

BUILDING ENTERPRISE FUND ADVISORY COMMITTEE

December 3, 2020

FINANCIAL UPDATE

BUILDING ENTERPRISE FUND
FINANCIAL UPDATE
JUNE 30, 2020

BUILDING DEPARTMENT STATEMENT OF NET POSITION

	2019 (audited)	2020 (unaudited)
Assets		
Current assets	\$ 58,878,434	\$ 66,237,427
Noncurrent assets	25,391,230	25,941,013
Total assets	<u>84,269,664</u>	<u>92,178,440</u>
Deferred Outflows of Resources	3,936,471	3,925,148
Liabilities		
Current	21,782,814	20,968,904
Noncurrent	24,279,268	24,613,925
Total liabilities	<u>46,062,082</u>	<u>45,582,829</u>
Deferred Inflows of Resources	1,644,623	2,205,457
Net Position	\$ 40,499,430	\$ 48,315,302

BUILDING DEPARTMENT INCOME STATEMENT

	2019 (audited)	2020 (unaudited)	2021 (Budget)
Operating revenues:	\$ 33,444,848	\$ 32,012,424	\$ 32,526,251
Operating expenses:			
Salaries and wages	13,164,805	13,429,892	15,617,868
Employee benefits	5,046,350	6,250,156	6,630,750
Services and supplies	4,131,839	6,221,760	9,967,765
Depreciation	972,341	1,070,818	1,102,578
Total operating expenses	<u>23,315,335</u>	<u>26,972,626</u>	<u>33,318,961</u>
Total operating income (loss)	<u>10,129,513</u>	<u>5,039,798</u>	<u>(792,710)</u>
Nonoperating revenues (expenses):	2,685,287	2,776,184	(7,392,311)
Net income (loss)	<u><u>\$ 12,814,800</u></u>	<u><u>\$ 7,815,982</u></u>	<u><u>\$ (8,185,021)</u></u>

BUILDING DEPARTMENT WORKING CAPITAL

	FY 2019 (audited)	2020 (Unaudited)
Current Assets	\$ 57,745,342	\$ 66,237,427
Less designated cash	(24,550,362)	(24,550,362)
Current Liabilities	<u>(21,782,814)</u>	<u>(20,968,904)</u>
Working Capital	11,412,166	20,718,161
50% of Operating Expenses	<u>(14,922,885)</u>	<u>(15,882,911)</u>
Excess/(Deficient) Working Capital	<u>\$ (3,510,720)</u>	<u>\$ 4,835,250</u>

EXCESS WORKING CAPITAL

Excess working capital is the result of accumulated vacancy savings, and a recent surge in the economy. These results are considered non-recurring and likely unsustainable.

APPENDIX

Unearned Revenue

BUILDING DEPARTMENT UNEARNED REVENUE

	June 30, 2020
MSG	\$ 3,645,404.52
FOUNTAINBLEAU	3,407,141.11
RESORT WORLD	2,052,207.84
LVCVA	247,081.56
Projects < \$100,000	6,994,066.22
Total Unearned Revenue	\$ 16,345,901.26

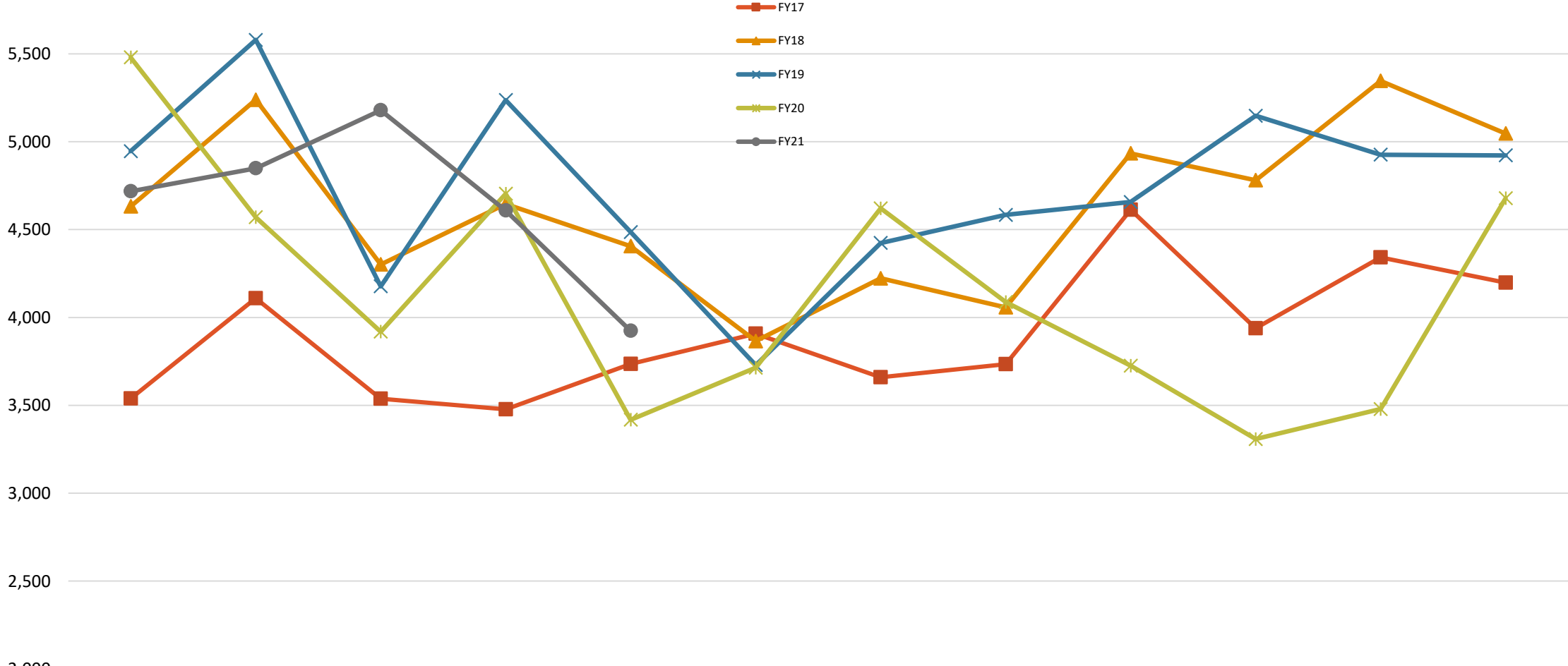


	First Quarter (July-September)			
		Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021
Revenue				
Permit Fees:				
	Commercial	\$ 4,780,042	\$ 2,453,059	\$ 2,402,685
	Residential	\$ 2,020,758	\$ 1,968,733	\$ 1,916,439
	Unearned Revenue	\$ 10,729,320	\$ -	\$ -
		\$ 17,530,120	\$ 4,421,792	\$ 4,319,124
Plan Review Fees:				
	Commercial	\$ 3,725,676	\$ 1,585,445	\$ 1,496,258
	Residential	\$ 346,021	\$ 447,792	\$ 407,575
		\$ 4,071,697	\$ 2,033,237	\$ 1,903,833
Resident Inspector		\$ 6,078	\$ -	\$ -
AFP Inspections		\$ 13,310	\$ 9,494	\$ 7,150
Records/Copies		\$ 16,360	\$ 14,000	\$ 332
Overtime/Same Day Inspections		\$ 130,807	\$ 71,106	\$ 46,300
NOV Code Enforce		\$ 47,982	\$ 36,971	\$ 30,731
Fab		\$ 40,760	\$ 42,235	\$ 43,885
Inspection Agency		\$ 32,045	\$ 40,373	\$ 26,821
Other		\$ 742,455	\$ (97,847)	\$ (1,449,302)
Total Revenue		\$ 22,631,614	\$ 6,571,361	\$ 4,928,874
Expenses				
	Salaries	\$ 3,052,282	\$ 3,383,358	\$ 3,296,161
	Benefits	\$ 1,226,812	\$ 1,398,565	\$ 1,308,054
	Services and Supply Expenses	\$ 583,055	\$ 1,036,545	\$ 805,818
	Depreciation	\$ 207,117	\$ 103,399	\$ 105,075
Total Expenses		\$ 5,069,266	\$ 5,921,867	\$ 5,515,108
Income (Loss)		\$ 17,562,348	\$ 649,494	\$ (586,234)

PERFORMANCE DATA

PERMITS ISSUED

Building - Permits Issued

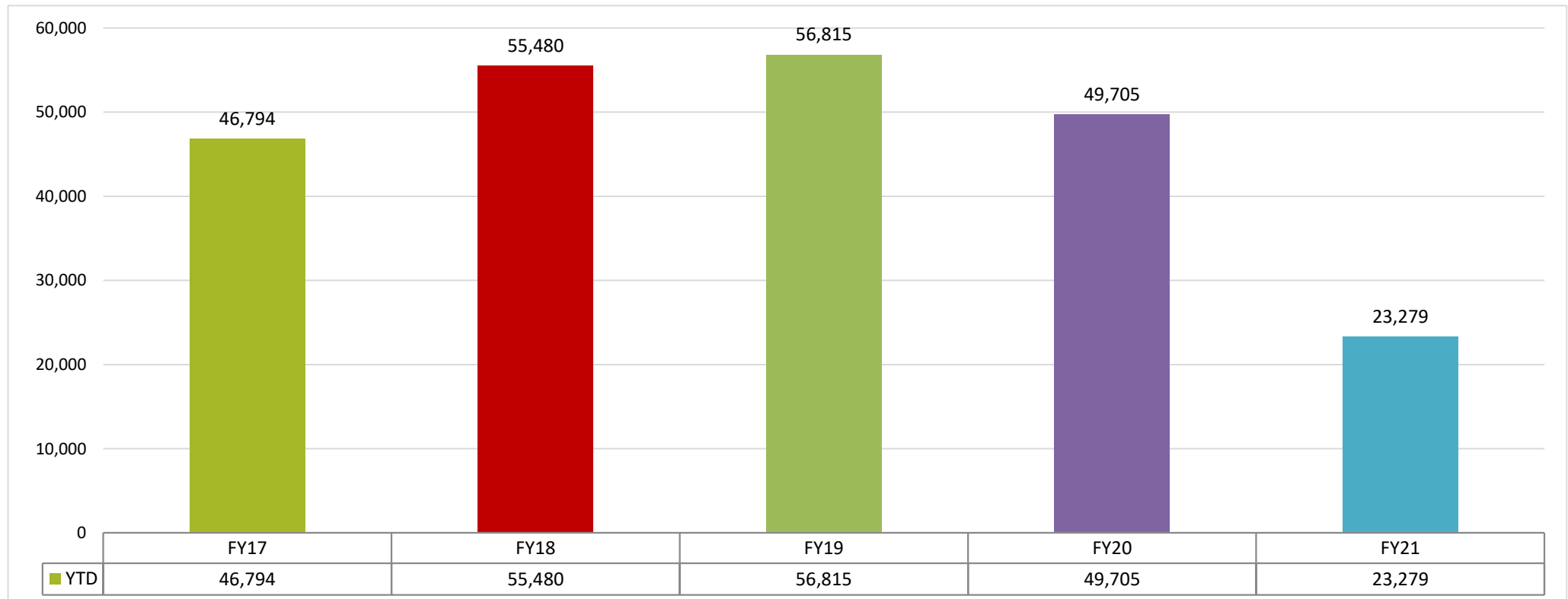


	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
■ FY17	3,539	4,110	3,538	3,477	3,736	3,908	3,660	3,735	4,613	3,938	4,342	4,198
▲ FY18	4,632	5,239	4,302	4,646	4,406	3,866	4,223	4,058	4,934	4,781	5,346	5,047
× FY19	4,946	5,579	4,177	5,237	4,486	3,729	4,424	4,584	4,657	5,148	4,926	4,922
✱ FY20	5,480	4,570	3,919	4,704	3,418	3,714	4,621	4,088	3,726	3,308	3,479	4,678
● FY21	4,718	4,849	5,179	4,609	3,924							

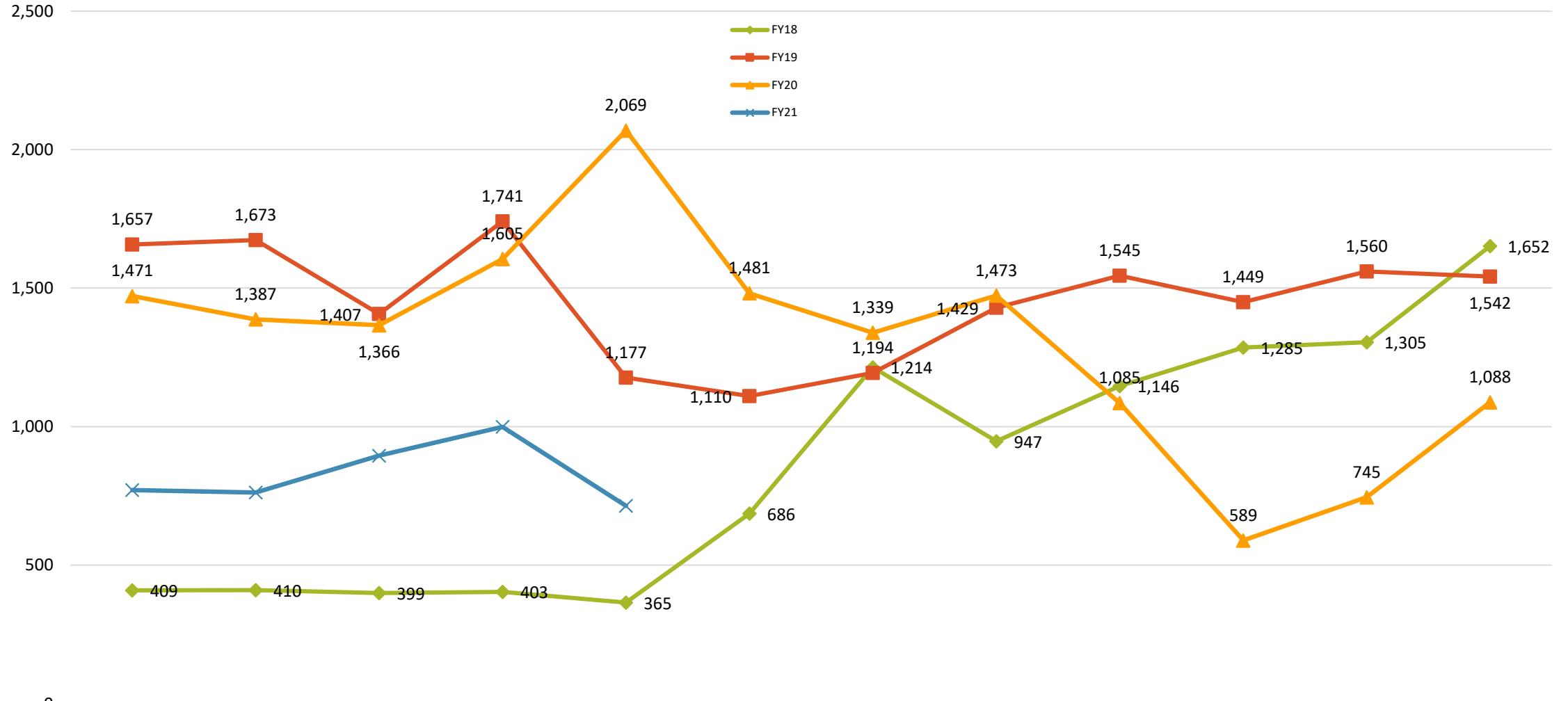
Building Permits Issued - Fiscal Year Comparison

Through November 2020

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
FY17	3,539	4,110	3,538	3,477	3,736	3,908	3,660	3,735	4,613	3,938	4,342	4,198	46,794
FY18	4,632	5,239	4,302	4,646	4,406	3,866	4,223	4,058	4,934	4,781	5,346	5,047	55,480
FY19	4,946	5,579	4,177	5,237	4,486	3,729	4,424	4,584	4,657	5,148	4,926	4,922	56,815
FY20	5,480	4,570	3,919	4,704	3,418	3,714	4,621	4,088	3,726	3,308	3,479	4,678	49,705
FY21	4,718	4,849	5,179	4,609	3,924								23,279



Fire Prevention - Permits Issued

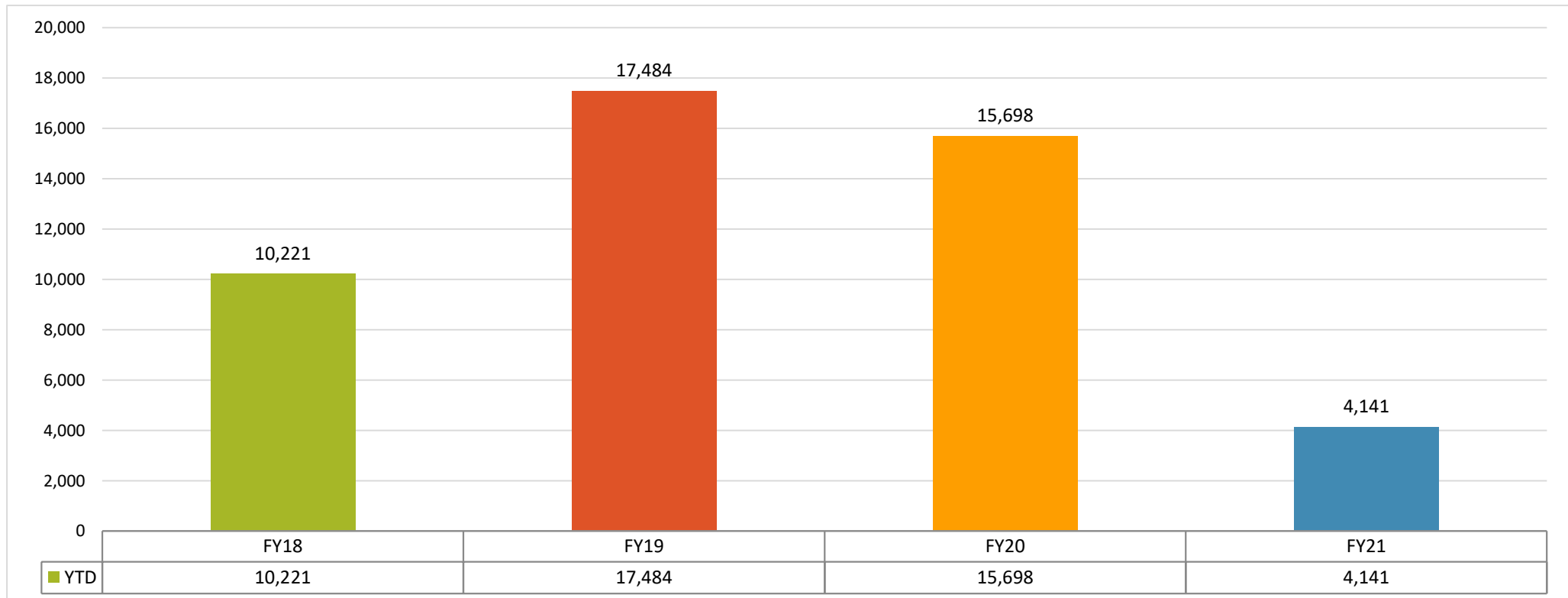


	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
◆ FY18	409	410	399	403	365	686	1,214	947	1,146	1,285	1,305	1,652
■ FY19	1,657	1,673	1,407	1,741	1,177	1,110	1,194	1,429	1,545	1,449	1,560	1,542
▲ FY20	1,471	1,387	1,366	1,605	2,069	1,481	1,339	1,473	1,085	589	745	1,088
× FY21	771	762	895	999	714							

Fire Permits Issued - Fiscal Year Comparison

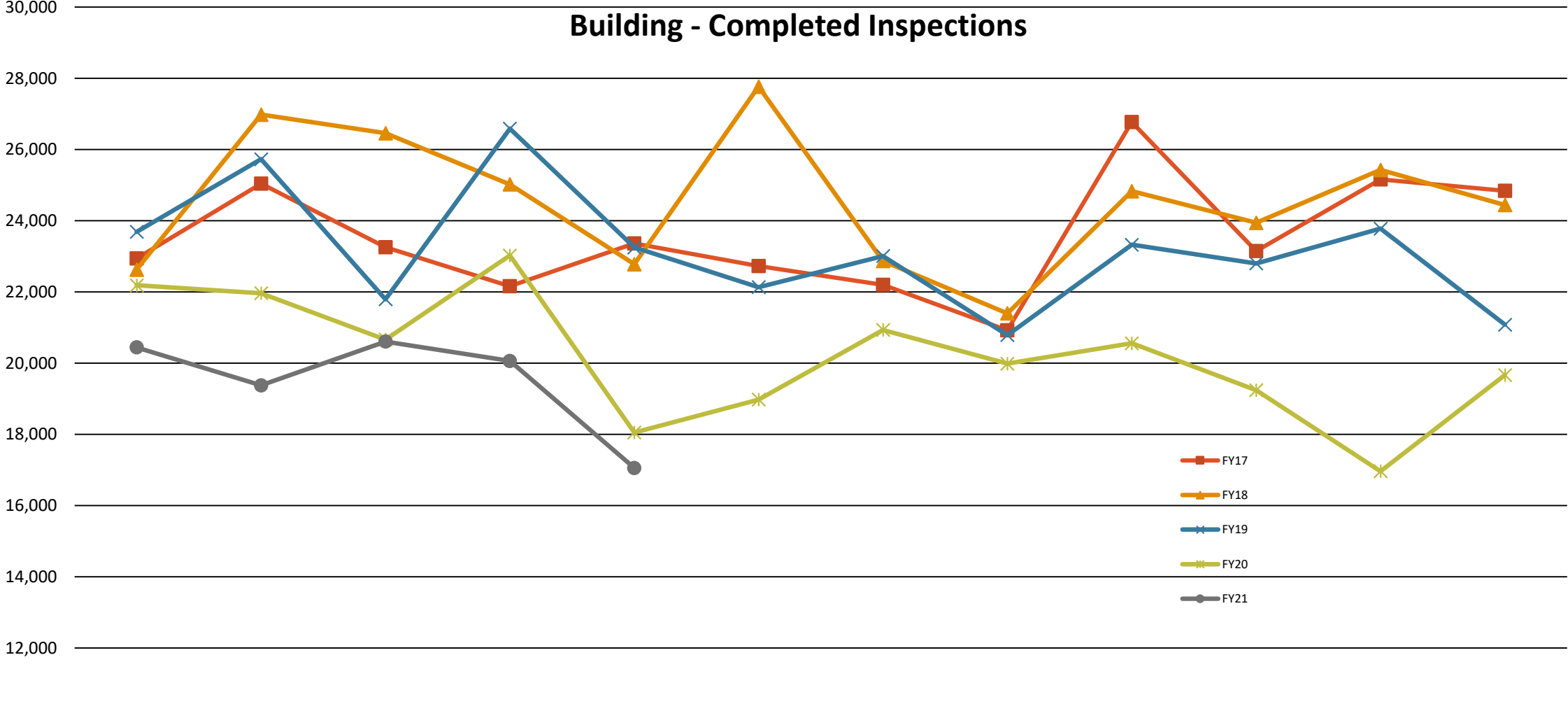
Through November 2020

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
FY18	409	410	399	403	365	686	1,214	947	1,146	1,285	1,305	1,652	10,221
FY19	1,657	1,673	1,407	1,741	1,177	1,110	1,194	1,429	1,545	1,449	1,560	1,542	17,484
FY20	1,471	1,387	1,366	1,605	2,069	1,481	1,339	1,473	1,085	589	745	1,088	15,698
FY21	771	762	895	999	714								4,141



INSPECTIONS

Building - Completed Inspections

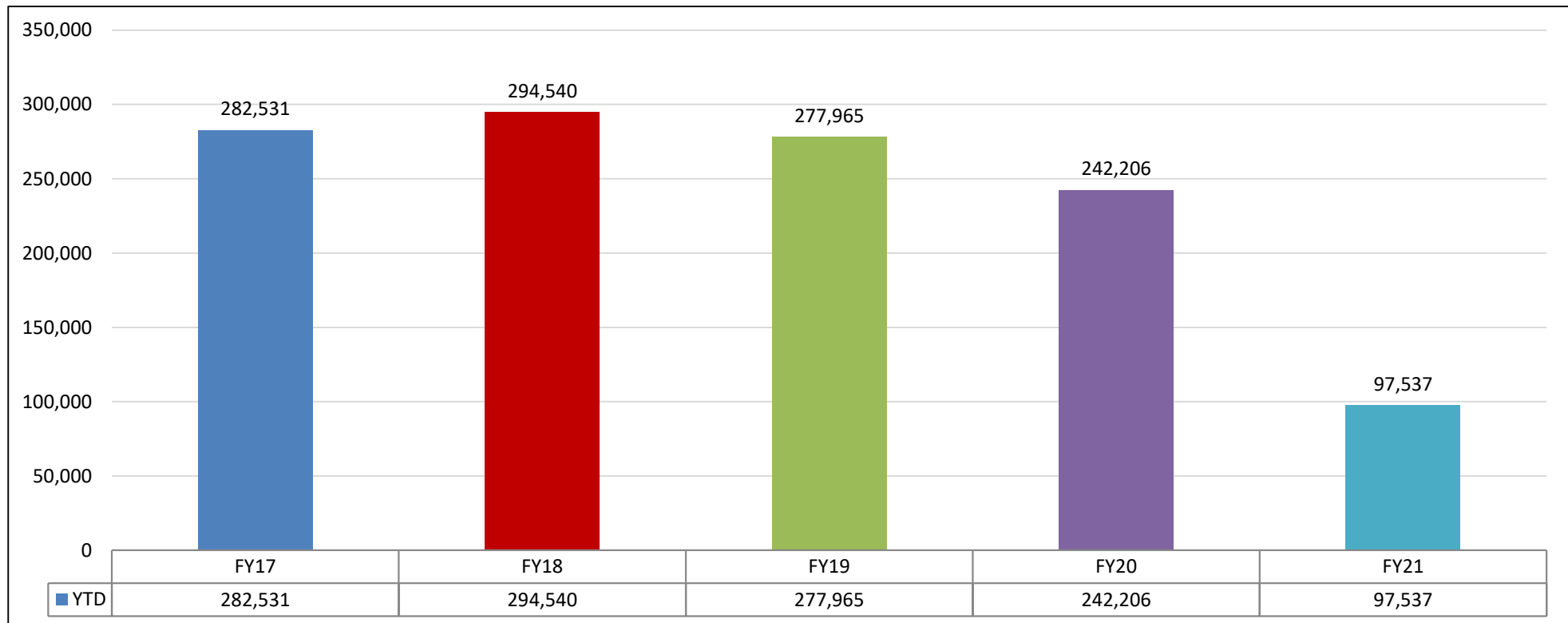


	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
FY17	22,940	25,044	23,257	22,161	23,360	22,728	22,196	20,923	26,774	23,147	25,163	24,838
FY18	22,626	26,980	26,459	25,020	22,778	27,768	22,870	21,398	24,830	23,942	25,426	24,443
FY19	23,689	25,729	21,795	26,588	23,249	22,133	23,008	20,788	23,326	22,801	23,779	21,080
FY20	22,187	21,963	20,661	23,024	18,050	18,977	20,933	19,986	20,557	19,241	16,963	19,664
FY21	20,440	19,376	20,604	20,062	17,055							

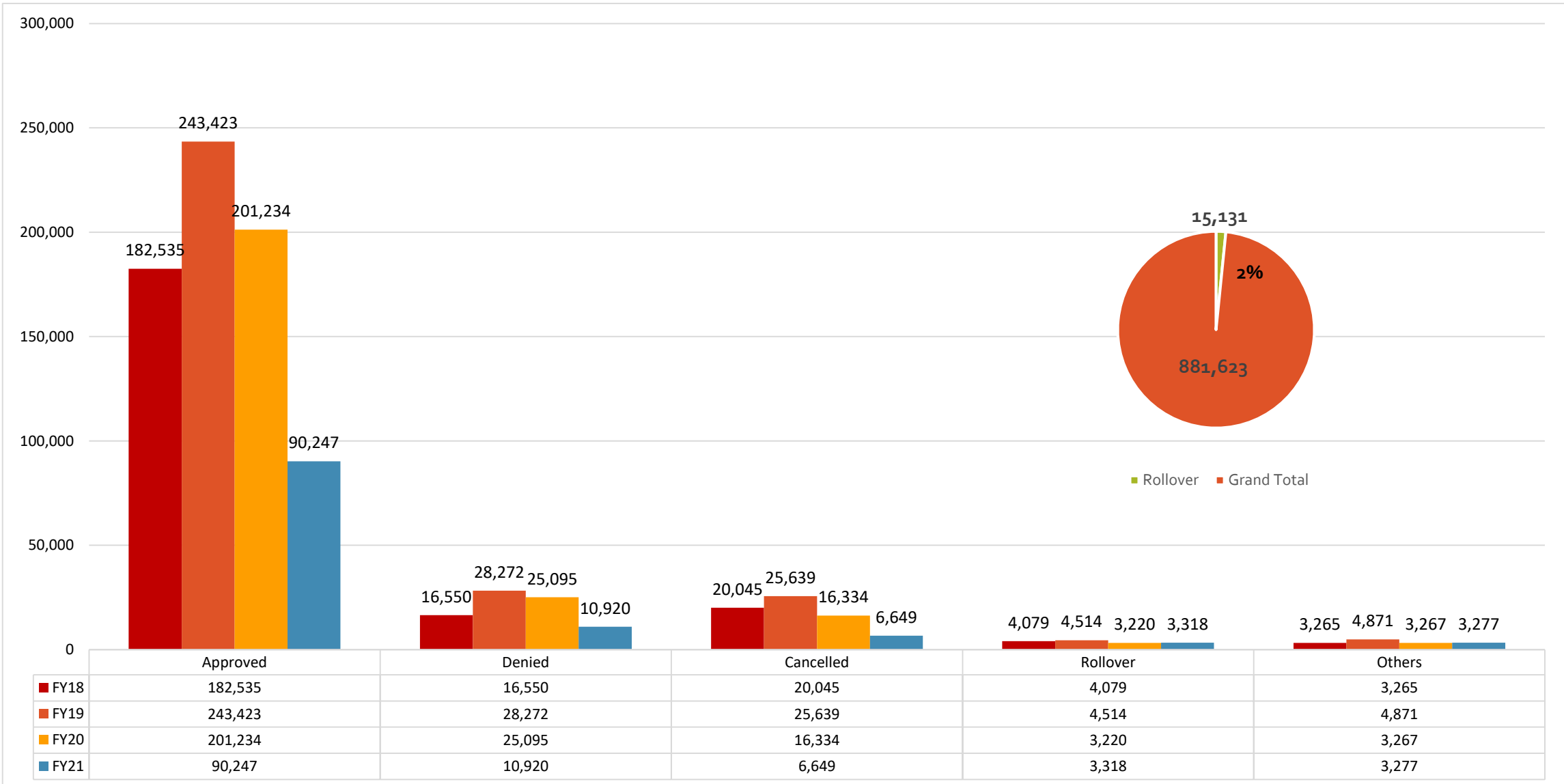
Building Completed Inspections - Fiscal Year Comparison

Through November 2020

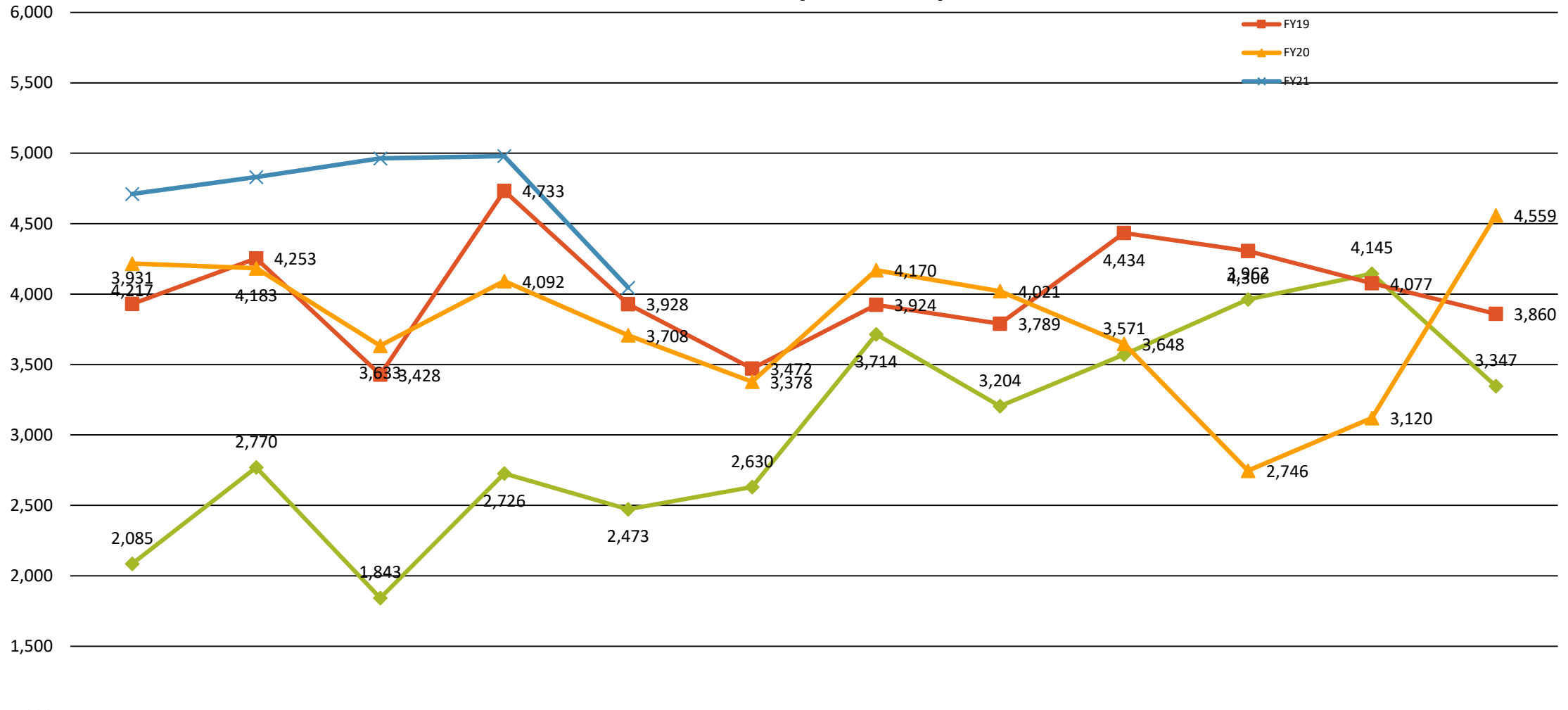
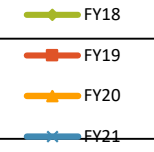
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FY17	22,940	25,044	23,257	22,161	23,360	22,728	22,196	20,923	26,774	23,147	25,163	24,838	282,531
FY18	22,626	26,980	26,459	25,020	22,778	27,768	22,870	21,398	24,830	23,942	25,426	24,443	294,540
FY19	23,689	25,729	21,795	26,588	23,249	22,133	23,008	20,788	23,326	22,801	23,779	21,080	277,965
FY20	22,187	21,963	20,661	23,024	18,050	18,977	20,933	19,986	20,557	19,241	16,963	19,664	242,206
FY21	20,440	19,376	20,604	20,062	17,055								97,537



Building Inspector Activity



Fire Prevention - Completed Inspections

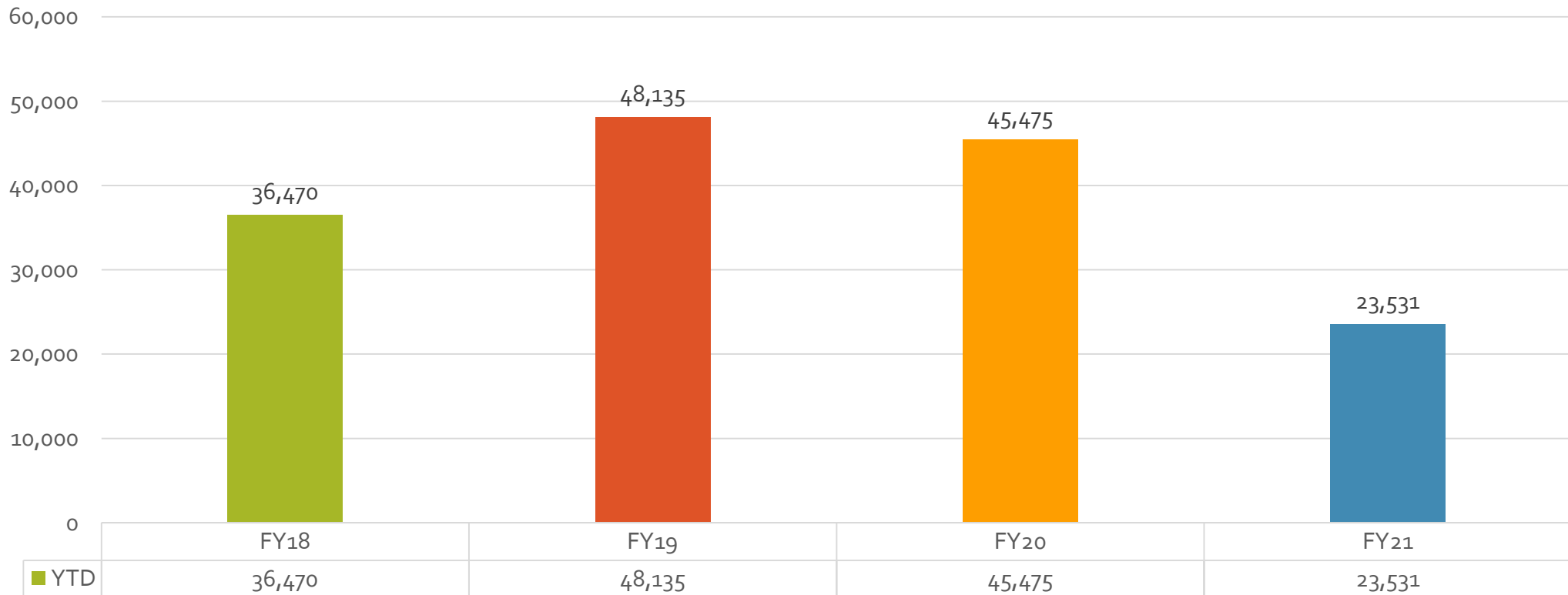


	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
◆ FY18	2,085	2,770	1,843	2,726	2,473	2,630	3,714	3,204	3,571	3,962	4,145	3,347
■ FY19	3,931	4,253	3,428	4,733	3,928	3,472	3,924	3,789	4,434	4,306	4,077	3,860
▲ FY20	4,217	4,183	3,633	4,092	3,708	3,378	4,170	4,021	3,648	2,746	3,120	4,559
× FY21	4,711	4,831	4,963	4,980	4,046							

Fire Prevention Completed Inspections - Fiscal Year Comparison

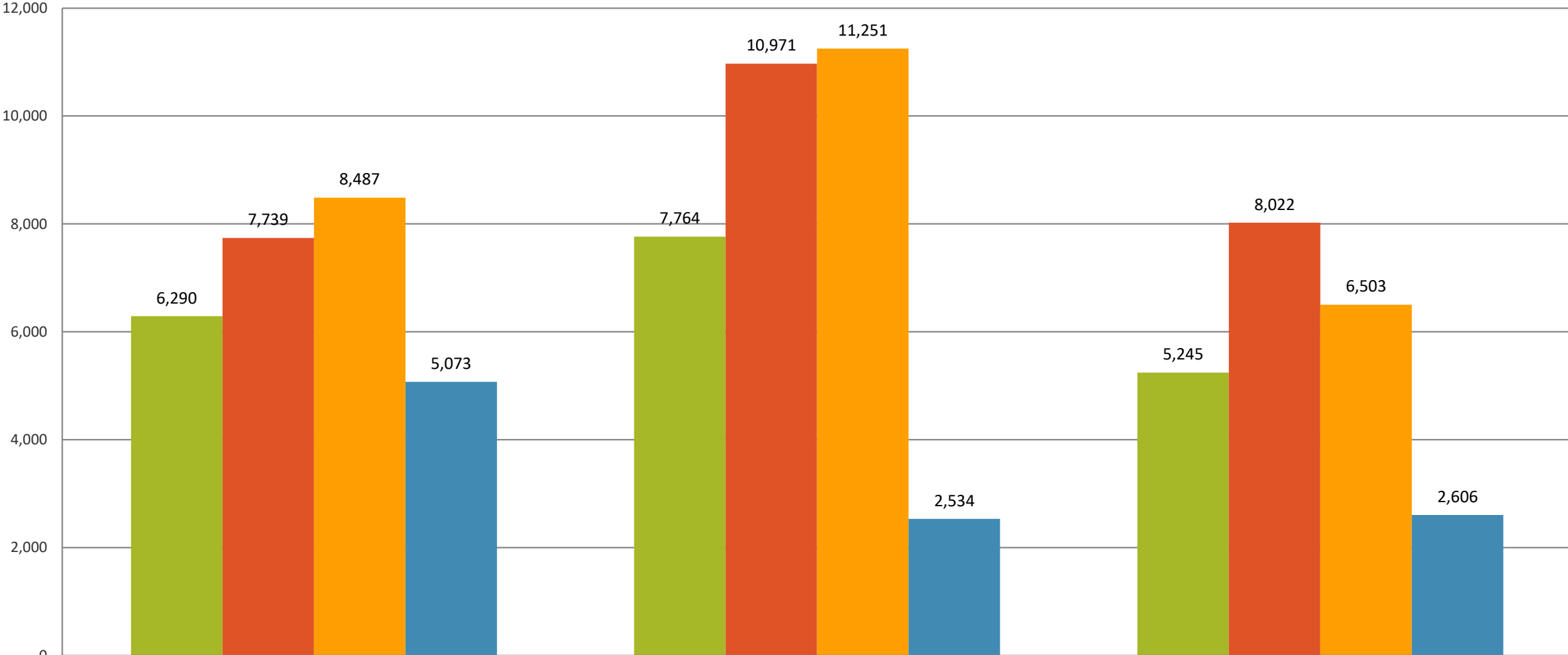
Through November 2020

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
FY18	2,085	2,770	1,843	2,726	2,473	2,630	3,714	3,204	3,571	3,962	4,145	3,347	36,470
FY19	3,931	4,253	3,428	4,733	3,928	3,472	3,924	3,789	4,434	4,306	4,077	3,860	48,135
FY20	4,217	4,183	3,633	4,092	3,708	3,378	4,170	4,021	3,648	2,746	3,120	4,559	45,475
FY21	4,711	4,831	4,963	4,980	4,046								23,531



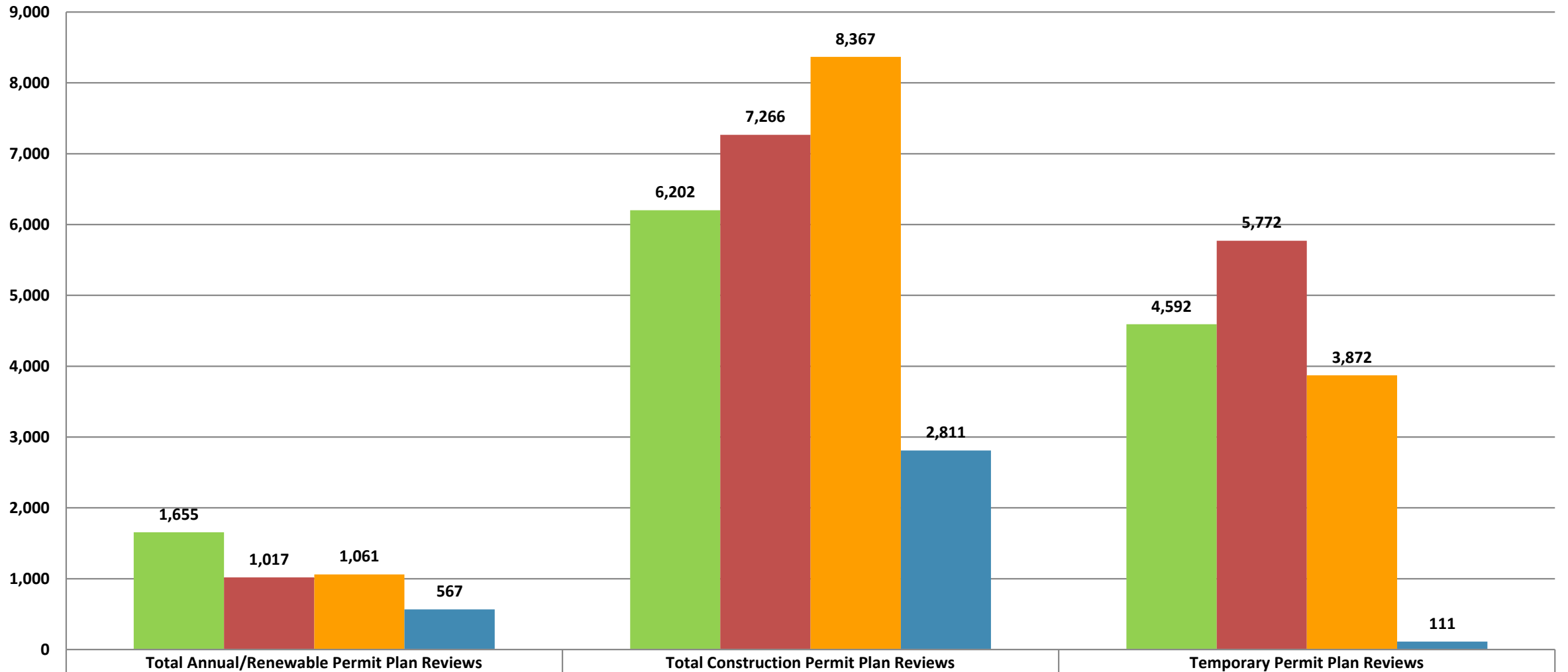
PLAN REVIEW

BUILDING PLAN REVIEW



	RESIDENTIAL	COMMERCIAL	REVISIONS
FY18	6,290	7,764	5,245
FY19	7,739	10,971	8,022
FY20	8,487	11,251	6,503
FY21	5,073	2,534	2,606

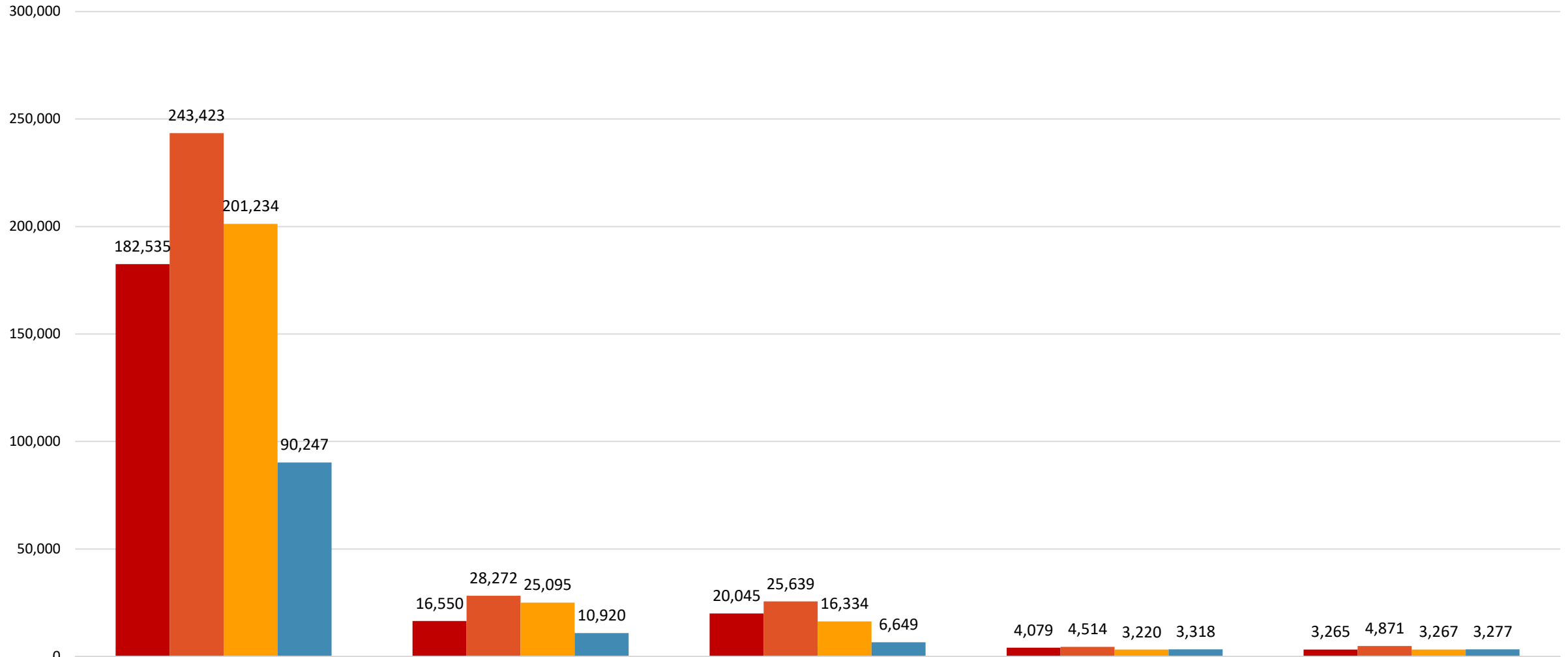
FIRE PREVENTION PLAN REVIEW



■ FY18	1,655	6,202	4,592
■ FY19	1,017	7,266	5,772
■ FY20	1,061	8,367	3,872
■ FY21	567	2,811	111

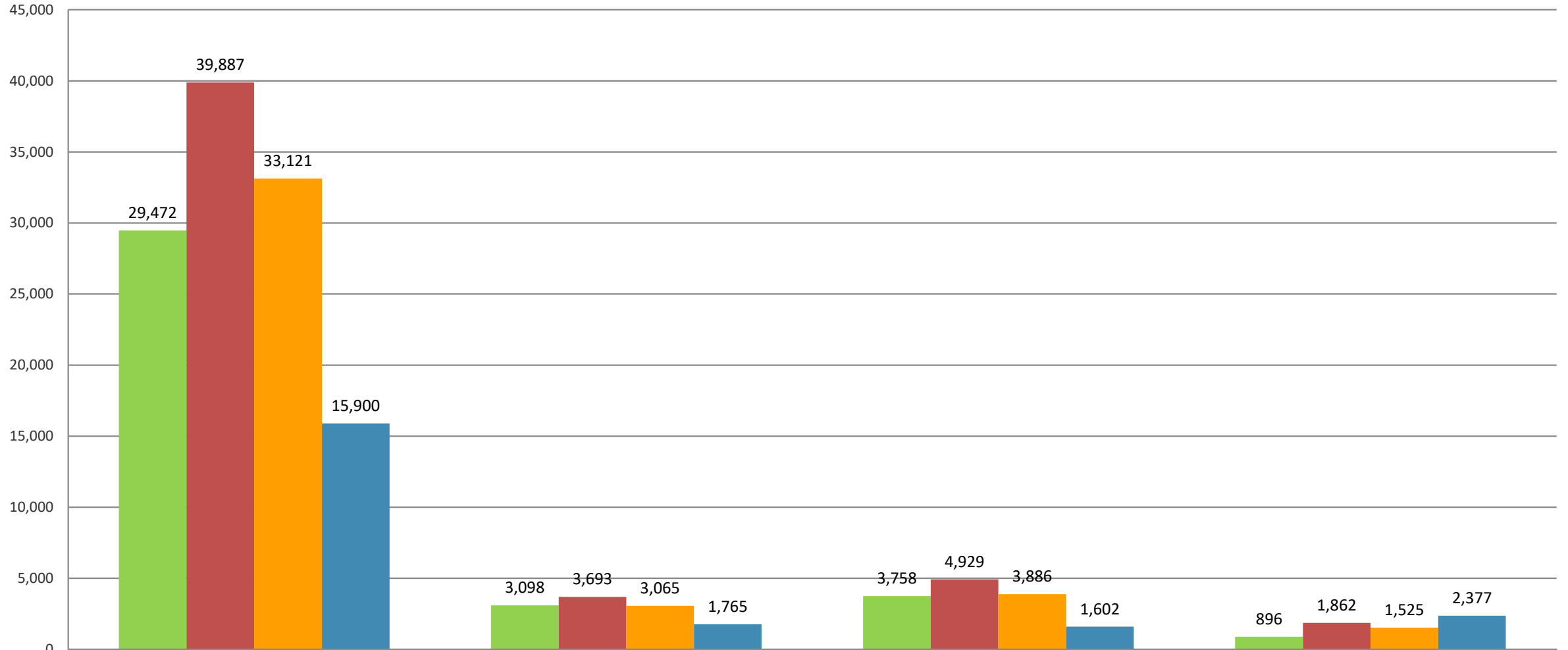
INSPECTOR ACTIVITY

BUILDING INSPECTOR ACTIVITY



	Approved	Denied	Cancelled	Rollover	Others
FY18	182,535	16,550	20,045	4,079	3,265
FY19	243,423	28,272	25,639	4,514	4,871
FY20	201,234	25,095	16,334	3,220	3,267
FY21	90,247	10,920	6,649	3,318	3,277

FIRE PREVENTION INSPECTOR ACTIVITY



	Approved	Denied	Cancelled	Others
FY18	29,472	3,098	3,758	896
FY19	39,887	3,693	4,929	1,862
FY20	33,121	3,065	3,886	1,525
FY21	15,900	1,765	1,602	2,377

CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENTS UPDATES

The following capital projects were previously approved by BEFAC, have been funded and forwarded to RPM for execution.

Engineering/Records Reconfiguration	Original Cost Estimate	\$83,751.00
Estimated Actual Costs		\$76,953.20
-		
Funding Surplus/(Deficient)		\$ 6,797.80

Fire Prevention Consolidation	Original Cost Estimate	\$289,796
TV & Cable Installation (Offices 1100,1207 & 1208)		<u>\$ 19,016</u>
		\$308,812
Estimated Actual Cost		\$235,897.20
Funding Surplus/(Deficient)		\$ 53,898.88

*Cost of TV & Cable installation was estimated to be \$10,000.

CAPITAL IMPROVEMENTS UPDATES

Furniture Replacement

Original Cost Estimate

\$250,000

Actual Cost

- Chairs – Room #1116
 - Chairs – Presentation Room
 - Tables – Presentation Room
- Total

\$ 11,289.60
\$ 43,219.56
\$ 20,811.84
\$ 75,321.00

Balance Remaining

\$174,679.00

Vehicle Replacement

Original Cost Estimate

\$781,000

Actual Cost

- (27) Chevy Equinox
 - (1) Ford Transit
 - (4) Ford F150
- Total

\$580,554.00
\$ 29,906.65
\$123,088.80
\$733,549.45

Funding Surplus/(Deficient)

\$ 47,450.55

CAPITAL IMPROVEMENTS UPDATES

Construction Pending

Plan Intake Office Construction

Original Cost Estimate

\$ 340,403

Current Cost

- Design
- Construction
- Office Furniture

\$ 52,960.00

\$191,382.00

\$ 31,151.19

\$275,493.19

Schedule

- Bid Opening
- Notice to Proceed
- Substantial Completion

March 25, 2020

September 23, 2020

December 21, 2020

4370.000 Capital Fund Project

Cooling Tower Replacement

Original Cost Estimate

\$1,081,383.00

Actual Cost

\$1,108,210.65

Funding Required from Enterprise Fund Capital

\$ 26,827.65

CAPITAL IMPROVEMENTS UPDATES

Construction Pending

Plan Intake Office Construction

Original Cost Estimate

\$ 340,403

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Actual Cost

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Funding Required from Enterprise Fund Capital

\$ 26,827.65

CAPITAL IMPROVEMENTS UPDATES

Building Enterprise Funds Adjustments

Engineering/Records Reconfiguration	\$ 6,797.80
Fire Prevention Consolidation	\$ 44,898.88
TV & Cable Installation (Offices 1100,1207 & 1208)	\$ 9,000.00 (est.)
Vehicle Replacement	\$ 47,450.55
Cooling Tower Replacement	<u>(\$ 26,827.65)</u>
Total Funding Returned to the Fund	\$ 81,319.58

CAPITAL IMPROVEMENTS REQUESTS

The following capital projects were included in the BCC approved Department FY21 Budget and are presented to the BEFAC, for discussion and possible actions.

Rm#1222 Smart TV Replacement	\$ 40,537
Solar Panel Covered Parking – Phase I	\$4,480,175
LED Parking Lot Lighting	\$ 76,347
Lobby Furniture Replacement	\$ 223,321
New Inspector Cubicles ²	\$ 114,054
New Conference Room Tables ²	\$ 50,283
Desk Task Chairs	\$ 23,800
New East Employee Restroom	\$ 715,892
Employee Entry Vestibules	\$ 381,419
Replacement Vehicles	\$ 506,000
Water Bottle Filling Stations ¹	\$ 96,147
Exterior Signage Update ¹	\$ 78,123
Total	\$ 6,786,098

¹ Previously approved by BEFAC

² Due to operational change as a result of COVID-19, not recommending proceeding with project.

Commission District "A" Clark County Projects - 2019 / 2020 Real Property Management Preliminary Cost Estimate Project Name: Russell Campus, Building & Fire Prevention - Smart TV(s) Relocation & New Installation WRL 2561 / Project Number: RP.A000000 Date of Initial Estimate: 01/29/2020 Date of Latest Revision: 00/00/0000						
Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.						
ASSUMPTIONS						
1. Project property is in the ownership of the County, however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s). 2. Unless otherwise noted, project does not require off-site design and/or construction. 3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated. 4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense. 5. The site does not contain hazardous materials, non-structural soils, catche or other soil and/or geotechnical constraints. 6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.						
PROJECT ELEMENT						
I. Projected Construction Costs: A. Building and/or Site Development						
1. Low Voltage (Rm 1145): Provide data drop with associated conduit, boxes and Cat6 cabling at room 1145 for Smart TV connectivity. Install multi-media box for HDMI and USB connections.	130	l.f.	\$35	per in. ft.		\$4,550
2. TV Installation (Rm 1145): Uninstall existing TV at room 1222 and relocate to room 1145. Labor and materials to install engineered backing (per structural engineer's stamped drawings), TV wall mount, TV installation and hook up.	10	hrs.	\$100	per hr.		\$1,000
3. TV Installation (Rm 1222): Labor and materials to install engineered backing for new 85" Smart TV (per structural engineer's stamped drawings), TV wall mount TV installation and hook up.	20	hrs.	\$100	per hr.		\$2,000
4. Allowance for miscellaneous patch and paint work at walls.	1	l.s.	\$500	l.s.		\$500
5. Other: Contractors margins & adjustments and after hours labor premium.	35%	%	\$8,050	l.s.		\$2,818
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:						
1. Pioneer/extend Utilities to project site boundaries:						
A. Electric Service Pioneering:		C. Sewer Service Pioneering:				\$0
A. Electric Service Pioneering:		C. Sewer Service Pioneering:				\$0
B. Water Service Pioneering:		D. Gas Service Pioneering:				\$0
B. Water Service Pioneering:		D. Gas Service Pioneering:				\$0
E. Telephone/Cable/Fiber Service Pioneering:						\$0
E. Telephone/Cable/Fiber Service Pioneering:						\$0
2. Computer / Telephone / Alarm System and/or CCTV Cabling / Terminations / Wall plugs and/or mountboards: (Cabling to the site and interior to parcels and buildings: \$10,000 small facility; \$30,000 medium facility; \$90,000 large facility)						
3. Accessibility Path of Travel upgrades for alterations						
4. Other (Specify)						
Estimated Project Construction Cost:						\$10,868
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential						0.0000%
						\$0
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						\$10,868
II. Professional Service Fees						
A. Professional Service Fees (A/E Contract): Planning / Design / Sub Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product						
						8.0000%
						\$869
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):						
Reimbursement of Consultant Paid Owner Expenses		\$150	Traffic Study	\$0	Cost Estimator (3rd Party)	\$0
Topographic / Boundary Survey		\$0	Drainage Study	\$0	Certified Scheduler	\$0
Engineering Report (Civil, Structural, MPE)		\$2,500	Geotechnical Report	\$0	CD Bid Plan Sets	\$50
Other - specify (Landscape, Interior Design etc.)		\$0	Subsurface Utility Engineering	\$0	Construction Plan Sets	\$100
			Design Contingency (10%)	\$87		
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA						3.0000%
						\$328
Estimated Professional Service Fees (A/E Contract)						\$4,082
D. Reports / Studies / 3rd Party Consultants (Owner Items):						
ACM Testing & Report		\$0	Commissioning	\$0	System Furniture Design:	\$0
Registered Roofing Consultant (RRC)		\$0	Quality Assurance Agency	\$0	Other (In House Design)	\$0
			Scheduling/Estimating	\$0		
Estimated Professional Service Fees (Owner Items)						\$0
Total Estimated Professional Service Fees						\$4,082
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential						0.0000%
						\$0
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$4,082
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)						10.0000%
						\$1,087
IV. Real Property Management Fees:						
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee	\$2,500
			E. Over \$3,000,000 Estimated project cost:		\$150,000 Fee	
V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection)						
A. Water Application & Connection Fees		\$0	C. Power Application & Connection Fees		\$0	\$0
B. Sewer Application & Connection Fees		\$0	D. Other:		\$0	
VI. Building Fixtures and Hardware						
A. Modular Work Station Unit:		0	units	\$5,200	per unit	\$0
B. Telephone System Equipment:		0	units	\$325	per unit	\$0
C. Router with Switch and racks: (\$20,000 - up to 24 users; \$75,000 - up to 96 users); (48-port \$10,000; 24-port \$5,800)						\$0
D. UPS System: (Small - \$ 15,000; Large - \$35,000)						\$0
E. Server (If required - \$31,500)						\$0
F. Registered Cabling Design / Engineering Service		0	Man Hours	\$80	per hour	\$0
G. Wi-Fi System with conduits (One device per 2000 s.f.)		0	ea.	\$5,000	per each	\$0
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr.)		0	Man Hours	\$54	per hour	\$0
I. Other (Specify)		0	unit (specify)	\$0	per/specify	\$0
SUBTOTAL BUILDING FIXTURES & HARDWARE						\$0
2019 / 2020 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$18,537
VII. FF & E (Free-Standing Furniture and Computers)						
A. Facility (Free-Standing Furnishings and Computer Equipment)		0	s.f.	\$20	per s.f.	\$0
B. Computer with Printer and Software		0	units	\$4,500	per unit	\$0
C. Alarm System Service (First Year)		0	system	\$13,500	per system	\$0
D. Other (specify): 85" smart screen tv and PC hardware; extended warranty and wall mount hardware		1	l.s.	\$22,000	l.s.	\$22,000
VIII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						
						\$0
2019 / 2020 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$22,000
2019 / 2020 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$40,537

Commission District "A"						
Clark County Projects - 2019 / 2020						
Real Property Management Preliminary Cost Estimate						
Project Name: Russell Campus, Building & Fire Prevention - Photovoltaic Covered Parking Phase 1						
WRL 2511-A / Project Number: RP.A000000						
Date of Initial Estimate: 01/03/2020						
Date of Latest Revision: 00/00/0000						
Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.						
ASSUMPTIONS						
1. Project property is in the ownership of the County; however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s).						
2. Unless otherwise noted, project does not require off-site design and/or construction.						
3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated.						
4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense.						
5. The site does not contain hazardous materials, non-structural soils, caliche or other soil and/or geotechnical constraints.						
6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.						
PROJECT ELEMENT	SIZE	AREA or QUANTITY	PROJECTED UNIT COST	UNIT	COST ESTIMATE	
I. Projected Construction Costs: A. Building and/or Site Development						
1. Existing Conditions: Remove (4) double head fixture light poles and bases.	4	ea	\$500	ea	\$2,000	
2. Specialties: Furnish and install mono-facial photovoltaic panels and structural steel canopy over employee parking space (match existing photovoltaic system). Includes inverters, electrical connections to MSB, MVE meter and associated electrical panels (trenching, UG conduit & conductors), concrete footings, and repair work to asphalt. Based on scope of work and bid from 2011 PV covered parking project at the Russell Campus + Bys escalation (2011 bid: \$95,536; f loaded - 30% mark ups = \$68.87 x 9 years escalation @ 3% per year = \$87,265 f)	30200	s.f.	\$87.26	per s.f.	\$2,655,262	
3. Electrical: Furnish and install new canopy LED light fixtures.	80	ea	\$600	ea	\$48,000	
4. Electronic Security & Safety: Remove and relocate (2) light pole mounted cameras to new light pole (location TBD).	2	ea	\$3,500	ea	\$7,000	
5. Earthwork: Incidental to footings.	1	l.s.	\$12,000	l.s.	\$12,000	
6. Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	30%	%	\$2,704,262	l.s.	\$811,276	
I. Projected Construction Costs: B. Specialty and/or Unique Project Requirements:						
1. Pioneer/extend Utilities to project site boundaries:		C. Sewer Service Pioneering:		\$0		
A. Electric Service Pioneering:		D. Gas Service Pioneering:		\$0		\$0
B. Water Service Pioneering:		E. Telephone/Cable/Fiber Service Pioneering:		\$0		\$0
2. Computer / Telephone / Alarm System and/or CCTV Cabling ; Terminations / Wall plugs and/or mountboards: (Cabling to the site and interior to parcels and buildings. (\$15,000 small facility, \$30,000 medium facility, \$60,000 large facility)						
3. Accessibility Path of Travel upgrades for alterations						
4. Other (Specify):						
					Estimated Project Construction Cost	\$3,513,528
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential					0.0000%	\$0
					ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE	\$3,513,528
II. Professional Service Fees						
A. Professional Service Fees (A/E Contract): Planning / Design / Sub Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product						
					7.0000%	\$245,847
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):						
Reimbursement of Consultant Paid Owner Expenses	\$25,000	Other:	\$0	Cost Estimator (3rd Party)	\$8,500	
Topographic / Boundary Survey	\$0	Traffic Study	\$0	Certified Scheduler	\$0	
Engineering Report (Civil, Structural, MPE)	\$15,000	Drainage Study	\$0	CD Bid Plan Sets	\$50	\$93,145
Other - specify (Landscape, Interior Design etc.)	\$0	Geotechnical Report	\$0,000	Construction Plan Sets	\$1,000	
					Design Contingency (10%)	\$24,695
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA						
					1.8000%	\$62,703
					Estimated Professional Service Fees (A/E Contract)	\$391,795
D. Reports / Studies / 3rd Party Consultants (Owner Items):						
ACM Testing & Report	\$0	Constructability Review (RFS requirement by #106) (1.2%)	\$0	System Furniture Design:	\$0	
Registered Roofing Consultant (RRC)	\$0	Commissioning	\$15,000	Other (In House Design)	\$0	\$53,500
					Scheduling/Estimating	\$3,500
					Estimated Professional Service Fees (Owner Items)	\$53,500
					Total Estimated Professional Service Fees	\$445,295
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0
					ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES	\$445,295
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)						
					10.0000%	\$351,353
IV. Real Property Management Fees:						
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee	\$158,000
			E. Over \$3,000,000 Estimated project cost:		\$150,000 Fee	
V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection)						
A. Water Application & Connection Fees		\$0	C. Power Application & Connection Fees		\$20,000	\$20,000
B. Sewer Application & Connection Fees		\$0	D. Other:		\$0	
VI. Building Fixtures and Hardware						
A. Modular Work Station Unit						
		0	units	\$5,200	per unit	\$0
B. Telephone System Equipment:						
		0	units	\$325	per unit	\$0
C. Router with Switch and ports: (\$20,000 - up to 24 users; \$75,000 - up to 98 users); (48-port \$10,000; 24-port \$5,600)						
D. UPS System: (Small - \$15,000; Large - \$35,000)						
E. Server (if required - \$31,500)						
F. Registered Cabling Design / Engineering Service						
		0	Man Hours	\$80	per hour	\$0
G. Wi-Fi System with conduits (One device per 2000 s.f.)						
		0	ea	\$5,000	per each	\$0
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr)						
		0	Man Hours	\$54	per hour	\$0
I. Other (Specify)						
		0	unit (specify)	\$0	per(specify)	\$0
					SUBTOTAL BUILDING FIXTURES & HARDWARE	\$0
					2019 / 2020 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM	\$4,480,173
VII. FF & E (Free-Standing Furniture & Computers)						
A. Facility: (Free-Standing Furnishings and Computer Equipment)						
		0	s.f.	\$20	per s.f.	\$0
B. Computer with Printer and Software						
		0	units	\$4,500	per unit	\$0
C. Alarm System Service (First Year)						
		0	system	\$15,500	per system	\$0
D. Other (specify)						
		0	unit	\$0	unit	\$0
VIII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						
						\$0
					2019 / 2020 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS	\$0
					2019 / 2020 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES	\$4,480,173

Commission District "A"						
Clark County Projects - 2019 / 2020						
Real Property Management Preliminary Cost Estimate						
Project Name: Russell Campus; Building & Fire Prevention - Public Parking Lot LED Lighting Upgrade						
WRL 1217.3 / Project Number: RP.A000000						
Date of Initial Estimate: 02/07/2018						
Date of Latest Revision: 01/27/2020						
Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.						
ASSUMPTIONS						
1. Project property is in the ownership of the County, however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s).						
2. Unless otherwise noted, project does not require off-site design and/or construction.						
3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated.						
4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense.						
5. The site does not contain hazardous materials, non-structural soils, catche or other soil and/or geotechnical constraints.						
6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.						
PROJECT ELEMENT	SIZE	AREA or QUANTITY	PROJECTED UNIT COST	UNIT	COST ESTIMATE	
I. Projected Construction Costs: A. Building and/or Site Development						
1. Public Parking Lot (Dual Fixture): Furnish and install new pole mounted dual head LED light fixtures and retrofit kits on existing steel poles. \$3200/fixture material cost. Labor (2 elec x 3.5hrs at \$85/hr).	6	ea	\$3,850	ea	\$23,100	
2. Public Parking Lot (Single Fixture): Furnish and install new pole mounted LED light fixtures and retrofit kits on existing steel poles. \$1400/fixture material cost. Labor (2 elec x 2hrs at \$85/hr).	4	ea	\$1,800	ea	\$7,200	
3. Dispose of old light fixtures.	16	ea	\$25	ea	\$400	
4. Equipment Rental	2	days	\$195	per day	\$390	
5. Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	35%	%	\$31,080	1s.	\$10,862	
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:						
1. Pioneer/stand Utilities to project site boundaries:		C. Sewer Service Pioneering:		\$0		
A. Electric Service Pioneering:		D. Gas Service Pioneering:		\$0		
B. Water Service Pioneering:		E. Telephone/Cable/Fiber Service Pioneering:		\$0		
2. Computer / Telephone / Alarm System and/or CCTV Cabling; Terminations / Wall plugs and/or mountboards; (Cabling to the site and interior to parcels and buildings (\$15,000 small facility, \$30,000 medium facility, \$60,000 large facility)						
3. Accessibility Path of Travel upgrades for alterations						
4. Other (Specify)						
Estimated Project Construction Cost						\$41,972
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential						0.0000%
						\$0
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						\$41,972
II. Professional Service Fees						
A. Professional Service Fees (A/E Contract): Planning / Design / Sub Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product						
				20.0000%	\$8,394	
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):						
Reimbursement of Consultant Field Owner Expenses		\$985	Other:	\$0	Cost Estimator (3rd Party)	\$0
Topographic / Boundary Survey		\$0	Traffic Study	\$0	Certified Scheduler	\$0
Engineering Report (Civil, Structural, MPE)		\$2,600	Drainage Study	\$0	CD Bid Plan Sets	\$50
Other - specify (Landscape, Interior Design etc.)		\$0	Geotechnical Report	\$0	Construction Plan Sets	\$150
			Subsurface Utility Engineering	\$0	Design Contingency (10%)	\$839
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA				3.0000%	\$1,259	
Estimated Professional Service Fees (A/E Contract)						\$14,178
D. Reports / Studies / 3rd Party Consultants (Owner Items):						
ACM Testing & Report		\$0	Constructability Review (RFP Requirement for <10% 1-2%)	\$0	System Furniture Design:	\$0
Registered Roofing Consultant (RRC)		\$0	Commissioning	\$0	Other (In House Design)	\$0
			Quality Assurance Agency	\$0	Scheduling/Estimating	\$1,000
Estimated Professional Service Fees (Owner Items)						\$1,000
Total Estimated Professional Service Fees						\$15,178
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential						0.0000%
						\$0
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$15,178
III. Project Construction Contingency (To be used for unforeseen conditions. Does not increase Scope of Work)						10.0000%
						\$4,197
IV. Real Property Management Fees:						
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee	
			E. Over \$3,000,000 Estimated project cost:		\$150,000 Fee	
V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection)						
A. Water Application & Connection Fees		\$0	C. Power Application & Connection Fees		\$0	
B. Sewer Application & Connection Fees		\$0	D. Other:		\$0	
VI. Building Fixtures and Hardware						
A. Modular Work Station Unit						
		0	units	\$5,200	per unit	\$0
B. Telephone System Equipment:						
		0	units	\$325	per unit	\$0
C. Router with Switch and racks: (\$20,000 - up to 24 users, \$75,000 - up to 96 users); (48-port \$10,000; 24-port \$5,800)						
D. UPS System: (Small - \$15,000; Large - \$35,000)						
E. Server (If required - \$31,500)						
F. Registered Cabling Design / Engineering Service						
		0	Man Hours	\$80	per hour	\$0
G. Wi-Fi System with conduits (One device per 2000 s.f.)						
		0	ea	\$5,000	per each	\$0
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr)						
		0	Man Hours	\$54	per hour	\$0
I. Other (Specify)						
		0	unit (specify)	\$0	per (specify)	\$0
SUBTOTAL BUILDING FIXTURES & HARDWARE						\$0
2019 / 2020 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$76,347
VII. FF & E (Free-Standing Furniture & Computers)						
A. Facility: (Free-Standing Furnishings and Computer Equipment)						
		0	s.f.	\$20	per s.f.	\$0
B. Computer with Printer and Software						
		0	units	\$4,500	per unit	\$0
C. Alarm System Service (First Year)						
		0	system	\$13,500	per system	\$0
D. Other (specify)						
		0	unit	\$0	unit	\$0
VIII. Outreach: Departmental Project Notification and Publicity Requirements: Ground Breaking and Project Dedication						
2019 / 2020 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0
2019 / 2020 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$76,347

Commission District "A"						
Clark County Projects - 2019 / 2020						
Real Property Management Preliminary Cost Estimate						
Project Name: Russell Campus, Building & Fire Prevention - Lobby Customer Chair Replacement						
WRL 2562 / Project Number: RP.A000000						
Date of Initial Estimate: 01/30/2020						
Date of Latest Revision: 00/00/0000						
Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.						
ASSUMPTIONS						
1. Project property is in the ownership of the County; however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variations(s).						
2. Unless otherwise noted, project does not require off-site design and/or construction.						
3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated.						
4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense.						
5. The site does not contain hazardous materials, non-structural soils, caliche or other soil and/or geotechnical constraints.						
6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.						
PROJECT ELEMENT	SIZE	AREA OF QUANTITY	PROJECTED UNIT COST	UNIT	COST ESTIMATE	COST ESTIMATE
I. Projected Construction Costs: A. Building and/or Site Development						
1. Electrical: Install new floor box outlets for power at new seating. Trench and repair to match existing surfaces. Install new dedicated circuits at electrical panel.	1	ls.	\$30,000	ls.		\$30,000
2. Land Construction: (Parking, Site Improvements, Landscaping)	0	acres	\$500,000	acres		\$0
3. Off-site Construction: Off-site Construction with Signaling	0	lin. ft.	\$0	per lin. ft.		\$0
4. Other: Contractors margins & adjustments, after hours labor premium	35%	%	\$30,000	ls.		\$10,500
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:						
1. Pioneer/extend Utilities to project site boundaries:						
A. Electric Service Pioneering:			C. Sewer Service Pioneering:		\$0	\$0
A. Electric Service Pioneering			\$0	D. Gas Service Pioneering		\$0
B. Water Service Pioneering			\$0	E. Telephone/Cable/Fiber Service Pioneering		\$0
2. Computer / Telephone / Alarm System and/or CCTV Cabling / Terminations / Wall plugs and/or mountboards: (Cabling to the site and interior to parcels and buildings (\$15,000 small facility, \$30,000 medium facility, \$80,000 large facility))						
3. Accessibility Path of Travel upgrades for alterations						
4. Other (Specify)						
Estimated Project Construction Cost						\$40,500
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential						0.0000%
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						\$40,500
II. Professional Service Fees						
A. Professional Service Fees (A/E Contract): Planning / Design / Sub Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product						
12.0000%						\$4,860
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):						
Other:						
Reimbursement of Consultant Paid Owner Expenses						\$500
Topographic / Boundary Survey						\$0
Engineering Report (Civil, Structural, MEP)						\$3,000
Other - specify (Landscape, Interior Design etc.)						\$0
Traffic Study						\$0
Drainage Study						\$0
Geotechnical Report						\$0
Subsurface Utility Engineering						\$0
Certified Scheduler						\$0
CDD Bid Plan Sets						\$50
Construction Plan Sets						\$150
Design Contingency (10%)						\$488
Estimated Professional Service Fees (A/E Contract)						\$10,261
D. Reports / Studies / 3rd Party Consultants (Owner Items):						
ACM Testing & Report						\$0
Registered Roofing Consultant (RRC)						\$0
Construction Review (RFP requirement for 2019/2020)						\$0
System Furniture Design:						\$0
Other (In House Design)						\$0
Quality Assurance Agency						\$500
Scheduling/Estimating						\$500
Estimated Professional Service Fees (Owner Items)						\$500
Total Estimated Professional Service Fees						\$10,761
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential						0.0000%
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$10,761
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)						10.0000%
IV. Real Property Management Fee:						\$4,050
C. \$350,001-\$1,000,000 Estimated project cost:						
A. \$00,001-\$50,000 Estimated project cost:						\$30,000 Fee
B. \$50,001-\$50,000 Estimated project cost:						\$15,000 Fee
D. \$1,000,001-\$3,000,000 Estimated project cost:						\$100,000 Fee
E. Over \$3,000,000 Estimated project cost:						\$150,000 Fee
V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection)						
A. Water Application & Connection Fees						\$0
B. Sewer Application & Connection Fees						\$0
C. Power Application & Connection Fees						\$0
D. Other:						\$0
VI. Building Fixtures and Hardware						
A. New Seating: Furnish and install new airport style upholstered seating with side tables and 115VAC and USB ports. (126 seats at 3 chair/table units = 42 units). Based on Facility pricing for similar style seating procured and installed at RUC Jury Services project (\$3250 ea + labor @ 5.33hrs/unit x 42units x \$45hr = \$3,490)						
42	units		\$3,490	per unit		\$146,580
B. Telephone System Equipment:						
0	units		\$25	per unit		\$0
C. Router with Switch and ports: (\$20,000 - up to 24 users; \$75,000 - up to 96 users); (48-port \$10,000; 24-port \$5,000)						
D. UPS System: (Small - \$ 15,000; Large - \$35,000)						
E. Server (If required - \$31,500)						
F. Registered Cabling Design / Engineering Service						
0	Man Hours		\$80	per hour		\$0
G. Wi-Fi System with conduits (One device per 2000 s.f.)						
0	ea		\$5,000	per each		\$0
H. General & Specialized Relocation/Dismantle, remove, loadout and dispose of existing lobby customer gang seating						
45	Man Hours		\$54	per hour		\$2,430
I. Other (Specify)						
0	unit (specify)		\$0	per (specify)		\$0
SUBTOTAL BUILDING FIXTURES & HARDWARE						\$148,610
2019 / 2020 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$219,321
VII. FF & E (Free-Standing Furniture & Computers)						
A. Facility: New Tables: Furnish and install (2) new free-standing highboy style 4' x 6' tables at lobby seating area.						
2	ea		\$2,000	ea		\$4,000
B. Computer with Printer and Software						
0	units		\$4,500	per unit		\$0
C. Alarm System Service (First Year)						
0	system		\$13,500	per system		\$0
D. Other (specify)						
0	unit		\$0	unit		\$0
VIII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						
2019 / 2020 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$4,000
2019 / 2020 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$223,321

Commission District "A"					
Clark County Projects - 2019 / 2020					
Real Property Management Preliminary Cost Estimate					
Project Name: Russell Campus, Building and Fire Prevention - Inspector Workstations					
WRL 2563 / Project Number: RP.A000000					
Date of Initial Estimate: 01/30/2020					
Date of Latest Revision: 00/00/0000					
Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.					
ASSUMPTIONS					
1. Project property is in the ownership of the County; however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s).					
2. Unless otherwise noted, project does not require off-site design and/or construction.					
3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated.					
4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense.					
5. The site does not contain hazardous materials, non-structural soils, caliche or other soil and/or geotechnical constraints.					
6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.					
PROJECT ELEMENT	SIZE	AREA OR QUANTITY	PROJECTED UNIT COST	UNIT	COST ESTIMATE
I. Projected Construction Costs: A. Building and/or Site Development					
1. Low Voltage: Install new (4) port data drops at each office for computer and phone connectivity.	125	in. ft.	\$55	per in. ft.	\$6,875
2. Land Construction: (Parking, Site Improvements, Landscaping)	0	acres	\$500,000	acres	\$0
3. Off-site Construction: Off-site Construction with Signalization	0	in. ft.	\$0	per in. ft.	\$0
4. Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	35%	%	\$6,875	I.c.	\$2,406
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:					
1. Pioneer/extend Utilities to project site boundaries:		C. Sewer Service Pioneering:		\$0	
A. Electric Service Pioneering:		D. Gas Service Pioneering:		\$0	\$0
B. Water Service Pioneering:		E. Telephone/Cable/Fiber Service Pioneering:		\$0	\$0
2. Computer / Telephone / Alarm System and/or CCTV Cabling: Terminations / Wall plugs and/or mountboards: (Cabling to the site and interior to perches and buildings (\$15,000 small facility; \$30,000 medium facility; \$60,000 large facility))					
3. Accessibility Path of Travel upgrades for alterations					
4. Other (Specify)					
Estimated Project Construction Cost					\$9,281
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential					0.0000%
					\$0
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$9,281
II. Professional Service Fees					
A. Professional Service Fees (A/E Contract): Planning / Design / Sub Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product					
					8.0000%
					\$743
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):					
Reimbursement of Consultant Paid Owner Expenses		\$150	Traffic Study	\$0	Certified Scheduler
Topographic / Boundary Survey		\$0	Drainage Study	\$0	CD Bid Plan Sets
Engineering Report (Civil, Structural, MPE)		\$0	Geotechnical Report	\$0	Construction Plan Sets
Other - specify (Landscape, Interior Design etc.)		\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)
					\$424
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA					
					3.0000%
					\$278
Estimated Professional Service Fees (A/E Contract)					\$1,445
D. Reports / Studies / 3rd Party Consultants (Owner Items):					
ACM Testing and Report		\$0	Commissioning	\$0	System Furniture Design:
Registered Roofing Consultant (RRC)		\$0	Quality Assurance Agency	\$0	Other (in House Design)
					\$0
					\$0
					\$0
					\$0
Estimated Professional Service Fees (Owner Items)					\$1,000
Total Estimated Professional Service Fees					\$2,445
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%
					\$0
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES					\$2,445
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					
					10.0000%
					\$928
IV. Real property Management Fee:					
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee
			E. Over \$3,000,000 Estimated project cost:		\$150,000 Fee
					\$15,000
V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection)					
A. Water Application & Connection Fees		\$0	C. Power Application & Connection Fees		\$0
B. Sewer Application & Connection Fees		\$0	D. Other:		\$0
VI. Building Fixtures and Hardware					
A1. Modular Work Station Unit (Tear-down at Offices 1151A, 1153A and 1155A): Dismantle, load and return existing office furniture to County inventory.					
		20	hrs	\$55	per hr
					\$1,100
A2. Modular Work Station Unit (New Inspector Stations at Offices 1151A, 1153A and 1155A): Furnish and install new 5'x4' workstations with lockable overhead cabinets					
		12	units	\$2,500	per unit
					\$30,000
A3. Modular Work Station Unit (Existing Inspector Stations): Furnish and install new lockable overhead cabinets at existing stations.					
		26	units	\$800	per unit
					\$20,800
B. Telephone System Equipment:					
		12	units	\$325	per unit
					\$3,900
C. Router with Switch and racks: (\$20,000 - up to 24 users; \$75,000 - up to 96 users); (48-port \$10,000; 24-port \$5,800)					
D. UPS System: (Small - \$ 15,000; Large - \$35,000)					
E. Server (if required - \$31,500)					
F. Registered Cabling Design / Engineering Service					
		10	Man Hours	\$80	per hour
					\$800
G. V&P System with conduits (One device per 2000 s.f.)					
		0	ea	\$5,000	per each
					\$0
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr)					
		0	Man Hours	\$54	per hour
					\$0
I. Other (Specify)					
		0	unit (specify)	\$0	per (specify)
					\$0
SUBTOTAL BUILDING FIXTURES & HARDWARE					\$62,400
2019 / 2020 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM					\$96,055
VII. FF & E (Free-Standing Furniture & Computers)					
A. Facility: (Free-Standing Furnishings and Computer Equipment)					
		0	s.f.	\$20	per s.f.
					\$0
B. Computer with Printer and Software					
		12	units	\$2,000	per unit
					\$24,000
C. Alarm System Service (First Year)					
		0	system	\$13,500	per system
					\$0
D. Other (specify)					
		0	unit	\$0	unit
					\$0
VIII. Outreach Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication					
					\$0
2019 / 2020 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS					\$24,000
2019 / 2020 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES					\$114,055

Clark County, NV_Stueve

Quote_Options_R1: 12747-7193-001

Date: 1/15/2020 PO:

Paul Downs

Cabinetmakers
401 E 4th Street, Building 8
Bridgeport, PA 19405
(610) 239-0142

Customer

Clark County, NV
Jerry Stueve
4701 W. Russell Road , , Las Vegas, NV, 89118
jerry.stueve@clarkcountynv.com
(702) 455-8187

Items	Qty	Price	Extended Price
Custom Square Table	2 unit(s)	\$4,500.00	\$9,000.00
<i>Description:</i> Square 72" long x 72" wide x 30" high.			
- 1 1/8" tops in Wilsonart or Formica standard finish. Matching 3mm PVC edge.			
- Matching cruciform base.			
<u>Alternate Option 72" Square:</u>			
1. 3" wide x 1 1/2" solid wood edge - laminate field. = \$5,494 (Qty 2 = \$10,988)			
Custom Table	2 unit(s)	\$4,924.00	\$9,848.00
<i>Description:</i> Rectangular shaped 132" long x 60" wide center x 30" high.			
- 1 1/8" tops in Wilsonart or Formica standard finish. Matching 3mm PVC edge.			
- Matching (2) pedestal base with (1) bridge unit and steel strut supports.			
- (2) Interact power ports.			
- (1) port with (2) AC, (2) powering USB, (2) RJ45 data and (1) HDMI			
- (1) port with (4) AC and (2) powering USB.			
<u>Alternate Option 132" Rectangular:</u>			
1. 3" wide x 1 1/2" solid wood edge - laminate field. = \$6,132 (Qty 2 = \$12,264)			
Custom Table	1 unit(s)	\$7,864.00	\$7,864.00
<i>Description:</i> Rectangular shaped 216" long x 60" wide x 30" high.			
- 1 1/8" tops in Wilsonart or Formica standard finish. Matching 3mm PVC edge.			
- Matching (2) pedestal base with (1) bridge unit and steel strut supports.			
- (3) Interact power ports.			
- (2) ports with (2) AC, (2) powering USB, (2) RJ45 data and (1) HDMI			
- (1) port with (4) AC and (2) powering USB.			
<u>Alternate Option 216" Rectangular:</u>			
1. 3" wide x 1 1/2" solid wood edge - laminate field. = \$9,397			

Clark County, NV_Steve

Quote_Options_R1: 12747-7193-001

Date: 1/15/2020 PO:

Paul Downs

Cabinetmakers
401 E 4th Street, Building 8
Bridgeport, PA 19405
(610) 239-0142

Custom Table	1 unit(s)	\$8,292.00	\$8,292.00
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Description: Rectangular shaped 240" long x 60" wide x 30" high.

- 1 1/8" tops in Wilsonart or Formica standard finish. Matching 3mm PVC edge.
- Matching (2) pedestal base with (1) bridge unit and steel strut supports.
- (3) Interact power ports.
- (2) ports with (2) AC, (2) powering USB, (2) RJ45 data and (1) HDMI
- (1) port with (4) AC and (20) powering USB.

Alternate Option 240" Rectangular:

1. 3" wide x 1 1/2" solid wood edge - laminate field. = \$10,134

Freight Only Shipping	1 unit(s)	\$4,250.00	\$4,250.00
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Description: Palletted shipping direct to 89118.

- Estimated (4 - 5) full sized 120" L x 48" pallets required.
- Recipient must have access to a loading dock or fork lift for freight only direct shipping.

Total:	\$39,254.00
Sales Tax:	n/a
Grand Total:	\$39,254.00

Notes & Information

Notes

- | | |
|---|--|
| 1 | <ul style="list-style-type: none">- Upon receipt of order. PDC engineering will draft drawings for review and approval.- 3D modeling and design support included.- Our preferred method of CNC part manufacturing ensures the best quality product.- Production design will ensure all parts fit through a standard doorway.- Project management will provide finish samples for approval. |
|---|--|

Terms

From: Nate Rossman [mailto:nate@pauldowns.com]
Sent: Thursday, January 16, 2020 5:09 AM
To: Jerry Stueve <jerry.stueve@clarkcountynv.gov>
Cc: Tom Hefferon <tom@pauldowns.com>
Subject: Re: Follow up

Good morning Jerry,

If looking for broad budgetary numbers, additional installation cost for the (6) tables will range from \$4500 - \$7500. (Assumes non union, normal business hours, no stair carry)

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[Ad Feedback](#)



Workplace2.0 500 Series Mesh and Fabric Task Chair, Iron Ore, Adjustable Lumbar, Synchro Seat Slide, 2D Arms

Item #: 2846136 | Model #: 51973
★★★★★ 4 Reviews

Mesh Color Black	Seat Lumbar Support Adjustable
Base Standard	Caster Hard
Frame Color Black	Seat Color Iron Ore
Seat Control Synchro-Tilt with Seat Slide	Arm Type Height & Width Adjustable

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Qty:

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Commission District "A" Clark County Projects - 2019 / 2020 Real Property Management Preliminary Cost Estimate Project Name: Russell Campus, Building & Fire Prevention - Plans Exam Room Conversion to Restroom WRL 2157.1 / Project Number: RP A000000 Date of Initial Estimate: 12/14/2018 Date of Latest Revision: 01/10/2020						
Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.						
ASSUMPTIONS						
1. Project property is in the ownership of the County; however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s). 2. Unless otherwise noted, project does not require off-site design and/or construction. 3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated. 4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense. 5. The site does not contain hazardous materials, non-structural soils, caliche or other soil and/or geotechnical constraints. 6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.						
PROJECT ELEMENT	SIZE	AREA OR QUANTITY	PROJECTED UNIT COST	UNIT	COST ESTIMATE	
I. Projected Construction Costs: A. Building and/or Site Development						
1. Restroom Renovation (Interior Improvements): Convert existing file storage room to new staff restrooms per SC Studio schematic design. Reference OCM order of magnitude estimate dated 11-13-2019. Includes contractor mark ups.	1	l.s.	\$304,924	l.s.	\$304,924	
2. Restroom Renovation (Exterior Improvements): Demo concrete sidewalk, landscaping and asphalt for sewer connection. New/repair concrete, asphalt, backfill, landscaping and irrigation. Includes contractor mark ups.	1	l.s.	\$48,332	l.s.	\$48,332	
3. Off-site Construction: Off-site Construction with Signalization	0	ln. ft.	\$0	per ln. ft.	\$0	
4. Other: Night work premium.		10%	%	\$361,266	l.s.	\$36,126
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:						
1. Pioneer/extend Utilities to project site boundaries:		C. Sewer Service Pioneering:		\$0		
A. Electric Service Pioneering:		D. Gas Service Pioneering:		\$0		
B. Water Service Pioneering:		E. Telephone/Cable/Fiber Service Pioneering:		\$0		
2. Computer / Telephone / Alarm System and/or CCTV Cabling : Terminations / Wall plugs and/or mountboards : (Cabling to the site and interior to parcels and buildings. (\$15,000 small facility, \$30,000 medium facility, \$60,000 large facility)						
3. Accessibility Path of Travel upgrades for alterations						
4. Other (Specify): Modify building sprinkler system.						
					Estimated Project Construction Cost	
					\$396,382	
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential						
					0.0000%	
					\$0	
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						
					\$396,382	
II. Professional Service Fees						
A. Professional Service Fees (A/E Contract): Planning / Design / Sub Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product						
					15.0000%	
					\$59,457	
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):						
Reimbursement of Consultant Paid Owner Expenses		\$3,900	Traffic Study	\$0	Cost Estimator (3rd Party)	\$6,500
Topographic / Boundary Survey		\$0	Drainage Study	\$0	CD Bid Plan Sets	\$50
Engineering Report (Civil, Structural, MPE)		\$10,000	Geotechnical Report	\$0	Construction Plan Sets	\$500
Other - specify (Landscape, Interior Design etc.)		\$2,500	Subsurface Utility Engineering	\$3,500	Design Contingency (10%)	\$5,948
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA						
					5.0000%	
					\$19,819	
					Estimated Professional Service Fees (A/E Contract)	
					\$114,372	
D. Reports / Studies / 3rd Party Consultants (Owner Items):						
ACM Testing & Report		\$0	Commissioning	\$8,000	System Furniture Design:	\$0
Registered Roofing Consultant (RRC)		\$0	Quality Assurance Agency	\$12,000	Other (In House Design)	\$0
					Scheduling/Estimating	\$3,500
					Estimated Professional Service Fees (Owner Items)	
					\$23,500	
					Total Estimated Professional Service Fees	
					\$137,872	
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential						
					0.0000%	
					\$0	
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						
					\$137,872	
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)						
					10.0000%	
					\$39,638	
IV. Real Property Management Fee:						
A. \$50,000-\$50,000 Estimated project cost:		C. \$50,001-\$1,000,000 Estimated project cost:		\$30,000 Fee		
B. \$50,001-\$250,000 Estimated project cost:		D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee		
		E. Over \$3,000,000 Estimated project cost:		\$150,000 Fee		
V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection)						
A. Water Application & Connection Fees		C. Power Application & Connection Fees		\$0		
B. Sewer Application & Connection Fees		D. Other:		\$0		
VI. Building Fixtures and Hardware						
A. Modular Work Station Unit						
		0	units	\$5,200	per unit	\$0
B. Telephone System Equipment:						
		0	units	\$325	per unit	\$0
C. Router with Switch and racks: (\$20,000 - up to 24 users; \$75,000 - up to 96 users ; (48-port \$10,000; 24-port \$5,800)						
						\$0
D. UPG System: (Small - \$ 15,000; Large - \$35,000)						
						\$0
E. Server (if required - \$31,500)						
						\$0
F. Registered Cabling Design / Engineering Service						
		0	Man Hours	\$80	per hour	\$0
G. Wi-Fi System with conduits (One device per 2000 s.f)						
		0	ea	\$5,000	per each	\$0
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr)						
		0	Man Hours	\$54	per hour	\$0
L. Other (Specify)						
		0	unit (specify)	\$0	per (specify)	\$0
SUBTOTAL BUILDING FIXTURES & HARDWARE						
					\$0	
2019 / 2020 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						
					\$715,892	
VII. FF & E (Free-Standing Furniture & Computers)						
A. Facility: (Free-Standing Furnishings and Computer Equipment)						
		0	s.f.	\$20	per s.f.	\$0
B. Computer with Printer and Software						
		0	units	\$4,500	per unit	\$0
C. Alarm System Service (First Year)						
		0	system	\$13,500	per system	\$0
D. Other (specify)						
		0	unit	\$0	unit	\$0
VIII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						
					\$0	
2019 / 2020 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						
					\$0	
2019 / 2020 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						
					\$715,892	

Commission District "A" Clark County Projects - 2018 / 2019 Real Property Management Preliminary Cost Estimate Project Name: Russell Campus, Building & Fire Prevention - Water Bottle Filling Stations WRL 2224 / Project Number: RP.A000000 Date of Initial Estimate: 01/17/2019 Date of Latest Revision: 01/30/2019						
Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.						
ASSUMPTIONS						
1. Project property is in the ownership of the County, however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s). 2. Unless otherwise noted, project does not require off-site design and/or construction. 3. Unless otherwise noted, all utilities (water, sewer, electric, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated. 4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense. 5. The site does not contain hazardous materials, non-structural soils, cables or other soil and/or geotechnical constraints. 6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.						
PROJECT ELEMENT	SIZE	ARE A or QUANTITY	PROJECTED UNIT COST	UNIT	COST ESTIMATE	
I. Projected Construction Costs: A. Building and/or Site Development						
1. Level 1 (Restrooms 1201 & 1202): Remove and dispose of existing water fountain set (bi-level) and replace with (1) new bi-level ADA compliant bottle filling station (Halley Taylor HydroBoost or similar). Includes procurement of new bottle fill station with shipping, handling and taxes, labor and materials for removal of existing and installation of new station and allowance for miscellaneous hitwall patch work as needed.	1	1 s.	\$5,950	1 s.	\$5,950	
2. Level 1 (Restrooms 1273 & 1274): Remove and dispose of existing water fountains (1) bi-level and (1) single level) and replace with (1) new bi-level ADA compliant bottle filling station and (1) single level ADA compliant bottle fill station (Halley Taylor HydroBoost or similar). Includes procurement of new bottle fill stations with shipping, handling and taxes, labor and materials for removal of existing and installation of new station and allowance for miscellaneous hitwall patch work as needed.	1	1 s.	\$8,474	1 s.	\$8,474	
3. Level 1 (Restrooms 1280 & 1281): Remove and dispose of existing water fountain set (bi-level) and replace with (1) new bi-level ADA compliant bottle filling station (Halley Taylor HydroBoost or similar). Includes procurement of new bottle fill station with shipping, handling and taxes, labor and materials for removal of existing and installation of new station and allowance for miscellaneous hitwall patch work as needed.	1	1 s.	\$6,031	1 s.	\$6,031	
4. Level 1 (Restrooms 1184 & 1188): Remove and dispose of (2) existing water fountains (single level) and replace with (2) new single level ADA compliant bottle fill station (Halley Taylor HydroBoost or similar). Includes procurement of new bottle fill stations with shipping and handling and taxes, labor and materials for removal of existing and installation of new station and allowance for miscellaneous hitwall patch work as needed.	1	1 s.	\$8,854	1 s.	\$8,854	
5. Level 2 (Main Restroom): Remove and dispose of existing water fountain set (recessed in wall, bi-level) and replace with (1) new recessed in wall, bi-level ADA compliant bottle filling station (Halley Taylor HydroBoost Integral OVI/L or similar). Includes procurement of new bottle fill station with shipping, handling and taxes, labor and materials for removal of existing and installation of new station and allowance for miscellaneous hitwall patch work as needed.	1	1 s.	\$11,597	1 s.	\$11,597	
6. Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	35%	%	\$41,712	1 s.	\$14,999	
L. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements						
1. Pioneering/Land Utilities to project site boundaries (electric, telephone, water, sewer, gas, cable)					\$0	
2. Computer / Telephone / Alarm System and/or CCTV Cabling ; Terminations / Wall plugs and/or mountboards. (Cabling to the site and interior to parcels and buildings. (\$15,000 small facility, \$30,000 medium facility, \$60,000 large facility).					\$0	
3. Accessibility Path of Travel upgrades for alterations					\$0	
4. Other (Specify)					\$0	
Estimated Project Construction Cost						\$56,311
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential					0.0000%	\$0
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						\$56,311
II. Professional Service Fees						
A. Professional Service Fees: Planning / Design / Sub-Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product					18.0000%	\$10,136
B. Reports / Studies / Owner Expense / Deliverables:						
Reimbursement of Consultant Paid Owner Expenses	\$500	Commissary Review and Inspection by BIM 1/1 s	\$0	Commissioning	\$0	
Topographic / Boundary Survey	\$0	Traffic Study	\$0	CD Bid Plan Sets	\$50	\$4,564
Engineering Report (Structural, Arc Flash,)	\$1,500	Drainage Study	\$0	Construction Plan Sets	\$250	
Other - security (ACM, RRC, Scheduling,)	\$1,250	Geotechnical Report	\$0	Quality Assurance Agency	\$0	
		Subsurface Utility Engineering	\$0	Design Contingency (10%)	\$1,014	
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs					3.0000%	\$1,689
Estimated Professional Service Fees						\$16,369
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$16,369
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)						
					15.0000%	\$8,447
IV. Real Property Management Fee						
A. \$00,000-\$50,000 Estimated project cost:					C. \$350,001-\$1,000,000 Estimated project cost:	\$30,000 Fee
B. \$50,001-\$350,000 Estimated project cost:					D. \$1,000,001-\$3,000,000 Estimated project cost:	\$100,000 Fee
					E. Over \$3,000,000 Estimated project cost:	\$150,000 Fee
						\$15,000 Fee
						\$0
V. Utility Application and Connection Fees (Water, Sewer, Nevada Power / Switch Tap, meter and inspection)						
						\$0
VI. Building Fixtures and Hardware						
A. Modular Work Station Unit	0	units	\$5,200	per unit	\$0	
B. Telephone System Equipment	0	units	\$25	per unit	\$0	
C. Router with Switch and racks. (\$20,000- up to 24 users, \$75,000- up to 96 users), (48-port \$10,000, 24-port \$5,000)	0	units			\$0	
D. UPS System (Small - \$ 15,000, Large - \$35,000)					\$0	
E. Server (if required - \$31,500)					\$0	
F. Registered Cabling Design / Engineering Service	0	Man Hours	\$80	per hour	\$0	
G. Wi-Fi System with conduits (one device per 2000 s.f.)	0	ea	\$5,000	per each	\$0	
H. General & Specialized Relocation, Packing and Moving (Regular time \$54.09/hr)	0	Man Hours	\$54	per hour	\$0	
I. Other (Specify)	0	unit (specify)	\$0	per (specify)	\$0	
SUB-TOTAL BUILDING / FIXTURES & HARDWARE						\$0
2018 / 2019 SUB-TOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RP						\$96,147
M. FF & E. (Free Standing Furniture & Computers)						
A. Facility (Free-Standing Furnishings and Computer Equipment)	0	s.f	\$12	per s.f.	\$0	
B. Computer with Printer and Software	0	units	\$4,500	per unit	\$0	
C. Alarm System Service (First Year)	0	system	\$13,500	per system.	\$0	
D. Other (specify)	0	unit	\$0	unit	\$0	
MII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						
						\$0
2018 / 2019 SUB-TOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0
2018/ 2019 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$96,147

Commission District "A" Clark County Projects - 2018 / 2019 Real Property Management Preliminary Cost Estimate Project Name: Russell Campus, Building & Fire Prevention - Exterior Signage Update WRL 2222 / Project Number: RP.A000000 Date of Initial Estimate: 01/28/2019 Date of Latest Revision: 01/30/0000						
Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.						
ASSUMPTIONS						
1. Project property is in the ownership of the County, however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s). 2. Unless otherwise noted, project does not require off-site design and/or construction. 3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated. 4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense. 5. The site does not contain hazardous materials, non-structural soils, caliche or other soil and/or geotechnical constraints. 6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.						
PROJECT ELEMENT	SIZE	AREA or QUANTITY	PROJECTED UNIT COST	UNIT	COST ESTIMATE	
I. Projected Construction Costs: A. Building and/or Site Development						
1. Building Construction: Furnish all materials and labor to fabricate and install new exterior signage to update facility name to "Building & Fire Prevention" in similar style and font as existing. Includes removal and disposal of existing signage lettering and patching holes. Reference exhibits and proposal provided by High Impact Signs dated 1/28/2019. (Includes +20% contingency for bidding factors and escalation.)	1	l.s.	\$39,891	l.s.	\$39,891	
2. Land Construction (Parking, Site Improvements, Landscaping)	0	acres	\$500,000	acres	\$0	
3. Off-site Construction: Off-site Construction with Signalization	0	lin. ft.	\$0	per lin. ft.	\$0	
4. Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	0%	%	\$39,891	l.s.	\$0	
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:						
1. Pioneer/Extend Utilities to project site boundaries (electric, telephone, water, sewer, gas, cable):					\$0	
2. Computer / Telephone / Alarm System and/or CCTV Cabling: Terminations / Wall plugs and/or mountboards: (Cabling to the site and interior to parcels and buildings (\$15,000 small facility, \$30,000 medium facility, \$60,000 large facility))					\$0	
3. Accessibility Path of Travel upgrades for alterations					\$0	
4. Other (Specify)					\$0	
Estimated Project Construction Cost					\$39,891	
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential					0.0000%	\$0
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$39,891	
II. Professional Service Fees						
A. Professional Service Fees: Planning / Design / Sub-Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product					18.0000%	\$7,180
B. Reports / Studies / Owner Expense / Deliverables:						
Reimbursement of Consultant Paid Owner Expenses	\$2,000	Consultability Review/RS requirement for >=\$10M 1-2%	\$0	Commissioning	\$0	\$10,068
Topographic / Boundary Survey	\$0	Traffic Study	\$0	CD Bid Plan Sets	\$50	
Engineering Report (Structural, Arc Flash...)	\$2,000	Craneage Study	\$0	Construction Plan Sets	\$500	
Other - specify (ACM, RRC, Scheduling...)	\$0	Geotechnical Report	\$0	Quality Assurance Agency	\$3,200	
		Subsurface Utility Engineering	\$0	Design Contingency (10%)	\$718	
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs					5.0000%	\$1,995
Estimated Professional Service Fees					\$19,243	
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES					\$19,243	
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$3,989
IV. Real Property Management Fee:						
A. \$00,001-\$50,000 Estimated project cost			\$2,500 Fee	C. \$350,001-\$1,000,000 Estimated project cost		\$30,000 Fee
B. \$50,001-\$350,000 Estimated project cost			\$15,000 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost		\$100,000 Fee
				E. Over \$3,000,000 Estimated project cost		\$150,000 Fee
V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power Trench Tax, meter and inspection)						\$0
VI. Building Fixtures and Hardware						
A. Modular Work Station Unit						
	0	units	\$5,200	per unit	\$0	
B. Telephone System Equipment:						
	0	units	\$326	per unit	\$0	
C. Router with Switch and racks (\$20,000 - up to 24 users; \$75,000 - up to 96 users), (48-port \$10,000; 24-port \$5,800)						
D. UPS System: (Small - \$15,000; Large - \$35,000)						
E. Server (If required - \$31,500)						
	0	Man Hours	\$80	per hour	\$0	
F. Registered CAD/Design / Engineering Service						
	0	ea	\$5,000	per each	\$0	
G. Wi-Fi System with cabling (One device per 2000 s.f.)						
	0	Man Hours	\$54	per hour	\$0	
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr)						
	0	unit (specify)	\$0	per (specify)	\$0	
I. Other (Specify)						
SUBTOTAL BUILDING FIXTURES & HARDWARE					\$0	
2018 / 2019 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM					\$78,123	
VII. FF & E (Free-Standing Furniture & Computers)						
A. Facility (Free-Standing Furnishings and Computer Equipment)						
	0	s.f.	\$12	per s.f.	\$0	
B. Computer with Printer and Software						
	0	units	\$4,500	per unit	\$0	
C. Alarm System Service (First Year)						
	0	system	\$13,500	per system	\$0	
D. Other (specify)						
	0	unit	\$0	unit	\$0	
VIII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						
2018 / 2019 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS					\$0	
2018 / 2019 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES					\$78,123	

CAPITAL IMPROVEMENTS REQUESTS

The following capital projects are additional capital project for which we will be seeking approvals.

1 st Floor Flooring Replacement	\$ 299,027
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The following is an Operating Capital Project the Department would like to pursue.

Russell Campus ADA Code/Accessibility Assessment	\$ 15,800
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Commission District "A" Clark County Projects - 2020 / 2021 Real Property Management Preliminary Cost Estimate Project Name: Russell Campus; Building & Fire Prevention, 1st Floor - Flooring Replacement WRL 2711 / Project Number: RP.A000000 Date of Initial Estimate: 09/23/2020 Date of Latest Revision: 00/00/0000						
Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.						
ASSUMPTIONS						
1. Project property is in the ownership of the County; however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s). 2. Unless otherwise noted, project does not require off-site design and/or construction. 3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated. 4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense. 5. The site does not contain hazardous materials, non-structural soils, cacti or other soil and/or geotechnical constraints. 6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.						
PROJECT ELEMENT	SIZE	AREA or QUANTITY	PROJECTED UNIT COST	UNIT	COST ESTIMATE	
I. Projected Construction Costs: A. Building and/or Site Development						
1. Carpet Removal: Remove and dispose of existing carpet flooring and cove base	3900	s.y.	\$2.00	per s.y.	\$7,800	
2. Carpet Installation: Install carpet tile (high/medium) and hemmed top carpet base	3900	s.y.	\$4.50	per s.y.	\$17,550	
3. Hard Surface Flooring Installation: Install sheet vinyl flooring in high traffic areas	4300	s.f.	\$3.40	per s.f.	\$14,620	
4. Carpet Materials: Carpet tile material purchase	3900	s.y.	\$20	per s.y.	\$78,000	
5. Hard Surface Flooring Materials: Sheet vinyl flooring material purchase	4300	s.f.	\$12	per s.f.	\$51,600	
6. Furniture Movement: Allowance for furniture movement of non-modular/in-system furniture. System furniture included below	250	hrs	\$16	per hr	\$3,875	
7. Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	30%	%	\$173,446	ls.	\$52,034	
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:						
1. Pioneer/extend Utilities to project site boundaries:		C. Sewer Service Pioneering:		\$0		
A. Electric Service Pioneering:		D. Gas Service Pioneering:		\$0		\$0
B. Water Service Pioneering:		E. Telephone/Cable/Fiber Service Pioneering:		\$0		
2. Computer / Telephone / Alarm System and/or CCTV Cabling, Terminations / Wall plugs and/or mountboards (Cabling to the site and interior to parcels and buildings: (\$15,000 small facility, \$30,000 medium facility, \$60,000 large facility)						
3. Accessibility Path of Travel upgrades for alterations						
4. Other (Specify)						
Estimated Project Construction Cost						\$225,479
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential						0.0000%
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						\$225,479
II. Professional Service Fees						
A. Professional Service Fees (A/E Contract): Planning / Design / Sub Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product						
				3.0000%	\$6,764	
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):						
Reimbursement of Consultant Paid Owner Expenses		\$250	Traffic Study	\$0	Certified Scheduler	\$0
Topographic / Boundary Survey		\$0	Drainage Study	\$0	CC Bid Plan Sets	\$50
Engineering Report (Civil, Structural, MEP)		\$0	Geotechnical Report	\$0	Construction Plan Sets	\$250
Other - specify (Landscape, Interior Design etc.)		\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)	\$676
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA						
				2.0000%	\$4,510	
Estimated Professional Service Fees (A/E Contract)						\$12,500
D. Reports / Studies / 3rd Party Consultants (Owner Items):						
ACM Testing & Report		\$1,500	Commissioning	\$0	System Furniture Design	\$2,500
Registered Roofing Consultant (RRC)		\$0	Quality Assurance Agency	\$0	Other (In House Design)	\$0
					Scheduling/Estimating	\$0
Estimated Professional Service Fees (Owner Items)						\$4,000
Total Estimated Professional Service Fees						\$16,500
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential						0.0000%
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$16,500
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)						10.0000%
IV. Real Property Management Fees						\$22,848
A. \$00.001-\$50,000 Estimated project cost:		\$2,500 Fee	C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee	\$15,000
			E. Over \$3,000,000 Estimated project cost:		\$150,000 Fee	
V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection)						
A. Water Application & Connection Fees		\$0	C. Power Application & Connection Fees		\$0	\$0
B. Sewer Application & Connection Fees		\$0	D. Other:		\$0	
VI. Building Fixtures and Hardware						
A. Modular Work Station Unit: Allowance for modular furniture leaddown and buildback due to carpet installation						
200	hrs	\$55	per hr	\$11,000		
C. Electrical/Low Voltage: Allowance for electrical and low voltage removal and reinstallation						
100	hrs	\$85	per hr	\$8,500		
C. Router with switch and racks: (\$30,000 - up to 24 users; \$75,000 - up to 96 users; 1-48-port \$10,000; 24-port \$5,800)						
D. UPS System: 1 Small - \$15,000; Large - \$35,000						
E. Server (if required - \$31,500)						
F. Registered Cabling Design / Engineering Service						
0	Man Hours	\$80	per hour	\$0		
G. Wi-Fi System with conduits (One device per 2000 s.f.)						
0	ea	\$5,000	per each	\$0		
H. General & Specialized Relocation: Packing and Moving (Regular time 554.00hr)						
0	Man Hours	\$54	per hour	\$0		
I. Other (Specify)						
0	unit (specify)	\$0	per (specify)	\$0		
SUBTOTAL BUILDING FIXTURES & HARDWARE						\$19,500
2020 / 2021 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$299,027
VII. FF & E (Free-Standing Furniture & Computers)						
A. Facility (Free-Standing Furnishings and Computer Equipment)						
0	s.f.	\$30	per s.f.	\$0		
B. Computer with Printer and Software						
0	units	\$4,500	per unit	\$0		
C. Alarm System Service (Final Year)						
0	system	\$15,900	per system	\$0		
D. Other (specify)						
0	unit	\$0	unit	\$0		
VIII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						
2020 / 2021 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0
2020 / 2021 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$299,027

Commission District "A"
Clark County Projects - 2020 / 2021
Real Property Management Preliminary Cost Estimate
Project Name: Russell Campus, Building & Fire Prevention - ADA Code/Accessibility Assessment
WRL 2685 / Project Number: RP.A000000
Date of Initial Estimate: 09/23/2020
Date of Latest Revision: 00/00/0000

Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.

ASSUMPTIONS

1. Project property is in the ownership of the County, however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s).
2. Unless otherwise noted, project does not require off-site design and/or construction.
3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated.
4. The project site is fully developed within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense.
5. The site does not contain hazardous materials, non-structural soils, caliche or other soil and/or geotechnical constraints.
6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.

PROJECT ELEMENT SIZE AREA or QUANTITY PROJECTED UNIT COST UNIT COST ESTIMATE

I. Projected Construction Costs: A. Building and/or Site Development

1. Building Construction	0	s.f.	\$385	per s.f.	\$0
2. Land Construction (Parking, Site Improvements, Landscaping)	0	acres	\$500,000	acres	\$0
3. Off-site Construction: Off-site Construction with Signalization	0	lin. ft.	\$0	per lin. ft.	\$0
4. Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	0%	%	\$0	i.s.	\$0

I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:

1. Pioneer/extend Utilities to project site boundaries:	C. Sewer Service Pioneering:	\$0
A. Electric Service Pioneering:	D. Gas Service Pioneering:	\$0
B. Water Service Pioneering:	E. Telephone/Cable/Fiber Service Pioneering:	\$0
2. Computer / Telephone / Alarm System and/or CCTV Cabling - Terminations / Wall plugs and/or mountboards: (Cabling to the site and interior to panels and buildings: (\$15,000 small facility, \$30,000 medium facility, \$60,000 large facility)		\$0
3. Accessibility Path of Travel upgrades for alterations		\$0
4. Other (Specify)		\$0
Estimated Project Construction Cost		\$0

I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential

	0.0000%	\$0
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ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE

		\$0
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II. Professional Service Fees

A. Professional Service Fees (A/E Contract): Planning / Design / Sub Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product (Site survey and report with findings and recommendations 80hrs @ \$150/hr)		0.0000%	\$12,000		
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):	Other	\$0	Cost Estimator (3rd Party)	\$0	
Reimbursement of Consultant Paid Owner Expenses	\$0	Traffic Study	\$0	Certified Scheduler	\$0
Topographic / Boundary Survey	\$0	Drainage Study	\$0	CD Bid Plan Sets	\$0
Engineering Report (Civil, Structural, MPE)	\$0	Geotechnical Report	\$0	Construction Plan Sets	\$100
Other - specify (Landscape, Interior Design etc.)	\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)	\$1,200
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA		0.0000%	\$0		
Estimated Professional Service Fees (A/E Contract)			\$13,300		

D. Reports / Studies / 3rd Party Consultants (Owner Items):	Consultability Review (NRS requirement for \$100,12%)	\$0	System Furniture Design	\$0	
ACM Testing & Report	\$0	Commissioning	\$0	Other (in House Design)	\$0
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$0	Scheduling/Estimating	\$0
Estimated Professional Service Fees (Owner Items)			\$0		
Total Estimated Professional Service Fees			\$13,300		

II. Professional Service Fees: Estimated Out of Urban Area Cost Differential

	0.0000%	\$0
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ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES

		\$13,300
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III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)

	10.0000%	\$0
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IV. Permits & Fees (Contractor)

		\$0
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V. Real property Management Fee:

A. \$00,001-\$50,000 Estimated project cost:	\$2,500 Fee	C. \$350,001-\$1,000,000 Estimated project cost:	\$30,000 Fee
B. \$50,001-\$350,000 Estimated project cost:	\$15,000 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:	\$100,000 Fee
		E. Over \$3,000,000 Estimated project cost:	\$150,000 Fee

VI. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection)

A. Water Application & Connection Fees	\$0	C. Power Application & Connection Fees	\$0
B. Sewer Application & Connection Fees	\$0	D. Other:	\$0

VII. Building Fixtures and Hardware

A. Modular Work Station Unit	0	units	\$5,200	per unit	\$0
B. Telephone System Equipment:	0	units	\$325	per unit	\$0
C. Router with Switch and racks: (\$20,000 - up to 24 users, \$75,000 - up to 96 users); (48-port \$10,000, 24-port \$5,800)					\$0
D. UPS System - (Small - \$ 15,000, Large - \$35,000)					\$0
E. Server (if required - \$37,500)					\$0
F. Registered Cabling Design / Engineering Service	0	Man Hours	\$80	per hour	\$0
G. Wi-Fi System with conduits (One device per 2000 s.f.)	0	ea	\$5,000	per each	\$0
H. General & Specialized Relocation - Packing and Moving (Regular time \$54.00/hr)	0	Man Hours	\$54	per hour	\$0
I. Other (Specify)	0	unit (specify)	\$0	per(specify)	\$0
SUBTOTAL BUILDING FIXTURES & HARDWARE					\$0

2020 / 2021 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM

		\$15,800
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VIII. FF & E (Free-Standing Furniture & Computers)

A. Facility (Free-Standing Furnishings and Computer Equipment)	0	s.f.	\$20	per s.f.	\$0
B. Computer with Printer and Software	0	units	\$4,500	per unit	\$0
C. Alarm System Service (First Year)	0	system	\$13,500	per system	\$0
D. Other (specify)	0	unit	\$0	unit	\$0

IX. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication

		\$0
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2020 / 2021 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS

		\$0
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2020 / 2021 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES

		\$15,800
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ECONOMIC OUTLOOK

From BEFAC Members