



SAN LUIS OBISPO COUNTY REGIONAL AIRPORT

New Passenger Terminal Projects

BUDGET VERIFICATION

August 2007



PREPARED BY

VANIR

VANIR CONSTRUCTION MANAGEMENT, INC.



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SECTION 1 EXECUTIVE SUMMARY

The County of San Luis Obispo contracted with Vanir CM to provide Budget Verification services for the San Luis Obispo Regional Airport – New Terminal Projects. The need for budget verification was in response to concerns emphasized by the County regarding the ability to construct the design provided by Odell Associates International within the budget.

This budget verification is provided in 4 separate components, each corresponding to one of the four construction projects as follows:

- New Airport Terminal and associated sitework
- New Parking Garage
- Landside Improvement / Development
- Airside Improvement / Development

The subcontractor level costs presented are based upon unit quantity take-offs conducted using the Odell Associates International 100% Schematic Design Submittal and Schematic CAD files completed following the schematic submittal. These costs have been escalated to the mid-point of construction (for each respective project) based upon a preliminary phasing plan. It is important to note that a standard annual escalation rate of 6% per year has been assumed, the San Luis Obispo region has seen recent escalation trends for the past couple of years as high as 15% per year.

The preliminary phasing plan is presented in **Section 8** of this report with approximate construction dates and durations as established by both the County’s contract with URS and the Deliverable Schedule submitted by URS.

Due to the complexity of this project type, there are many added costs that have also been incorporated into the budget verification. These costs include the Design Contingency and the Operational Requirements / Security Restrictions. Some of the added costs accounted for in these items include:

- Design Contingency
 - Development of drawings
 - Inconsistencies found in the schematic design
 - Location and rerouting of existing site utilities
- Security Containment & Access Requirements
- Operational Accessibility (airport must remain operational during construction)
- Public Accessibility (existing terminal must remain accessible to the public with sufficient temporary parking)

As a result of this effort, the total project cost has been valued at **\$113,039,421**. Based upon industry standards, 25% of this cost represents the “Soft Cost”. The soft costs are those costs which are associated with the planning, designing, and inspection of a project, as well as owner purchased equipment and furnishings. The remaining “Hard Cost includes both the total bid day construction cost and a 5% change order contingency. The total bid day cost for this project is valued at **\$80,742,444**. The bid day cost by project is as follows:

• Terminal (and associated sitework):	\$36,814,740
• Parking Garage:	\$18,966,269
• Landside Improvement/Development:	\$15,918,021
• Airside Improvement/Development:	\$ 9,043,413

A summary of these costs, can be found within **Section 2** of this report. **Section 3 – 6** of the report includes the backup detail for each project while **Section 7** provides a side-by-side comparison of this budget verification and the verification provided by the URS. Included in this comparison are the high and low value tabulations at the subcontractor level. These tabulations are provided to indicated what the subcontractor level construction cost would be should all of the high (or low) item costs be deemed the most accurate valuation. By comparing the highs and lows, the true value of costs needing to be reconciled between the Vanir and URS budget validations is approximately \$25,000,000.



SECTION 2 BUDGET VALIDATION SUMMARY

Projects	Description	Summary	Terminal			Parking Garage		Landside Development	Airside Development
			Building, Mech. Yard, & 5' Apron Perimeter	Cost per SF	FFE/Baggage/Signs	Adjusted Schematic Design Estimate	Cost per SF		
ITEM #									
1.10	Demolition	\$ 1,067,930	\$ 80,000	\$ 1.02				\$ 195,000	\$ 792,930
1.11	Asbestos Abatement	\$ -	\$ -	\$ -				\$ -	\$ -
1.25	Site, Services, Grading, General & Paving	\$ 1,594,832	\$ 112,500	\$ 1.44				\$ 1,232,332	\$ 250,000
1.25A	AC	\$ 2,266,909	\$ 75,295	\$ 0.96				\$ 909,415	\$ 1,282,199
1.25B	PCC	\$ 3,408,065	\$ 97,320	\$ 1.25				\$ 225,000	\$ 3,085,745
1.26	Site Utilities	\$ 1,855,030	\$ 752,841	\$ 9.64				\$ 874,850	\$ 227,340
1.27	General Site	\$ 3,115,063	\$ 943,737	\$ 12.08				\$ 2,171,326	\$ -
1.28	Off Site	\$ 250,000	\$ -	\$ -				\$ 250,000	\$ -
1.29	Site Miscellaneous	\$ 3,933,064	\$ 22,000	\$ 0.28				\$ 3,911,064	\$ -
	Site Subtotal	\$ 17,490,892	\$ 2,083,693	\$ 26.67				\$ 9,768,986	\$ 5,638,213
2.13	Foundations	\$ 2,007,842	\$ 777,731	\$ 9.96		\$ 1,230,111	\$ 3.46		
2.17	Slab on grade	\$ 779,223	\$ 321,044	\$ 4.11		\$ 458,179	\$ 1.29		
3.01	Structure, Vertical	\$ 740,382	\$ 740,382	\$ 9.48					
3.02	Structure, Horizontal	\$ 8,611,807	\$ 2,158,891	\$ 27.63		\$ 6,452,916	\$ 18.13		
3.03	Fireproofing	\$ 240,093	\$ 240,093	\$ 3.07					
3.06	Shearwalls	\$ 423,998	\$ 423,998	\$ 5.43					
4.11	Ext. walls / parapets / curtain walls / expansion joints	\$ 4,578,657	\$ 3,959,008	\$ 50.68		\$ 619,648	\$ 1.74		
4.12	Fenestration, Exterior	\$ -	\$ -	\$ -					
4.13	Doors, frames, hardware, exterior	\$ 67,500	\$ 67,500	\$ 0.86					
4.21	Roof, insulation, soundproofing, expansion joints	\$ 1,365,077	\$ 1,108,816	\$ 14.19		\$ 256,261	\$ 0.72		
4.31	Misc. metals, sheet metal, gutters, downspouts	\$ 572,590	\$ 572,590	\$ 7.33					
4.32	Skylights	\$ -	\$ -	\$ -					
4.36	Painting	\$ 244,795	\$ 244,795	\$ 3.13					
5.11	Walls, interior	\$ 626,942	\$ 487,302	\$ 6.24		\$ 139,640	\$ 0.39		
5.12	Doors, frames, hardware, interior	\$ 130,000	\$ 130,000	\$ 1.66					
5.13	Fenestration, Interior	\$ 48,200	\$ 48,200	\$ 0.62					
5.21	Ceiling finishes	\$ 802,928	\$ 802,928	\$ 10.28					
5.22	Floor finishes	\$ 343,009	\$ 343,009	\$ 4.39					
5.31	Tile, floor & wall	\$ 148,286	\$ 148,286	\$ 1.90					
5.32	Other special finishes	\$ 687,004	\$ 100,000	\$ 1.28		\$ 587,004	\$ 1.65		
5.40	Interiors	\$ 58,593	\$ 58,593	\$ 0.75					



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			Building, Mech. Yard, & 5' Apron Perimeter	Cost per SF	FFE/Baggage/Signs	Adjusted Schematic Design Estimate	Cost per SF		
5.41	Cabinetry	\$ 129,000	\$ 129,000	\$ 1.65					
6.10	General building specialties	\$ 643,218	\$ 307,060	\$ 3.93		\$ 336,157	\$ 0.94		
7.00	Equipment	\$ 196,296	\$ -	\$ -		\$ 196,296	\$ 0.55		
8.00	Special Construction	\$ -	\$ -	\$ -					
9.00	Conveying	\$ 686,123	\$ 548,323	\$ 7.02		\$ 137,800	\$ 0.39		
10.11	Plumbing	\$ 889,432	\$ 577,586	\$ 7.39		\$ 311,846	\$ 0.88		
10.15	HVAC	\$ 3,158,462	\$ 2,975,024	\$ 38.08		\$ 183,439	\$ 0.52		
10.17	Fire protection	\$ 1,324,265	\$ 380,865	\$ 4.88		\$ 943,400	\$ 2.65		
11.00	Electrical, general	\$ 2,528,511	\$ 1,152,720	\$ 14.76		\$ 1,375,791	\$ 3.86		
11.02	Electrical, Special systems	\$ 1,249,147	\$ 1,060,467	\$ 13.57		\$ 188,680	\$ 0.53		
Subtotal Building		\$ 33,281,380	\$ 19,864,211	\$ 254.27		\$ 13,417,169	\$ 37.69		
Total Site & Building		\$ 50,772,272	\$ 21,947,903	\$ 280.94	\$ -	\$ 13,417,169	37.69	\$ 9,768,986	\$ 5,638,213
PRORATE DETAIL									
	General Conditions	10%	\$ 4,599,213	\$ 2,194,790		\$ 863,703	\$ 2.43	\$ 976,899	\$ 563,821
	Design Contingency (Varies)		\$ 8,206,410	\$ 3,915,462		\$ 1,542,334	\$ 4.33	\$ 1,742,768	\$ 1,005,846
	Operational requirements / security restrictions (Varies)		\$ 2,647,269	\$ 1,500,927		\$ 339,314	\$ 0.95	\$ 267,224	\$ 539,804
	Escalation (Mid Point of Construction)				June 1, 2010		March 1, 2009	June 1, 2010	March 1, 2009
		6% per year	\$ 10,038,252	\$ 5,295,271		\$ 1,661,279	\$ 4.67	\$ 2,289,578	\$ 792,124
SUBTOTAL			\$ 76,263,416	\$ 34,854,353		\$ 17,823,799	50.07	\$ 15,045,455	\$ 8,539,808
	Bonds, Insurances by Owner	2%	\$ 871,121	\$ 511,825				\$ 227,813	\$ 131,483
	Contractor's Fee	6%	\$ 3,607,907	\$ 1,448,562		\$ 1,142,470	\$ 3.21	\$ 644,753	\$ 372,122



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			Building, Mech. Yard, & 5' Apron Perimeter	Cost per SF	FFE/Baggage/Signs	Adjusted Schematic Design Estimate	Cost per SF		
TOTAL BID DAY COSTS		\$ 80,742,444	\$ 36,814,740			\$ 18,966,269	53.28	\$ 15,918,021	\$ 9,043,413
	Change Order Contingency 5%	\$ 4,037,122	\$ 1,840,737			\$ 948,313		\$ 795,901	\$ 452,171
Recommended budget soft costs not included		\$ 84,779,566	\$ 38,655,477			\$ 19,914,583		\$ 16,713,922	\$ 9,495,584
	Typical Soft Costs (at 25% of total Project Cost) 25%	\$ 28,259,855	12,885,159			6,638,194		5,571,307	3,165,195
Total Project Cost		\$ 113,039,421	\$ 51,540,637			\$ 26,552,777		\$ 22,285,230	\$ 12,660,778

Notes:

- * Annual Escallation Rate assumed at 6% per year. However, in the San Luis Obispo region, recent escallation trends for the past couple of years (based upon local projects recently bid) have been seen as high as 15% per year.
- * The above costs are based upon unit quantity take-offs conducted using the 100% Schematic Design Submittal prepared by Odell Associates International and Schematic CAD files completed following the schematic submittal. Due to both the schematic nature of the drawings and the amount of discrepancies found, a 15% design contingency has been included.
- * Airside Development - Operational requirements / security restrictions increased to 7% due to proximity to active airfield.
- * Adjusted Schematic Design Estimate is based upon the assumption that A/E's quantities are accurately representing the scope and design of the Parking Structure
- * This estimate does not include furniture and some major equipment including: TSA Security Screening, Baggage Handling & Passenger Loading Bridges. Information regarding these items was not yet available at the time of this estimate.



SECTION 3 TERMINAL & ASSOCIATED SITE WORK

Terminal Building & Site - SD Budget Validation

August 17, 2007

	Terminal	Cost/sf	Site	Total	Cost/sf	
General Requirements	\$0	\$0.00	\$0	\$0	\$0.00	
Demolition And Site Work	\$64,861	\$0.83	\$1,330,852	\$1,395,714	\$17.87	
Concrete	\$1,610,153	\$20.61	\$0	\$1,610,153	\$20.61	
Masonry	\$235,263	\$3.01	\$0	\$235,263	\$3.01	
Metals	\$3,101,215	\$39.70	\$0	\$3,101,215	\$39.70	
Wood & Plastics	\$213,374	\$2.73	\$0	\$213,374	\$2.73	
Thermal & Moisture Protection	\$1,541,533	\$19.73	\$0	\$1,541,533	\$19.73	
Doors & Windows	\$3,335,983	\$42.70	\$0	\$3,335,983	\$42.70	
Finishes	\$2,759,784	\$35.33	\$0	\$2,759,784	\$35.33	
Specialties	\$307,060	\$3.93	\$0	\$307,060	\$3.93	
Equipment	\$0	\$0.00	\$0	\$0	\$0.00	
Furnishings	\$0	\$0.00	\$0	\$0	\$0.00	
Special Construction	\$0	\$0.00	\$0	\$0	\$0.00	
Conveying Systems	\$548,323	\$7.02	\$0	\$548,323	\$7.02	
Mechanical	\$3,933,475	\$50.35	\$270,043	\$4,203,518	\$53.81	
Electrical	\$1,152,720	\$14.76	\$446,879	\$1,599,599	\$20.48	
Low Voltage	\$625,165	\$8.00	\$35,919	\$661,084	\$8.46	
Low Voltage - security	\$435,302	\$5.57	\$0	\$435,302	\$5.57	
Subtotal	\$19,864,211	\$254.27	\$2,083,693	\$21,947,903	\$280.94	
General Contractor Job Overhead	10.00%	\$1,986,421	\$25.43	\$208,369	\$2,194,790	\$28.09
General Contractor Markup	6.00%	\$1,311,038	\$16.78	\$137,524	\$1,448,562	\$18.54
General Contractor Bond	2.00%	\$463,233	\$5.93	\$48,592	\$511,825	\$6.55
Design Contingency	15.00%	\$3,543,735	\$45.36	\$371,727	\$3,915,462	\$50.12
Operational requirements / security restrictions	5.00%	\$1,358,432	\$17.39	\$142,495	\$1,500,927	\$19.21
Construction Cost -- August 2007		\$28,527,070	\$365.15	\$2,992,400	\$31,519,469	\$403.45
Escalation to June 2010	16.80%	\$4,792,548	\$61.35	\$502,723	\$5,295,271	\$67.78
Total Bid Day Construction Cost		\$33,319,618	\$426.50	\$3,495,123	\$36,814,740	\$471.23

Notes:

Annual Escallation Rate assumed at 6% per year. However, in the San Luis Obispo region, recent escallation trends for the past couple of years (based upon local projects recently bid) have been seen as high as 15% per year.

The above costs are based upon unit quantity take-offs conducted using the 100% Schematic Design Submittal prepared by Odell Associates International and Schematic CAD files completed following the schematic submittal. Due to both the schematic nature of the drawings and the amount of discrepancies found, a 15% design contingency has been included.



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2220		STRUCTURAL EARTHWORK										
2220		Construct building pad - See Sitework					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2220		Fine Grade bldg pad	54,696	SF			\$0.00	0.00	0.00	0.25	\$0.25	\$13,674
2220		Foundation excavation & haul off	2,080	CY			\$0.00	0.00	0.00	22.50	\$22.50	\$46,800
2220		Backfill foundations	516	CY			\$0.00	0.00	0.00	8.50	\$8.50	\$4,387
2220							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2220												
2220	2.1	STRUCTURAL EARTHWORK	78,124	GSF							\$0.83	\$64,861
3300		FOUNDATION CONCRETE										
3300		Grade Beams and isolated footings	1,351	CY			\$0.00	0.00	0.00	500.00	\$500.00	\$675,666
3300		Additional concrete thickening @ retaining wall / slab edge	213	CY			\$0.00	0.00	0.00	175.00	\$175.00	\$37,204
3300							\$0.00	0.00	0.00	0.00	\$0.00	\$0
3300												
3300	1.0	FOUNDATION CONCRETE	1,564	CY							\$9.12	\$712,870
3300		SLAB ON GRADE CONCRETE										
3300		5" SOG w/ #4 @ 18" ocev, 10mil visqueen, 2" sand, 4" gravel	47,562	SF			\$0.00	0.00	0.00	6.75	\$6.75	\$321,044
3300							\$0.00	0.00	0.00	0.00	\$0.00	\$0
3300												
3300	2.2	SLAB ON GRADE CONCRETE	47,562	FLSF							\$4.11	\$321,044
3300		CONCRETE WALLS										
3300		24" Concrete exterior wall	5,066	SF			\$0.00	0.00	0.00	55.00	\$55.00	\$278,630
3300		12" concrete shear wall	1,904	SF			\$0.00	0.00	0.00	28.50	\$28.50	\$54,264
3300		4' Concourse Perimeter Retaining Wall	2,496	SF			\$0.00	0.00	0.00	36.50	\$36.50	\$91,104
3300							\$0.00	0.00	0.00	0.00	\$0.00	\$0
3300												
3300	3.1	CONCRETE WALLS	9,466	WLSF							\$5.43	\$423,998
3340		TOPPING CONCRETE - FLOORS										
3340		5" topping slab	28,196	SF			\$0.00	0.00	0.00	4.25	\$4.25	\$119,833
3340							\$0.00	0.00	0.00	0.00	\$0.00	\$0
3340												
3340	2.3	TOPPING CONCRETE - FLOORS	28,196	SF							\$1.53	\$119,833



Terminal Building & Site - SD Budget Validation -- Terminal

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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
3340		TOPPING CONCRETE - ROOFS										
3340		3 1/4" LW conc fill w W1.4xW1.4 WWF	9,972	SF			\$0.00	0.00	0.00	3.25	\$3.25	\$32,409
3340							\$0.00	0.00	0.00	0.00	\$0.00	\$0
3340												
3340	2.5	TOPPING CONCRETE - ROOFS	9,972	SF							\$0.41	\$32,409
4200		MASONRY - EXT. WALLS										
4200		Dimensional stone veneer	8,555	SF			\$0.00	0.00	0.00	27.50	\$27.50	\$235,263
4200							\$0.00	0.00	0.00	0.00	\$0.00	\$0
4200												
3340	3.1	MASONRY - EXT. WALLS	8,555	WLSF							\$3.01	\$235,263
5100		STRUCTURAL STEEL - COLUMNS										
5100		HSS and WF columns	325,413	LBS	0.004	e6	\$79.28	1.25	0.05	0.00	\$2.06	\$668,919
5100		Misc. plates/connections	32,541	LBS	0.005	e6	\$79.28	1.25	0.10	0.00	\$2.20	\$71,462
5100							\$0.00	0.00	0.00	0.00	\$0.00	\$0
5100												
5100	2.4	STRUCTURAL STEEL - COLUMNS	357,954	LBS							\$9.48	\$740,382
5100		STRUCTURAL STEEL - NON GRADE FLOORS										
5100		Floor Framing	206,199	LBS	0.004	e6	\$79.28	1.25	0.05	0.00	\$2.06	\$423,864
5100		Misc. plates/connections	20,620	LBS	0.005	e6	\$79.28	1.25	0.10	0.00	\$2.20	\$45,282
5100							\$0.00	0.00	0.00	0.00	\$0.00	\$0
5100												
5100	2.3	STRUCTURAL STEEL - NON GRADE FLOORS	206,199	LBS							\$6.01	\$469,146
5100		STRUCTURAL STEEL - ROOF										
5100		Roof Framing	435,991	LBS	0.004	e6	\$79.28	1.25	0.05	0.00	\$2.06	\$896,223
5100		Exposed HSS Framing (galv)	42,042	LBS	0.009	e6	\$79.28	1.53	0.39	0.50	\$3.82	\$160,639
5100		Misc. plates/connections	47,803	LBS	0.005	e6	\$79.28	1.25	0.10	0.00	\$2.20	\$104,978
5100							\$0.00	0.00	0.00	0.00	\$0.00	\$0
5100												
5100	2.5	STRUCTURAL STEEL - ROOF	525,836	LBS							\$14.87	\$1,161,840



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
5300		METAL DECK - FLOORS										
5300		3" Metal deck -- floors, 18 ga	28,196	SF	0.008	e4	\$82.04	3.10	0.05	0.00	\$4.77	\$134,484
5300							\$0.00	0.00	0.00	0.00	\$0.00	\$0
5300												
5300	2.3	METAL DECK - FLOORS	28,196	SF							\$1.72	\$134,484
5300		METAL DECK - ROOF										
5300		1½" metal deck -- roof, 18 ga	53,500	SF	0.008	e4	\$82.04	2.50	0.05	0.00	\$4.03	\$215,398
5300							\$0.00	0.00	0.00	0.00	\$0.00	\$0
5300												
5300	2.5	METAL DECK - ROOF	53,500	SF							\$2.76	\$215,398
5500		MISC. METALS										
5500		Metal canopies / sunshades	2,048	SF			\$0.00	0.00	0.00	85.00	\$85.00	\$174,080
5500		Misc Metal allowance	78,124	SF			\$0.00	0.00	0.00	1.50	\$1.50	\$117,186
5500		Drop off canopy @ elevated roadway - include with sitework					\$0.00	0.00	0.00	0.00	\$0.00	\$0
5500							\$0.00	0.00	0.00	0.00	\$0.00	\$0
5500												
5500	8.0	MISC. METALS	78,124	GSF							\$3.73	\$291,266
5700		STEEL STAIRS & RAILINGS										
5700		Steel Stairs w/ railings - main stairs	1	EA			\$0.00	0.00	0.00	25,000	\$25,000.00	\$25,000
5700		Steel stairs w/ railings - interior circulation	2	EA			\$0.00	0.00	0.00	20,000	\$20,000.00	\$40,000
5700		Metal guardrails	158	LF			\$0.00	0.00	0.00	150.00	\$150.00	\$23,700
5700							\$0.00	0.00	0.00	0.00	\$0.00	\$0
5700												
5700	2.6	STEEL STAIRS & RAILINGS	78,124	GSF							\$1.14	\$88,700
6100		ROUGH CARPENTRY										
6100		Miscellaneous Rough Carpentry / Blocking allowance	78,124	GSF			\$0.00	0.00	0.00	0.33	\$0.33	\$25,781
6100							\$0.00	0.00	0.00	0.00	\$0.00	\$0
6100												
6100	8.0	ROUGH CARPENTRY	78,124	GSF							\$0.33	\$25,781



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
6200		FINISH CARPENTRY										
6200		Miscellaneous Finish Carpentry allowance	78,124	GSF			\$0.00	0.00	0.00	0.75	\$0.75	\$58,593
6200							\$0.00	0.00	0.00	0.00	\$0.00	\$0
6200												
6200	8.0	FINISH CARPENTRY	78,124	GSF							\$0.75	\$58,593
6400		CASEWORK										
6400		Base cabinets - standard	10	LF			\$0.00	0.00	0.00	275.00	\$275.00	\$2,750
6400		Wall cabinets	10	LF			\$0.00	0.00	0.00	225.00	\$225.00	\$2,250
6400		Rental Counters	63	LF			\$0.00	0.00	0.00	600.00	\$600.00	\$37,800
6400		Ticketing Counter	83	LF			\$0.00	0.00	0.00	600.00	\$600.00	\$49,800
6400		Gates	42	LF			\$0.00	0.00	0.00	600.00	\$600.00	\$25,200
6400		Curved Base Cab	28	LF			\$0.00	0.00	0.00	400.00	\$400.00	\$11,200
6400							\$0.00	0.00	0.00	0.00	\$0.00	\$0
6400												
6400	5.0	CASEWORK	78,124	GSF							\$1.65	\$129,000
7250		FIRE PROOFING										
7250		Fireproof Steel	484	TONS			\$0.00	0.00	0.00	375.00	\$375.00	\$181,500
7250		Spray on fireproofing to metal decking - not indicated		SF			\$0.00	0.00	0.00	0.00	\$0.00	\$0
7250							\$0.00	0.00	0.00	0.00	\$0.00	\$0
7250												
7250	2.3	FIRE PROOFING	78,124	GSF							\$2.32	\$181,500
7270		FIRESTOPPING										
7270		Firestopping -- allowance	78,124	GSF			\$0.00	0.00	0.00	0.75	\$0.75	\$58,593
7270							\$0.00	0.00	0.00	0.00	\$0.00	\$0
7270												
7270	8.0	FIRESTOPPING	78,124	GSF							\$0.75	\$58,593



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7200		INSULATION										
7200		Insulation @ standing seam roofing	43,528	SF			\$0.00	0.00	0.00	1.25	\$1.25	\$54,410
7200		Exterior wall insulation	34,810	SF			\$0.00	0.00	0.00	1.00	\$1.00	\$34,810
7200		Rigid insulation @ stone veneer	8,555	SF			\$0.00	0.00	0.00	2.25	\$2.25	\$19,249
7200		Sound insulation - int wall - allow 50%	27,000	SF			\$0.00	0.00	0.00	0.85	\$0.85	\$22,950
7200							\$0.00	0.00	0.00	0.00	\$0.00	\$0
7200												
7200	8.0	INSULATION	78,124	GSF							\$1.68	\$131,419
7500		MEMBRANE ROOFING										
7500		Single-ply roofing	9,972	SF			\$0.00	0.00	0.00	8.00	\$8.00	\$79,776
7500		Rigid Insulation - assume 4"	9,972	SF	0.008	rofc	\$27.38	2.50	0.00	0.70	\$4.09	\$40,755
7500		Tapered insulation, assume 25%	2,493	SF	0.006	rofc	\$27.38	1.75	0.00	0.00	\$2.39	\$5,947
7500		Walking pads	1	LS			\$0.00	0.00	0.00	7,500	\$7,500.00	\$7,500
7500		Standing seam metal roofing	43,528	SF			\$0.00	0.00	0.00	15.00	\$15.00	\$652,920
7500		Gyp board & waterproof barrier on metal decking	53,500	SF			\$0.00	0.00	0.00	3.00	\$3.00	\$160,500
7500		Antenna farm premium allowance	1	LS			\$0.00	0.00	0.00	30,000.00	\$30,000.00	\$30,000
7500							\$0.00	0.00	0.00	0.00	\$0.00	\$0
7500												
7500	3.2	MEMBRANE ROOFING	53,500	RFSF							\$12.51	\$977,397
7600		SHEET METAL - ROOF ASSOCIATED										
7600		Sheet metal and flashings	53,500	RFSF			\$0.00	0.00	0.00	2.00	\$2.00	\$107,000
7600		Roof access	1	LS			\$0.00	0.00	0.00	7,500	\$7,500.00	\$7,500
7600							\$0.00	0.00	0.00	0.00	\$0.00	\$0
7600												
7600	3.2	SHEET METAL - ROOF ASSOCIATED	53,500	RFSF							\$1.47	\$114,500
7920		SEALANTS										
7920		Caulking and sealants	78,124	GSF			\$0.00	0.00	0.00	1.00	\$1.00	\$78,124
7920							\$0.00	0.00	0.00	0.00	\$0.00	\$0
7920												
7920	8.0	SEALANTS	78,124	GSF							\$1.00	\$78,124



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8100		HM/WD DOORS / FRAMES / HRDWR - EXT										
8100		HM door, frame and hardware	6	LEAF			\$0.00	0.00	0.00	2,500.00	\$2,500.00	\$15,000
8100							\$0.00	0.00	0.00	0.00	\$0.00	\$0
8100												
8100	3.4	HM/WD DOORS / FRAMES / HRDWR - EXT	6	LFS							\$0.19	\$15,000
8100		HM/WD DOORS / FRAMES / HRDWR - INT										
8100		HM door, frame and hardware	70	LEAF			\$0.00	0.00	0.00	1,750.00	\$1,750.00	\$122,500
8100							\$0.00	0.00	0.00	0.00	\$0.00	\$0
8100												
8800	4.5	HM/WD DOORS / FRAMES / HRDWR - INT	70	LFS							\$1.57	\$122,500
8900		ALUM / GLASS DOORS / FRAMES / HRDWR - EXT										
8900		Alum door, frame and hardware	14	LEAF			\$0.00	0.00	0.00	3,750.00	\$3,750.00	\$52,500
8900							\$0.00	0.00	0.00	0.00	\$0.00	\$0
8900												
8800	3.4	ALUM / GLASS DOORS / FRAMES / HRDWR - EXT	14	LFS							\$0.67	\$52,500
8800		GLAZING - INT										
8800		Interior windows	744	SF			\$0.00	0.00	0.00	50.00	\$50.00	\$37,200
8800		Mirrors	440	SF			\$0.00	0.00	0.00	25.00	\$25.00	\$11,000
8800							\$0.00	0.00	0.00	0.00	\$0.00	\$0
8800												
8800	4.1	GLAZING - INT	1,184	SF							\$0.62	\$48,200
8800		GLAZING - EXT										
8800		Curtain walls - strengthened for airport requirements	31,294	SF			\$0.00	0.00	0.00	95.00	\$95.00	\$2,972,930
8800		Frit screen glazing premium; minimal allowance for 50% area	15,647	SF			\$0.00	0.00	0.00	7.50	\$7.50	\$117,353
8800							\$0.00	0.00	0.00	0.00	\$0.00	\$0
8800												
8800	3.3	GLAZING - EXT	31,294	SF							\$39.56	\$3,090,283
8990		MISCELLANEOUS DOORS										
8990		Allowance for access doors	1	LS			\$0.00	0.00	0.00	7,500	\$7,500.00	\$7,500
8990							\$0.00	0.00	0.00	0.00	\$0.00	\$0
8990												
8800	8.0	MISCELLANEOUS DOORS	78,124	GSF							\$0.10	\$7,500



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9200		MTL STUDS / DRYWALL - EXTERIOR WALL										
9200		8" structural metal studs	34,810	SF	0.040	carp	\$60.61	3.00	0.00	0.00	\$6.92	\$240,806
9200		5/8" GWB, taped and finished	34,810	SF	0.023	carp	\$60.61	0.47	0.00	0.00	\$2.38	\$82,938
9200		Stucco assembly @ concourse level	25,810	SF			\$0.00	0.00	0.00	12.00	\$12.00	\$309,720
9200							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9200												
9200	3.1	MTL STUDS / DRYWALL - EXTERIOR WALL	34,810	SF							\$8.11	\$633,463
9200		MTL STUDS / DRYWALL - INTERIOR WALL										
9200		4" metal studs, 20 ga -- assumed	54,000	SF	0.030	carp	\$60.61	1.50	0.00	0.00	\$4.26	\$229,983
9200		5/8" GWB, taped and finished	108,000	SF	0.023	carp	\$60.61	0.47	0.00	0.00	\$2.38	\$257,319
9200							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9200												
9200	4.1	MTL STUDS / DRYWALL - INTERIOR WALL	54,000	SF							\$6.24	\$487,302
9200		MTL FRAMING / DRYWALL - CEILINGS										
9200		Framing for hard ceilings	9,821	SF	0.020	carp	\$60.61	1.50	0.00	0.00	\$3.46	\$33,970
9200		5/8" GWB, taped and finished	9,821	SF	0.025	carp	\$60.61	0.47	0.00	0.00	\$2.58	\$25,364
9200							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9200												
9200	4.3	MTL FRAMING / DRYWALL - CEILINGS	9,821	SF							\$0.76	\$59,334
9300		TILE & STONE FLOORS										
9300		Ceramic tile floor	2,551	SF			\$0.00	0.00	0.00	15.00	\$15.00	\$38,261
9300		Ceramic Tile -- base	815	LF			\$0.00	0.00	0.00	15.00	\$15.00	\$12,225
9300							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9300												
9300	4.2	TILE & STONE FLOORS	2,551	FLSF							\$0.65	\$50,486
9300		TILE & STONE WALLS										
9300		Ceramic tile wall	6,520	SF			\$0.00	0.00	0.00	15.00	\$15.00	\$97,800
9300							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9300												
9300	4.4	TILE & STONE WALLS	6,520	WLSF							\$1.25	\$97,800



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9510		ACOUSTICAL CEILING										
9510		2x2 suspended ceiling	9,517	SF	0.040	carp	\$60.61	2.75	0.00	0.00	\$6.61	\$62,887
9510							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9510												
9510	4.3	ACOUSTICAL CEILING	9,517	SF							\$0.80	\$62,887
9520		MISC WALL FINISHES										
9520		Allowance for wall covering / special finishes	25,000	SF			\$0.00	0.00	0.00	4.00	\$4.00	\$100,000
9520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9520												
9520	4.4	MISC WALL FINISHES	25,000	SF							\$1.28	\$100,000
9650		RESILIENT FLOORING										
9650		VCT	5,315	SF			\$0.00	0.00	0.00	2.75	\$2.75	\$14,616
9650		Carpet	34,640	SF			\$0.00	0.00	0.00	3.50	\$3.50	\$121,239
9650							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9650												
9650	4.2	RESILIENT FLOORING	39,954	SF							\$1.74	\$135,854
9700		SPECIAL FLOORING										
9700		Terrazzo flooring	13,000	SF			\$0.00	0.00	0.00	15.00	\$15.00	\$195,007
9700							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9700												
9700	4.2	SPECIAL FLOORING	13,000	SF							\$2.50	\$195,007
9900		PAINT - EXTERIOR										
9900		Miscellaneous Exterior Paint	78,124	GSF			\$0.00	0.00	0.00	1.00	\$1.00	\$78,124
9900		Paint ext doors and frames	6	EA	1.500	pard	\$47.12	15.00	0.00	0.00	\$111.89	\$671
9900							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9900												
9900	8.0	PAINT - EXTERIOR	78,124	GSF							\$1.01	\$78,795



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9900		PAINT - INTERIOR										
9900		Paint Walls	142,810	SF			\$0.00	0.00	0.00	0.75	\$0.75	\$107,108
9900		Paint Ceilings / exposed structure	9,821	SF			\$0.00	0.00	0.00	1.00	\$1.00	\$9,821
9900		Paint Doors and Frames	70	EA	2.000	port	\$47.12	15.00	0.00	0.00	\$142.99	\$10,010
9900		Miscellaneous Interior Paint	78,124	GSF			\$0.00	0.00	0.00	0.50	\$0.50	\$39,062
9900							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9900												
9900	8.0	PAINT - INTERIOR	78,124	GSF							\$2.12	\$166,000
9990		MISC FLOOR FINISHES										
9990		Sealed Concrete	9,718	SF			\$0.00	0.00	0.00	1.25	\$1.25	\$12,147
9990							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9990												
9990	4.2	MISC FLOOR FINISHES	9,718	SF							\$0.16	\$12,147
9990		MISC CEILING FINISHES										
9990		Prefinished Metal Ceilings	38,420	SF			\$0.00	0.00	0.00	15.00	\$15.00	\$576,293
9990		Exterior soffit ceiling	3,886	SF			\$0.00	0.00	0.00	15.00	\$15.00	\$58,290
9990		Suspended wood ceiling	1,845	SF			\$0.00	0.00	0.00	25.00	\$25.00	\$46,125
9990							\$0.00	0.00	0.00	0.00	\$0.00	\$0
9990												
9990	4.3	MISC CEILING FINISHES	44,151	SF							\$8.71	\$680,708
10800		TOILET ACCESSORIES										
10800		Toilet Accessories	91	EA			\$0.00	0.00	0.00	250.00	\$250.00	\$22,750
10800		Misc accessories	78,124	GSF			\$0.00	0.00	0.00	0.50	\$0.50	\$39,062
10800												
10800	5.0	TOILET ACCESSORIES	78,124	GSF							\$0.79	\$61,812
10990		MISCELLANEOUS SPECIALTIES										
10990		Fire Extinguishers	27	EA	1.000	carp	\$60.61	200.00	0.00	75.00	\$402.83	\$10,877
10990		Door and Room signage	78,124	GSF			\$0.00	0.00	0.00	0.50	\$0.50	\$39,062
10990		Misc specialties	78,124	GSF			\$0.00	0.00	0.00	2.50	\$2.50	\$195,310
10990							\$0.00	0.00	0.00	0.00	\$0.00	\$0
10990												
10990	5.0	MISCELLANEOUS SPECIALTIES	78,124	GSF							\$3.14	\$245,248



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11190		EQUIPMENT										
11190		<i>Not included in estimate - separate budget line item</i>					\$0.00	0.00	0.00	0.00	\$0.00	\$0
11190							\$0.00	0.00	0.00	0.00	\$0.00	\$0
11190							\$0.00	0.00	0.00	0.00	\$0.00	\$0
11190							\$0.00	0.00	0.00	0.00	\$0.00	\$0
11190							\$0.00	0.00	0.00	0.00	\$0.00	\$0
11190	5.0	EQUIPMENT	78,124	GSF							\$0.00	\$0
12150		WINDOW COVERINGS										
12150		Blinds - Not included					\$0.00	0.00	0.00	5.00	\$0.00	\$0
12150							\$0.00	0.00	0.00	0.00	\$0.00	\$0
12150												
12150	8.0	WINDOW COVERINGS	0	SF							\$0.00	\$0
14420		CONVEYING										
14420		Escalators; 48" wide, 20' floor to floor	2	EA	653.0	m1	\$67.79	90,000.00	0.00	0.00	\$169,957.47	\$339,915
14420		3 stop elevators, hydraulic	2	EA	240.0	elev	\$71.36	65,850.00	0.00	0.00	\$104,204.09	\$208,408
14420							\$0.00	0.00	0.00	0.00	\$0.00	\$0
14420												
14420	7.0	CONVEYING	78,124	GSF							\$7.02	\$548,323
15300		FIRE PROTECTION										
15300		Fire Protection Wet Pipe System, steel, black, sch 40										
15300		Wet Pipe System (Heads, including branch piping) ordinary hazard - Group 2 Designed and installed	78,124	SF	0.047	spri	\$56.61	1.10	0.00	0.00	\$4.88	\$380,865
15300							\$0.00	0.00	0.00	0.00	\$0.00	\$0
15300												
15300	9.2	FIRE PROTECTION	78,124	GSF							\$4.88	\$380,865
15420		PLUMBING - DOMESTIC										
15420		<i>Plumbing Fixtures w/rough-in & 10' piping</i>										
15420		WC-1/2, Water Closet	29	EA	17.166	q1	\$54.73	2,047.00	0.00	0.00	\$3,776.55	\$109,520
15420		L-1, Lavatory	27	EA	18.448	q1	\$54.73	1,860.70	0.00	0.00	\$3,638.26	\$98,233
15420		UR-1/2, Urinal	6	EA	20.541	q1	\$54.73	1,649.10	0.00	0.00	\$3,527.31	\$21,164
15420		SK-1, Sinks (2-compartment)	3	EA	18.460	q1	\$54.73	1,404.00	0.00	0.00	\$3,073.25	\$9,220
15420		SS-1, Sinks (Service, mops)	3	EA	17.750	q1	\$54.73	1,345.50	0.00	0.00	\$2,949.48	\$8,848



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15420		EWC-1, Electric Drinking Cooler	4	EA	10.980	q1	\$54.73	2,250.00	0.00	0.00	\$3,581.21	\$14,325
15420		SH-1, Shower	2	EA	12.250	q1	\$54.73	2,626.60	0.00	0.00	\$4,139.61	\$8,279
15420		HB-, Hose bibb's, allow	1	LS	16.000	q1	\$54.73	2,400.00	0.00	0.00	\$4,129.72	\$4,130
15420		FD-1, Floor Drains	8	EA	3.500	q1	\$54.73	507.45	0.00	0.00	\$881.63	\$7,053
15420		FS-1, Floor Sinks	4	EA	4.000	q1	\$54.73	1,241.00	0.00	0.00	\$1,826.71	\$7,307
15420		Water hammer arrestors, allow	1	EA	8.000	q1	\$54.73	2,400.00	0.00	0.00	\$3,551.81	\$3,552
15420		<i>Plumbing Equipment</i>										
15420		Domestic Water Heater 100 gal 199 Mbtuh w/MU	1	EA	24.000	q1	\$54.73	6,012.50	100.00	0.00	\$9,307.88	\$9,308
15420		Expansion tank 7.6 gallon	1	EA	1.250	q1	\$54.73	440.00	0.00	0.00	\$635.51	\$636
15420		In-line circ. Pump 1/12 HP 3 GPM	1	EA	2.667	q1	\$54.73	420.00	0.00	0.00	\$713.09	\$713
15420		<i>Sewer/Vent Piping</i>										
15420		UG/US - 6" Piping, CI NH	200	LF	0.334	q2	\$56.75	19.42	0.00	15.00	\$64.11	\$12,822
15420		UG/US - 4" Piping, CI NH	150	LF	0.304	q1	\$54.73	10.84	0.00	15.00	\$50.36	\$7,554
15420		AG - 4" Piping, CI NH	400	LF	0.345	q1	\$54.73	12.31	0.00	0.00	\$40.18	\$16,072
15430		AG - 3" Piping, CI NH	100	LF	0.313	q1	\$54.73	9.69	0.00	0.00	\$34.58	\$3,458
15420		AG - 2" Piping, CI NH	400	LF	0.299	q1	\$54.73	7.13	0.00	0.00	\$30.41	\$12,164
15420		Cleanouts	6	EA	3.200	q1	\$54.73	600.00	0.00	0.00	\$974.64	\$5,848
15420		VTR's w/roof penetration	6	EA	2.500	q1	\$54.73	250.00	0.00	0.00	\$490.38	\$2,942
15420		POC to site sewer	2	EA	3.000	q1	\$54.73	150.00	0.00	0.00	\$402.58	\$805
15420		<i>CW/HW Piping</i>										
15420		Hot water supply or return - 3/4", type L pipe & ftgs.	200	LF	0.13	q1	\$54.73	6.36	0.00	0.00	\$16.98	\$3,397
15420		Hot water supply or return - 1", type L pipe & ftgs.	300	LF	0.14	q1	\$54.73	9.06	0.00	0.00	\$21.46	\$6,437
15420		Cold water supply - 3/4", type L pipe & ftgs.	200	LF	0.13	q1	\$54.73	6.36	0.00	0.00	\$16.98	\$3,397
15430		Cold water supply - 2", type L pipe & ftgs.	300	LF	0.23	q1	\$54.73	25.80	0.00	0.00	\$48.44	\$14,532
15420		Cold water supply - 3", type L pipe & ftgs.	250	LF	0.343	q1	\$54.73	53.40	0.00	0.00	\$90.96	\$22,740
15420		3/4" Pipe, Insulation	400	LF	0.089	q14	\$51.08	1.70	0.00	0.00	\$8.11	\$3,243
15420		1" Pipe, Insulation	300	LF	0.089	q14	\$51.08	1.62	0.00	0.00	\$8.01	\$2,402
15420		2" Pipe, Insulation	300	LF	0.094	q14	\$51.08	1.93	0.00	0.00	\$8.73	\$2,619
15430		3" Pipe, Insulation	250	LF	0.100	q14	\$51.08	2.19	0.00	0.00	\$9.46	\$2,364
15420		Misc. Plumbing allowance	78,124	SF			\$0.00	0.00	0.00	0.50	\$0.50	\$39,062
15420		Plumbing Firestop/seismic projection/pipe testing/identification	78,124	SF			\$0.00	0.00	0.00	0.25	\$0.25	\$19,531
15420		<i>HVAC piping in Bldg.</i>										
15420		<i>Condensate Drain Piping</i>										



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15420		Condensate trap assembly	3	EA	2.500	q1	\$54.73	200.00	0.00	0.00	\$428.42	\$1,285
15420		1" Pipe, CU Type M	150	LF	0.137	q1	\$54.73	5.65	0.00	0.00	\$16.88	\$2,532
15430		<i>Gas piping, design incomplete on plans</i>										
15420		2" Pipe, Blk Stl T&C	250	LF	0.262	q1	\$54.73	8.40	1.14	1.00	\$31.75	\$7,937
15420		Gas connections	4	EA	4.000	q1	\$54.73	112.00	8.50	1.00	\$439.27	\$1,757
15420							\$0.00	0.00	0.00	1.00	\$0.00	\$0
15420												
15420	9.1	PLUMBING - DOMESTIC	91	FIXT							\$6.36	\$497,186
15430		PLUMBING - ROOF DRAINAGE										
15430		<i>Roof and Area Drainage, design sizes incomplete on plans</i>										
15430		Roof Drains, RD/OD	8	EA	6.788	q1	\$54.73	1,789.93	0.00	0.00	\$2,708.30	\$21,666
15430		Storm Drain Leaders Horizontal, 6" CI no hub	320	LF	0.365	q2	\$56.75	21.18	0.00	0.00	\$53.57	\$17,143
15430		Storm Drain Leaders Vertical, 6" CI no hub	640	LF	0.365	q2	\$56.75	21.18	0.00	0.00	\$53.57	\$34,287
15430		Storm Drain Leader Insulation, 6"	320	LF	0.133	q14	\$51.08	3.06	0.00	0.00	\$12.76	\$4,083
15430		POC to site storm drain	8	EA	3.000	q1	\$54.73	150.00	0.00	0.00	\$402.58	\$3,221
15430							\$0.00	0.00	0.00	0.00	\$0.00	\$0
15430												
15430	9.1	PLUMBING - ROOF DRAINAGE	8	DRAIN							\$1.03	\$80,400
15500		HVAC										
15500		Indoor mtd. AHU UNIT, 30,000 CFM	2	EA	120.000	Q6	\$56.75	75,000.00	1,000.00	0.00	\$103,163.18	\$206,326
15500		Roof mtd. AHU UNIT, 20,000 CFM	1	EA	90.000	Q6	\$56.75	60,000.00	1,500.00	0.00	\$82,948.45	\$82,948
15500		Restroom Exhaust fan, 1000 CFM	3	EA	5.417	q20	\$68.50	1,050.00	25.00	0.00	\$1,821.84	\$5,466
15500		Restroom Exhaust fan, 300 CFM	6	EA	2.667	q20	\$68.50	500.00	25.00	0.00	\$891.68	\$5,350
15500		Split System AC unit in Security Rms./Comm. Rms/Elevator Rms.	6	EA	12.000	q5	\$54.73	5,000.00	100.00	0.00	\$7,186.40	\$43,118
15500		Misc. HVAC Equipment	78,124	SF	0.001	q20	\$68.50	0.25	0.00	0.00	\$0.40	\$31,265
15500							\$0.00	0.00	0.00	0.00	\$0.00	\$0
15500												
15500	9.3	HVAC	78,124	GSF							\$4.79	\$374,474
15520		HVAC - DRY DIST. DUCTS / DIFFUSERS										
15520		Sht Mtl Duct, Low Pressure, Galv. Sheet metal	100,000	LBS	0.097	shee	\$63.10	0.69	0.00	0.00	\$8.90	\$890,049
15520		Duct Liner	50,000	SF	0.046	q14	\$51.08	0.60	0.00	0.00	\$3.84	\$192,247
15520		Duct Flex Connector, metal edge	1,600	LF	0.114	Q9	\$56.79	2.83	0.00	0.00	\$12.05	\$19,273
15520		DWH Heater flue to roof	1	EA	20.000	q9	\$56.79	2,000.00	0.00	0.00	\$3,977.41	\$3,977



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15520		Duct mtd. Supply Diffusers	38	EA	1.150	shee	\$63.10	120.00	0.00	0.00	\$244.47	\$9,290
15520		Duct mtd. Return/Exhaust Diffusers	22	EA	0.800	shee	\$63.10	85.00	0.00	0.00	\$171.95	\$3,783
15520		Ceiling supply diffusers	200	EA	0.900	shee	\$63.10	110.00	0.00	0.00	\$211.26	\$42,252
15520		Ceiling return grilles	120	EA	0.700	shee	\$63.10	80.00	0.00	0.00	\$157.43	\$18,892
15520		Ceiling mtd. Exhaust Grilles	10	EA	0.700	shee	\$63.10	65.00	0.00	0.00	\$138.84	\$1,388
15520		Motorized Dampers	50	SF	1.250	shee	\$63.10	180.00	0.00	0.00	\$327.15	\$16,358
15520		Louvers , allowance	40	SF	0.450	shee	\$63.10	42.00	0.00	0.00	\$89.52	\$3,581
15520		Fire Dampers, allowance	1	LS	40.000	shee	\$63.10	5,000.00	0.00	0.00	\$9,527.09	\$9,527
15520		Volume Dampers, allow	300	EA	0.500	shee	\$63.10	40.00	0.00	0.00	\$91.21	\$27,363
15520		Allowance for bell end of concourse not on Mech plans	5,590	SF			\$0.00	0.00	0.00	15.85	\$15.85	\$88,602
15520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
15520												
15520	9.3	HVAC - DRY DIST. DUCTS / DIFFUSERS	100,000	LBS							\$16.98	\$1,326,581
15530		HVAC - PIPING										
15530		Gas/Cond. Drain piping in plumbing										
15530		<i>Refrigerant Piping</i>										
15530		Refrigerant Piping for cooling splits	450	LF	0.120	q5	\$54.73	8.00	0.00	0.00	\$18.58	\$8,362
15530		<i>Hot Water Supply & Return Piping</i>										
15530		HWS/R SCH 40 steel 4" w/insulation	240	LF	1.098	q15	\$54.73	39.66	1.00	0.00	\$129.70	\$31,128
15530		HWS/R Type L 2" w/insulation	100	LF	0.644	q1	\$54.73	55.46	0.00	0.00	\$115.24	\$11,524
15530		Valves	1	LS	6.00	q1	\$54.73	1,200.00	0.00	0.00	\$1,920.38	\$1,920
15530		<i>Chilled Water Supply & Return Piping</i>										
15530		CHWS/R SCH 40 steel 6" w/insulation	240	LF	1.612	q16	\$56.75	77.82	0.00	0.00	\$217.19	\$52,126
15530		CHWS/R SCH 40 steel 3" w/insulation	100	LF	0.990	q15	\$54.73	28.28	0.00	0.00	\$106.56	\$10,656
15530		Valves	1	LS	10.000	q1	\$54.73	2,000.00	0.00	0.00	\$3,200.63	\$3,201
15530							\$0.00	0.00	0.00	0.00	\$0.00	\$0
15530												
15530	9.3	HVAC - PIPING	1,130	LF							\$1.52	\$118,917



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15560		HVAC - CENTRAL PLANT EQUIPMENT										
15560		<i>Central Plant Equipment w/make-up, balancing, controls & commission</i>					\$0.00	0.00	0.00	0.00	\$0.00	\$0
15560		Water Cooled Chiller 144.2 Ton	2	EA	450.000	q7	\$57.90	70,000.00	1,000.00	2,500.00	\$124,872.83	\$249,746
15560		Chilled water pump 20 hp 300 gpm	2	EA	90.000	q2	\$56.75	5,575.00	50.00	500.00	\$14,212.34	\$28,425
15560		Heating hot water pump 7.5 hp 80 gpm	2	EA	60.000	q2	\$56.75	8,150.00	50.00	500.00	\$15,155.66	\$30,311
15560		Condenser water pump 10 hp 300 gpm	2	EA	75.000	q2	\$56.75	10,500.00	50.00	500.00	\$19,191.32	\$38,383
15560		Cooling Tower 300 Ton	2	EA	240.000	q5	\$54.73	35,000.00	1,000.00	2,500.00	\$64,445.74	\$128,891
15560		Hot Water Boiler 1700 MBTUH output	2	EA	300.000	q7	\$57.90	30,000.00	500.00	1,000.00	\$61,723.28	\$123,447
15560		Ice Tank Units w/5-#1190 tanks	2	EA	200.000	q7	\$57.90	84,000.00	2,500.00	2,500.00	\$124,970.96	\$249,942
15560		Vibration Isolation	1	LS	160.000	sswk	\$81.49	20,000.00	0.00	0.00	\$41,993.68	\$41,994
15560							\$0.00	0.00	0.00	0.00	\$0.00	\$0
15560												
15560	9.3	HVAC - CENTRAL PLANT EQUIPMENT	78,124	GSF							\$11.41	\$891,138
15570		HVAC - CONTROLS										
15570		Control Points DDC	192	PTS			\$0.00	0.00	0.00	800.00	\$800.00	\$153,600
15570							\$0.00	0.00	0.00	0.00	\$0.00	\$0
15570							\$0.00	0.00	0.00	0.00	\$0.00	\$0
15570												
15570	9.3	HVAC - CONTROLS	78,124	GSF							\$1.97	\$153,600
15885		HVAC - PROCESS RELATED										
15885		Testing & Balancing - AHU units	3	EA	36.000	shee	\$63.10	0.00	0.00	0.00	\$2,998.32	\$8,995
15885		Testing & Balancing - Split's	6	EA	8.000	shee	\$63.10	0.00	0.00	0.00	\$666.29	\$3,998
15885		Testing & Balancing - EF's	9	EA	4.000	shee	\$63.10	0.00	0.00	0.00	\$333.15	\$2,998
15885		Testing & Balancing - Diffuser's	390	EA	1.100	shee	\$63.10	0.00	0.00	0.00	\$91.62	\$35,730
15885		Start-up & Commission	78,124	SF			\$0.00	0.00	0.00	0.75	\$0.75	\$58,593
15885							\$0.00	0.00	0.00	0.00	\$0.00	\$0
15885												
15885	9.3	HVAC - PROCESS RELATED	78,124	GSF							\$1.41	\$110,314
16210		EMERGENCY GENERATOR SWGR & UPS										
16210		See Site					\$0.00	0.00	0.00	0.00	\$0.00	\$0
16210							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16210												
16210	10.0	EMERGENCY GENERATOR SWGR & UPS		KW							\$0.00	\$0



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16470		MAIN SWITCHGEAR										
16470		See Site					\$0.00	0.00	0.00	0.00	\$0.00	\$0
16470							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16470												
16470	10.0	MAIN SWITCHGEAR		AMPS							\$0.00	\$0
16471		BUILDING DISTRIBUTION EQUIPMENT										
16471		<i>Normal Branch</i>										
16471		Pnl 225 amp 480/277v 3ph 4w	2	EA	36.000	elec	\$57.12	1,000.00	0.00	0.00	\$3,953.42	\$7,907
16471		Xmfr 300 KVA 480-208/120v 3ph 4w	2	EA	36.000	r3	\$59.86	10,500.00	200.00	0.00	\$16,103.15	\$32,206
16471		Disc. Switch 600v 3ph 400 amp N1	1	EA	8.000	elec	\$57.12	1,225.00	0.00	0.00	\$2,121.10	\$2,121
16471		Xmfr 75 KVA 480-208/120v 3ph 4w	1	EA	24.000	elec	\$57.12	5,880.00	100.00	0.00	\$9,219.50	\$9,219
16471		Distribution Board 800a 208/120v MCB	2	EA	40.000	elec	\$57.12	8,500.00	0.00	0.00	\$13,548.44	\$27,097
16471		Distribution Board 400a 208/120v MCB	1	EA	38.000	elec	\$57.12	4,200.00	0.00	0.00	\$8,069.41	\$8,069
16471		Pnl 225 amp 120/208V 3 Ph 4w	6	EA	36.000	elec	\$57.12	600.00	0.00	0.00	\$3,457.77	\$20,747
16471		Pnl 100 amp 208/120v 3ph 4w	2	EA	24.000	elec	\$57.12	500.00	0.00	0.00	\$2,429.09	\$4,858
16471		<i>Emergency Branch</i>										
16471		Pnl 225 amp 480/277v 3ph 4w	1	EA	36.000	elec	\$57.12	1,000.00	0.00	0.00	\$3,953.42	\$3,953
16471		Xmfr 30 KVA 480-208/120v 3ph 4w	1	EA	17.778	elec	\$57.12	2,000.00	0.00	0.00	\$3,818.66	\$3,819
16471		Pnl 100 amp 208/120v 3ph 4w	3	EA	24.000	elec	\$57.12	500.00	0.00	0.00	\$2,429.09	\$7,287
16471		<i>Equipment Branch</i>										
16471		Distribution Panel 800a 480/277v	1	EA	45.000	elec	\$57.12	12,500.00	0.00	0.00	\$18,881.93	\$18,882
16471		Distribution Panel 600a 480/277v N3R	1	EA	45.000	elec	\$57.12	13,570.00	0.00	0.00	\$20,207.79	\$20,208
16471		Distribution Panel 600a 480/277v	1	EA	40.000	elec	\$57.12	11,800.00	0.00	0.00	\$17,637.56	\$17,638
16471		MCC 225a 480/277v	1	EA	30.000	elec	\$57.12	4,200.00	0.00	0.00	\$7,466.24	\$7,466
16471		Pnl 225 amp 480/277v 3ph 4w	1	EA	36.000	elec	\$57.12	1,000.00	0.00	0.00	\$3,953.42	\$3,953
16471		Xmfr 225 KVA 480-208/120v 3ph 4w	1	EA	30.000	r3	\$59.86	8,300.00	150.00	0.00	\$12,841.04	\$12,841
16471		Pnl 600 amp 120/208V 3 Ph 4w	1	EA	42.000	elec	\$57.12	5,000.00	0.00	0.00	\$9,362.30	\$9,362
16471		Pnl 225 amp 120/208V 3 Ph 4w	1	EA	36.000	elec	\$57.12	600.00	0.00	0.00	\$3,457.77	\$3,458



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16471		Pnl 100 amp 208/120v 3ph 4w	2	EA	24.000	elec	\$57.12	500.00	0.00	0.00	\$2,429.09	\$4,858
16471		Pullbox for future Loading Bridges	6	EA	2.000	elec	\$57.12	200.00	0.00	0.00	\$398.62	\$2,392
16471		Pullbox for future Point of Use Ground Power	6	EA	2.000	elec	\$57.12	200.00	0.00	0.00	\$398.62	\$2,392
16471		Grounding System	78,124	SF			\$0.00	0.00	0.00	0.25	\$0.25	\$19,531
16471							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16471												
16471	10.0	BUILDING DISTRIBUTION EQUIPMENT	78,124	GSF							\$3.20	\$250,265
16475		BUILDING POWER FEEDERS										
16475		<i>Normal Branch</i>										
16475		Feeder (800 amps 3 ph)	40	LF	0.940	elec	\$57.12	152.78	0.00	0.00	\$260.21	\$10,408
16475		Feeder (400 amps 3 ph)	220	LF	0.420	elec	\$57.12	66.60	0.00	0.00	\$114.19	\$25,122
16475		Feeder (225 amps 3 ph)	180	LF	0.292	elec	\$57.12	30.75	0.00	0.00	\$60.15	\$10,827
16475		Feeder (100 amps 3 ph)	500	LF	0.179	elec	\$57.12	13.28	0.00	0.00	\$29.95	\$14,976
16475		MT Feeder's 4-11/2" OH	80	LF	0.356	elec	\$57.12	13.92	0.00	0.00	\$44.09	\$3,527
16475		Pullbox	1	EA	12.000	elec	\$57.12	700.00	0.00	0.00	\$1,772.15	\$1,772
16475		<i>Emergency Branch</i>										
16475		Feeder (100 amps 3 ph)	130	LF	0.179	elec	\$57.12	13.28	0.00	0.00	\$29.95	\$3,894
16475		Feeder (50 amps 3 ph)	130	LF	0.121	elec	\$57.12	4.74	0.00	0.00	\$15.00	\$1,950
16475		<i>Equipment Branch</i>										
16475		Feeder (600 amps 3 ph)	80	LF	0.795	elec	\$57.12	104.98	0.00	0.00	\$190.04	\$15,203
16475		Feeder (225 amps 3 ph)	100	LF	0.292	elec	\$57.12	30.75	0.00	0.00	\$60.15	\$6,015
16475		MT Feeder's 2-2" concrete encase w/TR/BF	1,840	LF	0.088	elec	\$57.12	4.38	0.00	15.00	\$27.06	\$49,795
16475		MT Feeder's 14-2" concrete encase w/TR/BF	280	LF	0.616	elec	\$57.12	30.66	0.00	15.00	\$99.44	\$27,842
16475		MT Feeder's 2-2" OH	840	LF	0.200	elec	\$57.12	8.76	0.00	0.00	\$25.93	\$21,785
16475		Pullbox	1	EA	12.000	elec	\$57.12	700.00	0.00	0.00	\$1,772.15	\$1,772
16475							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16475												
16475	10.0	BUILDING POWER FEEDERS	78,124	GSF							\$2.49	\$194,889
16500		LIGHTING & LIGHTING DISTRIBUTION										
16500		Light Fixtures										
16500		Type A, compact fluorescent downlight	150	EA	1.200	elec	\$57.12	140.00	0.00	0.00	\$263.95	\$39,593
16500		Type B, 2x2 parabolic fluorescent	110	EA	1.300	elec	\$57.12	150.00	0.00	0.00	\$283.88	\$31,227
16500		Type C, 4' recessed linear fluorescent	60	EA	1.200	elec	\$57.12	130.00	0.00	0.00	\$251.56	\$15,094



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16500		Type D, 2x4 fluorescent troffer	45	EA	1.150	elec	\$57.12	100.00	0.00	0.00	\$210.62	\$9,478
16500		Type F, fluorescent strip w/WG	50	EA	0.700	elec	\$57.12	55.00	0.00	0.00	\$120.93	\$6,046
16500		Type G, fluorescent wraparound	20	EA	0.800	elec	\$57.12	80.00	0.00	0.00	\$159.45	\$3,189
16500		Type H, pendant mtd parabolic linear fluorescent	20	EA	1.600	elec	\$57.12	360.00	0.00	0.00	\$566.72	\$11,334
16500		Type J, wall mtd linear fluorescent	14	EA	1.150	elec	\$57.12	100.00	0.00	0.00	\$210.62	\$2,949
16500		Type K, explosion proof fluorescent	8	EA	1.650	elec	\$57.12	185.00	0.00	0.00	\$353.64	\$2,829
16500		Type L, wall mtd fluorescent uplight	60	EA	1.500	elec	\$57.12	160.00	0.00	0.00	\$311.36	\$18,681
16500		Type M, wall mtd fluorescent uplight	34	EA	1.550	elec	\$57.12	175.00	0.00	0.00	\$333.71	\$11,346
16500		Type R, surface mtd HID	16	EA	1.300	elec	\$57.12	150.00	0.00	0.00	\$283.88	\$4,542
16500		Type S, surface mtd HID	20	EA	1.400	elec	\$57.12	165.00	0.00	0.00	\$310.01	\$6,200
16500		Type T, wall mtd HID	6	EA	1.250	elec	\$57.12	150.00	0.00	0.00	\$280.12	\$1,681
16500		Egress lighting, allowance	1	LS	40.000	elec	\$57.12	8,500.00	0.00	0.00	\$13,548.44	\$13,548
16500		SPST light switch one gang	60	EA	0.750	elec	\$57.12	12.50	0.00	0.00	\$72.04	\$4,322
16500		3-way light switch one gang	16	EA	1.000	elec	\$57.12	18.00	0.00	0.00	\$97.70	\$1,563
16500		Wall mounted motion sensor	60	EA	0.700	elec	\$57.12	68.00	0.00	0.00	\$137.04	\$8,222
16500		Ceiling mounted motion sensor w/power pack	30	EA	0.900	elec	\$57.12	100.40	0.00	0.00	\$192.27	\$5,768
16500		Branch wiring and raceway	12,530	LF	0.086	elec	\$57.12	1.46	0.00	0.00	\$8.29	\$103,915
16500		Light flexible whip	150	EA	0.550	elec	\$57.12	6.00	0.00	0.00	\$48.90	\$7,335
16500		Lighting Circuits Outlet Box	640	EA	0.525	elec	\$57.12	3.48	0.00	0.00	\$43.90	\$28,093
16500		Lighting Circuits Junction Box	200	EA	0.725	elec	\$57.12	7.93	0.00	0.00	\$64.49	\$12,898
16500		Lighting Control Panel	3	EA	40.000	elec	\$57.12	5,000.00	0.00	0.00	\$9,211.51	\$27,635
16500		Allowance for bell end of concourse not on Elect. plans	5,590	SF			\$0.00	0.00	0.00	4.83	\$4.83	\$27,000
16500							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16500												
16500	10.0	LIGHTING & LIGHTING DISTRIBUTION	613	FIXT							\$5.18	\$404,490
16550		POWER DISTRIBUTION / RECEPTACLES										
16550		<i>Receptacles and power devices</i>										
16550		20A Duplex Receptacle in wall	260	EA	0.650	elec	\$57.12	10.50	0.00	0.00	\$62.02	\$16,125
16550		20A Fourplex Receptacle in wall	80	EA	0.850	elec	\$57.12	18.00	0.00	0.00	\$86.39	\$6,911
16550		20A Duplex Receptacle GFI in Wall	20	EA	0.850	elec	\$57.12	23.00	0.00	0.00	\$92.59	\$1,852
16550		20A Duplex Receptacle GFI WP	10	EA	1.250	elec	\$57.12	35.00	0.00	0.00	\$137.62	\$1,376
16550		Specialty receptacle, allow	20	EA	2.000	elec	\$57.12	150.00	0.00	0.00	\$336.66	\$6,733
16550		<i>Receptacle Branch Circuitry</i>										



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
16550		3/4" EMT Conduit Fittings & Supports	9,750	LF	0.062	elec	\$57.12	1.01	0.00	0.00	\$5.93	\$57,780
16550		#12 600V Copper Type Thhn, stranded	488	CLF	0.600	elec	\$57.12	10.00	0.00	0.00	\$57.63	\$28,094
16550		Power Circuits Junction Box	200	EA	0.822	elec	\$57.12	5.55	0.00	0.00	\$68.87	\$13,774
16550		<i>Equipment connections</i>										
16550		Escalator connection	2	EA	4.000	elec	\$57.12	75.00	0.00	0.00	\$394.52	\$789
16550		Elevator connection	2	EA	4.000	elec	\$57.12	75.00	0.00	0.00	\$394.52	\$789
16550		Connect elevator cab lt. & fan controller 208v 1 ph	2	EA	2.000	elec	\$57.12	25.00	0.00	0.00	\$181.77	\$364
16550		EDS machine connection	1	EA	3.000	elec	\$57.12	60.00	0.00	0.00	\$300.54	\$301
16550		BDS and Conveyor connections	1	LS	80.000	elec	\$57.12	10,000.00	0.00	0.00	\$18,423.01	\$18,423
16550		Loading dock door connection	1	EA	2.500	elec	\$57.12	75.00	0.00	0.00	\$281.43	\$281
16550		Lobby/Waiting area door connections	1	LS	10.000	elec	\$57.12	1,250.00	0.00	0.00	\$2,302.88	\$2,303
16550		Dedicated power to Comm system	3	EA	1.200	elec	\$57.12	10.50	0.00	0.00	\$103.49	\$310
16550		Dedicated power to FA system	3	EA	1.200	elec	\$57.12	10.50	0.00	0.00	\$103.49	\$310
16550		Dedicated power to SEC system	6	EA	1.200	elec	\$57.12	10.50	0.00	0.00	\$103.49	\$621
16550		Connect FSD 120v 1 ph	8	EA	0.750	elec	\$57.12	8.50	0.00	0.00	\$67.08	\$537
16550		AHU unit connection	3	EA	6.000	elec	\$57.12	100.00	0.00	0.00	\$576.29	\$1,729
16550		DWH/Boiler connection	3	EA	1.500	elec	\$57.12	50.00	0.00	0.00	\$175.05	\$525
16550		Split connection	6	EA	2.250	elec	\$57.12	30.00	0.00	0.00	\$206.82	\$1,241
16550		EF connection	9	EA	1.500	elec	\$57.12	25.00	0.00	0.00	\$144.07	\$1,297
16550		Chiller connection	2	EA	12.000	elec	\$57.12	285.00	0.00	0.00	\$1,257.91	\$2,516
16550		CT connection	2	EA	4.000	elec	\$57.12	75.00	0.00	0.00	\$394.52	\$789
16550		Pump connection 20 HP	2	EA	2.000	elec	\$57.12	50.00	0.00	0.00	\$212.75	\$426
16550		Pump connection 10 HP	2	EA	1.500	elec	\$57.12	35.00	0.00	0.00	\$156.46	\$313
16550		Pump connection 7.5 HP	2	EA	1.250	elec	\$57.12	25.00	0.00	0.00	\$125.22	\$250
16550		Disc. Switch 600v 1ph 30 amp N1	12	EA	2.500	elec	\$57.12	100.00	0.00	0.00	\$312.41	\$3,749
16550		Disc. Switch 600v 3ph 60 amp N1	3	EA	3.500	elec	\$57.12	305.00	0.00	0.00	\$641.82	\$1,925
16550		Disc. Switch 600v 3ph 100 amp N1	4	EA	4.200	elec	\$57.12	550.00	0.00	0.00	\$998.19	\$3,993
16550		Disc. Sw. N3R 30 amp	7	EA	2.850	elec	\$57.12	500.00	0.00	0.00	\$834.44	\$5,841
16550		Disc. Sw. N3R 60 amp	2	EA	4.500	elec	\$57.12	700.00	0.00	0.00	\$1,206.67	\$2,413
16550		Disc. Switch 600v 3ph 100 amp N3R	1	EA	5.040	elec	\$57.12	765.00	0.00	0.00	\$1,327.93	\$1,328
16550		Disc. Switch 600v 3ph 200 amp N3R	2	EA	6.667	elec	\$57.12	1,050.00	0.00	0.00	\$1,803.75	\$3,608
16550		Manual motor starter 120v N1	6	EA	1.250	elec	\$57.12	50.00	0.00	0.00	\$156.20	\$937
16550		Manual motor starter 120v N3R	2	EA	1.250	elec	\$57.12	50.00	0.00	0.00	\$156.20	\$312



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16550		Equipment Feeder (200 amps 3 ph)	150	LF	0.256	elec	\$57.12	25.60	0.00	0.00	\$51.03	\$7,654
16550		Equipment Feeder (100 amps 3 ph)	620	LF	0.179	elec	\$57.12	13.28	0.00	0.00	\$29.95	\$18,570
16550		Equipment Feeder (60 amps 3 ph)	700	LF	0.123	elec	\$57.12	5.55	0.00	0.00	\$16.15	\$11,306
16550		Equipment Feeder (40 amps 3 ph)	200	LF	0.097	elec	\$57.12	1.94	0.00	0.00	\$9.72	\$1,943
16550		Equipment Feeder (30 amps 3 ph)	500	LF	0.093	elec	\$57.12	1.54	0.00	0.00	\$8.92	\$4,460
16550		Equipment Feeder (20 amps 3 ph)	500	LF	0.089	elec	\$57.12	1.46	0.00	0.00	\$8.52	\$4,260
16550		Equipment Feeder (20 amps 1 ph)	1,000	LF	0.083	elec	\$57.12	1.36	0.00	0.00	\$7.94	\$7,943
16550		MT conduit from offices to ticket counters (1) 1"	320	LF	0.070	elec	\$57.12	1.87	0.00	0.00	\$7.59	\$2,430
16550		MT conduit from panels to ticket offices (3) 1"	640	LF	0.210	elec	\$57.12	5.61	0.00	0.00	\$22.78	\$14,582
16550		Misc. equipment connections	78,124	SF	0.000	elec	\$57.12	0.00	0.00	0.50	\$0.50	\$39,062
16550							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16550												
16550	10.0	POWER DISTRIBUTION / RECEPTACLES	78,124	GSF							\$3.88	\$303,077
17721		FIRE ALARM SYSTEM										
17721		Fire Alarm Control Panel, FACP	1	EA	30.000	elec	\$57.12	6,500.00	0.00	0.00	\$10,316.22	\$10,316
17721		Fire Annunciator FAAP	1	EA	8.000	elec	\$57.12	1,200.00	0.00	0.00	\$2,090.13	\$2,090
17721		Fire Alarm slave panel	1	EA	8.000	elec	\$57.12	1,000.00	0.00	0.00	\$1,842.30	\$1,842
17721		FA terminal cabinet FATC w/power supply	2	EA	6.500	elec	\$57.12	875.00	0.00	0.00	\$1,574.32	\$3,149
17721		Elevator control panel interface for recall	1	EA	2.000	elec	\$57.12	385.00	0.00	0.00	\$627.86	\$628
17721		Monitor module Tamper/flow switch	2	EA	0.800	elec	\$57.12	119.00	0.00	0.00	\$207.77	\$416
17721		Control module for fire smoke damper	2	EA	0.850	elec	\$57.12	106.00	0.00	0.00	\$195.43	\$391
17721		Smoke Detector Duct (installed by div. 15)	2	EA	0.500	elec	\$57.12	160.00	0.00	0.00	\$235.96	\$472
17721		Beam Smoke Det. Addressable	2	EA	1.850	elec	\$57.12	185.00	0.00	0.00	\$368.72	\$737
17721		Smoke Det. Addressable	6	EA	1.290	elec	\$57.12	90.00	0.00	0.00	\$208.78	\$1,253
17721		Heat Det. Addressable	1	EA	1.290	elec	\$57.12	85.00	0.00	0.00	\$202.59	\$203
17721		Manual Pullstation	19	EA	1.000	elec	\$57.12	68.00	0.00	0.00	\$159.66	\$3,033
17721		FA audible speaker	26	EA	0.900	elec	\$57.12	96.00	0.00	0.00	\$186.81	\$4,857
17721		Exterior alarm bell	1	EA	1.000	elec	\$57.12	85.00	0.00	0.00	\$180.72	\$181
17721		Door Holder, allow	4	EA	1.200	elec	\$57.12	85.50	0.00	0.00	\$196.42	\$786
17721		Sounder/Strobe Combo	75	EA	1.100	elec	\$57.12	125.00	0.00	0.00	\$237.83	\$17,837



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17721		Strobe Light	15	EA	1.000	elec	\$57.12	54.81	0.00	0.00	\$143.31	\$2,150
17721		EOL device	6	EA	0.350	elec	\$57.12	8.50	0.00	0.00	\$36.92	\$222
17721		FA conduit/cabling	4,025	LF	0.086	elec	\$57.12	1.87	0.00	0.00	\$8.80	\$35,425
17721		Test system/spare parts/training	1	LS	16.000	elec	\$57.12	2,500.00	0.00	0.00	\$4,304.16	\$4,304
17721							\$0.00	0.00	0.00	0.00	\$0.00	\$0
17721												
17721	11.0	FIRE ALARM SYSTEM	78,124	GSF							\$1.16	\$90,291
17600		SIGNAL SYSTEMS										
17600		<i>Telephone/Data</i>										
17600		Main Telephone backboard w/ground	1	ROOM	0.000	elec	\$57.12	0.00	0.00	1,500.00	\$1,500.00	\$1,500
17600		SateliteTelephone backboard w/ground	2	ROOM	0.000	elec	\$57.12	0.00	0.00	750.00	\$750.00	\$1,500
17600		Telephone/data equipment Racks	17	EA	4.000	elec	\$57.12	1,600.00	0.00	0.00	\$2,284.19	\$38,831
17600		Telephone/data equipment & terminations	1	LS	120.000	elec	\$57.12	75,000.00	0.00	0.00	\$101,982.02	\$101,982
17600		FO Cabinet	1	EA	2.500	elec	\$57.12	750.00	0.00	0.00	\$1,117.84	\$1,118
17600		Tele/Comm power supplies	1	LS	4.000	elec	\$57.12	1,200.00	0.00	0.00	\$1,788.54	\$1,789
17600		Cable Rack 18" in MTTB room	40	LF	0.190	elec	\$57.12	12.90	0.00	0.00	\$30.31	\$1,212
17600		Cable Tray 18" tee in MTTB room	2	EA	4.000	elec	\$57.12	114.00	0.00	0.00	\$442.85	\$886
17600		Firestopping allowance	3	LS	8.000	elec	\$57.12	250.00	0.00	0.00	\$912.96	\$2,739
17600		Pullbox	1	EA	12.000	elec	\$57.12	700.00	0.00	0.00	\$1,772.15	\$1,772
17600		(10) 4" signal conduits 3rd level to roof antenna farm	80	LF	2.000	elec	\$57.12	167.50	0.00	0.00	\$358.35	\$28,668
17600		(12) 2" + (1) 1" signal conduits from Main Rm to 3rd level	80	LF	1.270	elec	\$57.12	54.29	0.00	0.00	\$163.03	\$13,042
17600		(12) 2" + (1) 1-1/2" signal conduits from Main Rm to Rm 226	130	LF	1.289	elec	\$57.12	56.04	0.00	0.00	\$166.63	\$21,662
17600		(12) 2" + (1) 1-1/2" + (8) 1" signal conduits from Main Rm to Rm 226 con	100	LF	0.820	elec	\$57.12	36.63	0.00	30.00	\$137.21	\$13,721
17600		(6) 2" + (1) 1-1/2" signal conduits from Rm 226 for future, concrete encas	260	LF	0.308	elec	\$57.12	15.33	0.00	30.00	\$72.22	\$18,777
17600		Tel outlet	18	EA	1.000	elec	\$57.12	20.00	0.00	0.00	\$100.18	\$1,803
17600		Tel/Data outlet	42	EA	1.500	elec	\$57.12	25.00	0.00	0.00	\$144.07	\$6,051
17600		1" EMT Conduit Fittings & Supports	3,600	LF	0.070	elec	\$57.12	1.86	0.00	0.00	\$7.58	\$27,297
17600		Cat 6 cabling	12,240	LF	0.011	elec	\$57.12	0.18	0.00	0.00	\$1.08	\$13,278
17600		Backbone cabling Signal Systems	1	LS	80.000	elec	\$57.12	20,000.00	0.00	0.00	\$30,814.26	\$30,814
17600		<i>CATV</i>										
17600		CCTV cabinet	3	EA	2.500	elec	\$57.12	500.00	0.00	0.00	\$808.06	\$2,424
17600		CATV outlet, allow	10	EA	1.150	elec	\$57.12	75.00	0.00	0.00	\$179.64	\$1,796
17600		3/4" EMT Conduit Fittings & Supports	1,000	LF	0.062	elec	\$57.12	1.06	0.00	0.00	\$5.99	\$5,988



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17600		Coaxial cabling	1,000	LF	0.008	elec	\$57.12	0.25	0.00	0.00	\$0.91	\$913
17600		<i>Misc. Signal</i>										
17600		Misc. Signal System, allowance	78,124	SF			\$0.00	0.00	0.00	1.00	\$1.00	\$78,124
17600		<i>PA Sound System</i>										
17600		PA Paging Sound System	78,124	SF			\$0.00	0.00	0.00	1.50	\$1.50	\$117,186
17600							\$0.00	0.00	0.00	0.00	\$0.00	\$0
17600												
17600	11.0	SIGNAL SYSTEMS	78,124	GSF							\$6.85	\$534,874
18000		SECURITY SYSTEMS										
18000		<i>Security Devices/Cabling/Conduit</i>										
18000		Color cameras fixed position	24	EA	6.000	elec	\$57.12	980.00	0.00	0.00	\$1,666.72	\$40,001
18000		RG6U coaxial, 2C#14, 3/4" conduit	1,440	LF	0.086	elec	\$57.12	1.31	0.00	0.00	\$8.11	\$11,675
18000		Color cameras pan-tilt zoom, exterior, allow	8	EA	12.000	elec	\$57.12	2,630.00	0.00	0.00	\$4,163.66	\$33,309
18000		RG6U coaxial, 2C#14, 3 tsp #24, 1" conduit	480	LF	0.094	elec	\$57.12	2.36	0.00	0.00	\$10.01	\$4,806
18000							\$0.00	0.00	0.00	0.00	\$0.00	\$0
18000		Electronic Security racks	3	EA	4.000	elec	\$57.12	1,200.00	0.00	0.00	\$1,788.54	\$5,366
18000		Electrical monitored opening	10	EA	1.200	elec	\$57.12	25.00	0.00	0.00	\$121.45	\$1,215
18000		3C #18, 3/4" conduit	600	LF	0.071	elec	\$57.12	1.12	0.00	0.00	\$6.73	\$4,040
18000		Electrical controlled & monitored opening	10	EA	1.500	elec	\$57.12	40.00	0.00	0.00	\$162.66	\$1,627
18000		Card Reader	10	EA	2.850	elec	\$57.12	325.00	0.00	0.00	\$617.60	\$6,176
18000		6C #14, 3C #18, 3/4" conduit	600	LF	0.082	elec	\$57.12	1.27	0.00	0.00	\$7.75	\$4,649
18000							\$0.00	0.00	0.00	0.00	\$0.00	\$0
18000		Graphic Control Panel	1	EA	60.000	elec	\$57.12	16,000.00	0.00	0.00	\$24,349.82	\$24,350
18000		CCTV monitors	2	EA	8.000	elec	\$57.12	1,200.00	0.00	0.00	\$2,090.13	\$4,180
18000		CCTV Matrix Switcher	1	EA	16.000	elec	\$57.12	7,500.00	0.00	0.00	\$10,499.79	\$10,500
18000		PLC System Equipment	1	EA	60.000	elec	\$57.12	45,000.00	0.00	0.00	\$60,284.45	\$60,284
18000		PLC Admin Computer	1	EA	8.000	elec	\$57.12	7,000.00	0.00	0.00	\$9,277.05	\$9,277
18000		Graphical User Interface	3	EA	8.000	elec	\$57.12	5,000.00	0.00	0.00	\$6,798.80	\$20,396
18000		BIDS Control	1	EA	40.000	elec	\$57.12	10,000.00	0.00	0.00	\$15,407.13	\$15,407
18000		Ground to Air/Ground to Ground radio system & antennas	1	LS	120.000	elec	\$57.12	60,000.00	0.00	0.00	\$83,395.14	\$83,395



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18000		Intercom & Paging Equipment	1	EA	40.000	elec	\$57.12	7,500.00	0.00	0.00	\$12,309.32	\$12,309
18000		Network Switch	1	EA	12.000	elec	\$57.12	2,500.00	0.00	0.00	\$4,002.58	\$4,003
18000		1-cat 6, 1-coaxial, 3/4" conduit	500	LF	0.078	elec	\$57.12	1.41	0.00	0.00	\$7.63	\$3,814
18000		Program, Test & Commission Systems	1	EA	600.000	elec	\$57.12	0.00	5,000.00	0.00	\$51,433.84	\$51,434
18000							\$0.00	0.00	0.00	0.00	\$0.00	\$0
18000		Add for 30 day DVR	1	LS			\$0.00	0.00	0.00	23,089.00	\$23,089.00	\$23,089
18000							\$0.00	0.00	0.00	0.00	\$0.00	\$0
18000												
18000	11.0	SECURITY SYSTEMS	78,124	GSF							\$5.57	\$435,302
Grand Total		Subtotal subcontractor cost									\$254.27	\$19,864,211
		General contractor job overhead	10.00%								\$25.43	\$1,986,421
		General contractor markup	6.00%								\$16.78	\$1,311,038
		General contractor bond	2.00%								\$5.93	\$463,233
		Design Contingency	15.00%								\$45.36	\$3,543,735
		Operational requirements / security restrictions	5.00%								\$17.39	\$1,358,432
		Current Construction Cost									\$365.15	\$28,527,070
		For escalation see summary										



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Total Cost Breakdown by CIS MasterSpec Divisions												
1		General Requirements									\$0.00	\$0
2		Demolition And Site Work									\$0.83	\$64,861
3		Concrete									\$20.61	\$1,610,153
4		Masonry									\$3.01	\$235,263
5		Metals									\$39.70	\$3,101,215
6		Wood & Plastics									\$2.73	\$213,374
7		Thermal & Moisture Protection									\$19.73	\$1,541,533
8		Doors & Windows									\$42.70	\$3,335,983
9		Finishes									\$35.33	\$2,759,784
10		Specialties									\$3.93	\$307,060
11		Equipment									\$0.00	\$0
12		Furnishings									\$0.00	\$0
13		Special Construction									\$0.00	\$0
14		Conveying Systems									\$7.02	\$548,323
15		Mechanical									\$50.35	\$3,933,475
16		Electrical									\$14.76	\$1,152,720
17		Low Voltage									\$8.00	\$625,165
18		Low Voltage									\$5.57	\$435,302
		Subtotal									\$254.27	\$19,864,211
		General Contractor Job Overhead	10.0%								\$25.43	\$1,986,421
		General Contractor Markup	6.0%								\$16.78	\$1,311,038
		General Contractor Bond	2.0%								\$5.93	\$463,233
		Design Contingency	15.0%								\$45.36	\$3,543,735
		Operational requirements / security restrictions	5.0%								\$17.39	\$1,358,432
		Current Construction Cost									\$365.15	\$28,527,070
		For escalation see summary										



Terminal Building & Site - SD Budget Validation -- Site - Building related

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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2050		DEMOLITION										
2050		Miscellaneous demo (allowance)	80,000	SSF			\$0.00	0.00	0.00	1.00	\$1.00	\$80,000
2050		Site square foot + building footprint					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2050												
2050	S1	DEMOLITION	80,000	SF							\$1.02	\$80,000
2080		ABATEMENT										
2080		NIC					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2080							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2080												
2080	S1	ABATEMENT	0	SF							\$0.00	\$0
2200		EARTHWORK										
2200		Site Grading	80,000	SF			\$0.00	0.00	0.00	0.25	\$0.25	\$20,000
2200		Construct building pad; +/- 12" compacted fill	50,000	SF			\$0.00	0.00	0.00	0.75	\$0.75	\$37,500
2200		Scarify and compact 12" subgrade	80,000	SF			\$0.00	0.00	0.00	0.50	\$0.50	\$40,000
2200		SWPPP (allowance)	1	LS			\$0.00	0.00	0.00	15,000	\$15,000.00	\$15,000
2200							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2200												
2200	S2	EARTHWORK	30,000	SSF							\$1.44	\$112,500
2510		ASPHALT PAVING										
2510		AC Paving (utility court & parking) assume 3" ac on 8" ab	20,350	SF			\$0.00	0.00	0.00	3.70	\$3.70	\$75,295
2510							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2510												
2510	S3	ASPHALT PAVING	20,350	SF							\$0.96	\$75,295
2520		CONCRETE PAVING										
2520		Decorative concrete walkways & courtyard allowance	2,000	SF			\$0.00	0.00	0.00	10.00	\$10.00	\$20,000
2520		Apron paving withing 5' of building	4,000	SF			\$0.00	0.00	0.00	19.33	\$19.33	\$77,320
2520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520												
2520	S3	CONCRETE PAVING	6,000	SF							\$1.25	\$97,320
2520	S3	CONCRETE CURBS AND GUTTERS	0	LF							\$0.00	\$0



Terminal Building & Site - SD Budget Validation -- Site - Building related

August 17, 2007

TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2520		CONCRETE RAMPS AND RETAINING WALLS										
2520		Ramps from concourse	135	LF	3.928	c14	\$62.58	246.00	1.77	0.00	\$631.49	\$85,252
2520		Foundation for 20' screen wall	706	CY			\$0.00	0.00	0.00	500.00	\$500.00	\$353,241
2520		20' screen / retaining wall	15,260	SF			\$0.00	0.00	0.00	28.50	\$28.50	\$434,910
2520		Allowance for decorative finish on land side	6,867	SF			\$0.00	0.00	0.00	5.00	\$5.00	\$34,335
2520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520												
2520	S9	CONCRETE RAMPS AND RETAINING WALLS	30,000	SSF							\$11.62	\$907,737
2810		LANDSCAPE & IRRIGATION										
2810		Landscape allowance @ baggage / drop off area	4,800	SF			\$0.00	0.00	0.00	7.50	\$7.50	\$36,000
2810							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2810												
2810	S4	LANDSCAPE & IRRIGATION	4,800	SF							\$0.46	\$36,000
2830		FENCES & GATES										
2830		4' gates at utility enclosure	8	LFS			\$0.00	0.00	0.00	1,500.00	\$1,500.00	\$12,000
2830		dumpster enclosure	1	EA			\$0.00	0.00	0.00	10,000	\$10,000.00	\$10,000
2830							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2830												
2830	S9	FENCES & GATES	30,000	SSF							\$0.28	\$22,000
2870	S4	MISC SITE WORK	30,000	SSF							\$0.00	\$0
2660		DOMESTIC & FIRE WATER										
2660		3" DW line	400	LF	0.150	b21	\$56.50	6.00	0.00	30.00	\$48.62	\$19,448
2660		Water Supply Meter 3"	1	EA	6.000	q1	\$54.73	2,100.00	0.00	0.00	\$3,035.59	\$3,036
2660		Reduced Pressure Backflow Preventor 3"	1	EA	4.000	q1	\$54.73	3,175.00	0.00	0.00	\$4,223.18	\$4,223
2660		Reduced Pressure Backflow Preventor 1-1/2"	1	EA	1.000	q1	\$54.73	850.00	0.00	0.00	\$1,125.49	\$1,125
2660							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2660												
2660	S5	DOMESTIC & FIRE WATER	400	LF							\$0.36	\$27,833



Terminal Building & Site - SD Budget Validation -- Site - Building related

August 17, 2007

TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2685		GAS										
2685		Gas Meter/Pressure Regulator/Earthquake Valve	1	LS	20.000	b21	\$56.50	10,000.00	0.00	0.00	\$13,882.78	\$13,883
2685		2" Pipe, SDR 11w/TR/BF	300	LF	0.10	b21	\$56.50	2.50	0.00	30.00	\$40.56	\$12,167
2685		POC to site gas	1	EA	2.00	b21	\$56.50	125.00	0.00	0.00	\$304.04	\$304
2685							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2685												
2695	S5	GAS	300	LF							\$0.34	\$26,353
2695		STEAM, HOT WATER, CHILLED WATER										
2695		<i>UG Distribution, No design - allowances</i>										
2695		CHWS/R SCH 40 steel 6" w/insulation UG	170	LF	2.086	q18	\$56.75	268.00	5.00	30.00	\$524.55	\$89,174
2695		HWS/R SCH 40 steel 4" w/insulation UG	225	LF	1.454	q17	\$54.73	180.00	4.00	30.00	\$363.03	\$81,683
2695							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2695												
2695	S5	STEAM, HOT WATER, CHILLED WATER	395	LF							\$2.19	\$170,856
2700		SEWER										
2700		Sanitary sewer allowance	1	LS			\$0.00	0.00	0.00	30,000	\$30,000.00	\$30,000
2700							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2700												
2700	S5	SEWER	30,000	SSF							\$0.38	\$30,000
2720		STORM SEWER										
2720		Storm sewer allowance	1	LS			\$0.00	0.00	0.00	15,000	\$15,000.00	\$15,000
2720							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2720												
2720	S5	STORM SEWER	30,000	SSF							\$0.19	\$15,000
16210		EMERGENCY GENERATOR										
16210		<i>Generator not sized, allow</i>					\$0.00	0.00	0.00	0.00	\$0.00	\$0
16210		150 KW gen set N3R 480/277v 3ph 4w	1	EA	80.000	r3	\$59.86	36,300.00	625.00	1,000.00	\$53,075.84	\$53,076
16210		ATS switch 225a/4p 480/277v N3R	1	EA	8.000	elec	\$57.12	5,125.00	50.00	0.00	\$7,015.65	\$7,016
16210		Feeder (225 amps 3 ph) w/TR/BF	155	LF	0.226	elec	\$57.12	25.96	0.00	20.00	\$69.24	\$10,732
16210							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16210												
16210	S7	EMERGENCY GENERATOR	150	KW							\$0.91	\$70,824



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
16310		UTILITY CO TRANSFORMERS										
16310		Service XMFR pad w/ground	1	EA	30.000	r3	\$59.86	2,500.00	0.00	500.00	\$5,968.24	\$5,968
16310		Concrete filled bollards	20	EA	1.200	elec	\$57.12	325.00	15.00	0.00	\$511.78	\$10,236
16310		Coordination of Utility power service	1	LS	0.000	elec	\$57.12	0.00	0.00	10,000	\$10,000.00	\$10,000
16310							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16310												
16310	S7	UTILITY CO TRANSFORMERS	30,000	SSF							\$0.34	\$26,204
16470		MAIN SERVICE EQUIPMENT										
16470		MSB 4000a 480/277v 3ph 4w N3R	1	EA	80.000	r3	\$59.86	75,000.00	500.00	0.00	\$99,875.09	\$99,875
16470		MSB housekeeping pad and ground	1	EA	24.000	r3	\$59.86	2,200.00	0.00	350.00	\$4,972.42	\$4,972
16470							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16470												
16470	S7	MAIN SERVICE EQUIPMENT	30,000	SSF							\$1.34	\$104,848
16476		SITE ELECTRICAL DISTRIBUTION										
16476		<i>Service Distribution</i>										
16476		Power Service Conduits (4-5" C.O.) concrete encased w/TR/BF	130	LF	0.532	elec	\$57.12	34.00	0.00	35.00	\$117.24	\$15,241
16476		OH 4000A 480/277v 3ph 4w busduct Xmfr to MSB N3R	10	LF	4.4440	r3	\$59.86	731.25	0.00	0.00	\$1,257.25	\$12,572
16476		4000A 480/277v 3ph 4w busduct MSB/Xmfr connection	2	EA	11.500	r3	\$59.86	3,262.50	0.00	0.00	\$4,951.31	\$9,903
16476		4000A 480/277v 3ph 4w elbow	1	EA	12.000	r3	\$59.86	2,625.00	0.00	0.00	\$4,200.88	\$4,201
16476		<i>Distribution Equipment at Mech Utility Yard</i>										
16476		800A 480/277v 3ph 4w Distribution Brd. N3R	1	EA	50.000	elec	\$57.12	15,000.00	0.00	350.00	\$22,706.73	\$22,707
16476		75 Kva 480-208/120v 3ph 4w Xmfr N3R	1	EA	24.000	elec	\$57.12	4,053.75	0.00	100.00	\$6,932.63	\$6,933
16476		225A 208/120v 3ph 4w panel N3R	1	EA	36.000	elec	\$57.12	3,000.00	0.00	85.00	\$6,516.67	\$6,517
16476		<i>UG Distribution from MSB</i>										
16476		Feeder (2000 amps 3 ph) concrete encased w/TR/BF	140	LF	1.968	elec	\$57.12	299.94	0.00	40.00	\$560.04	\$78,406
16476		Feeder (800 amps 3 ph) concrete encased w/TR/BF	80	LF	0.941	elec	\$57.12	142.68	0.00	35.00	\$282.73	\$22,619
16476		<i>UG Distribution at Mech Utility Yard</i>										
16476		Feeder (100 amps 3 ph) w/TR/BF	10	LF	0.150	elec	\$57.12	13.05	0.00	15.00	\$42.48	\$425
16476		Feeder (225 amps 3 ph) w/TR/BF	10	LF	0.226	elec	\$57.12	25.96	0.00	20.00	\$69.24	\$692
16476							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16476												
16476	S7	SITE ELECTRICAL DISTRIBUTION	30,000	SSF							\$2.31	\$180,215



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
16520		SITE LIGHTING										
16520		Type SC, 70' pole w/1000w fixtures & obstruction light	3	EA	62.500	elec	\$57.12	7,630.00	500.00	1,500.00	\$16,286.40	\$48,859
16520		Lighting control	1	LS	12.000	elec	\$57.12	2,500.00	0.00	0.00	\$4,002.58	\$4,003
16520		Lighting circuitry	400	LF	0.097	elec	\$57.12	2.02	0.00	20.00	\$29.82	\$11,927
16520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16520												
17476	S7	SITE LIGHTING	30,000	SSF							\$0.83	\$64,788
17476		LOW VOLTAGE DISTRIBUTION										
17476		<i>Site LV Distribution</i>										
17476		Tel. service (2-4" C.O.) w/TR/BF	130	LF	0.200	elec	\$57.12	11.70	0.00	25.00	\$54.58	\$7,095
17476		Tel. service to Parking Structure (8-2" C.O.) w/TR/BF, stub 10' from	10	LF	0.352	elec	\$57.12	17.52	0.00	25.00	\$73.25	\$732
17476		Tel. service to Parking Structure (8-2" C.O.) OH within Concourse	200	LF	0.800	elec	\$57.12	35.04	2.50	0.00	\$106.83	\$21,367
17476		Tel. service to Parking Structure pullbox OH within Concourse Bld	1	EA	3.000	elec	\$57.12	480.00	0.00	0.00	\$820.97	\$821
17476		Cable service (2-3" C.O.) w/TR/BF	130	LF	0.134	elec	\$57.12	8.32	0.00	25.00	\$45.41	\$5,904
17476							\$0.00	0.00	0.00	0.00	\$0.00	\$0
17476												
17476	S7	LOW VOLTAGE DISTRIBUTION	30,000	SSF							\$0.46	\$35,919
Grand Total		Subtotal subcontractor cost									\$26.67	\$2,083,693
		General contractor job overhead	10.00%								\$2.67	\$208,369
		General contractor markup	6.00%								\$1.76	\$137,524
		General contractor bond	2.00%								\$0.62	\$48,592
		Design Contingency	15.00%								\$4.76	\$371,727
		Operational requirements / security restrictions	5.00%								\$1.82	\$142,495
		Total construction cost									\$38.30	\$2,992,400
		For escalation see summary										



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
1		General Requirements									\$0.00	\$0
2		Demolition And Site Work									\$17.04	\$1,330,852
3		Concrete									\$0.00	\$0
4		Masonry									\$0.00	\$0
5		Metals									\$0.00	\$0
6		Wood & Plastics									\$0.00	\$0
7		Thermal & Moisture Protection									\$0.00	\$0
8		Doors & Windows									\$0.00	\$0
9		Finishes									\$0.00	\$0
10		Specialties									\$0.00	\$0
11		Equipment									\$0.00	\$0
12		Furnishings									\$0.00	\$0
13		Special Construction									\$0.00	\$0
14		Conveying Systems									\$0.00	\$0
15		Mechanical									\$3.46	\$270,043
16		Electrical									\$5.72	\$446,879
17		Low Voltage									\$0.46	\$35,919
18		Low Voltage									\$0.00	\$0
		Subtotal									\$26.67	\$2,083,693
		General Contractor Job Overhead	10.0%								\$2.67	\$208,369
		General Contractor Markup	6.0%								\$1.76	\$137,524
		General Contractor Bond	2.0%								\$0.62	\$48,592
		Design Contingency	15.0%								\$4.76	\$371,727
		Operational requirements / security restrictions	5.0%								\$1.82	\$142,495
		Current Construction Cost									\$38.30	\$2,992,400
		For escalation see summary										



SECTION 4 PARKING STRUCTURE

Schematic Design Budget Validation

August, 2007

	Cost Model A - A/E's Estimate Total Building Area 356,000 sf Cost/SF		Cost Model B - Adjusted A/E Total Building Area 356,000 sf Cost/SF		Cost Model C - Parking projects & High Quality Construction Total Building Area 356,000 sf Cost/SF							
4 Story parking structure with 854 parking spaces and 3,200 sf walkway bridge to Terminal Building												
Building Cost	\$	10,750,968	\$	30.20	\$	13,472,521	\$	37.84	\$	15,093,690	\$	42.40
Foundation System			\$	1.87	Add for load & haul off, & unit \$ of concrete	\$	3.26		\$	3.26		
Slab on Grade	AC & Concrete		\$	0.64	Full conc SOG, & misc	\$	1.21		\$	1.34		
Superstructure	Concrete		\$	15.86	unit cost & add for bridge	\$	17.10		\$	19.15		
Roofing Material			\$	0.48	unit cost of Standing seam & SM	\$	0.68		\$	0.78		
Exterior wall			\$	1.61	Add for doors	\$	1.64		\$	1.76		
Interior Partitions			\$	0.13	Add for doors, stair/elevator walls	\$	0.37		\$	0.41		
Interior Finishes			\$	0.56	Add for roof level floor finish, paint structures, etc	\$	1.56		\$	1.74		
Specialties			\$	0.89		\$	0.89		\$	0.94		
Parking Equipment			\$	0.52		\$	0.52		\$	0.60		
Hydraulic Elevator			\$	0.14	4 stop elevator, only 1	\$	0.37	4 stop elevator, 2	\$	0.73		
HVAC System			\$	0.46		\$	0.49		\$	0.58		
Plumbing System			\$	0.79		\$	0.83		\$	0.99		
Fire protection			\$	0.69		\$	2.50		\$	3.00		
Electrical & Low Voltage			\$	3.47		\$	3.65		\$	3.83		
Security System			\$	-		\$	0.50		\$	1.00		
General Conditions			\$	2.08		\$	2.29		\$	2.29		
Site Cost / Specific Items	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Site Utilities			\$	-		\$	-		\$	-		
Site development			\$	-		\$	-		\$	-		
Flatwork			\$	-		\$	-		\$	-		
Landscaping			\$	-		\$	-		\$	-		
Lighting			\$	-		\$	-		\$	-		



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Schematic Design Budget Validation

August, 2007

	Cost Model A - A/E's Estimate			Cost Model B - Adjusted A/E			Cost Model C - Parking projects & High Quality Construction					
	Total Building Area	356,000 sf	Cost/SF	Total Building Area	356,000 sf	Cost/SF	Total Building Area	356,000 sf	Cost/SF			
4 Story parking structure with 854 parking spaces and 3,200 sf walkway bridge to Terminal Building												
Subtotal Building & Site - Subcontractor	\$	10,750,968	\$	30.20	\$	13,472,521	\$	37.84	\$	15,093,690	\$	42.40
General Contractor MU, Bond & Insurance		8.00%	\$	2.42		8.00%	\$	3.03		10.00%	\$	4.24
Design Contingency		10.00%	\$	3.26		10.00%	\$	4.09		10.00%	\$	4.66
Subtotal	\$	12,772,150	\$	35.88	\$	16,005,355	\$	44.96	\$	18,263,364	\$	51.30
Escalation from 10/04 to 7/05 - at 9% per year		3.00%	\$	1.08		6.00%	\$	2.70		6.00%	\$	3.08
Others (Operation / Security restrictions)		0.00%	\$	-		2.00%	\$	0.95		2.00%	\$	1.09
Total - July 2007 Costs	\$	13,155,315	\$	36.95	\$	17,304,990	\$	48.61	\$	19,746,350	\$	55.47
Escalation to the Mid Point of Construction = March 2009		0.00%	\$	-		9.60%	\$	4.67		9.60%	\$	5.32
Total Bid Day Costs	\$	13,155,315	\$	36.95	\$	18,966,269	\$	53.28	\$	21,641,999	\$	60.79

Estimate Qualifications:

Adjusted estimate is based on the assumption that A/E's quantities are accurately representing the scope and design of the Parking Structure
 General Contractor's mark-up, bond and insurance are prorated in the A/E's estimate. For this matrix, the 8% for all these items backed-up from A/E's estimate and added up at the mark-up levels .

Cost Model Descriptions (unit costs above are in 2004 dollars for comparison to the original schematic estimate. These costs are then escalated to today's costs - July 2007 - and finally, escalated to a preliminary midpoint of construction - October 2008):

Cost Model A represents the previously completed estimate as submitted within the 100% Schematic Design Submittal by Odell on 10/20/04. The estimate has been broken down into the format that is being utilized for this budget verification (as provided by Leland Saylor Associates)

Cost Model B represents adjustments for scope inconsistencies and insufficient unit cost as determined by Vanir CM

Cost Model C represents costs as seen from recently completed, comparable parking garage projects, of high quality construction, within California.



SECTION 5 LANDSIDE IMPROVEMENT / DEVELOPMENT

Landside Development - SD Budget Validation

August 17, 2007

		Site	Total	Cost/sf
General Requirements		\$0	\$0	\$0.00
Demolition And Site Work		\$8,644,136	\$8,644,136	\$110.65
Concrete		\$0	\$0	\$0.00
Masonry		\$0	\$0	\$0.00
Metals		\$0	\$0	\$0.00
Wood & Plastics		\$0	\$0	\$0.00
Thermal & Moisture Protection		\$0	\$0	\$0.00
Doors & Windows		\$0	\$0	\$0.00
Finishes		\$0	\$0	\$0.00
Specialties		\$0	\$0	\$0.00
Equipment		\$0	\$0	\$0.00
Furnishings		\$0	\$0	\$0.00
Special Construction		\$0	\$0	\$0.00
Conveying Systems		\$0	\$0	\$0.00
Mechanical		\$225,000	\$225,000	\$2.88
Electrical		\$649,850	\$649,850	\$8.32
Low Voltage		\$250,000	\$250,000	\$3.20
Low Voltage - security		\$0	\$0	\$0.00
Subtotal		\$9,768,986	\$9,768,986	\$125.04
General Contractor Job Overhead	10.00%	\$976,899	\$976,899	\$12.50
General Contractor Markup	6.00%	\$644,753	\$644,753	\$8.25
General Contractor Bond	2.00%	\$227,813	\$227,813	\$2.92
Design Contingency	15.00%	\$1,742,768	\$1,742,768	\$22.31
Operational requirements / security restrictions	2.00%	\$267,224	\$267,224	\$3.42
Construction Cost -- August 2007		\$13,628,443	\$13,628,443	\$174.45
Escalation to June 2010	16.80%	\$2,289,578	\$2,289,578	\$29.31
Total Bid Day Construction Cost		\$15,918,021	\$15,918,021	\$203.75

Notes:

Annual Escallation Rate assumed at 6% per year. However, in the San Luis Obispo region, recent escallation trends for the past couple of years (based upon local projects recently bid) have been seen as high as 15% per year.

The above costs are based upon unit quantity take-offs conducted using the 100% Schematic Design Submittal prepared by Odell Associates International and Schematic CAD files completed following the schematic submittal. Due to both the schematic nature of the drawings and the amount of discrepancies found, a 15% design contingency has been included.



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2050		DEMOLITION										
2050		Miscellaneous demo (allowance)	390,000	SF			\$0.00	0.00	0.00	0.50	\$0.50	\$195,000
2050							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2050												
2050	S1	DEMOLITION	390,000	SF							\$2.50	\$195,000
2080		ABATEMENT										
2080		NIC					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2080							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2080												
2080	S1	ABATEMENT	0	SF							\$0.00	\$0
2200		EARTHWORK										
2200		Site Grading	390,000	SF			\$0.00	0.00	0.00	0.25	\$0.25	\$97,500
2200		Scarify and compact 12" subgrade	390,000	SF			\$0.00	0.00	0.00	0.50	\$0.50	\$195,000
2200		Cut / fill - assumes balanced site	75,000	CY	0.044	b10	\$63.49	0.00	3.66	0.00	\$8.22	\$616,722
2200		SWPPP (allowance)	1	LS			\$0.00	0.00	0.00	50,000	\$50,000.00	\$50,000
2200							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2200												
2200	S2	EARTHWORK	390,000	SSF							\$12.28	\$959,222
2510		ASPHALT PAVING										
2510		AC Paving @ parking; assume 3" ac on 8" ab	93,950	SF			\$0.00	0.00	0.00	3.70	\$3.70	\$347,615
2510		AC Paving @ roadway; 4" ac on 15" ab over 12" c.n.s	106,000	SF			\$0.00	0.00	0.00	5.30	\$5.30	\$561,800
2510							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2510												
2510	S3	ASPHALT PAVING	199,950	SF							\$11.64	\$909,415



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2520		CONCRETE PAVING										
2520		Standard sidewalk over base	43,000	SF			\$0.00	0.00	0.00	5.00	\$5.00	\$215,000
2520		Premium for driveways / curbcuts	4	EA			\$0.00	0.00	0.00	2,500.00	\$2,500.00	\$10,000
2520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520												
2520	S3	CONCRETE PAVING	43,000	SF							\$2.88	\$225,000
2520		CONCRETE CURBS AND GUTTERS										
2520		Valley gutters	105	LF			\$0.00	0.00	0.00	35.00	\$35.00	\$3,675
2520		Vertical curb	3,920	LF			\$0.00	0.00	0.00	18.00	\$18.00	\$70,560
2520		Curb & gutter	7,955	LF			\$0.00	0.00	0.00	25.00	\$25.00	\$198,875
2520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520												
2520	S3	CONCRETE CURBS AND GUTTERS	11,980	LF							\$3.50	\$273,110
2520		CONCRETE RAMPS AND RETAINING WALLS										
2520		Crib wall @ parking structure	17,640	SF	0.267	b13	\$58.02	34.50	3.50	0.00	\$67.54	\$1,191,326
2520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520												
2520	S9	CONCRETE RAMPS AND RETAINING WALLS	0	SSF							\$15.25	\$1,191,326
2810		LANDSCAPE & IRRIGATION										
2810		Landscape & irrigation; area per plans; allowance for cost	140,000	SF			\$0.00	0.00	0.00	7.00	\$7.00	\$980,000
2810							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2810												
2810	S4	LANDSCAPE & IRRIGATION	140,000	SF							\$12.54	\$980,000
2830		FENCES & GATES										
2830		None at landside					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2830							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2830												
2830	S9	FENCES & GATES	390,000	SSF							\$0.00	\$0



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2870		MISC SITE WORK										
2870		Drop off canopy allowance	1	LS			\$0.00	0.00	0.00	100,000	\$100,000.00	\$100,000
2870		Monument entry sign	1	LS			\$0.00	0.00	0.00	25,000	\$25,000.00	\$25,000
2870		Water feature allowance	1	LS			\$0.00	0.00	0.00	150,000	\$150,000.00	\$150,000
2870		Elevated roadway; 400 lf @ 40' wide	16,000	SF			\$0.00	0.00	0.00	200.00	\$200.00	\$3,200,000
2870		Pedestrian bridge - included with parking		SF	0.333	e2	\$77.84	75.00	10.00	0.00	\$0.00	\$0
2870		Traffic control / signaling allowance	5	MONTH	880	clab	\$53.75	0.00	20,000	0.00	\$87,212.83	\$436,064
2870							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2870												
2870	S4	MISC SITE WORK	390,000	SSF							\$50.06	\$3,911,064
2660		DOMESTIC & FIRE WATER										
2660		Allowance for new & relocated lines	1	LS			\$0.00	0.00	0.00	50,000	\$50,000.00	\$50,000
2660							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2660												
2660	S5	DOMESTIC & FIRE WATER	390,000	SSF							\$0.64	\$50,000
2685		GAS										
2685		Allowance for new & relocated lines	1	LS			\$0.00	0.00	0.00	25,000	\$25,000.00	\$25,000
2685							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2685												
2695	S5	GAS	390,000	SSF							\$0.32	\$25,000
2695		STEAM, HOT WATER, CHILLED WATER										
2695		None on plans					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2695							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2695												
2695	S5	STEAM, HOT WATER, CHILLED WATER	0	LF							\$0.00	\$0
2700		SEWER										
2700		Allowance for new & relocated lines	1	LS			\$0.00	0.00	0.00	50,000	\$50,000.00	\$50,000
2700							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2700												
2700	S5	SEWER	390,000	SSF							\$0.64	\$50,000



Landside Development - SD Budget Validation -- Site - Landside related

August 17, 2007

TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2720		STORM SEWER										
2720		Allowance for new & relocated lines	1	LS			\$0.00	0.00	0.00	100,000	\$100,000.00	\$100,000
2720							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2720												
2720	S5	STORM SEWER	390,000	SSF							\$1.28	\$100,000
16210		EMERGENCY GENERATOR										
16210		<i>Included with building related sitework</i>					\$0.00	0.00	0.00	0.00	\$0.00	\$0
16210							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16210												
16210	S7	EMERGENCY GENERATOR	0	KW							\$0.00	\$0
16310		UTILITY CO TRANSFORMERS										
16310		None on plans					\$0.00	0.00	0.00	0.00	\$0.00	\$0
16310							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16310												
16310	S7	UTILITY CO TRANSFORMERS	0	SSF							\$0.00	\$0
16470		MAIN SERVICE EQUIPMENT										
16470		<i>Included with building related sitework</i>					\$0.00	0.00	0.00	0.00	\$0.00	\$0
16470							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16470												
16470	S7	MAIN SERVICE EQUIPMENT	0	SSF							\$0.00	\$0
16476		SITE ELECTRICAL DISTRIBUTION										
16476		<i>Service Distribution</i>										
16476		Allowance only	1	LS			\$0.00	0.00	0.00	50,000	\$50,000.00	\$50,000
16476							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16476							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16476												
16476	S7	SITE ELECTRICAL DISTRIBUTION	390,000	SSF							\$0.64	\$50,000
16520		SITE LIGHTING										
16520		Allowance for parking lot / roadway lighting	199,950	SF			\$0.00	0.00	0.00	3.00	\$3.00	\$599,850
16520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16520												
17476	S7	SITE LIGHTING	390,000	SSF							\$7.68	\$599,850



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
17476		LOW VOLTAGE										
17476		New signalized intersection @ Highway 22	1	LS			\$0.00	0.00	0.00	250,000	\$250,000.00	\$250,000
17476							\$0.00	0.00	0.00	0.00	\$0.00	\$0
17476												
17476	S7	LOW VOLTAGE	390,000	SSF							\$3.20	\$250,000
Grand Total		Subtotal subcontractor cost									\$125.04	\$9,768,986
		General contractor job overhead	10.00%								\$12.50	\$976,899
		General contractor markup	6.00%								\$8.25	\$644,753
		General contractor bond	2.00%								\$2.92	\$227,813
		Design Contingency	15.00%								\$22.31	\$1,742,768
		Operational requirements / security restrictions	2.00%								\$3.42	\$267,224
		Total construction cost									\$174.45	\$13,628,443
		For escalation see summary										



Landside Development - SD Budget Validation -- Site - Landside related

August 17, 2007

TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
1		General Requirements									\$0.00	\$0
2		Demolition And Site Work									\$110.65	\$8,644,136
3		Concrete									\$0.00	\$0
4		Masonry									\$0.00	\$0
5		Metals									\$0.00	\$0
6		Wood & Plastics									\$0.00	\$0
7		Thermal & Moisture Protection									\$0.00	\$0
8		Doors & Windows									\$0.00	\$0
9		Finishes									\$0.00	\$0
10		Specialties									\$0.00	\$0
11		Equipment									\$0.00	\$0
12		Furnishings									\$0.00	\$0
13		Special Construction									\$0.00	\$0
14		Conveying Systems									\$0.00	\$0
15		Mechanical									\$2.88	\$225,000
16		Electrical									\$8.32	\$649,850
17		Low Voltage									\$3.20	\$250,000
18		Low Voltage									\$0.00	\$0
		Subtotal									\$125.04	\$9,768,986
		General Contractor Job Overhead	10.0%								\$12.50	\$976,899
		General Contractor Markup	6.0%								\$8.25	\$644,753
		General Contractor Bond	2.0%								\$2.92	\$227,813
		Design Contingency	15.0%								\$22.31	\$1,742,768
		Operational requirements / security restrictions	2.0%								\$3.42	\$267,224
		Current Construction Cost									\$174.45	\$13,628,443
		For escalation see summary										



SECTION 6 AIRSIDE IMPROVEMENT / DEVELOPMENT

Airside Development - SD Budget Validation

August 17, 2007

	Site	Total	Cost/sf	
General Requirements	\$0	\$0	\$0.00	
Demolition And Site Work	\$5,410,873	\$5,410,873	\$69.26	
Concrete	\$0	\$0	\$0.00	
Masonry	\$0	\$0	\$0.00	
Metals	\$0	\$0	\$0.00	
Wood & Plastics	\$0	\$0	\$0.00	
Thermal & Moisture Protection	\$0	\$0	\$0.00	
Doors & Windows	\$0	\$0	\$0.00	
Finishes	\$0	\$0	\$0.00	
Specialties	\$0	\$0	\$0.00	
Equipment	\$0	\$0	\$0.00	
Furnishings	\$0	\$0	\$0.00	
Special Construction	\$0	\$0	\$0.00	
Conveying Systems	\$0	\$0	\$0.00	
Mechanical	\$91,340	\$91,340	\$1.17	
Electrical	\$136,000	\$136,000	\$1.74	
Low Voltage	\$0	\$0	\$0.00	
Low Voltage - security	\$0	\$0	\$0.00	
Subtotal	\$5,638,213	\$5,638,213	\$72.17	
General Contractor Job Overhead	10.00%	\$563,821	\$563,821	\$7.22
General Contractor Markup	6.00%	\$372,122	\$372,122	\$4.76
General Contractor Bond	2.00%	\$131,483	\$131,483	\$1.68
Design Contingency	15.00%	\$1,005,846	\$1,005,846	\$12.88
Operational requirements / security restrictions	7.00%	\$539,804	\$539,804	\$6.91
Construction Cost -- August 2007		\$8,251,289	\$8,251,289	\$105.62
Escalation to March 2009	9.60%	\$792,124	\$792,124	\$10.14
Total Bid Day Construction Cost		\$9,043,413	\$9,043,413	\$115.76

Notes:

Annual Escallation Rate assumed at 6% per year. However, in the San Luis Obispo region, recent escallation trends for the past couple of years (based upon local projects recently bid) have been seen as high as 15% per year.

The above costs are based upon unit quantity take-offs conducted using the 100% Schematic Design Submittal prepared by Odell Associates International and Schematic CAD files completed following the schematic submittal. Due to both the schematic nature of the drawings and the amount of discrepancies found, a 15% design contingency has been included.

This portion of the airside development estimate does not included improvements located within 5' of the New Terminal. This area has been included as part of the New Terminal Building estimate.

Operational requirements / security restrictions increased to 7% due to proximity to active airfield.



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2050 DEMOLITION												
2050		Miscellaneous demo (allowance)	300,000	SSF			\$0.00	0.00	0.00	0.25	\$0.25	\$75,000
2050		Demo concrete paving - assume 6" minimum	6,995	SF	0.040	b5	\$55.01	0.00	0.75	0.00	\$3.83	\$26,818
2050		Demo (E) AC taxiway	276,580	SF	0.015	b38	\$59.80	0.00	0.45	0.00	\$1.74	\$481,710
2050		Remove base offsite - assume 12"	10,503	CY	0.127	b10	\$63.49	0.00	7.49	0.00	\$19.94	\$209,403
2050							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2050												
2050	S1	DEMOLITION	300,000	SF							\$10.15	\$792,930
2080 ABATEMENT												
2080		NIC					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2080							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2080												
2080	S1	ABATEMENT	0	SF							\$0.00	\$0
2200 EARTHWORK												
2200		Site Grading	300,000	SF			\$0.00	0.00	0.00	0.25	\$0.25	\$75,000
2200		Scarify and compact 12" subgrade	300,000	SF			\$0.00	0.00	0.00	0.50	\$0.50	\$150,000
2200		SWPPP (allowance)	1	LS			\$0.00	0.00	0.00	25,000	\$25,000.00	\$25,000
2200							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2200												
2200	S2	EARTHWORK	300,000	SSF							\$3.20	\$250,000
2510 ASPHALT PAVING												
2510		AC Paving (taxiway) assume 4" ac on 12" cement treated ab on 18" aggregate subbase	123,645	SF			\$0.00	0.00	0.00	10.37	\$10.37	\$1,282,199
2510							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2510												
2510	S3	ASPHALT PAVING	123,645	SF							\$16.41	\$1,282,199
2520 CONCRETE PAVING												
2520		PCC Apron paving	159,635	SF			\$0.00	0.00	0.00	19.33	\$19.33	\$3,085,745
2520		12" PCC on 12" cement treated base on 8" ab					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520												
2520	S3	CONCRETE PAVING	159,635	SF							\$39.50	\$3,085,745



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2520		CONCRETE CURBS AND GUTTERS										
2520		None on plans					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520												
2520	S3	CONCRETE CURBS AND GUTTERS	0	LF							\$0.00	\$0
2520		CONCRETE RAMPS AND RETAINING WALLS										
2520		Included with building related sitework					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2520												
2520	S9	CONCRETE RAMPS AND RETAINING WALLS	0	SSF							\$0.00	\$0
2810		LANDSCAPE & IRRIGATION										
2810		None at airside		SF			\$0.00	0.00	0.00	7.50	\$0.00	\$0
2810							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2810												
2810	S4	LANDSCAPE & IRRIGATION	0	SF							\$0.00	\$0
2830		FENCES & GATES										
2830		None at airside					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2830							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2830												
2830	S9	FENCES & GATES	300,000	SSF							\$0.00	\$0
2870	S4	MISC SITE WORK	300,000	SSF							\$0.00	\$0
2660		DOMESTIC & FIRE WATER										
2660		None on plans					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2660							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2660												
2660	S5	DOMESTIC & FIRE WATER	0	LF							\$0.00	\$0
2685		GAS										
2685		None on plans					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2685							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2685												
2695	S5	GAS	0	LF							\$0.00	\$0



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TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
2695		STEAM, HOT WATER, CHILLED WATER										
2695		None on plans					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2695							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2695												
2695	S5	STEAM, HOT WATER, CHILLED WATER	0	LF							\$0.00	\$0
2700		SEWER										
2700		None on plans					\$0.00	0.00	0.00	0.00	\$0.00	\$0
2700							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2700												
2700	S5	SEWER	0	SSF							\$0.00	\$0
2720		STORM SEWER										
2720		Catch basins	5	EA			\$0.00	0.00	0.00	2,500	\$2,500.00	\$12,500
2720		12" storm drain line; assumed, unsized	565	LF	0.500	b20	\$56.50	15.00	3.00	18.00	\$77.59	\$43,840
2720		Storm drain separator tank	1	LS			\$0.00	0.00	0.00	30,000	\$30,000.00	\$30,000
2720		Connections / tie ins	1	LS			\$0.00	0.00	0.00	5,000.00	\$5,000.00	\$5,000
2720							\$0.00	0.00	0.00	0.00	\$0.00	\$0
2720												
2720	S5	STORM SEWER	300,000	SSF							\$1.17	\$91,340
16210		EMERGENCY GENERATOR										
16210		<i>Included with building related sitework</i>					\$0.00	0.00	0.00	0.00	\$0.00	\$0
16210							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16210												
16210	S7	EMERGENCY GENERATOR	0	KW							\$0.00	\$0
16310		UTILITY CO TRANSFORMERS										
16310		None on plans					\$0.00	0.00	0.00	0.00	\$0.00	\$0
16310							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16310												
16310	S7	UTILITY CO TRANSFORMERS	0	SSF							\$0.00	\$0
16470		MAIN SERVICE EQUIPMENT										
16470		<i>Included with building related sitework</i>					\$0.00	0.00	0.00	0.00	\$0.00	\$0
16470							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16470												
16470	S7	MAIN SERVICE EQUIPMENT	0	SSF							\$0.00	\$0



Airside Development - SD Budget Validation -- Site - Airside related

August 17, 2007

TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
16476		SITE ELECTRICAL DISTRIBUTION										
16476		<i>Service Distribution</i>										
16476		Allowance only	1	LS			\$0.00	0.00	0.00	25,000	\$25,000.00	\$25,000
16476							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16476							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16476												
16476	S7	SITE ELECTRICAL DISTRIBUTION	300,000	SSF							\$0.32	\$25,000
16520		SITE LIGHTING										
16520		Taxiway lights	37	EA			\$0.00	0.00	0.00	3,000.00	\$3,000.00	\$111,000
16520							\$0.00	0.00	0.00	0.00	\$0.00	\$0
16520												
17476	S7	SITE LIGHTING	300,000	SSF							\$1.42	\$111,000
17476		LOW VOLTAGE DISTRIBUTION										
17476		None on plans					\$0.00	0.00	0.00	0.00	\$0.00	\$0
17476							\$0.00	0.00	0.00	0.00	\$0.00	\$0
17476												
17476	S7	LOW VOLTAGE DISTRIBUTION	0	SSF							\$0.00	\$0
Grand Total		Subtotal subcontractor cost									\$72.17	\$5,638,213
		General contractor job overhead	10.00%								\$7.22	\$563,821
		General contractor markup	6.00%								\$4.76	\$372,122
		General contractor bond	2.00%								\$1.68	\$131,483
		Design Contingency	15.00%								\$12.88	\$1,005,846
		Operational requirements / security restrictions	7.00%								\$6.91	\$539,804
		Total construction cost									\$105.62	\$8,251,289
		For escalation see summary										



SAN LUIS OBISPO COUNTY REGIONAL AIRPORT

New Passenger Terminal Projects

Airside Development - SD Budget Validation -- Site - Airside related

August 17, 2007

TRADE	SYSTEM	DESCRIPTION	QTY	UNIT	MH / UNIT	CREW	MH COST	UNIT MATL	UNIT EQUIP	UNIT SUB	UNIT COST	TOTAL COST - SUB
1		General Requirements									\$0.00	\$0
2		Demolition And Site Work									\$69.26	\$5,410,873
3		Concrete									\$0.00	\$0
4		Masonry									\$0.00	\$0
5		Metals									\$0.00	\$0
6		Wood & Plastics									\$0.00	\$0
7		Thermal & Moisture Protection									\$0.00	\$0
8		Doors & Windows									\$0.00	\$0
9		Finishes									\$0.00	\$0
10		Specialties									\$0.00	\$0
11		Equipment									\$0.00	\$0
12		Furnishings									\$0.00	\$0
13		Special Construction									\$0.00	\$0
14		Conveying Systems									\$0.00	\$0
15		Mechanical									\$1.17	\$91,340
16		Electrical									\$1.74	\$136,000
17		Low Voltage									\$0.00	\$0
18		Low Voltage									\$0.00	\$0
		Subtotal									\$72.17	\$5,638,213
		General Contractor Job Overhead	10.0%								\$7.22	\$563,821
		General Contractor Markup	6.0%								\$4.76	\$372,122
		General Contractor Bond	2.0%								\$1.68	\$131,483
		Design Contingency	15.0%								\$12.88	\$1,005,846
		Operational requirements / security restrictions	7.0%								\$6.91	\$539,804
		Current Construction Cost									\$105.62	\$8,251,289
		For escalation see summary										



SECTION 7 ESTIMATE RECONCILIATION

	Summary				Terminal				Garage		Landside		Airside	
	Vanir	Saylor	High	Low	Vanir Bldg	Vanir FFE	Saylor Bldg	Saylor FFE	Vanir	Saylor	Vanir	Saylor	Vanir	Saylor
Demolition	\$1,067,930	\$176,622	\$1,067,930	\$176,622	\$80,000		\$176,622				\$195,000		\$792,930	
Asbestos	\$0	\$0	\$0	\$0										
Grading & Paving	\$7,269,806	\$2,626,262	\$7,269,806	\$2,626,262	\$285,115		\$208,262			\$801,000	\$2,366,747	\$240,000	\$4,617,944	\$1,377,000
Site Utilities	\$1,855,031	\$1,726,458	\$1,855,031	\$1,726,458	\$752,841		\$338,727			\$734,631	\$874,850	\$240,000	\$227,340	\$413,100
General Site	\$3,115,063	\$243,112	\$3,115,063	\$243,112	\$943,737		\$243,112				\$2,171,326			
Off-Site	\$250,000	\$44,643	\$250,000	\$44,643			\$44,643				\$250,000			
Site Misc.	\$3,933,064	\$623,214	\$3,933,064	\$623,214	\$22,000		\$123,214			\$500,000	\$3,911,064			
Site Subtotal	\$17,490,894	\$5,440,311	\$17,490,894	\$5,440,311	\$2,083,693	\$0	\$1,134,580	\$0	\$0	\$2,035,631	\$9,768,987	\$480,000	\$5,638,214	\$1,790,100
Foundations	\$2,007,842	\$2,260,400	\$2,260,400	\$2,007,842	\$777,731		\$450,000		\$1,230,111	\$1,210,400		\$600,000		
Slab on grade	\$779,223	\$972,593	\$972,593	\$779,223	\$321,044		\$299,709		\$458,179	\$672,884				
Structure, Vert	\$740,382	\$4,564,000	\$4,564,000	\$740,382	\$740,382		\$1,170,000			\$2,314,000		\$1,080,000		
Structure, Horiz	\$8,611,807	\$8,618,000	\$8,618,000	\$8,611,807	\$2,158,891		\$1,950,000		\$6,452,916	\$4,628,000		\$2,040,000		
Fireproofing	\$240,093	\$304,659	\$304,659	\$240,093	\$240,093		\$275,571			\$29,088				
Shearwalls	\$423,998	\$0	\$423,998	\$0	\$423,998									
Ext Walls	\$4,578,656	\$3,763,000	\$4,578,656	\$3,763,000	\$3,959,008		\$2,250,000		\$619,648	\$1,513,000				
Fenestration, Extr	\$0	\$712,029	\$712,029	\$0			\$288,393			\$423,636				
Doors - Extr	\$67,500	\$307,666	\$307,666	\$67,500	\$67,500		\$153,393			\$154,273				
Roof	\$1,365,077	\$982,226	\$1,365,077	\$982,226	\$1,108,816		\$832,432		\$256,261	\$149,794				
Misc Metals	\$572,590	\$806,000	\$806,000	\$572,590	\$572,590		\$450,000			\$356,000				
Skylights	\$0	\$361,607	\$361,607	\$0			\$361,607							
Painting	\$244,795	\$368,114	\$368,114	\$244,795	\$244,795		\$243,514			\$124,600				
Walls - Intr	\$626,942	\$1,217,800	\$1,217,800	\$626,942	\$487,302		\$1,200,000		\$139,640	\$17,800				
Doors - Intr	\$130,000	\$242,941	\$242,941	\$130,000	\$130,000		\$171,741			\$71,200				
Fenestration - Intr	\$48,200	\$60,000	\$60,000	\$48,200	\$48,200		\$60,000							
Ceiling	\$802,928	\$375,000	\$802,928	\$375,000	\$802,928		\$375,000							
Floor	\$343,009	\$422,227	\$422,227	\$343,009	\$343,009		\$422,227							
Tile	\$148,286	\$211,888	\$211,888	\$148,286	\$148,286		\$211,888							
Other Spec Finishes	\$687,004	\$1,500,000	\$1,500,000	\$687,004	\$100,000		\$1,500,000		\$587,004					
Interiors	\$58,593	\$129,464	\$129,464	\$58,593	\$58,593		\$129,464							
Cabinetry	\$129,000	\$547,736	\$547,736	\$129,000	\$129,000		\$512,136			\$35,600				
Gen Bldg Spec	\$643,217	\$538,293	\$643,217	\$538,293	\$307,060		\$449,293		\$336,157	\$89,000				
Equipment	\$196,296	\$336,955	\$336,955	\$196,296			\$158,955	\$2,200,000	\$196,296	\$178,000				
Special Const	\$0	\$137,216	\$137,216	\$0						\$137,216				
Conveying	\$686,123	\$1,313,704	\$1,313,704	\$686,123	\$548,323		\$993,304		\$137,800	\$320,400				
Plumbing	\$889,432	\$691,085	\$889,432	\$691,085	\$577,586		\$459,685		\$311,846	\$231,400				
HVAC	\$3,158,463	\$2,370,800	\$3,158,463	\$2,370,800	\$2,975,024		\$2,175,000		\$183,439	\$195,800				
Fire Protection	\$1,324,265	\$1,107,685	\$1,324,265	\$1,107,685	\$380,865		\$450,000		\$943,400	\$657,685				
Elect, Gen	\$2,528,511	\$2,604,946	\$2,604,946	\$2,528,511	\$1,152,720		\$1,732,746		\$1,375,791	\$872,200				
Elect, Spec Sys	\$1,249,147	\$1,884,125	\$1,884,125	\$1,249,147	\$1,060,467		\$1,602,885		\$188,680	\$281,240				
Building Subtotal	\$33,281,379	\$39,712,160	\$43,070,106	\$29,923,432	\$19,864,211	\$0	\$21,328,943	\$2,200,000	\$13,417,168	\$14,663,217	\$0	\$3,720,000	\$0	\$0
Total Building & Site	\$50,772,273	\$47,352,471	\$60,561,000	\$35,363,743	\$21,947,904	\$0	\$22,463,523	\$2,200,000	\$13,417,168	\$16,698,848	\$9,768,987	\$4,200,000	\$5,638,214	\$1,790,100



SECTION 8 PHASING PLAN



I



II



III



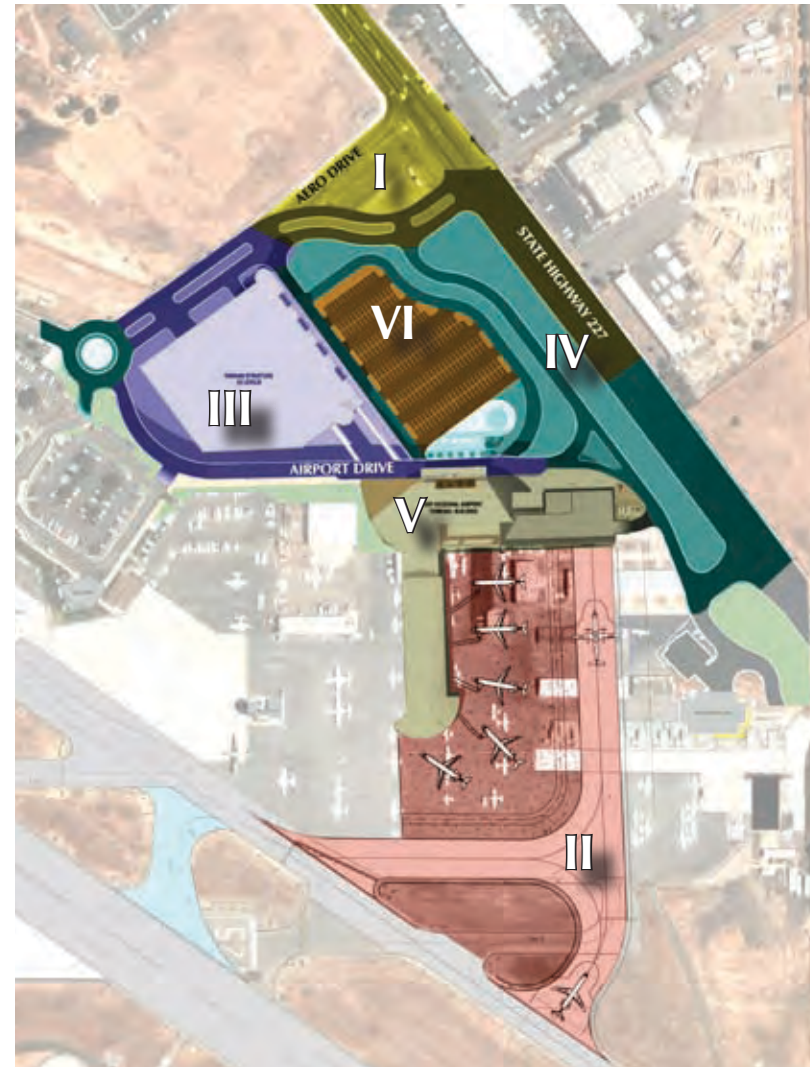
IV



V



VI



PHASE I

Partial Landside Development & Airside Hanger Abatement/ Demolition by Others



PHASE II

Airside Demolition & Apron Development



PHASE III

Parking Structure, Airport Drive Bridge & Aero Drive Development



PHASE IV

Remaining Landside Development



PHASE V

Terminal Construction



PHASE VI

Surface Parking Construction & Project Closeout

This preliminary construction phasing plan is for program, scope and budget validation purposes only. It is intended to identify a probable sequencing of construction events as they relate to the four County construction projects and additional to work that will be performed by others. This plan proposes that the projects be conducted in six phases over a period of approximately 3 1/2 years, between 2007 to 2010, which are likely to occur sequentially with the overlapping of tasks between phases. Phases may, however, move forward concurrently or out of sequence as conditions require.

Due to its preliminary nature, this document is subject to modifications based upon the evolution of the design documents and conditions yet to be discovered in the field.



PHASE I - PARTIAL LANDSIDE DEVELOPMENT (BY OTHERS)



Duration: ##/##/## to ##/##/## (### days)

Major activities include but are not limited to the following:

- 1) Cal-Trans Approval / Funding at Intersection #1
- 2) Aero Drive Re-Route (Part 1)
 - A) Off-site Utilities
 - B) Signaled Intersection
 - C) Paving
- 3) Abatement of Existing Airside Structures
- 4) Demolition of Existing Airside Structures

Coordination Concerns:

Existing terminal access must be relocated to Airport Drive at various stages of this phase when construction activities interfere with the existing Aero Drive access.

PHASE II - AIRSIDE DEMOLITION / APRON DEVELOPMENT



Duration: ##/##/## to ##/##/## (### days)

Major activities include but are not limited to the following:

- 1) Demolition of Existing Paving
- 2) New Apron / Taxiway Construction
- 3) Stripping & Fencing for Temporary Parking @ New Airside Apron

Coordination Concerns:

Commencement of this phase is dependent upon the completion of the new Rental Car Facility.

All construction personnel will be required to meet security clearance requirements as construction will be conducted within the airport security area.

- Barricade devices will be required along Taxiway A as visual barrier between construction and ongoing airport operations.
- — — Temporary fencing to be placed, at the end of this phase, to allow for landside access @ temporary long-term parking. The temporary parking area must be configured so as to not interfere with the construction of future phases (Airport Drive and Terminal construction).



PHASE III - PARKING GARAGE & AERO DRIVE



Duration: ##/##/## to ##/##/## (### days)

Major activities include but are not limited to the following:

- 1) Aero Drive Completion (up to proposed traffic circle)
- 2) Parking Garage Construction
- 3) Airport Drive Construction
 - A) Intersection construction / signalization
 - B) Bridge Construction

“Open Parking Structure For Use”

Coordination Concerns:

Location of proposed surface parking lot to be fenced and utilized for contractor parking, lay-down, and construction staging.

Existing terminal access to be from Aerovista Place during this phase.

PHASE IV - REMAINING LANDSIDE DEVELOPMENT



Duration: ##/##/## to ##/##/## (### days)

Major activities include but are not limited to the following:

- 1) Traffic Circle Construction
- 2) Landside Development Completion (Except for surface parking lot)

Coordination Concerns:

Existing terminal access to be from Aero Drive to the new & operational parking structure.



PHASE V - TERMINAL CONSTRUCTION



Duration: ##/##/## to ##/##/## (### days)

Major activities include but are not limited to the following:

- 1) Airside Development Completion
 - == A) Airside taxiway jetblast wall landscaping and earth berm construction
 - B) Grading/Excavation
 - C) Paving & Underground Utilities w/in 5' of structure
 - D) Loading Ramp foundations
 - E) Loading Ramp & additional equipment
- 2) Terminal Construction
 - A) Retaining Walls
 - B) Pedestrian bridge to parking structure construction
 - C) Terminal Construction

Coordination Concerns:

PHASE VI - SURFACE PARKING / PROJECTS CLOSE-OUT



Duration: ##/##/## to ##/##/## (### days)

Major activities include but are not limited to the following:

- 1) Completion of surface parking lot

Coordination Concerns:

Surface parking lot construction to be commenced upon completion of all other phases.