

ESG
ESG Construction
Consultants

January 7, 2011

Melvyn Green & Associates
Melvyn Green, SE
21311 Hawthorne Blvd., Ste.230.
Torrance, CA 90503

Re: Clark County Museum
Railroad Cottage Restoration
Statement of Probable Cost Estimate
ESG Construction Consultant Project Number: 2009-10

Dear Mr. Green,

The following comments are reflected in the attached Order of Magnitude Cost Budgets:

1. STATEMENT OF PROBABLE COST ESTIMATE FORMAT
The Statement of Probable Cost Estimate is based on a CSI-Unit Cost Basis.
2. PROJECT DETAILS
Plans and Specifications prepared by Melvyn Green & Associates, Inc. dated 9/23/10.
3. STATEMENT OF PROBABLE COST BUDGET
The Statement of Probable Cost Budget is construed as an evaluation of costs based upon historical cost data from like projects. (Unknown future market conditions are not reflected.)
4. INTENT OF THE STATEMENT OF PROBABLE COST ESTIMATE
The Statement of Probable Cost Estimate is based on a competitive bid environment by a minimum of five responsible General Contractors in each trade for a Nevada Prevailing Wage type project. Work is intended to be performed continuously during normal work hours and on normal work days.
5. OBSERVATIONS/CLARIFICATIONS:
 - A) Mid-Point-Of-Construction is anticipated to be within the third quarter of 2011.
 - B) Exclusions:
 - Hazardeous materials, if encountered, are not referenced.
 - Permits, Testing and Inspection Fees, A/E Fees, etc.

Key economic indicators currently reflect signs of market volatility, suggesting Sub-Contractor prices appear to be more competitive; specifically reports of six or more Sub-Contractor bids received in most categories. Depending on the actual bid date a Final Cost Update is recommended based on the competitive bidding climate, number of bidders, and other market factors.

Please feel free to contact me at (702) 889-4033 should there be any questions or comments.

Sincerely,



Ed Golembiewski, CPE

11549 Snow Creek Ave.
Las Vegas, Nevada 89135
702-889-4033
Fax 702-889-4035





Railroad Cottage Restoration

Clark County Museum (1830 S. Boulder Hwy.)

Melvyn Green & Associates

Construction Drawing Set

Statement of Probable Cost Estimate

1/7/2011

CSI Division	Description	QTY.	UNIT	UNIT COST	COST	DIVISION COST
<u>DIVISION 1: GENERAL CONDITIONS & OVERHEAD</u>						
	General Superintendent/Part-Time	13	WKS	775.00	10,075	
	Project Manager/Part-Time	13	WKS	165.00	2,145	
	CPM Scheduling	3	MO	165.00	495	
	Surveying	1	LS	115.00	115	
	Temp. Toilets	3	MO	45.00	135	
	Ice & Drinking Water	3	MO	35.00	105	
	COC Insurance	1	LS	1,025.00	1,025	
	Labor / Material / Performance Bond	1	LS	1,475.00	1,475	
	Sub-Contractor Bond	1	LS	1,750.00	1,750	
	Temp. Fencing & Gates	400	LF	2.15	860	
	Fire Protection	3	MO	215.00	645	
	Job Set-Up (Trailer)	0	NIC	-	0	
	Jobsite Trailer (Rental)	0	NIC	-	0	
	Job Set-Up (Trailer - Inspector)	0	NIC	-	0	
	Jobsite Trailer (Inspector - Rental)	0	NIC	-	0	
	Lock Box	3	MO	275.00	825	
	Fuel	3	MO	315.00	945	
	Temporary Protection	1	LS	115.00	115	
	Temp. Utilities: Power (Temp. Cords & Light Strings)	1	LS	425.00	425	
	Construction Utilities (Water Consumption)	3	MO	125.00	375	
	Construction Utilities (Temp. Fire Protection)	3	MO	225.00	675	
	Construction Utilities/Power-Generator	1	MO	675.00	675	
	Construction Utilities (Heat Consumption)	0	NIC	-	0	
	Construction Utilities (Telephone, Fax, Cellular Phones)	3	MO	275.00	825	
	Building & Site Layout	1	LS	275.00	275	
	Dumpsters	3	MO	975.00	2,925	
	Dust Control/Site	3	MO	215.00	645	
	Job Clean-Up (General)	13	WKS	225.00	2,925	
	Commercial Clean-Up	1	LS	125.00	125	
	Photographs	3	MO	235.00	705	
	OSHA	3	MO	250.00	750	
	Security	13	WKS	125.00	1,625	
	Misc. Printing	3	MO	215.00	645	
	Warranty & As-Builts	1	LS	215.00	215	
	Contractor's Equipment (1/2 T. Pick-Up Truck)	3	MO	455.00	1,365	
	(Forklift)	0	NIC	-	0	
	(End Loader a/o Bobcat)	0	NIC	-	0	
	(Water Truck)	1	LS	875.00	875	
	(Compressor)	1	LS	575.00	575	
	(Small Tools)	1	LS	175.00	175	
	TOTAL DIVISION 1					37,510

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CSI Division	Description	QTY.	UNIT	UNIT COST	COST	DIVISION COST
<u>DIVISION 3: CONCRETE</u>						
003300	Concrete Retaining Wall-Drain (Detail 2/9)	1	LS	675.00	675	
	Concrete Steps (Detail 3/9)	1	LS	1,775.00	1,775	
	Concrete Footing/Window	1	CY	395.00	395	
	Matt Footing (Stair Footing)	1	LS	575.00	575	
	Undetailed Concrete Work	1	LS	215.00	215	
	TOTAL DIVISION 3					3,635
<u>DIVISION 4: MASONRY</u>						
040000	Infill CMU Wall (Crawl Space, etc.)	1	LS	575.00	575	
	Chimney-Brick	22	SF	37.75	831	
	Chimney Cap	10	LF	65.15	652	
	TOTAL DIVISION 4					2,057
<u>DIVISION 5: METALS</u>						
055300	12/12 by 1/4" Plate & Anchor Bolts	675	LBS	3.15	2,126	
	Crawl Space Access Door-Panel (S)	2	SF	79.75	160	
	Crawl Space Access Door-Panel (L)	12	SF	45.75	549	
	TOTAL DIVISION 5					2,835
<u>DIVISION 6: CARPENTRY</u>						
060100	Temp. Openings	1	LS	75.15	75	
	Reshore Existing Structural Elements-Openings, etc.	1	LS	125.00	125	
060110	Kitchen Cabinet System (UC-LC, Sink, Cooler)	10	LF	945.00	9,450	
060115	Visitor Barrier (Pony Wall)	0	OFOI	-	0	
060150	New Wood Stairs-Back Porch	1	FLT	1,175.00	1,175	
	Demo. & Reinstall Existing Base Molding	44	LF	6.75	297	
	Re-Nail Window Trim	1	LS	295.00	295	
	Fill Holes at Roof Eave Sheathing & Patching	1	LS	245.00	245	
	Wood Studs & Plywood, etc. (Chimney)	1	LS	595.00	595	
	Patch & Repair Flooring	1	LS	275.00	275	
	Wood Access Door (Trim & Boards, etc.) (1/2)	9	SF	21.15	190	
	Wood Access Door (Trim & Boards, etc.) (1/2)	6	SF	24.75	149	
	TOTAL DIVISION 6					12,871
<u>DIVISION 7: SEALANTS</u>						
074213	Chimney-Brick Underlayment	22	SF	4.15	91	
076200	Chimney Flashing/Counter-Flashings, etc.	220	LBS	1.25	275	
079000	Caulking & Sealants	1	LS	315.00	315	
	TOTAL DIVISION 7					681
<u>DIVISION 8: DOORS & WINDOWS</u>						
081500	Strip & Clean Glazed Windows	10	EA	115.15	1,152	
	Replace Cracked Glazing-Windows	4	EA	44.75	179	
083500	Entry Door	1	OPNG	1,275.00	1,275	
	Screen Door	1	OPNG	645.00	645	

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Construction Drawing Set

1/7/2011

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CSI Division	Description	QTY.	UNIT	UNIT COST	COST	DIVISION COST
<u>DIVISION 8: DOORS & WINDOWS</u>						
084000	Wood Screen-Inserts	62	SF	13.65	846	
060150	Door Hardware-Front Door	1	OPNG	575.00	575	
	Door Hardware-Screen Door	1	OPNG	295.00	295	
	Door Threshold	3	EA	175.15	525	
	Undetailed Door Hardware	1	LS	225.00	225	
	TOTAL DIVISION 8					5,717
<u>DIVISION 9: FINISHES</u>						
092117	Prime Coat Exterior Walls & Repaint	440	SF	15.15	6,666	
	Patch CMU Cracks, etc.	125	LF	2.75	344	
093500	Patch Plaster Ceiling Openings (Vents, etc.)	3	OPNG	155.75	467	
	Patch Plaster Walls-Misc. Areas, etc.	125	SF	15.95	1,994	
	Patch Plaster Walls-Ceramic Tile Areas, etc.	160	SF	11.15	1,784	
	Patch Plaster Misc. Walls & Ceilings	1,188	SF	9.15	10,870	
009700	Linoleum Flooring	190	SF	3.65	694	
099000	Paint Exterior Eaves & Rafters	122	SF	3.95	482	
	Paint Windows	10	EA	65.15	652	
	Paint Doors	10	EA	45.45	455	
	Paint Walls	1,180	SF	0.95	1,121	
	Paint Wood Trim	1	LS	225.00	225	
	Paint Exterior Walls	766	SF	1.10	843	
	Paint Interior Walls	988	SF	1.45	1,433	
	Paint-Seal Floors	338	SF	1.10	372	
	TOTAL DIVISION 9					28,399
<u>DIVISION 22: PLUMBING</u>						
221000	Remove Existing Toilet & Install Owner's Toilet	1	LS	125.00	125	
221500	Install Owner's Tub	1	LS	225.00	225	
222500	Misc. Fixture Trim, etc.	1	LS	295.00	295	
	TOTAL DIVISION 22					645
<u>DIVISION 26: ELECTRICAL</u>						
261000	Secondary Feeders-Underground	40	LF	21.15	846	
	Feeders-Ceiling Fixtures	460	LF	2.95	1,357	
	Feeders-Crawl Space-Duplex Outlets	490	LF	3.05	1,495	
262000	Sub-Panel	1	LS	3,125.00	3,125	
	Breakers	1	LS	415.00	415	
	Final Connections, etc.	1	LS	245.00	245	
264000	Wiring & Final Connections-Duplex Outlets	6	EA	215.65	1,294	
	Wiring & Final Connections-Ceiling Fixtures	6	EA	195.75	1,175	
	TOTAL DIVISION 26					9,951

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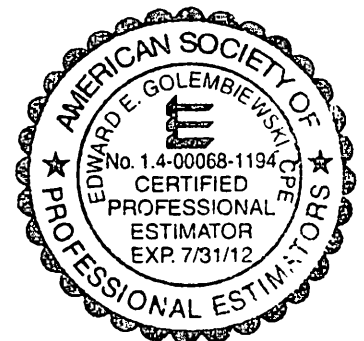
1/7/2011

Statement of Probable Cost Estimate

DIVISION 31: DEMOLITION

310500	Demo. (E) Screen Porch Elements	1	LS	215.00	215
	Undetailed Interior Demo. (Cabinets, etc.)	1	LS	225.00	225
310600	Shape & Trim Exterior Grading (Building Perimeter)	950	SF	0.37	352
TOTAL DIVISION 31					792

SUBTOTAL			\$	105,093
CONTRACTOR OVERHEAD & PROFIT	20.00%		\$	21,019
PHASING/CONSTRUCTABILITY	0.00%		\$	-
DESIGN CONTINGENCY	10.00%		\$	10,509
CONSTRUCTION ESCALATION	5.00%		\$	5,255
SUBTOTAL			\$	141,876
OWNER'S CONTINGENCY	0.00%		\$	-
TOTAL			\$	141,876

**Clarifications:**

See ESG Construction Consultants letter of 1/7/11.

January 7, 2011

Melvyn Green & Assoc. Inc.
Attn: Melvyn Green, SE
21311 Hawthorne Blvd., Ste. 230
Torrance, CA 90503

Re: Clark County Museum/Railroad Cottage Restoration
Professional Cost Estimating Services
Statement of Probable Cost Estimate
ESG Construction Consultants Proposal Number: 2011-01

Dear Mr. Green,

Please accept the following fee proposal per the aforementioned project:

Adobe Structure Renovation:

- One Site visit including photographs
- One Quantity Take-Off
- One Statement of Probable Cost Estimate (CSI Format)
- One Co-Ordination teleconference with Principal

Basic Compensation: \$1,350.00

Accepted:

Melvyn Green, SE

Date: _____

Ed Golembiewski, CPE

Date: 1-7-11