



METRO HEADQUARTERS PROJECT

WHOMEVER YOU RECOMMEND, WE BELIEVE YOU SHOULD:

- Examine each proposal's schedule of values by line item

- Ask each team specifically how they prepared their construction cost estimate

- Ask each team what they would propose if unforeseen conditions caused substantial escalation of construction costs after the contract is awarded

- Check the costs independently with an outside source

12-Mar-91

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SEARS BUILDING AS METRO HEADQUARTERS

COST ESTIMATE COMPARISON SUMMARY

DESCRIPTION	HOFFMAN CONSTRUCTION			TURNER CONSTRUCTION			KITCHELL CONSTRUCTION					
	QUANTITY	UNIT	COST	QUANTITY	UNIT	COST	QUANTITY	UNIT	COST			
DEMOLITION												
GENERAL	202497	SF	1.95	\$394,869	200000	SF	1.63	\$325,725	205098	SF	4.59	\$941,431
REMOVE MECH & PIPE	202497	SF	0.50	\$101,249								
MECH EQUIP		INCL										
REMOVE WINDOW INFILL					335	OPNG	50.00	\$16,750				
ATRIUM CUTOUT		INCL			18	EA	3000.00	\$54,000	9000	SF	1.00	\$90,000
REMOVE EXT FACADE	56000	SF	1.75	\$98,000	66700	SF	1.75	\$116,725	INCLUDED IN GENERAL			
REMOVE PKG GAR A/C	46000	SF	1.50	\$69,000	49000	SF	1.00	\$49,000	1	LS		\$57,500
SCARIFY SLABS PKG GAR	138000	SF	0.35	\$48,300	167800	SF	1.20	\$201,360	1	LS		\$34,500
STRUCTURE												
SHEAR WALLS												
MAIN BLDG	5500	SF	18.50	\$101,750	5700	SF	30.00	\$171,000	1	LS		\$66,000
UPGRADE EXISTING					2000	SF	20.00	\$40,000	1	LS		\$25,000
PARKING GARAGE		INCL			1836	SF	30.00	\$55,080	1	LS		\$58,460
STAIR & ELEV @ GAR					1	LS		\$18,000	1	LS		\$17,000
FOOTINGS	133	CT	750.00	\$99,750	104	LF	175.00	\$18,200				
EXC & BKPL	532	CT	100.00	\$53,200	1400	CT	15.00	\$21,000	3250	CT	9.62	\$31,250
NEW RAMP STRUCTURE	1900	SF	20.00	\$38,000								
CUT OPENING					250	SF	20.00	\$5,000	250	SF	35.00	\$8,750
NEW RAMP WALLS					2500	SF	22.00	\$55,000	166	LF	309.00	\$51,240
RAMP SOG					4000	SF	5.00	\$20,000	3959	SF	5.00	\$19,795
BSMT CLG INSULATION									58340	SF	1.75	\$102,095
MISC PITS/REPAIRS					1	LS		\$20,000	495	SF	8.00	\$3,960
INTERCONNECTIONS	ALLOWANCE			\$34,000	1	LS		\$25,000	1	LS		\$9,000
EPOXY @ PARKING	ALLOWANCE			\$50,000					1	LS		\$20,000
PATCH @ PARKING	138000	SF	0.25	\$34,500	167800	SF	0.35	\$58,730	1	LS		\$50,000
REVAMP STAIRS/RAILS	4	FLT	1200.00	\$4,800	8	FLTS	3500.00	\$28,000	8	FLT	750.00	\$6,000
NEW STAIRS/RAILS	7	FLT	6500	\$45,500	6	FLTS	11500.00	\$69,000	5	FLT	12000.00	\$60,000
SOG/TRENCHES	ALLOWANCE			\$15,000								
MISC IRON					200000	SF	0.15	\$30,000	1	LS		\$25,000
COVER EXIST OPENINGS					18	OPNG	3500.00	\$63,000	5518	SF	22.00	\$121,396
MISC CUT/PATCH/REPAIR					200000	SF	0.15	\$30,000	205098	SF	0.44	\$91,020
NEW PENTHOUSES					800	SF	20.00	\$16,000	3470	SF	17.88	\$62,050
PKG GAR E END SPCL					1	LS		\$30,000				
REINFORCE NEW OPEN'G									2236	LF	50.00	\$111,800
FACADE												
GLASS/STEEL CANOPY	1325	SF	50.00	\$66,250	1	LS		\$50,000	1	LS		\$75,000
POLISHED CMU/BRICK	30812	SF	13.50	\$415,962	27300	SF	12.00	\$327,600				
METAL PANEL									1641	SF	25.00	\$41,025
STONE					2100	SF	50.00	\$105,000				
EXTERIOR WINDOWS					335	OPNG	650.00	\$217,750	1111	SF	30.00	\$33,330
STUDS/GWB/INSULATION	30812	SF	3.50	\$107,842	42000	SF	4.15	\$174,300	21240	SF	4.24	\$90,007
PATCH EXT SOFFITS	180	SF	2.00	\$360					1004	SF	9.56	\$9,600
GLASS/STOREFRONT	24163	SF	27.50	\$664,483	1800	SF	30.00	\$54,000	9588	SF	25.00	\$239,700
GLASS DOOR LEAVES	8	EA	1000.00	\$8,000	4	EA	5000.00	\$20,000	6	PR	2350.00	\$14,100
PARKING GAR SKIN	ALLOWANCE			\$200,000	1	LS		\$104,550	1	LS		\$200,000
DRIVIT OVER CONC.	5248	SF	5.50	\$28,864	12600	SF	7.00	\$88,200	46455	SF	10.96	\$509,212

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	QUANTITY	UNIT	UNIT COST	COST	QUANTITY	UNIT	UNIT COST	COST	QUANTITY	UNIT	UNIT COST	COST
ROOF/WATERPROOF												
WATERPROOF PARKING	138000	SF	1.95	\$269,100	167800	SF	3.00	\$503,400	1	LS		\$379,500
WATERPROOF PLAZA									21296	SF	2.50	\$53,240
REMOVE ROOFING	64774	SF	0.75	\$48,581	INCLUDED IN NEW ROOF			45653	SF	0.65	\$29,674	
NEW ROOF	64774	SF	4.50	\$291,483	36000	SF	4.50	\$162,000	45653	SF	3.50	\$159,786
FLASHING	420	LF	110.00	\$4,200	1	LS		\$25,000	45653	SF	1.01	\$46,153
REPAIR EXISTING WTPRF					1	LS		\$35,000				
DAMPROOF EXT WALL					42000	SF	0.25	\$10,500				
SKYLIGHTS	4000	SF	110.00	\$440,000	7	LS		\$221,000	2475	SF		\$103,750
METAL/GLASS @ LOUNGE					1	LS		\$100,000				
INTERIOR FINISHES (CORE)												
PARTITIONS	23700	SF	3.75	\$88,875	1500	LF	70.00	\$105,000	39916	SF	3.79	\$151,154
TOILET PARTITIONS	36	EA	450.00	\$16,200	2000	LF	35.00	\$70,000				
MECH/ELEC CHASE WALLS					550	LF	60.00	\$33,000	4961	SF	4.50	\$22,325
NEW GARAGE PARTITIONS					125	LF	45.00	\$5,625				
DOOR, FRAME, HARDWARE	51	EA	750.00	\$38,250	34	EA	650.00	\$22,100	61	EA	800.00	\$48,800
WALL FINISHES	25180	SF	2.00	\$50,360	3	FLRS	2000.00	\$6,000	46269	SF	0.50	\$23,135
PAINT BASEMT GARAGE					87500	SF	0.40	\$35,000				
TOILET RM FINISHES					12	RMS	6000.00	\$72,000	3728	SF	4.52	\$16,096
FLOOR FINISHES	16460	SF	4.00	\$65,840					2376	SY	29.14	\$69,227
LOBBY UPGRADE	1	LS		\$200,000					1	LS		\$75,000
CEILING FINISHES	16460	SF	2.00	\$32,920	5750	SF	2.00	\$11,500	144845	SF	1.12	\$161,961
SPECIALTIES	202497	SF	0.25	\$50,624	200000	SF	0.10	\$20,000				
ATRIUM RAILS	500	LF	125.00	\$62,500					496	SF	41.13	\$20,400
CONVEYING SYSTEMS												
PASSENGER ELEVATORS	12	STOPS	18250.00	\$219,000	3	EA	45000.00	\$135,000	3	EA	70667.00	\$212,000
NEW PITS/CASINGS					4	EA	15000.00	\$60,000	2	EA	12500.00	\$25,000
FREIGHT ELEVATOR					1	EA	50000.00	\$50,000	1	EA		\$58,000
REHAB EXISTING ELEV		ALLOWANCE		\$100,000					1	LS		\$35,000
MECHANICAL												
HVAC	202497	SF	4.25	\$860,612	200000	SF	4.64	\$927,450	205098	SF	2.87	\$588,591
PLUMBING	202497	SF	0.75	\$151,873	200000	SF	0.86	\$171,000	205098	8F	0.84	\$171,648
FIRE SPRINKLERS	202497	SF	0.75	\$151,873	200000	SF	0.29	\$57,490	205098	SF	0.70	\$144,314
PARKING GARAGE					216800	SF	0.16	\$35,000				
ELECTRICAL												
BLDG CORE & SHELL	202497	SF	3.56	\$720,889	200000	SF	2.86	\$572,025	205098	SF	3.73	\$764,772
PARKING GARAGE	1	LS		\$77,350	216800	SF	0.55	\$119,240	1	LS		\$99,000
SITework												
DEMO PLAZA DECK									21296	SF	1.00	\$21,296
CONC TOPPING @ PLAZA									7418	SF	5.00	\$37,090
PAVING		ALLOWANCE		\$15,000					2584	SF	10.00	\$25,840
ROUGH & FINISH GRADE									1	LS		\$10,000
SIDEWALK DEMO									7616	SF	1.00	\$7,616
CIP CONC BRIDGE									1097	SF	35.00	\$38,395
CURE & GUTTER									850	LF	8.00	\$6,800
PLAZA AMENITIES/RAIL									21296	SF	2.17	\$46,296
SITE LIGHTING				\$30,000	1	LS		\$25,000	21296	SF	0.60	\$12,788

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DESCRIPTION	HOFFMAN CONSTRUCTION			TURNER CONSTRUCTION			KITCHELL CONSTRUCTION		
	QUANTITY	UNIT	COST	QUANTITY	UNIT	COST	QUANTITY	UNIT	COST
LANDSCAPE/IRRIG	"		\$125,000	1	LS	\$20,400	1	LS	\$50,000
SITE UTILITIES	"		\$40,000				1	LS	\$53,000
SIGNAGE	"		\$25,000	1	LS	\$20,000			
GATEWAY	"		\$100,000						
SIGNALIZATION	"		\$45,000						
NEW SIDEWALKS				5000	SF	5.00 \$25,000	10643	SF	4.28 \$45,599
REPAIR EXISTING WALKS				10000	SF	1.00 \$10,000			
NEW STAIRS TO PLAZA				1	LS	25000.00 \$25,000	2	SETS	10000.00 \$20,000
CONCRETE SERV RAMP				18000	SF	22.00 \$396,000			
NEW PARKING & GRADE				15000	SF	0.75 \$11,250			
PARKING STRIPING				216800	SF	0.05 \$10,840	632	SP	8.00 \$5,056
PKG GAR SIDEWALK RPR				1	LS	\$10,000			
SUBTOTAL			\$7,000,209			\$6,795,790			\$7,113,523
GENERAL CONDITIONS			\$350,010						
BONDS & INSURANCE			\$190,826						
PERMITS & FEES	BY OWNER								
CONTRACTORS FEE	4 %		\$340,000	OH & FEES	15.00	\$1,019,369			
SUBTOTAL			\$7,881,044			\$7,815,159			\$8,153,813
METRO TENANT FINISH			<u>1,800,000</u>	141000	SF	14.89 \$2,099,490	59373	SF	25.45 \$1,511,204
			9.7			9.8			9.6

- ① NO ARCHITECT/ENGINEER FEES
- ② NO ZONE 3 SEISMIC
- ③ NO MECH/ELECTRICAL SPEC

H. NAITO PROPERTIES/P & C CONSTRUCTION JOINT VENTURE

COST COMPARISON BETWEEN NAITO/P & C ALTERNATE 3
BLDG. @ MAXIMUM PRICE AND COMPETITORS' SCHEMES

SCHEDULE OF VALUES	100% RFP NAITO/P&C ALT. 3	100% RFP @ \$9.36MM	%	BOORA/ ANDERSON	TVA & COLE/ HOFFMAN
SITWORK *	889,716	350,000	25%		
DEMOLITION**	1,447,428	1,100,000	76%		
FOUNDATION & SUBSTRUCTURE	273,591	68,705	25%		
SUPERSTRUCTURE	1,966,268	493,774	25%		
EXTERIOR CLOSURE	1,427,963	358,593	25%		
ROOFING	514,877	463,389	90%		
INTERIOR CONSTRUCTION	956,618	860,956	90%		
EQUIPMENT	92,528	83,275	90%		
CONVEYING	366,828	330,145	90%		
MECHANICAL	1,293,328	1,163,995	90%		
ELECTRICAL	1,103,328	992,995	90%		
GENERAL CONDITIONS	543,736	489,362	90%		
O/H & PROFIT	695,041	337,760	49%		
A/E CONSULTANT FEES	712,726	468,050	66%		
SUBTOTAL	12,283,976	7,561,000	62%	7,561,000	7,561,000
METRO INTERIOR CONSTRUCTION ALLOWANCE	1,800,000	1,800,000	100%	1,800,000	1,800,000
TOTAL LUMP SUM	14,083,976	9,361,000	66%	9,361,000	9,361,000

NOTES:

* MANDATORY SITework PER RFP INCLUDES \$100,000 GATEWAY ALLOWANCE AND \$250,000 MINIMUM INVESTMENT IN IRVING STREET ENTRY COURTYARD CONSTRUCTION.

** DEMOLITION IN NAITO/P & C ALTERNATE 3 HAS BEEN REDUCED BY \$55,000 CARRIED IN PROPOSAL FOR DEMOLITION OF SOUTH PARKING GARAGE RAMP WHICH DOES NOT MEET SEISMIC ZONE 3 REQUIREMENTS AND IS OVER DAY CARE CENTER. PER METRO, RAMP IS N.I.C..