

OPINION OF PROBABLE COST

Project Number: 2019409
Phase: 95% construction documents

Owner : City of Lake Mills
Project : LD Fargo Public Library

Date : 3/31/26
Estimator : KE



95% CDs 3/30/2026	Design Development 12/18/2025	Schematic Design 10/3/2025	Conceptual Design 7/22/2025
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DESCRIPTION	TOTALS			TOTALS
Building Construction Costs:				
1 GENERAL REQUIREMENTS 8%, Overhead 5%, profit 5%	529,061	522,856	478,646	
2 SITEWORK & UTILITIES	188,590	205,455	238,102	144,578
3 SELECTIVE DEMOLITION	40,175	37,675	26,675	
4 SUBSTRUCTURE	156,460	157,210	140,448	
5 SUPERSTRUCTURE	239,400	239,400	205,656	
6 EXTERIOR ENCLOSURE	206,780	212,380	228,904	
7 ROOFING	161,048	167,432	161,968	
8 INTERIOR CONSTRUCTION	461,355	360,125	353,125	
9 SPECIALTIES AND EQUIPMENT	43,826	42,826	43,249	
10 CONVEYING SYSTEMS	0	0	0	
11 FIRE PROTECTION	135,804	135,804	165,804	
12 PLUMBING	112,520	120,550	120,550	
13 MECHANICAL HVAC	867,600	867,600	633,500	
13.5 GEOTHERMAL HVAC SYSTEM ADDITIONAL COST (this was an alternate during SDs)	446,246	446,246	0	
14 ELECTRICAL	331,565	347,165	271,165	
15 SECURITY	36,000	46,000	24,000	
16 VOICE, DATA & SPECIAL SYSTEMS	131,000	136,000	46,000	
Cost per square foot	223.65			
SubTotal	4,087,430	4,044,724	3,137,792	3,261,174
Design / Tariff/Bid Contingency 5%	204,371	202,236	251,023	326,118
Building Construction Costs SubTotal	4,291,801	4,246,960	3,388,815	3,587,292
Construction Contingency 5%	214,590	212,348	169,441	
BUILDING CONSTRUCTION COST TOTAL	\$4,506,391	\$4,459,308	\$3,558,256	\$3,766,657

SOFT COSTS:	QTY	UNIT	COST	TOTAL			
40.00 Site Acquisition (land and/or property) Real Property Costs;	1	LS	0	0	1	0	0
40.40 Hazard Material survey, sample, test	1	LS	1,200	1,200	1,200	1,200	1,200
40.50 Hazardous material abatement	4,000	SF	1	4,000	4,000	4,000	8,000
40.60 Legal Fees	1	LS	5,000	5,000	5,000	5,000	5,000
40.90 Phase I Archeological Study	1	LS	0	0	0	0	0
40.95 Equipment and Utility connections on site	1	LS	14,000	14,000	14,000	14,000	8,000
41.00 Professional Fees: Architectural & Engineering Fees SD, DD, CD, BN, CA for \$4.5M total budget	1	LS	304,488	304,488	304,488	304,488	304,488
41.05 Professional Fees: Architectural & Engineering Fees Credit - Amend #2	1	LS	-20,121	(20,121)	(20,121)	-20,121	
41.10 Professional Fees: Architectural & Engineering Fees to reduce scope to fit \$4.5M - Amend #3	1	LS	20,611	20,611	20,611	20,611	
41.20 Professional Fees: Architectural & Engineering Fees switch to one-story SDs - Amend #4	1	LS	33,575	33,575	33,575	33,575	33,575
41.21 Professional Fees: Architectural & Engineering Fees geothermal system design - Amend #5	1	LS	24,950	24,950	24,950		
41.22 Professional Fees: Architectural & Engineering Fees geothermal system design - Amend #6	1	LS	9,000	9,000			
41.30 Civil Engineering	1	LS	31,500	31,500	31,500	26,288	26,288
41.50 Landscape Architecture fee	1	LS	4,000	4,000	4,000	0	0
41.60 Reimbursable expenses by the Design Team	1	LS	8,000	8,000	8,000	8,000	8,000
41.80 Photovoltaic rebate - IRA 30% of \$62,000 - Federal Govt has eliminated this credit	1	LS	0	0	0	0	(20,000)
41.90 Information & Technology Design Fees;	1	LS	15,000	15,000	15,000	15,000	15,000
41.10 Furnishing Design, selection, bidding Fees, 13%	1	LS	24,196	24,196	24,196	24,196	24,196
41.11 Geo Thermal Test Well	1	LS	28,500	28,500	28,500	10,000	10,000
41.12 Site Survey	1	LS	8,000	8,000	8,000	8,000	8,000
41.13 Geotechnical subsurface investigation;	1	LS	5,636	5,636	5,636	5,636	5,636
41.13A Geophysical Analysis of Site, Recommendations at karst	1	LS	0	0	0	0	0
41.14 Quality Control Material Testing & Inspections	1	LS	26,000	26,000	26,000	26,000	26,000
41.15 Electronic Plan room	1	LS	6,500	6,500	6,500	6,500	6,500
42.00 Printing, shipping, Costs for Construction Documents	1	LS	2,500	2,500	2,500	2,500	2,500
43.00 State Construction documents review Fees	1	LS	2,500	2,500	2,500	2,500	3,800
44.00 City Plan Review Permits and Fees	1	LS	0	0	0	0	0
45.00 Owner's Builders Risk Insurance, 2 years	1	LS	5,000	5,000	5,000	5,000	5,000
46.00 Construction Utility costs by Owner	1	LS	4,000	4,000	4,000	4,000	4,000
47.00 Fixtures, Furnishings, blinds, & Equip Allowance \$28/SF new 6,774 SF	6,700	SF	28	187,600	187,600	187,600	187,600
47.10 Appliances: fridge, mini fridge, microwave, coffee maker, ice maker, cooler	6	EA	450	2,700	2,700	2,700	2,700
48.00 Technology & Computer Equipment Allowance, (less use of existing)	6,700	SF	5	33,500	40,200	40,200	40,200
49.00 Energy & Utility Rebates - Focus on Energy Bundle 5	1	LS	-4,528	(4,528)	(3,000)	-3,000	(3,000)
50.00 Equipment & Utility Connections	1	LS	5,000	5,000	5,000	5,000	5,000
50.10 Donor Recognition	1	LS	4,000	4,000	4,000	4,000	4,000
51.00 Moving costs	4	LS	20,000	80,000	24,000	20,000	20,000
51.10 Temporary Storage	14	MN	1,000	14,000	8,000	8,000	8,000
51.20 Rent for 12 months	0	LS	109,000	0	109,000		
52.00 Ground breaking and dedication ceremonies	2	LS	750	1,500	1,500	1,500	1,500
53.00 Fundraising Consulting & grant writing (\$54,000 for 12 months)	1	LS	54,000	54,000	54,000	54,000	54,000
54.00 Soft Costs Contingency during design & construction	1	LS	6,500	6,500	65,000	6,500	6,500
Soft Cost SubTotal			952,307	952,307	998,535	832,873	811,683
Building Construction Cost Total			4,506,391	4,506,391	4,459,308	3,558,256	3,766,657
2025 bid dollars	PROJECT TOTAL COST			\$5,458,698	\$5,457,843	\$4,391,129	\$4,578,340

2026 bid dollars (3% inflation) **\$5,622,459** **\$5,621,578** **\$4,566,774** **\$4,761,473**

Inflation Reduction Act (IRA) rebate for the geothermal HVAC system costs at 40%
TOTAL PROJECT COST AFTER REBATE **\$5,096,921**

Alternate to replace the lighting in the original historic building (some included now) \$0 \$35,000
Alternate for creative play AV \$30k, intrusion detection \$30k \$30,000 \$60,000
Alternate to add Field stone instead of Brick \$115,000 \$115,000

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Building Construction Costs:					
1	GENERAL REQUIREMENTS 8.00%, Overhead 5%, profit 5%				529,061
.		1	LS	529,061	529,061
2	SITWORK & UTILITIES				188,590
.	Clearing & grubbing - removing overgrown landscaping	1	LS	4,000.00	4,000
.	Pavement removal & replacement	6,500	SF	1.00	6,500
.	Strip topsoil & stockpile	130	CY	6.00	780
.	Trench back fill, engineered	142	CY	40.00	5,680
.	Excavation, haul and backfill & footings, also at piers	450	CY	16.20	7,290
.	Site Grading	100	CY	20.00	2,000
.	Truck Export	250	CY	15.00	3,750
.	Place/Replace topsoil	80	CY	24.00	1,920
.	Fine Grade Topsoil	80	CY	10.00	800
.	Amended Planting Soil, 18" depth	60	CY	20.00	1,200
.	Compact subgrade below asphalt paving	1,000	SF	0.40	400
.	Handicap signs	2	EA	250.00	500
.	Pavement striping/markings ADA spaces	400	LF	5.00	2,000
.	Excavation & Compact subgrade below pedestrian paving	10	TON	38.00	380
.	Asphalt paving, 10" base aggregate, 3" topping	4,200	SF	5.50	23,100
.	Concrete curb and gutter, 18"	123	LF	50.00	6,150
.	Pedestrian paving 5"	1,934	SF	5.00	9,670
.	ADA detectible warnings - truncated domes	1	EA	500.00	500
.	Sod at Building	1,000	SF	2.00	2,000
.	Seeding and Mulching	1	LS	5,600.00	5,600
.	Silt Fence & Erosion Control	1	LS	3,900.00	3,900
.	Inlet protection, erosion control	1	EA	2,400.00	2,400
.	Sanitary sewer service 6"PVC	116	LF	75.00	8,700
.	Connect/tap to existing Sanitary Sewer	1	EA	2,500.00	2,500
.	Sanitary sewer cleanout	1	EA	300.00	300
.	Water service 6" PVC for fire sprinkler	93	LF	75.00	6,975
.	Water Connection permit & tap	1	LS	2,500.00	2,500
.	Water valve and Box 6"	1	LS	2,500.00	2,500
.	Trench Drain 6"	22	LF	60.00	1,320
.	Under Drain 4"	39	LF	45.00	1,755
.	Storm Sewer 6" HDPE	62	LF	45.00	2,790
.	Storm Sewer 8" HDPE	23	LF	45.00	1,035
.	Storm Sewer 12" HDPE	121	LF	45.00	5,445
.	Storm Water bio swale modifications, underground detention	1	LS	18,600.00	18,600
.	Concrete Flume	1	LS	1,000.00	1,000
.	Tap existing manhole	1	EA	1,500.00	1,500
.	Sanitary and water street repair	1	LS	5,000.00	5,000
.	Downspout Connections	12	EA	500.00	6,000
.	Downspout Connection line 8" HDPE	290	LF	35.00	10,150
.	Landscaping, trees, shrubs, (bio retention plantings not included \$20,000)	1	LS	11,000.00	11,000
.	Electrical Transformer pad and building connection and HVAC pads	2	LS	2,500.00	5,000
.	Retaining wall	80	LF	50.00	4,000
3	SELECTIVE DEMOLITION				40,175
.	Stabilize the one story wall	1	LS	8,000.00	8,000
.	Construct temporary insulated wall	1	LS	6,000.00	6,000
.	Remove interior walls and restroom and closet doors and frames	1	LS	3,000.00	3,000
.	Remove floor opening railings	2	LS	350.00	700
.	Remove entrance canopy structure - salvage	1	LS	2,500.00	2,500
.	Remove unused Mechanical equipment	1	LS	2,800.00	2,800
.	Remove carpet	5,000	SF	1.00	5,000
.	Remove floor tile	500	SF	2.45	1,225
.	Remove sinks	0	EA	135.00	0
.	Remove toilets	0	EA	200.00	0
.	Remove toilet accessories	0	LS	250.00	0
.	Remove accoustical ceiling tile & grid	300	SF	2.00	600
.	Remove ductwork	0	SF	2.00	0
.	Remove lighting & electrical	300	SF	2.50	750
.	Remove floor slab	0	SF	10.00	0

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	Remove doors and hardware - reuse?	2	EA	250.00	500
	Remove Casework	0	LF	30.00	0
	Remove equipment and devices	8	EA	200.00	1,600
	Remove upper level ceiling above stage and stairwell	2	LS	1,000.00	2,000
	Remove basement ceiling in IT room	1	LS	500.00	500
	Removal of unexpected items during construction	1	LS	5,000.00	5,000
4	SUBSTRUCTURE				156,460
	Soil Improvement	0	LS	0.00	0
	Shoring at basement, wall retention	1	LS	4,000.00	4,000
	Perimeter footings, 290'	1,160	SF	8.50	9,860
	Perimeter foundation	290	LF	115.00	33,350
	Column foundations	20	EA	3,400.00	68,000
	Exterior pier column foundations	6	EA	4,500.00	27,000
	Door stoops	2	EA	6,500.00	13,000
	Areawell separation wall and back fill	1	EA	1,250.00	1,250
	Remove the former exterior stair from the basement mech that appears to be	0	EA	4,000.00	0
5	SUPERSTRUCTURE				239,400
	Columns - structural tubing, square, 5x5	27	EA	750.00	20,250
	Beams -W10x49 - floor and roof framing	980	LF	67.00	65,660
	Steel brace frames	130	LF	70.00	9,100
	Attic structural frames to support HVAC equipment	1	EA	2,200.00	2,200
	Roof trusses & joists - roof framing only	7,300	SF	8.00	58,400
	T&G plywood roof deck at corner	200	SF	9.00	1,800
	Roof trusses & joists - roof framing at corner	200	SF	38.00	7,600
	Concrete Topping over Metal deck - deck & conc	7,300	SF	8.00	58,400
	Floor framing infill at 2nd floor	0	SF	14.00	0
	Floor structure (main and basement levels, opening infills)	570	SF	7.00	3,990
	Structural Detailing	1	LS	12,000.00	12,000
6	EXTERIOR ENCLOSURE				206,780
	Gyp wallboard 5/8"	4,060	SF	2.00	8,120
	Vapor Retarder	4,060	SF	0.33	1,326
	6" studs 16" on center, 13' high - metal	290	LF	52.12	15,115
	Plywood 5/8"	4,000	SF	2.22	8,880
	Rigid insulation 1 1/2"	4,060	SF	3.08	12,505
	Air infiltration barrier	4,060	SF	0.31	1,259
	Field stone veneer as alt, brick as base bid	4,160	SF	14.00	58,240
	Storefront	512	SF	23.00	11,776
	8" CMU	0	SF	11.27	0
	Brick and stone accents, coping caps	1	LS	5,000.00	5,000
	Windows 3' x 7'	11	EA	2,000.00	22,000
	Windows 4' x 8'	2	EA	2,200.00	4,400
	Louvers	2	EA	700.00	1,400
	Aluminum doors, frames, hardware & security relocation - or bi-parting	2	EA	6,500.00	13,000
	Exterior HM doors frames & hardware	1	EA	2,800.00	2,800
	Book drops thru wall at walk up	2	EA	2,300.00	4,600
	Rough Carpentry	1	LS	6,000.00	6,000
	Exterior entry signage cast aluminum letters sign 8" tall	1	LS	4,500.00	4,500
	Spray Foam insulation	1	LS	6,000.00	6,000
	Sealants	1	LS	4,500.00	4,500
	Cast Stone sills at windows, red	44	LF	38.00	1,672
	Cast Stone Window head	64	LF	42.00	2,688
	Cast Stone at Main Entry and above bay window	1	LS	6,000.00	6,000
	Exterior Painting- Steel Lintels, trim	1	LS	5,000.00	5,000

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7	ROOFING				161,048
.	Imitation roof tiles	0	SF	21.50	0
.	Membrane roofing system - low slope EPDM and parapet	7,800	SF	6.70	52,260
.	Rigid roof insulation at Membrane roofing system - low slope 15% cost incre	7,300	SF	12.00	87,600
.	roof existing reused entrance canopy	64	SF	7.75	496
.	Nail base insulation board -	0	SF	5.50	0
.	Repaint exterior historic soffits	0	LS	15,000.00	0
.	Metal Flashing & cap	320	LF	14.00	4,480
.	Roof pavers around mechanical equipment	80	SF	9.00	720
.	Roof Hatch	1	EA	1,200.00	1,200
.	RTU curbs	3	EA	1,300.00	3,900
.	Connections to the existing roof	76	LF	50.00	3,800
.	Downspouts and leader boxes	8	EA	800.00	6,400
.	Gutters	12	LF	16.00	192
8	INTERIOR CONSTRUCTION				461,355
.	8" CMU gyp on one side walls	0	SF	13.08	0
.	6" mtl studs, Gyp both sides, insulated sound walls	0	SF	6.67	0
.	3 5/8" mtl studs, Gyp both sides, walls	0	SF	6.17	0
.	3 5/8" mtl studs, Gyp both sides, insulated sound walls	4,940	SF	6.67	32,950
.	Duct and piping chases	8	EA	1,800.00	14,400
.	Curtain wall	420	SF	54.00	22,680
.	Stair construction per flight	0	EA	9,000.00	0
.	Stair pipe railing	0	LF	80.00	0
.	Stair handrails	0	LF	50.00	0
.	Guardrail	0	LF	75.00	0
.	Interior windows - 2'-8" x 3'-4"	2	EA	360.00	720
.	Interior sidelites - narrow - 1' 10" x 7'	2	EA	700.00	1,400
.	Interior sidelites - medium wide - 3' 6" x 7'	3	EA	900.00	2,700
.	Interior sidelites - wide - 8' 6" x 7'	1	EA	1,400.00	1,400
.	Interior sliding glass doors in study rooms	3	EA	6,000.00	18,000
.	Single wood Doors, hardware & frames (basement future)	8	EA	3,000.00	24,000
.	Double wood Doors, hardware & frames	2	EA	3,000.00	6,000
.	Double wood closet Doors, hardware & frames	8	EA	3,000.00	24,000
.	Hollow metal doors and frames - basement mechanical	1	EA	1,600.00	1,600
.	Wall finish treatment, Tile in restrooms (4' up wall)	560	SF	8.00	4,480
.	Wall finish treatment, Paint 12,040 new, 5,975 existing	18,015	SF	1.20	21,618
.	Wall finish treatment, FRP in janitor closets	240	SF	4.68	1,123
.	Ceilings 2x2 ACT - lower level - future	0	SF	6.30	0
.	Ceilings 2x2 ACT - main level	7,700	SF	6.30	48,510
.	Ceilings 2x2 ACT - upper level	200	SF	6.30	1,260
.	Ceilings Gyp Bd	72	SF	7.00	504
.	Ceiling bulkhead	70	LF	32.00	2,240
.	Ceiling trim - wood	0	LF	10.00	0
.	Ceiling element over Children's area	1	LS	19,000.00	19,000
.	Meeting room movable wall system	1	LS	25,000.00	25,000
.	LVT	1,200	SF	9.00	10,800
.	Entrance carpet	200	SF	7.40	1,480
.	Floor tile - restrooms	300	SF	18.00	5,400
.	Carpet - lower level - future	0	SF	0.00	0
.	Carpet - main level (new 5,600, existing 5,700)	11,300	SF	6.00	67,800
.	Carpet - upper level	0	SF	0.00	0
.	Stair treads rubber tile and T&R	0	SF	6.00	0
.	Wall Base - vinyl	0	LF	2.76	0
.	Wall Base - wood	930	LF	8.00	7,440
.	Wall Base - ceramic	120	LF	8.00	960
.	Interior window sills	30	LF	20.00	600
.	Wall trim	290	LF	7.00	2,030
.	Door trim 280 & Window trim 300	600	LF	8.00	4,800
.	Fire stopping, sealant	1	LS	2,000.00	2,000
.	Casework - base cabinets only, no countertop	36	LF	300.00	10,800
.	Casework - base & wall cabinets, no countertop	28	LF	450.00	12,600
.	Countertop Brackets (no base cabinet) - youth lap top bar	12	LF	10.00	120
.	Solid surface countertop with backsplash	58	LF	180.00	10,440
.	Solid surface countertop without backsplash	0	LF	165.00	0
.	Casework - circ desk, (children's desk in furniture)	50	LF	650.00	32,500
.	Children's area special feature elements	2	LS	9,000.00	18,000

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9	SPECIALTIES AND EQUIPMENT				43,826
.	Toilet accessories - paper towel dispenser and waste recepticle	6	EA	698.00	4,188
.	Toilet accessories - sanitary naptin recepticle - semi-recessed	3	EA	335.00	1,005
.	Toilet accessories - toilet tissue dispenser	4	EA	42.00	168
.	Toilet accessories - soap dispenser	6	EA	95.00	570
.	Toilet accessories - grab bars 2'	3	EA	60.00	180
.	Toilet accessories - grab bars 3'	3	EA	78.00	234
.	Toilet accessories - grab bars 3' 6"	3	EA	81.00	243
.	Toilet accessories - changing tables	3	EA	500.00	1,500
.	Toilet Accessories - Mirrors	4	EA	147.00	588
.	Toilet Accessories - install lav drain pipe temperature protection kits	5	EA	200.00	1,000
.	Fire Extinguisher cabinets	3	EA	450.00	1,350
.	Fire Extinguisher	3	EA	300.00	900
.	Electric fireplace	0	EA	1,500.00	0
.	Corner guards	14	EA	100.00	1,400
.	Key box	1	EA	400.00	400
.	Dish Washer	1	EA	1,000.00	1,000
.	Wall and door protection	1	LS	2,000.00	2,000
.	Marker Board Walls/Marker Boards	2	EA	800.00	1,600
.	Tack board	2	EA	400.00	800
.	Wall mounted TV Monitors	6	EA	700.00	4,200
.	Local Art Wall	2	LS	500.00	1,000
.	Acoustical Panels	200	SF	20.00	4,000
.	Dedication Plaque	1	LS	2,000.00	2,000
.	Interior signage, 20 room, 4 zone signs	1	LS	3,500.00	3,500
.	Side rolling Security grill	1	LS	7,200.00	7,200
.	Vestibule lockers	1	LS	1,700.00	1,700
.	Exterior Book return - double slotted, thick wall accessory	0	EA	5,800.00	0
.	Mop Holder Strip- Stainless Steel, 48" and janitor closet wall panels	1	EA	500.00	500
.	Shelving- Standards & Brackets	8	LF	75.00	600
10	CONVEYING SYSTEMS				0
.	Elevator 2 stop	0	LS	124,000.00	0
11	FIRE PROTECTION				135,804
.	New Fire Sprinkler; addition 7300 SF porch 600	7,900	SF	5.00	39,500
.	New Fire Sprinkler; exisiting 11,502 SF,	11,502	SF	6.20	71,312
.	New Fire Sprinkler - Dry system; attic spaces and porch	2,700	SF	6.00	16,200
.	Fire Sprinkler entrance	1	LS	4,000.00	4,000
.	New Fire Sprinkler standpipes	2,326	SF	1.20	2,791
.	New Fire department Connection	1	LS	2,000.00	2,000
.	Fire Alarm system - Fire alarm control panel - in electrical	1	LS	0.00	0
12	PLUMBING				112,520
.	Plumbing Fixtures, Toilets, lavs, showers, hoppers, Mop sink, EWC	7,300	SF	3.50	25,550
.	Plumbing Equipment	13	EA	3,200.00	41,600
.	Domestic Distribution, piping	1,300	SF	13.00	16,900
.	Roof drains - low slope roofs	7,300	SF	3.90	28,470
13	MECHANICAL HVAC				867,600
.	Ductwork, piping, equipment, - new	7,300	SF	60.00	438,000
.	Ductwork, piping, equipment, - existing main level	5,300	SF	42.00	222,600
.	Insulation	7,300	SF	3.00	21,900
.	Balancing Only	12,600	SF	1.50	18,900
.	Restroom exhaust	5	EA	3,000.00	15,000
.	DDC - Controls Standalone	12,600	SF	12.00	151,200
.	Cost per SF Additional for Geothermal - by alternate	19,402	SF	23.00	446,246

