

Joint Venture Components

- **City of Glenwood Springs / DDA**
 - Purchase Parking Land
 - Construct 78 Parking Spaces
 - Construct Pro-rata share of Library Floor Slab
 - Construct Plaza & Public Amenities

- **Library**
 - Construct Pro-rata share of Floor Slab
 - Construct Pro-rata share of Site (Alley / Sidewalk) improvements
 - Construct 10 employee parking spaces
 - Deed Exist Bldg back to City upon vacation

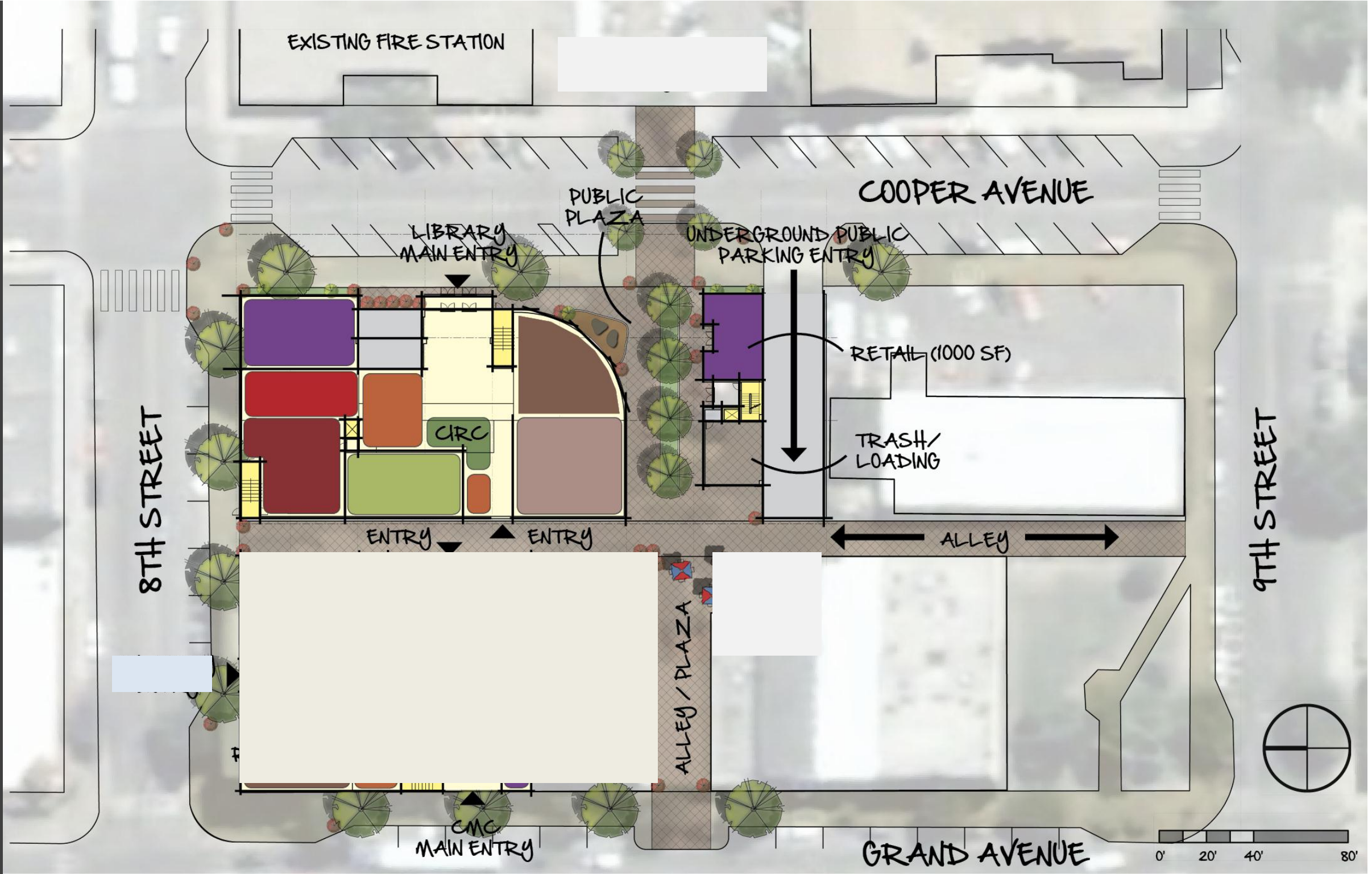
- **Colorado Mountain College**
 - Construct 80 Parking Spaces
 - Construct Pro-rata share of Site (Alley / Sidewalk) improvements



8th Street Land Use Components

- **Library (corner of 8th & Cooper)**
 - One Floor w/ possible 2nd Floor CMC classrooms with connection
- **CMC Administration Bldg (Former US Bank Bldg)**
 - 3 Floors + Basement
- **Parking**
 - 2 levels below grade (168 total spaces) – Entry south of Plaza
- **Plaza & Alley Space**
 - Ties CMC & Library together with public amenity space

8th / Cooper Site Plan



Site 3 (8th & Cooper)

Site 3 - Option One
 Colorado Mountain College in 802 Grand Bldg
 Library on 8th & Cooper site
 2 Levels of Below-Grade Parking
 Plaza & Alley Improvements

Parking			
Parking Level P1 (upper level)	29,350	78 spaces	376 per space
<u>Parking Level P1 (lower level)</u>	<u>31,000</u>	<u>86 spaces</u>	<u>360 per space</u>
Total Below Grade Parking	60,350	164 spaces	368 per space
Other Structural Components			
Library Floor Deck	15,000		
Common Areas (Trash / Toilets)	1,500		
Plaza Floor Deck	<u>6,000</u>		
Total Structural Square Foot	22,500		
Site Improvements			
Alley	6,000		
Sidewalks	<u>5,500</u>		
Total Exterior Improved Area	11,500		

PROJECT BUDGET

Land Cost - Parking	\$1,600,000	\$60 per sf	(appraised value)
Land Cost - Thru Looking Glass	\$400,000		
Soft Costs (not financing)	\$1,073,756	15% of construction	
Constr Costs - Lower Level	\$2,402,500	\$78 per sf	\$ 27,936 per space
Constr Costs - Upper Level	\$2,274,625	\$78 per sf	\$ 29,162 per space
Constr Costs - Main (Street) Level	\$1,743,750	\$78 per sf	
Constr Cost - Plaza Features	\$450,000	\$75 per plaza area sf	
Const Costs - Sidewalks / Alleys	\$287,500	\$25 per paving area sf	
Contingency	<u>\$658,571</u>	8% Contingency	
TOTAL DEVELOPMENT COST	\$10,890,702		

CITY PARKING COSTS

Land Cost	\$1,600,000	
Land cost -Thru Looking Glass	\$400,000	
Soft cost	\$483,190	45% of total
Upper Parking Level	\$2,274,625	
Main Level (under Library)	\$963,750	
Main Level (under Plaza)	\$581,250	\$78 per sf
Contingency	<u>\$296,357</u>	45% of total
	\$6,599,172	

CMC PARKING COSTS

Land Cost	\$0	
Soft Cost	\$483,190	45% of total
Construction Parking	\$2,402,500	
Construction Site Improvements	\$129,375	
Contingency	<u>\$296,357</u>	45% of total
	\$3,311,422	

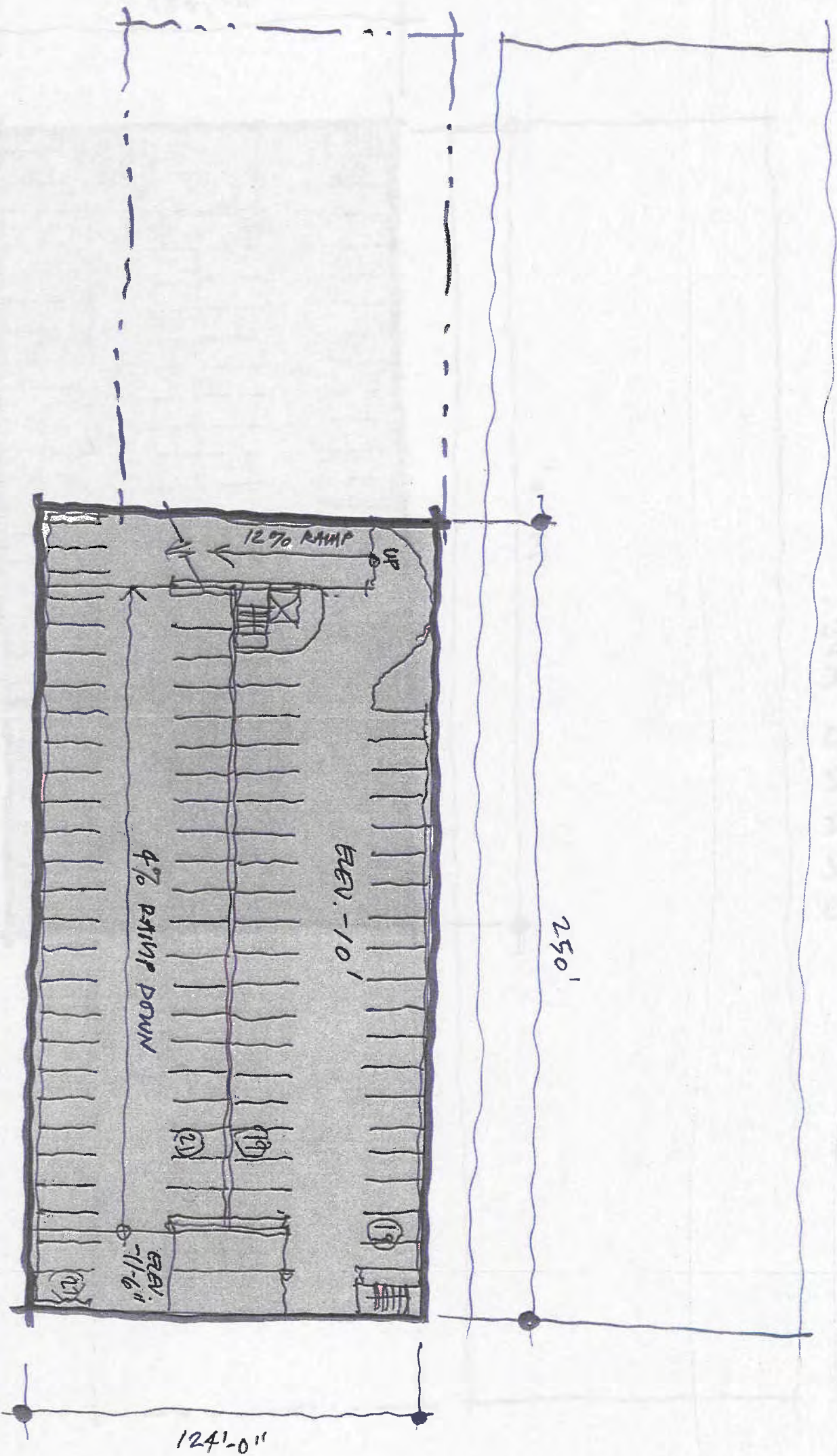
LIBRARY COSTS

Land Cost	\$0	
Soft Costs	\$107,376	10% of total
Slab on Grade / Foundation	\$650,000	\$ 43.33 sf
Cosntruction - Site Improvements	\$158,125	
Contingency	<u>\$65,857</u>	10% of total
	\$981,358	

Legend:

- Live . [light blue square]
- Learn . [grey square]
- Laugh . [yellow square]
- Park . [dark grey square]

GRAND AVE.



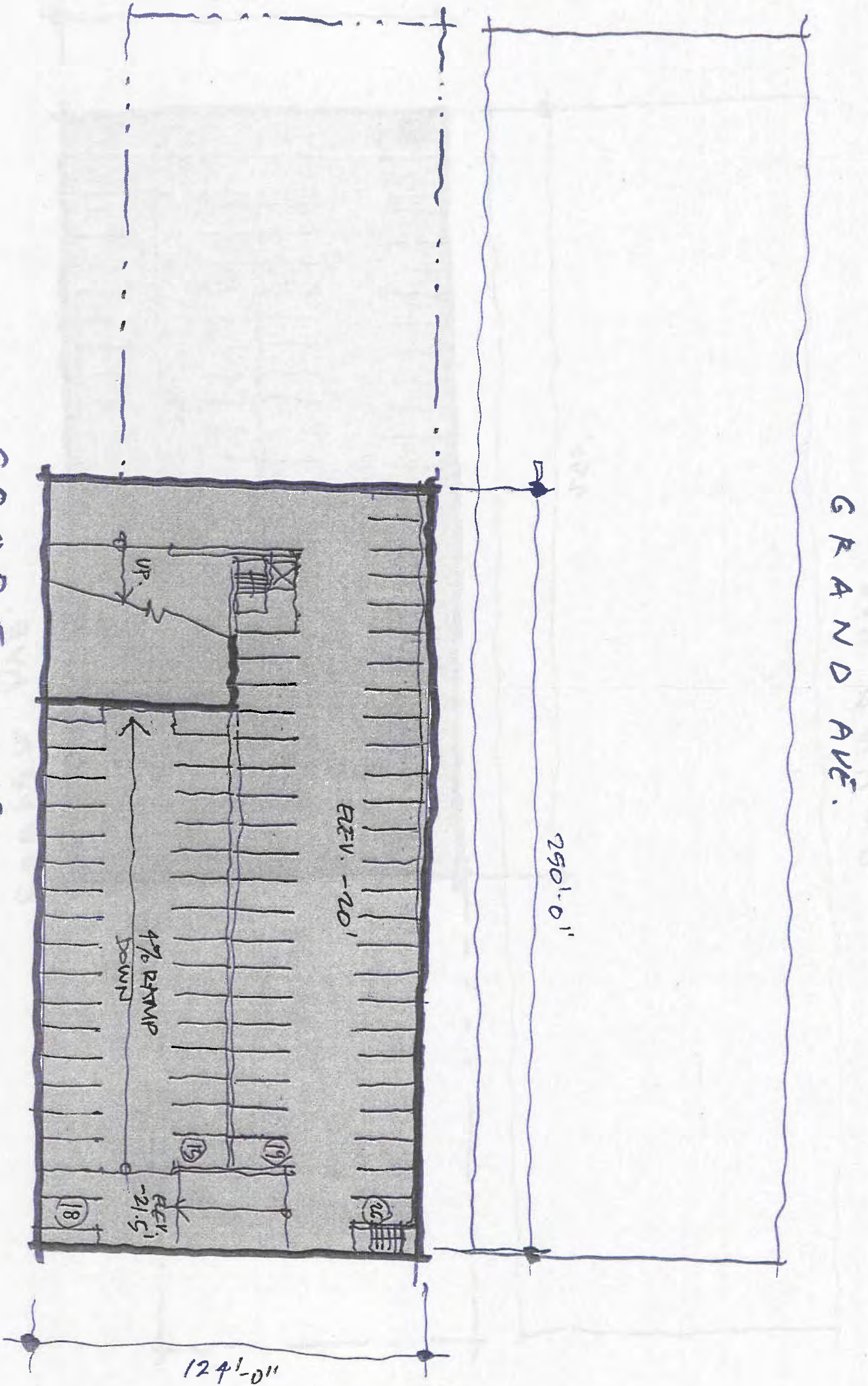
COOPER AVE.

PARKING LEVEL P1 (Elev -10')
 86 CHKS
 SITE 3 - OPTION 1A PARKING



Legend:

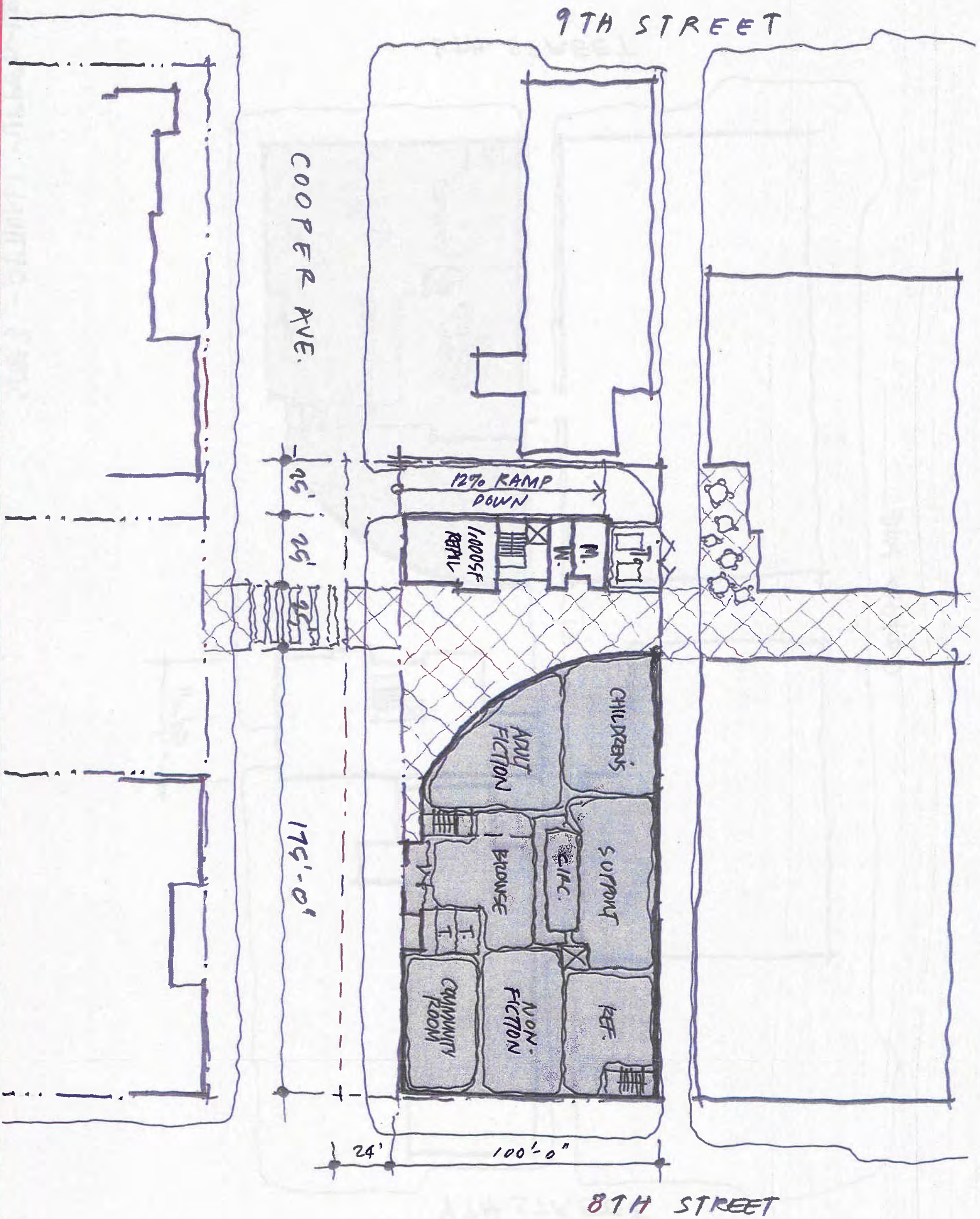
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- Learn . [Grey square]
- Laugh . [Yellow square]
- Park . [Dark grey square]



SITE 3 - OPTION 1B PARKING

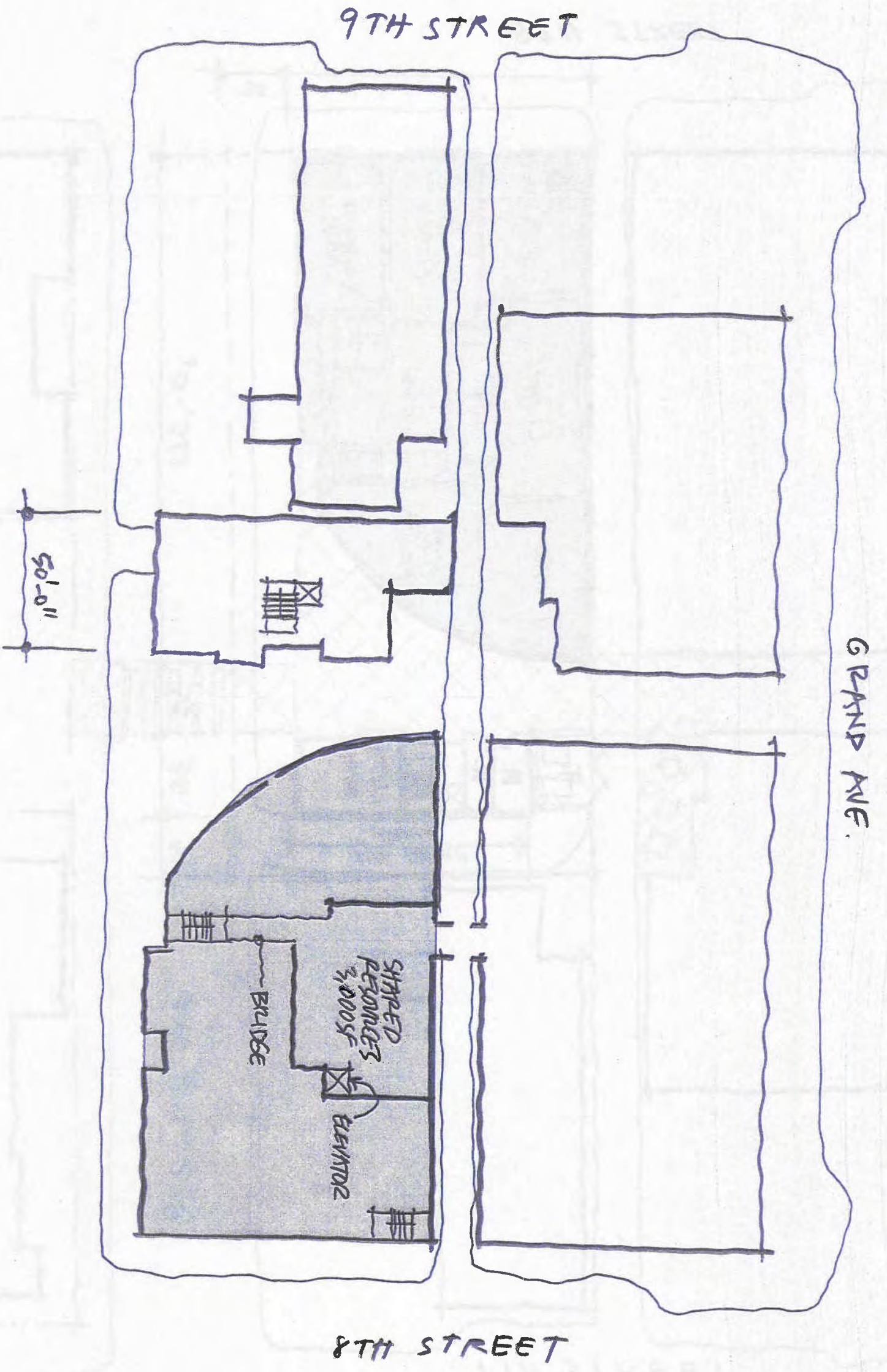
Legend:

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- Learn . [grey square]
- Laugh . [yellow square]
- Park . [dark grey square]



Legend:

- Live . [light blue square]
- Learn . [grey square]
- Laugh . [yellow square]
- Park . [dark grey square]



SITE 3 - OPTION 1 - UPPER LEVEL

Canyon Spring Parking Garage Block 3 (between 8th & 9th streets)

SIZE					subcontractors price				
61,336 garage GSF		30668 footprint							
166 parking spaces		22500 foundation wall							
division totals	description of work	quantity	measure	cost unit measure	cost extension	61,336 cost total gsf	PCL Estimate	remarks	
iv 1 total	Division 1: General Conditions	6	mos	91815	550,890	8.98	550,890		
550,890.00									
iv 2 total	Division 2: Civil work	129,622							
1,583,798.50									
	traffic control	6	mo	5250			31,500		
	survey	6	mo	8000			48,800		
	demolition	1	ls	100000	30,000	0.49	100,000		
	dust control	12	wk	1500					
	silt fence	750	lf	1.75	1,313	0.02	1,313		
	silt fence maintenance	750	lf	0.92	690	0.01	690		
	striping						15,620		
	street cleaning	6	mo	1500			9,000		
	tracking pad	2	ea	750			1,500		
	Gould Construction GCs Mob & other	1	bid	97619	97,619	1.59	97,621		
Earthwork		635,623							
	mass excavation	28532	cy	22			652,016		
	gravel underlay of SOG	568	cy	24			13,630		
	export from site	28532	cy	20.7					
	structural excavation (included with mass excavation)								
	utilities	1	ls	10000	10,000	0.16	10,000		
	dewatering (storm runoff only)	1	ls	35000	35,000	0.57	230,000		
	Gould Construction excavation & haul off	1	bid	590623	590,623	9.63	562,593	Gould's numbers are the max. est.	
	Gould Construction structurf backfill	1	bid	88214	88,214	1.44	562,593	low # may be 15% less = cut of \$116,000	
shoring		718,340							
	soil nail & tieback system	Schnabel	22500	sf	30.44	685,000	11.17	877,500	Schnabel feels number is tight- no room for movement.
	foundation drains		750	lf	42	31,500	0.51	33,800	
	foundatin drain plts		80	lf	23	1,840	0.03	1,840	
				lf					
				ls					
ite improvements									
	concrete sidewalks	375	lf	32	12,000	0.20	12,000		
	paving patch	1360	sf						
	alley patch	1350	sf						
iv 3 total	Division 3: Concrete	61336	sf	36.6	2,244,898	36.60	3,084,877	PCL price for concrete \$2,269,432=\$36.60/sf	
2,246,373.60		89388	sf	30				McClone price for conc \$2,849,804 =\$48/parking sf	
	footing		sf					aggressive number is \$30/sf = \$2,681,640	
	foundation walls		sf					McClone's reduction of 10% is still higher than PCL's numb	
	shotcrete walls		ea						
	SOG								
	P1 deck		cy						
	Plaza deck		ea						
	concrete stairs		ea						
	elevator pit								
	columns & beams								
	place concrete								
	concrete materials		sf						
	reinforcing steel		lf						
	wire mesh	92004	sf						
	winter protection								
	finish concrete								
	misc. grout	12	cf	123.00	1,476	0.02			
iv 4 total	Division 4: Masonry	60,725							
	elevator lobby at plaza								
	CMU walls	3080	sf	16.00	49,280	0.80	49,281		
	Brick veneer	545	sf	21.00	11,445	0.19	52,500		
iv 5 total	Division 5: Steel	45,175.00							
	pan stairs 2 ea @ 18' = 36vlf	36	vlf	406.00	14,616	0.24	12,180		
	misc. metal allowance	61336	sf	0.25	15,334	0.25	15,334		
	expansion joints	300	lf	50.75	15,225	0.25	15,225		

Canyon Spring Parking Garage Block 3 (between 8th & 9th streets)

SIZE	51,336 garage GSF 166 parking spaces		30668 footprint 22500 foundation wall		subcontractors price			remarks
	division totals	description of work	quantity	measure	cost extension	61,336 cost total gsf	PCL Estimate	
iv 6 total		Division 6: Wood and Plastics						
\$	8,756.00	in wall backing					1,851	
		misc. wood blocking	200	bf	1,852	0.03	1,852	
		electrical back boards	320	sf	2,064	0.03	2,064	
		elevator lobby framing at plaza	220	sf	4,840	0.08		
iv 7 total		Division 7: Thermal- Moisture Protection						
\$	452,021.80	waterproof foundation walls	22500	sf	73,125	1.19	66,875	
		waterproof elevator pits	2	each	1,024	0.02	1,421	
		horizontal W.P at garage lid	19523	sf	351,414	5.73	108,000	pcl 8,000 sf
		rigid insulation	3100	sf	7,068	0.12	7,088	
		sealents	61336	sf	18,401	0.30	18,600	
		elevator & lobby roof	220	sf	990	0.02		
iv 8 total		Division 8: Doors and Windows						
\$	20,474.00	HM doors	6	ea	4,182	0.07	4,182	
		HM frames	6	ea	4,182	0.07	4,182	
		door hardware	6	ea	1,500	0.02	1,800	
		glass and glazing at elevator lobby	208	sf	9,360	0.15	15,750	
		glass storefront door	1	e	1,250	0.02		
iv 9 total		Division 9: Finishes and flooring						
\$	36,253.28	drywall at elevator lobby	240	sf	2,400	0.04	9,000	
		paint elevator lobby	240	sf	276	0.00	27,900	
		stripe parking spaces	166	each	7,470	0.12		
		misc painting in garage	61336	sf	9,200	0.15		
		housekeeping	3	mo	12,000	0.20	12,073	
		final clean	61336	each	4,807	0.08	4,980	
iv 10 total		Division 10: Specialties						
\$	1,075.00	fire extinguisher cabinets	5	each	1,075	0.02	1,075	
		building signs						
		traffic control signs						
iv 11 total		Division 11: Equipment						
\$	27,000.00	gate arms	2	ea	13,000	0.21	13,000	
		loop detectors	4	ea	14,000	0.23	14,000	
iv 12 total		Division 12: Furnishings						
iv 13 total		Division 13: Special Construction						

Canyon Spring Parking Garage Block 3 (between 8th & 9th streets)

RZE					subcontractors price			
61,336 garage GSF		30668 footprint						
166 parking spaces		22500 foundation wall						
division totals	description of work	quantity	measure	cost unit measure	cost extension	61,336 total cost	PCL Estimate	remarks
liv 14 total	Division 14: Elevators							
	58000 hydraulic elevators (3 stop)	2	ea	29000	58,000	0.95	97,000	
liv 15 total	Division 15: Mechanical							
\$ 519,286.40	Fira Sprinkler plumbing ventilation snow melt	61336	sf	2.65	162,540	2.65	164,300	
		61336	sf	1.25	76,670	1.25	77,500	
		61336	sf	3.5	214,676	3.50	217,000	
		2816	sf	25	65,400	1.07	-	
liv 16 total	Division 16: Electrical							
\$ 262,518.08	wiring panels and distribution lighting fire alarm/ detection	61336	sf	4.28	262,518	4.28	265,380	
\$ 294,035.53	contractor contingency 5%				294,036	4.79	378,659	
	total hardcost				6,174,746	100.67	8,545,576	
\$ 6,166,382.19	subcontractor bonds general contractor fee losses uninsured building permit fee plan check fee winter heat and protection allowance P and P bond (\$1150+\$2.00/thousand over 500,000) pi and pd insurance builders risk insurance		0% 4% none		246,990	4.03	302,687	
			in GCs		75,776	1.24	59,811	1.18 % bond fee
			1.18%		51,005	0.83	78,699	
			0.79%				8,657	
	grand total concept no.1		???		6,548,518	106.76	9,084,129	
					cost per total gross building sf \$ 106.76		\$ 148.10	
					cost per parking space \$ 39,448.90		\$ 54,723.67	
	with Gould's reduction				total \$ 6,419,345			
					cost per total gross building sf \$ 104.66			
					cost per parking space \$ -			
foundation cost for Library building 15,700 sf		15000						
deck cost per McClone		15000 sf		30	450,000			
deck per PCL prorata 36.60".2		15000 sf		7.32	109,800			
drilled pier foundation								
drilled piers 35 @ 30' x 24"		1050 lf		64	67,200			based on concrete at \$550/CY
stem walls		502 lf		65	32,630			
SOG		15000 sf		10	150,000			
foundation insulation		2008 sf		2.28	4,578			
excavation and backfill		2349.6296 cy		23	54,041			
					308,450			
GCs		7%			21,591			
fee insurance bond etc.		7%			23,103			
total estimate of foundation cost for 15,000 sf 1 story bld.					\$ 353,144			

Glenwood Springs Vitae Project - Preliminary Landscape Cost Estimate for Phase I

10.05.10

The following information is formatted to define potentially included elements intended for the streetscape improvements for the City of Glenwood Springs, Colorado. This will be used to develop conceptual pricing for a range of finishes and costs which include a typical framework for the 4 major categories; street corners, street frontage, alleyway, and plaza space. The areas included in this estimate incorporate the streets and pedestrian spaces for the Phase I design area along and within 8th, 9th, Cooper, and Grand.

Phase I Design Area

3 Enhanced Street Corners

Including the SE corner of 8th and Grand, SW corner of 8th and Cooper, and NW corner of 9th and Cooper

Total Square footage equals 6,000 SF

Design Element	Estimated Quantity	Unit	Low Price Per Unit	High Price per Unit	Low Subtotal	High Subtotal
Specialty Paving (35% of 6,000 sf)	2,100	sf	\$ 8.00	\$ 18.00	\$ 16,800.00	\$ 37,800.00
Concrete Paving, integral color not included (35% of 6,000 sf)	2,100	sf	\$ 3.00	\$ 4.50	\$ 6,300.00	\$ 9,450.00
Curb Ramp (2 per corner)	6	ea	\$ 800.00	\$ 1,000.00	\$ 4,800.00	\$ 6,000.00
Crosswalk Paving		sf	\$ 6.00	\$ 18.00	\$ -	\$ -
Specialty Street Lighting (design light intensity and fixture not determined)		ea	\$ 4,000.00	\$ 6,300.00	\$ -	\$ -
Pedestrian Lighting (design light intensity and fixture not determined)		ea	\$ 3,000.00	\$ 4,000.00	\$ -	\$ -
Raised Landscape Planter Walls (materials, construction methods, and subdrain system not determined)		lf	\$ 65.00	\$ 215.00	\$ -	\$ -
Landscaping at each corner will occur at a higher intensity including shade and ornamental trees, shrubs, perennials, and annuals (30% of 6,000 sf)	1,800	sf	\$ 2.50	\$ 7.00	\$ 4,500.00	\$ 12,600.00
Planting Beds (mulch and weed control)	1,800	sf	\$ 0.85	\$ 1.00	\$ 1,530.00	\$ 1,800.00
Fill soil for planters (depending on bed depth)		cy	\$ 30.00	\$ 35.00	\$ -	\$ -
Irrigation within planting beds (not including mainlines, controller, power, and backflow preventer)	1,800	sf	\$ 1.00	\$ 3.00	\$ 1,800.00	\$ 5,400.00
Irrigation per container		ea	\$ 50.00	\$ 100.00		
Bench (2 per corner)	6	ea	\$ 900.00	\$ 2,400.00	\$ 5,400.00	\$ 14,400.00
Trash Receptacle (2 per corner)	6	ea	\$ 600.00	\$ 1,300.00	\$ 3,600.00	\$ 7,800.00
Bike Rack (2 per corner)	6	ea	\$ 500.00	\$ 1,000.00	\$ 3,000.00	\$ 6,000.00
Tree Grates (2 per corner)		ea	\$ 1,000.00	\$ 2,400.00	\$ -	\$ -
Electrical Receptacle at Tree (Not including power run from transformer)		ea	\$ 275.00	\$ 350.00	\$ -	\$ -
Decorative Pots (Irrigation not included)		ea	\$ 900.00	\$ 1,500.00	\$ -	\$ -
Interpretive Signage		ea	\$ 1,000.00	\$ 2,000.00	\$ -	\$ -
				TOTAL	\$ 47,730.00	\$ 101,250.00

Typical Street Frontage

Including the south side of 8th and the west side of Cooper

Total Square footage equals 7,200 SF

Design Element	Estimated Quantity	Unit	Low Price Per Unit	High Price per Unit	Low Subtotal	High Subtotal	
Specialty Paving (25% of 7,200 sf)	1,800	sf	\$ 8.00	\$ 18.00	\$ 14,400.00	\$ 32,400.00	
Concrete Paving, integral color not included (65% of 7,200 sf)	4,680	sf	\$ 3.00	\$ 4.50	\$ 14,040.00	\$ 21,060.00	
Specialty Street Lighting (design light intensity and fixture not determined)		ea	\$ 4,000.00	\$ 6,300.00	\$ -	\$ -	
Pedestrian Lighting (design light intensity and fixture not determined)		ea	\$ 3,000.00	\$ 4,000.00	\$ -	\$ -	
Raised Landscape Planter Walls (materials, construction methods, and subdrain system not determined)		lf	\$ 65.00	\$ 215.00	\$ -	\$ -	
Landscaping to include shade and ornamental trees, shrubs, perennials, and annuals (10% of 7,200 sf)	720	sf	\$ 2.50	\$ 7.00	\$ 1,800.00	\$ 5,040.00	
Planting Beds (mulch and weed control)	720	sf	\$ 0.85	\$ 1.00	\$ 612.00	\$ 720.00	
Fill soil for planters (depending on bed depth)		cy	\$ 30.00	\$ 35.00	\$ -	\$ -	
Irrigation within planting beds (not including mainlines, controller, power, and backflow preventer)	720	sf	\$ 1.00	\$ 3.00	\$ 720.00	\$ 2,160.00	
Irrigation per container		ea	\$ 50.00	\$ 100.00	\$ -	\$ -	
Bench		ea	\$ 900.00	\$ 2,400.00	\$ -	\$ -	
Trash Receptacle		ea	\$ 600.00	\$ 1,300.00	\$ -	\$ -	
Bike Rack		ea	\$ 500.00	\$ 1,000.00	\$ -	\$ -	
Tree Grates		ea	\$ 1,000.00	\$ 2,400.00	\$ -	\$ -	
Electrical Receptacle at Tree (Not including power run from transformer)		ea	\$ 275.00	\$ 350.00	\$ -	\$ -	
Decorative Pots (Irrigation not included)		ea	\$ 900.00	\$ 1,500.00	\$ -	\$ -	
Interpretive Signage		ea	\$ 1,000.00	\$ 2,000.00	\$ -	\$ -	
					TOTAL	\$ 31,572.00	\$ 61,380.00

Alleyway**Including the 16' wide area between 8th and 9th
Total Square footage equals 6,000 SF**

Design Element	Estimated Quantity	Unit	Low Price Per Unit	High Price per Unit	Low Subtotal	High Subtotal
Specialty Paving (30% of 6,000 sf)	1,800	sf	\$ 8.00	\$ 18.00	\$ 14,400.00	\$ 32,400.00
Concrete Paving, integral color not included (60% of 6,000 sf)	3,900	sf	\$ 3.00	\$ 4.50	\$ 11,700.00	\$ 17,550.00
Specialty Street Lighting (design light intensity and fixture not determined)		ea	\$ 4,000.00	\$ 6,300.00	\$ -	\$ -
Pedestrian Lighting (design light intensity and fixture not determined)		ea	\$ 3,000.00	\$ 4,000.00	\$ -	\$ -
Screen Walls to reduce visibility of trash dumpsters (materials and construction methods not determined)					\$ -	\$ -
Landscaping to include shade and ornamental trees, shrubs, perennials, and annuals (10% of 6,000 sf)	600	sf	\$ 2.50	\$ 7.00	\$ 1,500.00	\$ 4,200.00
Planting Beds (mulch and weed control)	600	sf	\$ 0.85	\$ 1.00	\$ 510.00	\$ 600.00
Fill soil for planters (depending on bed depth)		cy	\$ 30.00	\$ 35.00	\$ -	\$ -
Irrigation within planting beds (not including mainlines, controller, power, and backflow preventer)	600	sf	\$ 1.00	\$ 3.00	\$ 600.00	\$ 1,800.00
Bench		ea	\$ 900.00	\$ 2,400.00	\$ -	\$ -
Trash Receptacle		ea	\$ 600.00	\$ 1,300.00	\$ -	\$ -
Bike Rack		ea	\$ 500.00	\$ 1,000.00	\$ -	\$ -
Tree Grates		ea	\$ 1,000.00	\$ 2,400.00	\$ -	\$ -
Electrical Receptacle at Tree (Not including power run from transformer)		ea	\$ 275.00	\$ 350.00	\$ -	\$ -
Decorative Pots (Irrigation not included)		ea	\$ 900.00	\$ 1,500.00	\$ -	\$ -
Interpretive Signage		ea	\$ 1,000.00	\$ 2,000.00	\$ -	\$ -
				TOTAL	\$ 28,710.00	\$ 56,550.00

Plaza Space

Including the "plaza" space adjacent to the library and the building "punch-through" to Grand
 Total Square footage equals 6,500 SF

Design Element	Estimated Quantity	Unit	Low Price Per Unit	High Price per Unit	Low Subtotal	High Subtotal
Specialty Paving (35% of 6,500 sf)	2275	sf	\$ 8.00	\$ 18.00	\$ 18,200.00	\$ 40,950.00
Concrete Paving, integral color not included (35% of 6,500 sf)	2,275	sf	\$ 3.00	\$ 4.50	\$ 6,825.00	\$ 10,237.50
Specialty Street Lighting (design light intensity and fixture not determined)		ea	\$ 4,000.00	\$ 6,300.00	\$ -	\$ -
Pedestrian Lighting (design light intensity and fixture not determined)		ea	\$ 3,000.00	\$ 4,000.00	\$ -	\$ -
Screen Walls (materials and construction methods not determined)					\$ -	\$ -
Landscaping to include shade and ornamental trees, shrubs, perennials, and annuals (30% of 6,500 sf)	1950	sf	\$ 2.50	\$ 7.00	\$ 4,875.00	\$ 13,650.00
Planting Beds (mulch and weed control)	1950	sf	\$ 0.85	\$ 1.00	\$ 1,657.50	\$ 1,950.00
Fill soil for planters (depending on bed depth)		cy	\$ 30.00	\$ 35.00	\$ -	\$ -
Irrigation within planting beds (not including mainlines, controller, power, and backflow preventer)	1950	sf	\$ 1.00	\$ 3.00	\$ 1,950.00	\$ 5,850.00
Bench		ea	\$ 900.00	\$ 2,400.00	\$ -	\$ -
Trash Receptacle		ea	\$ 600.00	\$ 1,300.00	\$ -	\$ -
Bike Rack		ea	\$ 500.00	\$ 1,000.00	\$ -	\$ -
Tree Grates		ea	\$ 1,000.00	\$ 2,400.00	\$ -	\$ -
Electrical Receptacle at Tree (Not including power run from transformer)		ea	\$ 275.00	\$ 350.00	\$ -	\$ -
Decorative Pots (Irrigation not included)		ea	\$ 900.00	\$ 1,500.00	\$ -	\$ -
Interpretive Signage		ea	\$ 1,000.00	\$ 2,000.00	\$ -	\$ -
					TOTAL \$ 33,507.50	\$ 72,637.50

ESTIMATED PHASE I TOTAL	\$ 141,519.50	\$ 291,817.50
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* Not included in this pricing estimate are permitting fees, electrical connectivity, water taps, mainline connectivity for irrigation, water features, sculptural elements, drinking fountains, storm water drainage systems, traffic signage, striping, curb and gutter, demolition, removal and repair of existing materials and undergrounding overhead electric in the Alley.