05-Nov-19 A																																					
P-CMR-1050	NOTICE OF AWARD AND NOTICE TO PROCEED (CMAR)	0	0		05-Dec-19 A																																					
PROJECT SCHEDULE		1	0	23-Sep-20 A	23-Sep-20 A		[Gantt bar from Sep 2020 to Sep 2020]																																			
SCH-BL-1000	CMAR SUBMIT BASELINE SCHEDULE	1	0	23-Sep-20 A	23-Sep-20 A		[Gantt bar from Sep 2020 to Sep 2020]																																			
PROCURE GUARANTEED MAXIMUM PRICE - GMP #1 (TEMP. FACILITY) BUYOUT		65	0	23-Sep-20 A	28-Dec-20 A		[Gantt bar from Sep 2020 to Dec 2020]																																			
PROC-TF-1040	PROCURE GMP (TEMPORARY FACILITY)	28	0	23-Sep-20 A	30-Oct-20 A		[Gantt bar from Sep 2020 to Oct 2020]																																			
PROC-TF-1050	DRAFT GMP SUBMISSION (TEMPORARY FACILITY)	7	0	02-Nov-20 A	10-Nov-20 A		[Gantt bar from Nov 2020 to Nov 2020]																																			
PROC-TF-1060	FINAL GMP SUBMISSION (TEMPORARY FACILITY)	7	0	12-Nov-20 A	20-Nov-20 A		[Gantt bar from Nov 2020 to Nov 2020]																																			
PROC-TF-1070	SAC REVIEW AND APPROVAL (TEMPORARY FACILITY)	20	0	30-Nov-20 A	28-Dec-20 A		[Gantt bar from Nov 2020 to Dec 2020]																																			
PROCURE GUARANTEED MAXIMUM PRICE - GMP #2 (DEMO/RAZE) BUYOUT		27	27	17-Jun-21	26-Jul-21	61	[Gantt bar from Jun 2021 to Jul 2021]																																			
PROC-RZ-1000	PROCURE GMP (DEMOLITION/RAZE)	15	15	17-Jun-21	08-Jul-21	61	[Gantt bar from Jun 2021 to Jul 2021]																																			
PROC-RZ-1010	DRAFT GMP SUBMISSION (DEMOLITION/RAZE)	4	4	09-Jul-21	14-Jul-21	61	[Gantt bar from Jul 2021 to Jul 2021]																																			
PROC-RZ-1020	FINAL GMP SUBMISSION (DEMOLITION/RAZE)	5	5	15-Jul-21	21-Jul-21	61	[Gantt bar from Jul 2021 to Jul 2021]																																			
PROC-RZ-1030	SAC REVIEW AND APPROVAL (DEMOLITION/RAZE)	9	9	14-Jul-21	26-Jul-21	61	[Gantt bar from Jul 2021 to Jul 2021]																																			
PROCURE GUARANTEED MAXIMUM PRICE - GMP #3 (BUILDING) BUYOUT		51	51	30-Jun-21	10-Sep-21	109	[Gantt bar from Jun 2021 to Sep 2021]																																			
PROC-BD-1000	PROCURE GMP (CONTRACT BUYOUT)	32	32	30-Jun-21	13-Aug-21	109	[Gantt bar from Jun 2021 to Aug 2021]																																			

█ Actual Level of Effort █ Critical Remaining Work
█ Actual Work ◆ Milestone
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APS Classic Schedule Layout		ARLINGTON COUNTY - FIRE STATION NO.8 SCHEDULE - R10 (TEMP FAC)							18-Jun-21 10:04																											
Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Total Float	2021												2022												2023					
							Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul				
PM-RZE-1000	PROCESS/REVIEW/APPROVAL RAZE PERMIT	38	38	17-Jun-21	10-Aug-21	70																														
FOUNDATION TO GRADE PERMIT		48	48	17-Jun-21	24-Aug-21	81																														
PM-FDN-1000	PROCESS/REVIEW/APPROVAL FOUNDATION TO GRADE PERI	48	48	17-Jun-21	24-Aug-21	81																														
BUILDING PERMIT		126	126	17-Jun-21	16-Dec-21	43																														
PM-BDG-1000	PROCESS/REVIEW/APPROVAL - BUILDING/CEP PERMIT	126	126	17-Jun-21	16-Dec-21	43																														
CONSTRUCTION - PHASE 2		505	499	20-May-21 A	07-Jun-23	10																														
CON-2000	CONSTRUCTION NTP - NEW FIRE STATION	0	0	18-Oct-21		0																														
CON-2050	CONSTRUCTION NTP - TEMPORARY FACILITY	0	0	09-Jun-21 A		0																														
CONSTRUCTION - TEMPORARY FACILITY		85	85	20-May-21 A	15-Oct-21	0																														
CON-TF-1010	SUBSTANTIAL COMPLETION - TEMPORARY FACILITY	0	0		01-Oct-21	0																														
CON-TF-1020	TURNOVER TEMPORARY FACILITY	5	5	04-Oct-21	08-Oct-21	0																														
CON-TF-1030	FIRE STATION MOVE FROM EXISTING TO TEMPORARY FACILI	5	5	11-Oct-21	15-Oct-21	0																														
SITE WORK		36	36	20-May-21 A	06-Aug-21	39																														
CON-TF-SITE-1040	Install Safety Fence	2	0	24-May-21 A	24-May-21 A	0																														
CON-TF-SITE-1050	Install Tree Protection	5	0	20-May-21 A	21-May-21 A	0																														
CON-TF-SITE-1060	Install E&S Controls	5	0	20-May-21 A	21-May-21 A	0																														
CON-TF-SITE-1070	Site Demolition	5	0	14-Jun-21 A	16-Jun-21 A	0																														
CON-TF-SITE-1080	Underground Utilties	11	11	17-Jun-21	01-Jul-21	3																														
CON-TF-SITE-1085	Trench Drains	4	4	12-Jul-21	15-Jul-21	14																														
CON-TF-SITE-1090	Install Fiber Cable	10	10	17-Jun-21	30-Jun-21	4																														
CON-TF-SITE-1100	Site Grading	5	5	02-Jul-21	09-Jul-21	3																														
CON-TF-SITE-1120	Concrete Curbs & Aprons	5	5	12-Jul-21	16-Jul-21	51																														
CON-TF-SITE-1150	Landscaping	3	3	04-Aug-21	06-Aug-21	39																														
CANOPY		17	17	12-Jul-21	03-Aug-21	39																														
CON-TF-CAN-1120	Concrete Piers for Canopy	5	5	12-Jul-21	16-Jul-21	13																														
CON-TF-CAN-1140	Install Canopy Posts	2	2	19-Jul-21	20-Jul-21	39																														
CON-TF-CAN-1150	Raise Existing Deck	5	5	21-Jul-21	27-Jul-21	39																														
CON-TF-CAN-1160	Install Guardrail	3	3	28-Jul-21	30-Jul-21	39																														
CON-TF-CAN-1170	Install Canopy	2	2	02-Aug-21	03-Aug-21	39																														
CON-TF-CAN-1180	Install Wood Stairs	2	2	02-Aug-21	03-Aug-21	39																														
APPARATUS BAY		59	59	12-Jul-21	01-Oct-21	0																														
CON-TF-APP-1112	Concrete Foundation for tent	15	15	12-Jul-21	30-Jul-21	3																														
CON-TF-APP-1125	Sub-base for Asphalt	2	2	02-Aug-21	03-Aug-21	3																														
CON-TF-APP-1130	Pour Asphalt for Tent	3	3	04-Aug-21	06-Aug-21	3																														
CON-TF-APP-1140	Concrete for Generator Pads	1	1	09-Aug-21	09-Aug-21	3																														
CON-TF-APP-1150	Tent Installation	7	7	10-Aug-21	18-Aug-21	3																														
CON-TF-APP-1153	Install Switch Gear	5	5	19-Aug-21	25-Aug-21	26																														
CON-TF-APP-1155	Bathroom Framing	1	1	25-Aug-21	25-Aug-21	3																														
CON-TF-APP-1160	MEP Rough-Ins	4	4	26-Aug-21	31-Aug-21	3																														
CON-TF-APP-1180	WestNet Rough-Ins	1	1	01-Sep-21	01-Sep-21	14																														
CON-TF-APP-1190	Install Light Fixtures	5	5	01-Sep-21	08-Sep-21	3																														
CON-TF-APP-1200	Install Heaters	5	5	01-Sep-21	08-Sep-21	3																														
CON-TF-APP-1210	Install Drywall	1	1	09-Sep-21	09-Sep-21	3																														
CON-TF-APP-1215	Prime Paint	1	1	10-Sep-21	10-Sep-21	3																														
CON-TF-APP-1220	Install Plumbing Fixtures	3	3	13-Sep-21	15-Sep-21	3																														
CON-TF-APP-1230	Install Coiling Doors	5	5	16-Sep-21	22-Sep-21	3																														
CON-TF-APP-1235	Final Paint	1	1	23-Sep-21	23-Sep-21	3																														
CON-TF-APP-1240	Install MEP Trim	3	3	24-Sep-21	28-Sep-21	3																														

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