

DD1391 FORM: 99155 DATE REVISED: 03/29/2009 DATE PRINTED: 03/29/2009
 PERM PROJNO: 99155 DATE LAST SUBMITTED: 01/29/2009 RFC DATE: 01/26/2009
 Fort Campbell Company Operations Facilities
 Kentucky ACF = .99 TYPE OF CONSTRUCTION: Permanent

BASIS OF ESTIMATE: NAME AND ADDRESS OF AE:
 PC Cost Design-Build
 STATUS OF DESIGN:
 CONCEPT 28% FINAL 10%

PREP BY: Luke Cooper APP BY:
 OFF: Louisville Dis PH: 502-315-6385 OFF: PH:

CONST CAT CODE	DESCRIPTION	UM	QUANTITY	UNIT COST	TOTAL COST (\$000)
PRIMARY FACILITIES					20842
14185	Company Operations Building	SF	99,917	184.08	(18393)
	Administrative Module - RSTA	SF	16,120	210.37	3391.1
	Readiness Module - RSTA	SF	38,541	169.18	6520.3
	Administrative Module - Fires	SF	16,120	210.37	3391.1
	Readiness Module - Fires	SF	29,136	174.72	5090.6
14179	Overhead Protection for Company	SF	17,010	69.48	(1182)
	Overhead Protection - RSTA	SF	9,669	68.54	662.7
	Overhead Protection - FIRES	SF	7,341	70.72	519.1
89220	EMCS Connection	LS			(103)
	COF - RSTA	LS			54.0
	COF - FIRES	LS			49.0
88040	IDS Installation	LS			(59)
	COF - RSTA	LS			33.0
	COF - FIRES	LS			26.0
00005	SDD and EAct05	LS			(382)
	SDD - COF - RSTA	SF	54,661	3.77	206.0
	SDD - COF - FIRES	SF	45,256	3.89	176.0
88041	Antiterrorism Measures	LS			(478)
	AT/FP - COF - RSTA	SF	54,661	4.71	257.4
	AT/FP - COF - FIRES	SF	45,256	4.87	220.4
80800	Building Information Systems	LS			(245) [245]
SUPPORT FACILITIES					2543
	Electric Service	LS			(361)
	Pad Mounted Transformer, 750kva	EA	2	43,794.17	87.5
	Primary Underground Service	LF	360	158.80	57.1
	Secondary Underground Service	LF	320	162.43	51.9

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SUPPORT FACILITIES (CON'T)					
	Electric Service (CON'T)				
	Site Lighting, Parking	LF	2,150	76.17	163.7
	Water, Sewer, Gas	LS			(171)
	Water Service, Domestic, 4 inch	LF	450	123.04	55.3
	Water Service, Fire Protection,	LF	450	133.38	60.0
	Fire Hydrants	EA	4	76.29	0.3
	Sanitary Sewer, 6 inch	LF	450	32.15	14.4
	Sanitary Sewer, Manhole	EA	2	6,295.32	12.5
	Water & Sanitary Connection Fee	EA	1	4,902.90	4.9
	Gas Connection	LS			23.8
	Paving, Walks, Curbs and Gutters	LS			(1325)
	POV Parking, Asphalt	SY	21,650	27.93	604.6
	Concrete Sidewalk	SF	7,200	10.86	78.1
	Concrete Pavement	SY	6,266	93.65	586.8
	Concrete Curb & Gutter	LF	1,760	31.52	55.4
	Storm Drainage	LS			(113)
	Pavement Underdrains	LF	700	25.12	17.5
	RCP, 18 inch	LF	500	83.68	41.8
	Catch Basins / Area Drains	EA	6	5,100.00	30.6
	Drive Culverts w/Headwalls	LF	70	323.82	22.6
	Site Improvement	LS			(509)
	Temporary Erosion Control	LF	3,000	15.59	46.7
	Strip and Spread Topsoil	CY	7,130	4.25	30.3
	Excavation, Cut and Fill	CY	41,945	2.35	98.5
	Rough Grading	SY	62,920	1.30	81.8
	Finish Grading	SY	28,235	.77	21.7
	Landscape, Seeding	SY	29,040	.94	27.3
	Landscape, Sod	SY	2,420	10.34	25.0
	Clear & Grub	AC	13	7,875.04	102.3
	Landscape, Trees	EA	20	643.90	12.8
	Landscape, Shrubs, Ground cover	AC	.50	8,293.75	4.1
	Dumpster Pad w/Masonry Enclosur	SF	1,184	46.00	54.4
	Site Furnishings, Traffic Signag	EA	10	139.90	1.4
	Site Furnishings, Bike Rack	EA	2	1,308.29	2.6
	Information Systems	LS			(51) [51]

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SUPPORT FACILITIES (CON'T)					
Information Systems (CON'T)					
	Antiterrorism Measures	LS			(13)
	Antiterrorism Protection Measure	LS			12.6
	ESTIMATED CONTRACT COST				23385
	CONTINGENCIES 5.00%				1169
	SUBTOTAL				24554
	SIOH PERCENT 5.70%				1399
	PROJECT COST				25953 [25953]
	PROJECT COST (ROUNDED)				26000 [26000]
	INSTALLED EQUIPMENT				150
COST GROWTH					
	COST BASE OF ESTIMATE		1 OCT 2010		
	CONSTRUCTION START DATE		1 MAR 2011		
	CONSTRUCTION MIDPOINT		1 MAR 2012		
	CONSTRUCTION COMPLETE		1 MAR 2013		
	1 MAR 2012 2575				
	----- = ----- = 1.025				
	1 OCT 2010 2513				

Parametric cost estimating was utilized in developing this cost estimate.

EXPLANATION OF DATA DEVELOPMENT

The ENG 3086 Cost Estimate was developed by LRL utilizing a combination of current DD Form 1391 costs, Paces, PC Cost, and unit costs as defined in DRAFT PAX Newsletter No. 3.2.2, dated 05-Dec-08. Estimate prepared by: Luke Cooper
 Office: CELRL-ED-M-C Phone: 502-315-6385. Certified by: Steve Thibaudeau,
 District Lead CE Office: CELRL-ED-M-C Phone: 502-315-6384

1) This project adheres to the standard designs for Company Operations Facilities, which are approved Army Standard Designs. The Center of Standardization (COS) Savannah District) has validated the project scope as defined in the PDR.

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EXPLANATION OF DATA DEVELOPMENT

- 2) The current ENG3086 Cost Estimate of \$28M is above the current DD1391 Programmed Amount of \$26M. The increase in cost is based primarily on the increase in unit cost to the Admin and Readiness Modules of the COF's, Overhead Protection, and associated impact to SDD and AT/FP costs. An increase of +/- \$3.6M to Primary Facilities is realized due to the above.
- 3) The unit costs of the Primary Facility buildings are in accordance with the most current DRAFT PAX Newsletter No. 3.2.2, dated 05-Dec-08, including all applicable adjustments.
- 4) The project is in accordance with the most recent Area Cost Factors per PAX Newsletter 3.2.1 dated 12-Feb-2008 for Fort Campbell, KY at 1.02%.
- 5) Tab B Planning and Design Data in the DD1391 and in the PDR are concurrent. The ENG3086 is based upon the same parameters.
- 6) Information Systems cost (Tab F) has been noted in email by Tracy Sebold (USAISEC-FDED) that Tab F is adequate. Certification will be processed during the 3086 review.
- 7) There are no real property demolition requirements within the construction footprint of the proposed project.
- 8) The cost for Antiterrorism Protection (AT) Measures is not expected to exceed the current 2.5% allowance for Primary (non-progressive collapse) Facilities. Therefore, the Omaha District (PDC) was not consulted. Force Protection measures for Supporting Facilities is calculated at .5% of Supporting Facility costs.
- 9) This project has been directed to meet a rating of LEED 'Silver' (33-38 points) in the Sustainable Design (LEED Silver) and Energy Policy Act of 2005 (SDD/EPACT05) in accordance with directive issued in Engineering and Construction Bulletin No. 2008-1 dated 28-Jan-2008. A preliminary LEED Assessment Checklist has been developed and is included in the PDR. Current LEED Credit Points is assessed at (36). A 2% value of Primary Facilities (inhabited structures) costs is included in the ENG3086 estimate for SDD/EPACT05.
- 10) The Supporting Facilities costs are at 12% of Primary Facility costs. This lower-than-average ratio for Supporting Facilities is related to reduced site development area due to the widening of an adjacent roadway, as well as the removal of \$2.4M of demolition scope. Also, see Item #2 above regarding increase in Primary Facility costs.