

Cincinnati United Contractors, LLC.

7143 East Kemper Road

Cincinnati, Ohio 45249

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Fairfield Township Service Building

Date: 04/17/20 - REVISED

Base Bid		
Division	Description	Bid
Division 0	Design, Engineer, Permits, Tap Fees, Inspection Fees, Etc.	\$98,750
Division 1	General Conditions	\$138,300
Division 2	Excavation, Utilities & Pavements	\$446,400
Division 3	Concrete	\$125,000
Division 4	Masonry	\$73,300
Division 5	Metals	\$2,300
Division 6	Woods & Plastics	\$7,450
Division 7	Thermal & Moisture Protection	\$35,100
Division 8	Openings	\$54,200
Division 9	Finishes	\$65,000
Division 10	Specialties	\$9,000
Division 11	Equipment	\$0
Division 12	Furnishings	\$0
Division 13	Special Construction	\$204,000
Division 14	Conveying Systems	\$0
Division 15	Mechanical	
	Plumbing	\$71,300
	Fire Protection	\$18,500
	HVAC	\$95,500
Division 16	Electrical System & Fire Alarm	\$107,100
Allowances	Owner Allowances	
	3rd Party Testing & Reporting	\$12,500
	Landscaping	\$30,000
	Finish Flooring	\$9,000
Subtotal		\$1,602,700
Bond Fee (1.75%)		\$28,047
Overhead (5%)		\$80,135
Fee (3%)		\$48,081
TOTAL		\$1,758,963

Alternate Deduct Options:			Accepted	Declined
D1	Deduct perimeter concrete barrier curbing	(\$27,600)		X
D2	Deduct to reduce landscaping allowance	(\$5,000)	X	
D3	Deduct catch basin finger drains	(\$1,400)		X
D4	Deduct 6' of wall and base cabinetry from the breakroom	(\$2,010)		X
D5	Deduct to remove the sound batt insulation above the ACT	(\$1,165)		X
D6	Deduct to remove the interior air lock glass & glazing	(\$3,500)	X	
D7	Deduct interior painting of exposed concrete masonry units	(\$4,000)		X
Sum of Accepted Deduct Alternates		(\$8,500)		

Alternate Add Options:			Accepted	Declined
A1	Add to provide 3rd party soil boring and reporting	\$10,000	X	
A2	Add to provide lot split and associated Civil Engineering / Recording fees	\$4,500	X	
A3	Add a masonry dumpster enclosure, wood dumpster gate, 8" thick 4000 PSI concrete, HD asphalt, & prefinished metal cap.	\$27,950	X	
A4	Add exterior concrete storage to include, 4" #304 limestone, 8" thick 4000 PSI concrete, reinforced concrete footer, reinforced 12" thick poured concrete walls.	\$98,700		X
A5	Add #42 mesh to the 8" thick 4000 PSI Slab for the vehicle storage area	\$7,700	X	

A6	Add a steel framed mezzanine with concrete floor, stairs, railings, painting, fire protection, lights & switching.	\$130,000		X
A7	Add to diamond polish, seal coat and caulk Vehicle Storage slab	\$49,000	X	
A8	Add to upgrade from VCT to LVT	\$7,000	X	
A9	Add 48 LF (4 sections of 12') of HD trench drain, oil interceptor and waste piping Pricing includes sloping concrete slab around trench drains.	\$33,200		X
A10	Add an emergency eye wash station	\$2,500	X	
A11	Add to dryfall paint in the vehicle storage area	\$11,250		X
A12	Add a compressed air allowance	\$7,500	X	
A13	Add an equipment wiring allowance	\$10,000	X	
A14	Add an appliance allowance	\$3,000	X	
A15	Add an allowance for Butler County Electric & Gas service fees	\$10,000	X	
A16	Add a signage allowance	\$25,000		X
A17	Add a phone / data allowance	\$10,000	X	
A18	Add a security / access control / camera allowance	\$15,000	X	
A19	Add soil remediation allowance (pending soils report)	\$50,000	X	
A20	Add a winter condition allowance	\$15,000	X	
A21	Add a project contingency	\$50,000	X	
Sum of Accepted Add Alternates		\$279,150		

Change Order Request Options:

			Accepted	Declined
COR #1	Client requested modifications to Alternate A4. Add exterior concrete storage to include 4" of #034 limestone, 8" thick 4000 PSI concrete slab, reinforced footer and reinforced 12" wall for 4 each storage bins. Area where two bins were removed shall be 8" thick concrete for storage.	\$86,000	X	
COR #2	Client requested modifications to Alternate A6. Add a reduced size steel framed mezzanine with concrete floor, stairs, railings, 1 each removable section of railing, painting, fire protection, lights and switching	\$109,000	X	
COR #3	Client requested modifications to Alternate A9. Add 200 LF (5 sections of 40' each) of HD trench drain, oil interceptor and waste piping. Pricing includes sloped concrete slab around trench drains.	\$69,000	X	
COR #4	Client requested modifications to Alternate A16. Add a reduced value signage allowance of \$10,000.	\$10,000	X	
COR #5	Add 1 each 14'x14' overhead door, 1 each electric operator and associated framing on the West side of the building	\$6,000	X	
COR #6	Relocate 1 each 3070 door from the West elevation to the North elevation	\$0	X	
COR #7	Convert conference room into larger breakroom	(\$2,300)	X	
COR #8	Eliminate the training room and make the area part of the warehouse storage.	(\$27,000)	X	
COR #9	Add a client allowance for future scope items	\$100,000	X	
COR #10	Add 1 each 14'x14' overhead door, 1 each electric operator and associated framing on the North side of the building	\$6,000	X	
COR #11	Add an addition 5,540 square feet of 6" thick gravel with 8" thick concrete pavement, 2 each concrete catch basins, 230 lineal feet of addition storm piping. All design, engineering & permits is included.	\$73,500	X	
COR #12	Install reinforced block as opposed to poured in place concrete for the 4 each storage bins. Note, CUC does not recommend this as we have concerns that the force of the loading equipment will damage the block. Reinforced poured in place concrete is stronger and more durable than block. CUC selfpreforms concrete, thus the reason concrete is cheaper than block.	\$1,200		X
Sum of Accepted COR's		\$430,200		

Project Summary

Base Bid	\$1,758,963
Sum of Accepted Deduct Alternates	(\$8,500)
Sum of Accepted Addition Alternates	\$279,150
Sum of Accepted Change Order Requests	\$430,200
Current Project Total	\$2,459,813