

Friday, March 11, 2022

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BATSON-COOK
CONSTRUCTION

RE: Piedmont Newnan – SD Budget

For your consideration, we offer the following target budget proposal for the above referenced project. We propose to furnish all labor, materials, supervision, and inspection fees necessary to provide the installation required by the following electrical drawings and specifications:

- A. Drawings by: Perkins & Will
- Sheets: SD Drawings & Narratives
- Date: 2-18-22
- B. Specifications: None
- C. Addenda: MEP RFI's 1-3

Pricing – see on next page..

PRICING BREAKDOWN	TOTALS
Sitework:	
Ductbanks from CEP to Expansion	\$ 1,051,834
Hydrovac between CEP & Landscape area - approx 140'	\$ 98,388
Wiring from CEP to Expansion - Aluminum 14 sets of 500mcm each feeder for Normal & 9 sets of 500mcm for essential feeder	\$ 749,420
Ductbank extensions from outside CEP to Utility	\$ 110,263
Hydrovac between outside CEP to Utility	\$ 28,111
Equipment Expense - Site	\$ 40,000
Sub-total	\$ 2,078,016
CEP Modifications:	
Install new Swg'r	\$ 2,003,086
Wiring from Utility - Aluminum 14 sets of 500mcm each feeder	\$ 244,852
Chiller, Pumps, & Cooling Tower	\$ 418,933
Sub-total	\$ 2,666,871
Covered Parking/Outside Lighting:	
Recessed lighting for covered parking - 20,612 SF	\$ 90,178
Bollards(23), Poles(4), Tree Lts(6)	\$ 58,750
Sub-total	\$ 148,928
Patient Tower Internal Systems:	
SITE UTILITIES - IRRIGATION/LANDSCAPE	\$ 27,702
GEAR & FEEDERS - Aluminum for feeders greater than 100A	\$ 1,945,658
GROUNDING & LIGHTNING PROTECTION	\$ 25,431
HVAC & ELEVATOR CONNECTIONS	\$ 80,821
LIGHTING	\$ 913,451
LIGHTING CONTROLS	\$ 135,567
120V BRANCH POWER	\$ 779,949
TELECOM - ROUGHIN ONLY	\$ 174,699
OVERHEAD PAGING - COMPLETE SYSTEM	\$ 22,056
SECURITY & CARD ACCESS - ROUGHIN ONLY	\$ 47,181
NURSE CALL - COMPLETE SYSTEM	\$ 536,622
DAS - ROUGHIN ONLY	\$ 2,811
FIRE ALARM SYSTEM - COMPLETE	\$ 414,079
FIRESTOPPING	\$ 12,525
ELECTRICAL STARTUP COMMISSIONING & TESTING	\$ 21,077
AUDIO/VISUAL - ROUGH IN ONLY	\$ 68,915
TEMPORARY POWER & LIGHTING	\$ 42,590
EQUIPMENT EXPENSE	\$ 32,684
RIGGING	\$ 3,900
PERMIT FEES	\$ 3,405
Sub-total	\$ 5,291,123
Indirects:	
PRE-CON EXPENSE	\$ 35,000
BIM	\$ 213,456
GENERAL CONDITIONS	\$ 780,479
Sub-total	\$ 1,028,935
Summary:	
Sub-total	\$11,213,873
Fee	\$ 1,121,387
Grand Total	\$12,335,260
ALTERNATES:	
	Delta
A1 - Provide copper ILO aluminum for utility secondary feeds, normal feeders from CEP to Expansion, & essential feeder from CEP to Expansion	\$ 2,297,072
A2 - Cooling Tower Pump House	\$ 68,386
A3 - Feed from Pad Mount outside Expansion - guesstimate need more research to nail down if interested	\$ (1,834,190)

Included in Proposal:

1. Sales Tax
2. Temporary power and lighting per OSHA requirements.
3. Systems included:
 - a. Electrical demolition/mobilization on site as necessary.
 - b. Normal & Essential Power distribution from existing CEP per narrative – see alternate for power company to provide pad mount transformers adjacent to expansion. All feeders above 100A included as Aluminum conductors – see alternate to provide copper. Clarifications below:
 - i. Assume conduits are stubbed out past ramp roughly 3' below surface.
 - ii. Extend conduit ductbanks South to landscape area – provide hydrovac for this piece.
 - iii. Continue over in landscape area to new Ground level electrical room in Expansion.
 - iv. Normal ductbank – four runs each 16-4" pvc conduits encased in concrete. Normal wiring to consist of 14 sets of 500mcm aluminum for each of two runs. Two of the ductbank runs are to remain empty.
 - v. Essential ductbank – 1 run consisting of 22-4", 5-2", & 3-3" pvc conduits encased in concrete. Emergency wiring to consist of 9 sets of 500mcm aluminum. The second run of conduits are to remain empty.
 - vi. Sawcutting, trenching, hydrovac, & backfill is included. Patching is not included.
 - c. Normal power from utility per narrative and is clarified below:
 - i. Extend each of 4 feeds from just outside CEP across drive and up to Utility transformer location approximately 50' of additional conduit extensions.
 - ii. Hydrovac across drive
 - iii. Provide wiring from two of the transformers into the CEP to feed new MTM boards. One board serves mechanical equipment located in CEP and the other board serves the expansion.
 - iv. Wiring included as 14 sets of 500mcm aluminum wiring for each run.
 - d. Electrical gear has been included as follows:
 - i. Switchgear, transformers, & panels by Eaton
 - ii. Parallel gear mods & ATS units by Yancey Power
 - e. Lighting & lighting controls
 - f. Hvac connections are included per below:
 - i. New Chiller – 1600A feed from new ATS Unit
 - ii. New Cooling Tower connections
 - iii. New Pump connections
 - iv. VAV power at 120V in expansion
 - v. Smoke damper connections
 - g. Specialty rooms:
 - i. none
 - h. 120v branch power
 - i. Headwall connections assumed to be single point type connections
 - ii. All wiring provided in EMT.
 - i. Grounding & lightning protection
 - j. Fire alarm complete – assumes full conduit system via Siemens
 - k. Nurse call complete – assumes conduit stubs with system by Rauland
 - l. LV system conduit stubs only for other systems
4. This quote is based on a construction duration of 17 months.
5. It is assumed no retention since this is a cost-plus GMP arrangement. If retention is held it is assumed to be eliminated at 50% completion.

6. Pricing has been based on today's dollars. Escalation is almost impossible to predict due to today's market environment. We have the following rough amounts of materials:
 - a. Commodities - \$2.8M – we are seeing volatility in these commodity markets more than ever in the past. It is hard to forecast which direction things may move. I would take a guess that this piece could move +/- 20% but that is a total wild guess. This is the kind of movement we've been seeing though for the past year only to have increased fluctuations since the war has begun.
 - b. Gear - \$3.4M – we have seen less volatility with this piece but we are seeing stated price increases throughout the year. We have been successful with past projects in avoiding predicted increases by being proactive and locking down this piece early in the design. I would guess this part of the design can be shored up early and pricing increases could be potentially avoided. There also exists the possibility of bringing in competition with SQD to create a protective cap from price gauging if customer would be open to having different manufacturers for their distribution.
 - c. Fire Alarm - \$315k – Siemens has done well to account for pricing increases on past projects.
 - d. Nurse Call - \$495k – Richardson SWC has done well on past projects anticipating price increases.
 - e. Lighting & Lighting Controls - \$501,731 – it's always a challenge to design to lighting budget. We have taken recent medical clinic design budget and applied it to this footprint with a 10% contingency. Site & parking lighting budgets are carried in addition to this number. Potential movement with this package will have to be controlled as drawings develop and vendors are narrowed down. Sole source providers will have to be avoided.

Excluded from Proposal:

1. Bid bond, performance and payment bond. (Cost furnished upon request).
2. Concrete equipment pads & protective bollards.
3. Furnish or installation of access panels.
4. ICRA provided by others.
5. Cutting and patching of pavement, walls and ceilings.
6. Site layout and dimensions to be provided by customer representative.

Note Regarding the COVID-19 – *The COVID-19 pandemic, its direct and indirect effects, and the resulting current and potential future restrictions imposed by governmental authorities are dynamic events that may affect the labor force, site restrictions, costs, means and methods to perform work, and the availability and delivery of goods and materials. The duration of the pandemic and related government restrictions is unknown at this time so these circumstances have not been taken into account within this proposal. We will amend and supplement this proposal as we can when information is available.*

This proposal is expressly conditioned upon mutual agreement of all applicable terms and conditions, general, specific, and technical.

We appreciate for the opportunity of submitting our proposal for this project and look forward to hearing from you in the near future. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Randy Watson

Randy Watson
Vice President



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