



# Mountain View Pool Renovation Cost Study

# Mountain View Pool Renovation Cost Study

Prepared for:



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# Mountain View Pool Renovation Cost Study

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# Mountain View Pool Renovation Cost Study

Overall Summary			
	SF	\$/SF	TOTAL
Pool Renovation and Building Extension	19,066	829.23	15,810,169
<b>TOTAL BUILDING CONSTRUCTION</b>	<b>19,066</b>	<b>829.23</b>	<b>15,810,169</b>
Sitework			366,446
<b>TOTAL RECOMMENDED CONSTRUCTION COST</b>	<b>19,066</b>	<b>848.45</b>	<b>16,176,615</b>
Owner Soft costs - permits, A/E	30%		4,852,985
<b>TOTAL RECOMMENDED PROJECT BUDGET</b>			<b>21,029,600</b>

# Mountain View Pool Renovation Cost Study

## Scope of Work

### **Project Scope Description**

The project consists of renovation of the existing Mountainview Pool located in Port Townsend, WA. The existing pool was constructed in 1963 with modifications conducted since then. This cost study herein attempts to address the modernization of the existing facility to meet current code and for the pool to meet competition standards for Jefferson County students. The interior renovation includes new interior finishes, pool expansion and building extension, resurfacing of the pool deck, acoustic wall treatment to the natatorium, new plumbing where systems are broken, mechanical and electrical upgrades to current code.

### **Project Design Documents**

Cost are developed using existing as-built drawings. Cost are based upon local construction costs and regional pool renovation costs.

### **Procurement**

The project is assumed to be delivered by traditional low bid. It is expected that there will be 4 to 5 qualified contractors to maintain competitive pricing. The start date is assumed Q3 2024 for cost development purposes.

### **Market**

The current construction climate in the area is considered to be robust and therefore a marketing strategy to attract competition is highly recommended.

# Mountain View Pool Renovation Cost Study

## Pool Renovation and Building Extension Areas & Control Quantities

**Areas**

Enclosed Areas

Excludes Gym area	NIC
Entry	886 SF
Staff and locker rooms	4,225 SF
Pool Deck w/expansion	3,735 SF
Pool Surface w/expansion	5,970 SF
Mech and Storage areas	850 SF
Building extension	3,400 SF

Subtotal of Enclosed Areas	19,066 SF
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# Mountain View Pool Renovation Cost Study

## Pool Renovation and Building Extension Summary

		%	\$/SF	TOTAL	
		<b>Gross Area:</b>	<b>19,066 SF</b>		
A10	Foundations	1%	8.74	166,663	
A	Substructure	1%	8.74	166,663	
B10	Superstructure	11%	93.20	1,776,902	
B20	Exterior Enclosure	6%	52.03	992,001	
B30	Roofing	7%	56.36	1,074,616	
B	Shell	24%	201.59	3,843,519	
C10	Interior Construction	1%	6.00	114,383	
C20	Stairways	0%	0.00	0	
C30	Interior Finishes	1%	11.53	219,919	
C	Interiors	2%	17.53	334,303	
D10	Conveying Systems	0%	0.00	0	
D20	Plumbing Systems	2%	14.02	267,273	
D30	Heating, Ventilation & Air Conditioning	10%	86.36	1,646,616	
D40	Fire Protection	1%	4.90	93,423	
D50	Electrical Lighting, Power & Communications	6%	47.48	905,316	
D	Services	18%	152.77	2,912,628	
E10	Equipment	0%	0.94	18,000	
E20	Furnishings	1%	7.84	149,470	
E	Equipment & Furnishings	1%	8.78	167,470	
F10	Special Construction	19%	161.00	3,069,600	
F20	Selective Demolition	4%	33.48	638,393	
F	Special Construction & Demolition	23%	194.48	3,707,993	
<b>BUILDING ELEMENTAL COST BEFORE CONTINGENCIES</b>		<b>70%</b>	<b>583.90</b>	<b>11,132,576</b>	
Z10	Contingency	12.50%	9%	72.99	1,391,572
<b>BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES</b>		<b>79%</b>	<b>656.88</b>	<b>12,524,148</b>	
Z21	General Conditions	12.00%	10%	78.83	1,502,898
Z22	Office Overhead & Profit	5.00%	4%	36.79	701,352
Z23	Bonds and insurance	2.00%	2%	15.45	294,568
Z24	Permit by owner	0.00%	0%	0.00	NIC
<b>BUILDING CONSTRUCTION COST BEFORE ESCALATION</b>		<b>95%</b>	<b>787.95</b>	<b>15,022,966</b>	
Z30	Escalation to Midpoint (Jan 2025)	5.24%	5%	41.29	787,203
<b>RECOMMENDED BUDGET</b>		<b>100%</b>	<b>829.23</b>	<b>15,810,169</b>	



# Mountain View Pool Renovation Cost Study

## Pool Renovation and Building Extension Detail

	Quantity	Unit	Rate	Total
<b>A10 Foundations</b>	<b>19,066</b>	<b>SF</b>	<b>8.74</b>	<b>166,663</b>
A1010 Standard Foundations				
Excavation - foundation wall and footings building extension	315	CY	50.00	15,741
Subbase	252	CY	40.00	10,074
Continuous footing - 2' W	155	CY	850.00	131,781
Spread footings	10	CY	900.00	9,067
A1030 Slab On Grade				
No work anticipated				NIC
				<b>166,663</b>
<b>B10 Superstructure</b>	<b>19,066</b>	<b>SF</b>	<b>93.20</b>	<b>1,776,902</b>
B1010 Floor Construction				
Structural steel	133.46	TN	10,600.00	1,414,697
Pool deck expansion	1,150	SF	55.00	63,250
B1020 Roof Construction				
Strapping, blocking and connections	21,354	SF	14.00	298,955
				<b>1,776,902</b>
<b>B20 Exterior Enclosure</b>	<b>19,066</b>	<b>SF</b>	<b>52.03</b>	<b>992,001</b>
B2010 Exterior Walls				
Pool extension enclosure	4,740	SF	188.00	891,120
Matching stucco finish	4,740	SF	12.65	59,961
Seal and paint existing exterior tilt walls	12,240	SF	3.00	36,720
B2020 Exterior Windows				
Repair and paint	8	EA	300.00	2,400
B2030 Exterior Doors				
Repair and paint	6	EA	300.00	1,800
				<b>992,001</b>
<b>B30 Roofing</b>	<b>19,066</b>	<b>SF</b>	<b>56.36</b>	<b>1,074,616</b>
B3010 Roof Coverings				
New roof system w/soffit	21,354	SF	48.00	1,024,988
Roof drain repair	21,354	SF	1.35	28,828

# Mountain View Pool Renovation Cost Study

## Pool Renovation and Building Extension Detail

	Quantity	Unit	Rate	Total
B3020 Roof Openings		SF		
B3020 Roof Openings Daylighting roof panels	200	SF	104.00	20,800
				<b>1,074,616</b>
<b>C10 Interior Construction</b>	<b>19,066</b>	<b>SF</b>	<b>6.00</b>	<b>114,383</b>
C1010 Partitions				
New partitions - 8" CMU, new	1,520	SF	38.50	58,520
Waterproof barrier, tile backer board	1,680	SF	8.00	13,440
New partitions - Steel stud, 16" O.C. 4", acoustic batt insulation, waterproof barrier, tile backer	120	SF	15.55	1,866
New partitions - infill 4" steel stud, acoustic batt insulation	186	SF	18.05	3,357
Interior windows Glazing, storefront	200	SF	98.00	19,600
C1020 Interior Doors				
Single - solid fiberglass w/ grille	4	EA	1,450.00	5,800
Single - AL w/ tempered glass relite	4	EA	1,850.00	7,400
Access door - 24" x 24"	8	EA	550.00	4,400
				<b>114,383</b>
<b>C20 Stairways</b>	<b>19,066</b>	<b>SF</b>		
No work anticipated				<i>NIC</i>
				<b>0</b>
<b>C30 Interior Finishes</b>	<b>19,066</b>	<b>SF</b>	<b>11.53</b>	<b>219,919</b>
C3010 Wall Finishes				
Tile - 6" x 12"	1,680	SF	15.50	26,040
GWB - paint	186	SF	1.75	326
CMU - paint	7,120	SF	2.44	17,373
Locker room graphic	60	SF	25.50	1,530
Wayfinding - by owner	19,066	SF	0.50	9,533
Acoustical wall backing and track	1,560	SF	16.90	26,364

# Mountain View Pool Renovation Cost Study

## Pool Renovation and Building Extension Detail

	Quantity	Unit	Rate	Total
<b>C3020 Floor Finishes</b>				
Epoxy flooring - pool deck	3,735	SF	10.50	39,218
Epoxy flooring - locker room and offices	4,225	SF	10.50	44,363
Seal coat - Storage and mech. room	630	SF	2.45	1,544
<b>C3030 Ceiling Finishes</b>				
GWB - fire rated, painted	495	SF	14.26	7,059
GWB, painted	320	SF	8.50	2,720
Open to structure, painted	19,066	SF	2.30	43,852
				<b>219,919</b>
<b>D10 Conveying Systems</b>				
	19,066	SF		
No work anticipated				<i>NIC</i>
				<b>0</b>
<b>D20 Plumbing Systems</b>				
	19,066	SF	14.02	267,273
<b>Demolition</b>				
Piping	1	LS	5,129.00	5,129
Water closets	9	EA	131.10	1,180
Urinals	3	EA	124.20	373
Lavatories	10	EA	60.00	600
Floor drains/deck drains/cleanouts	20	EA	60.00	1,200
Drinking fountain	1	EA	60.00	60
Shower - column	2	EA	180.00	360
Shower	8	EA	135.00	1,080
Wall hydrants	2	EA	40.00	80
<b>Plumbing fixtures</b>				
Water closet	10	EA	2,575.00	25,750
Urinal	4	EA	2,030.00	8,120
Lavatory	10	EA	1,570.00	15,700
Drinking fountain/bottle filler	1	EA	4,220.00	4,220
Shower	8	EA	3,505.00	28,040
Shower ADA	2	EA	3,620.00	7,240
Trench drain	24	LF	185.00	4,440
Floor drain	18	EA	770.00	13,860
Deck drain	20	EA	720.00	14,400
Wall hydrant	2	EA	650.00	1,300
Circuit setter valves - 1/2"	24	EA	127.00	3,048
Floor cleanout	6	EA	780.00	4,680
<b>Piping and fittings</b>				
CW/HW/HWC piping - 1/2" copper	210	LF	9.63	2,022
CW/HW/HWC pipe fittings - 1/2" copper	75	EA	23.80	1,785
CW/HW/HWC piping - 3/4" copper	555	LF	11.04	6,127
CW/WH/HWC pipe fittings - 3/4" copper	150	EA	33.40	5,010

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## Pool Renovation and Building Extension Detail

	Quantity	Unit	Rate	Total
CW/HW/HWC piping - 1" copper	160	LF	14.45	2,312
CW/HW/HWC pipe fittings - 1" copper	30	EA	42.20	1,266
CW/HW/HWC piping - 1-1/2" copper	95	LF	20.15	1,914
CH/HW/HWC pipe fittings - 1-1/2" copper	35	EA	89.50	3,133
CW/HW/HWC piping - 2" copper	155	LF	30.10	4,666
CW/HW/HWC pipe fittings - 2" copper	30	EA	108.50	3,255
CW/HW/HWC piping - 3" copper	105	LF	59.75	6,274
CW/HW/HWC pipe fittings - 3" copper	15	EA	324.00	4,860
DWV piping - 1-1/2" cast iron	115	LF	24.27	2,791
DWV fittings - 1-1/2" cast iron	25	EA	64.75	1,619
DWV fittings - 2" cast iron	800	LF	25.83	20,664
DWV piping - 2" cast iron	210	EA	82.78	17,384
DWV piping - 2" PVC	50	LF	12.22	611
DWV fittings - 2" PVC	50	EA	29.84	1,492
DWV piping - 3" cast iron	60	LF	28.47	1,708
DWV fittings - 3" cast iron	30	EA	96.60	2,898
DWV piping - 4" cast iron	485	LF	41.91	20,326
DWV fittings - 4" cast iron	90	EA	124.88	11,239
Insulation				
Insulation - 1/2"	285	LF	4.32	1,231
Insulation - 2"	185	LF	5.74	1,062
Insulation - 3"	120	LF	6.37	764
				<b>267,273</b>
<b>D30 Heating, Ventilation &amp; Air Conditioning</b>	<b>19,066</b>	<b>SF</b>	<b>86.36</b>	<b>1,646,616</b>
Demolition				
Equipment	19,066	SF	6.50	123,929
Ductwork/fittings/air inlets & outlets, clean 60% for reuse	17,541	LB	3.80	66,655
Mechanical				
Heat generating system complete	19,066	SF	36.00	686,376
Ventilation system	19,066	SF	22.00	419,452
Dehumidification system	19,066	SF	9.00	171,594
Ductwork - aluminum (replace 60%)	10,524	LB	14.50	152,604
Dampers	24	EA	75.00	1,800
Supply grilles	22	EA	186.00	4,092
Return/exhaust grilles	13	EA	178.00	2,314
Duct insulation	1000	SF	5.00	5,000
Test & balance	80	HRs	160.00	12,800
				<b>1,646,616</b>
<b>D40 Fire Protection</b>	<b>19,066</b>	<b>SF</b>	<b>4.90</b>	<b>93,423</b>
D4010 Sprinklers				
Rework fire sprinkler system as necessary	19,066	SF	4.90	93,423
				<b>93,423</b>

# Mountain View Pool Renovation Cost Study

## Pool Renovation and Building Extension Detail

	Quantity	Unit	Rate	Total
<b>D50 Electrical Lighting, Power &amp; Communications</b>	<b>19,066</b>	<b>SF</b>	<b>47.48</b>	<b>905,316</b>
Electrical demolition	19,066	SF	12.20	232,605
Lighting	19,066	SF	14.00	266,924
Lighting controls	19,066	SF	2.75	52,432
Devices	19,066	SF	4.00	76,264
Equipment connections	19,066	SF	2.00	38,132
Fire alarm	19,066	SF	2.25	42,899
Voice/Data cable system (conduit)	19,066	SF	2.00	38,132
Auto toilet/sink connections	18	EA	250.00	4,500
Extension of existing circuits	1	LS	24,500.00	24,500
Exterior lighting	1	LS	3,000.00	3,000
Power wiring/conduit	19,066	SF	6.50	123,929
Misc. wiring/conduit	1	LS	2,000.00	2,000
Architectural accent lighting				<i>Not required</i>
				<b>905,316</b>
<b>E10 Equipment</b>	<b>19,066</b>	<b>SF</b>	<b>0.94</b>	<b>18,000</b>
E1010 Commercial Equipment				
Bathroom partitions - toilet	8	EA	1,350.00	10,800
Bathroom partitions - urinal	4	EA	700.00	2,800
Wall cabinets	8	EA	550.00	4,400
Washer and dryer - FOIO				<i>NIC</i>
				<b>18,000</b>
<b>E20 Furnishings</b>	<b>19,066</b>	<b>SF</b>	<b>7.84</b>	<b>149,470</b>
E1020 Institutional Equipment				
Lockers	40	EA	500.00	20,000
E2010 Fixed Furnishings				
Casework - vanity	50	LF	450.00	22,500
Casework - office	15	LF	400.00	6,000
Casework - reception	15	LF	450.00	6,750
Mirrors	320	SF	51.00	16,320
Bleachers	2	STs	20,000.00	40,000
Bench	24	LF	150.00	3,600
Bench - locker	80	LF	125.00	10,000
Bench - lobby	20	LF	550.00	11,000
Plywood panels -Mech/Elec	1	LS	1,000.00	1,000

# Mountain View Pool Renovation Cost Study

## Pool Renovation and Building Extension Detail

	Quantity	Unit	Rate	Total
Whiteboard/tackboard	1	LS	5,500.00	5,500
Corner guards and kickplates	1	LS	3,500.00	3,500
Changing room fit-outs	2	EA	1,650.00	3,300
				<b>149,470</b>
<b>F10 Special Construction</b>	<b>19,066</b>	<b>SF</b>	<b>161.00</b>	<b>3,069,600</b>
F1040 Special Facilities				
Natorium systems	5,970	SF	480.00	2,865,600
Wet Play equipment/pool access equipment	1	LS	62,000.00	62,000
Equipment				
Covers and trolleys	1	LS	60,000.00	60,000
Scoreboard and timing system	1	LS	35,000.00	35,000
Misc. deck equipment	1	LS	35,000.00	35,000
Lane lines and reels	1	LS	12,000.00	12,000
				<b>3,069,600</b>
<b>F20 Selective Demolition</b>	<b>19,066</b>	<b>SF</b>	<b>33.48</b>	<b>638,393</b>
F2010 Building Elements Demolition				
Demo - grab bars	20	EA	25.00	500
Demo - benches	6	EA	18.50	111
Demo - locker/other	40	EA	75.00	3,000
Demo - mirrors	2	EA	65.00	130
Demo - doors incl. frames	11	EA	50.00	550
Demo - interior partition	245	LF	25.00	6,125
Demo - casework, reception desk	30	LF	35.00	1,050
Demo - casework, vanity	10	LF	35.00	350
Demo - acoustic panels	120	LF	12.00	1,440
Demo - sawcut	1,076	LF	18.50	19,906
Demo - concrete slab	1,500	SF	36.00	54,000
Demo - pool	1	LS	68,000.00	68,000
Demo - exterior window wall and retaining wall	1,275	SF	55.00	70,125
Shoring	1	LS	50,000.00	50,000
Demo - concrete deck	2,870	SF	42.00	120,540
Demo - gyp. ceiling	780	SF	4.50	3,510
Demo - metal skirting	140	LF	6.00	840
Demo - wood ceiling	260	SF	4.30	1,118
Sandblast deck and CMU	1	LS	38,600.00	38,600
Demo- Shower walls for plumbing access/removal	1	LS	12,300.00	12,300
Protect - existing to remain	19,066	SF	3.00	57,198
Haul/disposal	46	TX	1,500.00	69,000

# Mountain View Pool Renovation Cost Study

Pool Renovation and Building Extension Detail				
	Quantity	Unit	Rate	Total
F2020 Hazardous Components Abatement				
Hazardous material abatement and disposal	1	LS	60,000.00	60,000
				<hr/>
				638,393

# Mountain View Pool Renovation Cost Study

Sitework Areas & Control Quantities			
	SF	SF	SF
<b>Areas</b>			
Net Site Areas			
Pedestrian Paving and Hardscape	1,600		
Landscaping and Softscape	4,000		
Net Site Area		5,600	
<b>TOTAL SITE AREA</b>			<b>5,600</b>

# Mountain View Pool Renovation Cost Study

## Sitework Summary

			%	\$/SF	TOTAL
			<b>Gross Area:</b>	<b>5,600 SF</b>	
G10	Site Preparation		11%	7.16	40,081
G20	Site Improvements		42%	27.31	152,938
G30	Site Mechanical Utilities		5%	3.46	19,400
G40	Site Electrical Utilities		11%	7.14	40,000
<b>G</b>	<b>Building Sitework</b>		<b>69%</b>	<b>45.07</b>	<b>252,420</b>
<b>SITE ELEMENTAL COST BEFORE CONTINGENCIES</b>			<b>69%</b>	<b>45.07</b>	<b>252,420</b>
Z10	Contingency	15.00%	10%	0.00	37,863
<b>SITE ELEMENTAL COST INCLUDING CONTINGENCIES</b>			<b>79%</b>	<b>51.84</b>	<b>290,283</b>
Z21	General Conditions	12.00%	10%	6.22	34,834
Z22	Office Overhead & Profit	5.00%	4%	2.90	16,256
Z23	Bonds and insurance	2.00%	2%	1.22	6,827
<b>SITE CONSTRUCTION COST BEFORE ESCALATION</b>			<b>95%</b>	<b>62.18</b>	<b>348,200</b>
Z30	Escalation to Midpoint (Jan 2025)	5.24%	5%	3.26	18,246
<b>RECOMMENDED BUDGET</b>			<b>100%</b>	<b>65.44</b>	<b>366,446</b>



# Mountain View Pool Renovation Cost Study

## Sitework Detail

	Quantity	Unit	Rate	Total
<b>G10 Site Preparation</b>	<b>5,600</b>	<b>SF</b>	<b>7.16</b>	<b>40,081</b>
G1010 Site Clearing	5,600	SF	0.84	4,680
Construction entrance	1	LS	3,000.00	3,000
Erosion control w/catch basin filters and monitoring	5,600	SF	0.20	1,120
Clear and grub	5,600	SF	0.10	560
G1020 Site Demolition and Relocations	5,600	SF	3.78	21,170
Demo - electrical	1	LS	5,000.00	5,000
Demo - sidewalk	420	SF	6.00	2,520
Demo - slab and obstructions	520	SF	5.00	2,600
Demo - retaining wall	210	LF	5.00	1,050
Demo - curb and gutter	500	LF	5.00	2,500
Demo - horizon center foundation	1	LS	2,500.00	2,500
Demo - make safe and cap	1	LS	5,000.00	5,000
G1030 Site Earthwork	5,600	SF	2.54	14,231
Mass excavation, incl. haul	519	CY	12.50	6,481
Structural fill	310	CY	25.00	7,750
G1040 Hazardous Waste Remediation				
None anticipated				<i>NIC</i>
				<b>40,081</b>
<b>G20 Site Improvements</b>	<b>5,600</b>	<b>SF</b>	<b>27.31</b>	<b>152,938</b>
G2020 Parking Lots	5,600	SF	8.02	44,907
Barrier curb	400	LF	33.00	13,200
Sidewalk	895	SF	9.00	8,055
Sidewalk - ramp	770	SF	25.00	19,250
ADA Ramp and detectors	1	EA	500.00	500
Parking Lot Striping and restriping	16,515	SF	0.10	1,652
ADA Parking Signs	5	EA	450.00	2,250
G2030 Pedestrian Paving	5,600	SF	9.80	54,854
Sidewalk	895	SF	9.25	8,279
Pedestrian ramp	765	SF	55.00	42,075
Stairs	90	SF	50.00	4,500
G2040 Site Development	5,600	SF	5.22	29,250
Site retaining wall	35	CY	750.00	26,250
Bike rack- by owner				<i>NIC</i>
Trash receptacle - by owner				<i>NIC</i>
Wayfinding and signage	1	ALW	3,000.00	3,000

# Mountain View Pool Renovation Cost Study

## Sitework Detail

	Quantity	Unit	Rate	Total
G2050 Landscaping	5,600	SF	4.27	23,928
New landscape	1,000	SF		
Topsoil - 12" depth	37	CY	60.00	2,222
Mulch - 3" depth	9	CY	50.00	463
Trees - 3" cal.	3	EA	400.00	1,143
Shrubs - 2 to 5 gal., 24" O.C. (50%)	125	EA	25.00	3,125
Groundcover - 1 gal., 24" O.C. (50%)	125	EA	15.00	1,875
Landscape restoration	3,775	SF	4.00	15,100
Irrigation				
Meter, connect to existing				<i>INC</i>
				<b>152,938</b>
<b>G30 Site Mechanical Utilities</b>	<b>5,600</b>	<b>SF</b>	<b>3.46</b>	<b>19,400</b>
G3010 Domestic Water	5,600	SF	0.86	4,800
Domestic water - connection to existing	1	EA	1,500.00	1,500
Service Line, 4"	60	LF	55.00	3,300
G3020 Sanitary Sewer	5,600	SF	0.54	3,000
Sanitary sewer - connection to existing	1	LS	3,000.00	3,000
G3030 Storm Sewer	5,600	SF	2.07	11,600
Storm sewer - connection to existing	1	EA	2,000.00	2,000
Catch Basins	4	EA	1,500.00	6,000
Storm drain - 8" pipe	80	LF	45.00	3,600
Water treatment - allow				<i>Not required</i>
				<b>19,400</b>
<b>G40 Site Electrical Utilities</b>	<b>5,600</b>	<b>SF</b>	<b>7.14</b>	<b>40,000</b>
G4010 Electrical Distribution	5,600	SF	0.89	5,000
Transformer - by franchise utility				<i>NIC</i>
Coordination w/ Utility	1	LS	5,000.00	5,000
G4020 Site Lighting	5,600	SF	4.46	25,000
Parking lot lighting-code	1	LS	25,000.00	25,000
G4030 Site Communications & Security	5,600	SF	1.79	10,000
Telecommunications, manholes and base cabling	1	LS	10,000.00	10,000
				<b>40,000</b>