



PGAC SP Division Proposal

Attn: **Blazon, Courtney**
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705 Austin Ave
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We are pleased to submit our proposal for the PGAC SP Division Proposal. This is based on our interpretation of the work requested and is further detailed on the following page and estimate.

Project Budget

\$86,026.03

We appreciate the opportunity to work with you on this project and look forward to hearing back from you. Feel free to contact us with any questions.

Proposal Cost Breakdown

Division Code	Description	Total	Notes
01 General Requirements			
01	Temporary Construction	750.00	Temporary construction and barriers per inclusions.
01	Superintendent/PM	9,600.00	Material Procurement, Contract Docs, QA/QC, Site supervision and subcontractor coordination.
01	Dumpster	525.00	Dumpster, material haul off, and disposal fees.
01	Final Cleaning	450.00	Final cleaning of jobsite/makerspace.
01 - General Requirements Total			\$11,325.00

Division Code	Description	Total	Notes
02 Existing Conditions			
02	Selective Building Demolition	3,800.00	Core drill and open walls for plumbing, demo opening for new door to office).
02 - Existing Conditions Total			\$3,800.00
08 Openings			
08	Prefinished Wood Doors	9,568.00	Install closet door, conference door, and office door.
08 - Openings Total			\$9,568.00
09 Finishes			
09	Drywall Subcontractor - Plumbing	800.00	Drywall patching for plumbing.
09	Interior Painting	2,640.00	Painting of walls where drywall patching occurs.
09	Drywall Subcontractor - Closet	3,000.00	New closet wall (wall to below ACT, no ACT rework).
09	Drywall Subcontractor - Office Split	4,300.00	Install new wall between office to create conference room and office (wall 12" above ceiling ACT, ACT repair included).
09	4" Rubber Cove Base	950.00	Rubber base on new walls only.
09 - Finishes Total			\$11,690.00
22 Plumbing			
22	Commercial Plumbing Fixtures	17,483.00	New water and vent line, new water lines, (2) hand sinks, (1) floor sink, plumbing permit.
22 - Plumbing Total			\$17,483.00



Division Code	Description	Total	Notes
23 Heating, Ventilating and Air-Conditioning (HVAC)			
23	HVAC	2,200.00	Move ventilation into split office space in room 129.
23 - Heating, Ventilating and Air-Conditioning (HVAC) Total			\$2,200.00
26 Electrical			
26	Electrical	8,000.00	Switch for EF. (8) Receptacle drops with (1) dedicated circuit total.
26 - Electrical Total			\$8,000.00
28 Electronic Safety And Security			
28	Fire Detection & Sprinkler	5,500.00	Allowance - Update fire map and move fire alarm devices to meet new layout in conference room.
28 - Electronic Safety And Security Total			\$5,500.00
Total			\$69,566.00

Direct cost

Description	Total
General Liability Insurance	1,043.49
Additional Insurances - Not Included	0.00
Permit Fees - Allowance	2,575.00



Description	Total
Design and Engineering Fees - Allowance	6,000.00
Sub-Total (Indirect Cost)	\$79,184.49

Indirect cost

Description	Total
Overhead and Profit	6,841.54
Total Estimate	\$86,026.03

Inclusions

- **General Items:**
 - All work to be performed during normal business hours (7 am - 4 pm).
 - PG Arnold will take care to protect or restore existing finishes to condition when project began.
 - We have included insurance and supervision for the project.
 - We exclude builders risk insurance and bonding. These can be provided but will be at additional cost.
 - Due to ongoing impacts due to shortages of material and labor availability, costs are in constant fluctuation. We have based the estimate on current costs/rates. We will do our best to maintain the project budget and schedule and will communicate any issues that arise outside of our control that may cause an adjustment to the contract price or schedule.
- **Scope of Work:**
 - Per line item descriptions.
 - Allowances Included:
 - Architectural Design Fees.
 - Permitting and Permit Fees.
 - Fire Suppression and Sprinkler.

Exclusions



PGArnold
C O N S T R U C T I O N

24984 Aspen Ridge Interior Improvements

Estimator: Ryan White

Date: 08/12/2024

- Anything not explicitly stated above.
- Flooring.
- Painting of new walls only.
- Moving and storage of owner equipment, furniture, and supplies.
- Weather delays.
- Overtime and after hour work.

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

This proposal includes a set % Construction Contingency. This is intended to cover unknown factors that may adversely affect costs such as bidding of subcontractors and major material supply items; estimating assumptions and ambiguities; construction schedule problems (manufacturer's delays, strikes, disruptions, work area conflicts); labor and equipment availability; productivity. In general, the Construction Contingency is to be used for cost overruns not generated or initiated by the Owner or it's agents.

PG Arnold Construction
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POWERED BY PROEST

08/12/2024
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