

BUILDING ENTERPRISE FUND ADVISORY COMMITTEE

March 23, 2022

INTRODUCTIONS

PUBLIC COMMENT

REVIEW AND APPROVAL OF MEETING MINUTES

DECEMBER 6, 2021

FINANCIAL UPDATE

CAPITAL PROJECT REQUESTS

CAPITAL PROJECT REQUESTS

LED Lighting Upgrade - \$2,080,968

Benefits of upgrading to LED Lighting fixtures

- Brand new fixtures with a one year correction period including commissioning/light level confirmation by the contractor which in turn would be verified by our design team/RPM D&C
- Fixture capable lighting level reduction or fixture shutdown based on occupancy.
- Fixture and power usage measurement and reporting when combine with lighting panel upgrade.
- Unverifiable yet it is estimated an annual energy cost savings of \$22,004 for the 1st floor (Building & Fire Prevention) at 9¢ per Kwh.
- Supports County mandate to reduce power consumption by 20% by 2023.
- Reduce maintenance cost since all the old fixtures would be replaced with LED which can last from six to twelve years which could also include an extended warranty from the fixture manufacturer above the one year correction period.
- Reduced heat emissions from LED reducing HVAC operating cost, though not verifiable

Commission District "A"							
Clark County Projects - 2021 / 2022							
Real Property Management Preliminary Cost Estimate							
Project Name: Russell Campus, Building & Fire Prevention - Lighting Control System & LED Fixture Replacement							
WRL 2773.2 / Project Number: RP.A0321107							
Date of Initial Estimate: 01/21/2021							
Date of Latest Revision: 03/31/2022 (add funding 1st Floor LED replacement)							
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).							OCMI 60% CD
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	REVISED COST	DELTA
I. Projected Construction Costs: A. Building and/or Site Development							
1. Building Construction: Remove and replace existing Lithonia Synergy lighting control system throughout the facility. Includes removal and replacement of lighting relay control panels #1-7 with new upgraded panels, network master panel, network gateway, enclosures, control stations and power modules including new control software, installation, testing and commissioning. Remove and replace all light switches and occupancy sensors throughout the facility for upgraded controls with new control panels. Reference OCMI rough order of magnitude estimate dated 1/19/2021.	1	l.s.	\$474,738	l.s.	\$474,738	\$347,290	\$174,922
2. Add funding for LED lighting replacement at entire 1st floor. Reference OCMI 60% CD Estimate	1	l.s.	\$0	l.s.	\$0	\$1,359,943	(\$1,359,943)
3. Off-site Construction: Off-site Construction with Signalization	0	lin. ft.	\$0	per lin. ft.	\$0	\$0	\$0
4. Other: Night shift work premium.	10%	%	\$474,738	l.s.	\$47,474	\$0	\$47,474
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: \$0		D. Gas Service Pioneering:		\$0	\$0	\$0	\$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; \$60,000 large facility)					\$0	\$0	\$0
3. Accessibility Path of Travel upgrades for alterations					\$0	\$0	\$0
4. Other (Specify)					\$0	\$0	\$0
Estimated Project Construction Cost					\$522,212	\$1,707,233	(\$1,185,021)
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential				0.0000%	\$0	\$0	\$0
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$522,212	\$1,707,233	(\$1,185,021)
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 (Includes design costs to date + ASR 1 & 2 for 1st Flr LED design)				12.0000%	\$62,665	\$132,312	(\$31,589)
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$3,500		
Reimbursement of Consultant Paid Owner Expenses \$1,075		Traffic Study	\$0	Certified Scheduler	\$3,500		
Topographic / Boundary Survey \$0		Drainage Study	\$0	CD Bid Plan Sets	\$50		
Engineering Report (Civil, Structural, MPE) \$7,500		Geotechnical Report	\$0	Construction Plan Sets	\$500		
Other - specify (Landscape, Interior Design etc.) \$0		Subsurface Utility Engineering	\$0	Design Contingency (10%)	\$6,267		
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA				3.0000%	\$15,666		
Estimated Professional Service Fees (A/E Contract)					\$100,723	\$132,312	(\$31,589)

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:		\$0	\$5,500	\$39,000	(\$33,500)	
ACM Testing & Report			\$0	Commissioning	\$500	Other: +\$39k owner allowance				\$0
Registered Roofing Consultant (RRC)			\$0	Quality Assurance Agency	\$0	Scheduling/Estimating				\$5,000
Estimated Professional Service Fees (Owner Items)							\$5,500	\$39,000	(\$33,500)	
Total Estimated Professional Service Fees							\$106,223	\$171,312	(\$65,089)	
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential						0.0000%	\$0	\$0	\$0	
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES							\$106,223	\$171,312	(\$65,089)	
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)						10.0000%	\$52,221	\$170,723	(\$118,502)	
IV. Permits & Fees (Contractor)							\$1,700	\$1,700	\$0	
V. Real property Management Fee:			C. \$350,001-\$1,000,000 Estimated project cost:			\$30,000 Fee	\$30,000	\$30,000	\$0	
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:			\$100,000 Fee				
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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)							\$0	\$0	\$0	
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	\$0	\$0	
B. Telephone System Equipment:			0	units	\$325	per unit	\$0	\$0	\$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	\$0	\$0	
D. UPS System: (Small - \$ 15,000; Large - \$35,000)							\$0	\$0	\$0	
E. Server (If required - \$31,500)							\$0	\$0	\$0	
F. Registered Cabling Design / Engineering Service			0	Man Hours	\$80	per hour	\$0	\$0	\$0	
G. Wi-Fi System with conduits (One device per 2000 s.f.)			0	ea	\$5,000	per each	\$0	\$0	\$0	
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr)			0	Man Hours	\$54	per hour	\$0	\$0	\$0	
I. Other (Specify)			0	unit (specify)	\$0	per(specify)	\$0	\$0	\$0	
SUBTOTAL BUILDING FIXTURES & HARDWARE							\$0	\$0	\$0	
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM							\$712,356	\$2,080,968	(\$1,368,612)	
VIII. FF & E (Free-Standing Furniture & Computers)										
A. Facility: (Free-Standing Furnishings and Computer Equipment)			0	s.f.	\$20	per s.f.	\$0	\$0	\$0	
B. Computer with Printer and Software			0	units	\$4,500	per unit	\$0	\$0	\$0	
C. Alarm System Service (First Year)			0	system	\$13,500	per system	\$0	\$0	\$0	
D. Other (specify)			0	unit	\$0	unit	\$0	\$0	\$0	
IX. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication							\$0	\$0	\$0	
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS							\$0	\$0	\$0	
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES							\$712,356	\$2,080,968	(\$1,368,612)	
2021 / 2022 TOTAL REVISED ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES							\$2,080,968			
ADDITIONAL FUNDING NEEDED							\$1,368,612			

Boiler Replacement – Cost Estimate

Commission District "A"					
Clark County Projects - 2021 / 2022					
Real Property Management Preliminary Cost Estimate					
Project Name: Russell Campus, Building & Fire Prevention - Boiler Replacement					
WRL 2861 / Project Number: RP.A000000					
Date of Initial Estimate: 02/09/2022					
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.) Boiler & Heat Exchanger Replacement: Remove and replace (3) Lochinvar KBN 700 boilers with new similar sized (574,000 BTU) high efficiency boilers, (1) Alfa Laval M15-MFG Heat Exchanger with new similar size HX, (3) boiler pumps and associated hydronic piping, valves, isolation valves and appertunances. Includes for selective removal and repair of doors frames and walls for equipment removal, adjustment to housekeeping pads, electrical and data modifications. Test and balance system.	1	l.s.	\$625,000	per s.f.	\$625,000
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)	30%	%	\$625,000	l.s.	\$187,500
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:					
1.) Pioneer/extend Utilities to project site boundaries:	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 parcels and buildings (\$15,000 small facility; \$30,000 medium facility; \$60,000 large facility)	mountboards: (Cabling to the site and interior to				\$0
3.) Accessibility Path of Travel upgrades for alterations					\$0
4.) Other (Specify): BMS integration and programming.					\$20,000
Estimated Project Construction Cost					\$832,500
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential				0.0000%	\$0
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$832,500
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				15.0000%	\$124,875
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$4,500
Reimbursement of Consultant Paid Owner Expenses	\$4,500	Traffic Study	\$0	Certified Scheduler	\$4,500
Topographic / Boundary Survey	\$0	Drainage Study	\$0	CD Bid Plan Sets	\$50
Engineering Report (Civil, Structural, MPE)	\$9,500	Geotechnical Report	\$0	Construction Plan Sets	\$500
Other - specify (Landscape, Interior Design etc.)	\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)	\$12,488
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA				3.0000%	\$24,975
Estimated Professional Service Fees (A/E Contract)					\$185,888

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$40,500	
ACM Testing & Report	\$2,500	Commissioning	\$25,000	Other (In House Design)	\$0		
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$9,500	Scheduling/Estimating	\$3,500		
Estimated Professional Service Fees (Owner Items)						\$40,500	
Total Estimated Professional Service Fees						\$226,388	
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0	
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$226,388	
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$83,250	
IV. Permits & Fees (Contractor)						\$15,000	
V. Real property Management Fee:		C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee		\$100,000	
A. \$00,001-\$50,000 Estimated project cost:	\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee			
B. \$50,001-\$350,000 Estimated project cost:	\$15,000 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)						\$0	
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 - \$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
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM							\$1,257,138
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
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS							\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES							\$1,257,138

CAPITAL PROJECT REQUESTS

Russell Campus Chiller 3 Replacement - \$858,314

Scope of Work

- Replacement of 3rd chiller at Russell Campus with high efficiency chiller to be compatible with the other two chillers currently in design for their replacement.
- Current chillers are reaching end of useful service period. There currently a project funded for chiller replacement which did not include the 3rd chiller.

Chiller 3 Replacement – Cost Estimate

Commission District "A"							
Clark County Projects - 2021 / 2022							
Real Property Management Preliminary Cost Estimate							
Project Name: Russell Campus, Building & Fire Prevention - #3 Chiller Replacement							
WRL 2914 / Project Number: RP.A000000							
Date of Initial Estimate: 02/10/2022							
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.)	General Requirements: Site supervision, temporary fencing, clean up, protect in place existing equipment etc.	5%	%	\$430,515	I.s.	\$21,526	
2.)	Chiller Demo & Replacement: Remove and replace (1) ~155 ton chiller only (Chiller #3) to match Chillers #1 & #2, provide temporary cooling and emergency hydronic piping. Includes demolition of (1) existing water cooled chiller and associated appurtenances (pump excluded; being replaced under existing project), installation of (1) new 165-ton water cooled chiller (Variable Speed Drive; YMC2-S0580AA), and associated hydronic piping and appurtenances, installation of emergency hydronic piping and appurtenances, temporary cooling and power and associated power upgrades for new equipment. Test and balance, commissioning and training. Includes escalation consideration for 5-year replacement plan.	1	I.s.	\$430,515	I.s.	\$430,515	
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)	35%	%	\$430,515	I.s.	\$150,680	
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:							
1.)	Pioneer/extend Utilities to project site boundaries:		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; \$60,000 large facility)					\$0	
3.)	Accessibility Path of Travel upgrades for alterations					\$0	
4.)	Other (Specify) BMS automation system control integration.					\$15,000	
Estimated Project Construction Cost						\$617,721	
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential					0.0000%	\$0	
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						\$617,721	
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%	\$74,127		
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$4,500	\$27,963	
Reimbursement of Consultant Paid Owner Expenses		\$3,500	Traffic Study	\$0	Certified Scheduler		\$4,500
Topographic / Boundary Survey		\$0	Drainage Study	\$0	CD Bid Plan Sets		\$50
Engineering Report (Civil, Structural, MPE)		\$7,500	Geotechnical Report	\$0	Construction Plan Sets		\$500
Other - specify (Landscape, Interior Design etc.)		\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)		\$7,413
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA				3.0000%	\$18,532		
Estimated Professional Service Fees (A/E Contract)						\$120,621	

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$28,200
ACM Testing & Report	\$1,200	Commissioning	\$15,000	Other (In House Design)	\$0	
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$8,500	Scheduling/Estimating	\$3,500	
Estimated Professional Service Fees (Owner Items)						\$28,200
Total Estimated Professional Service Fees						\$148,821
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$148,821
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$61,772
IV. Permits & Fees (Contractor)						\$0
V. Real property Management Fee:			C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	\$30,000
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee	
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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)						\$0
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	
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
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$858,314
VIII. FF & E (Free-Standing Furniture & Computers)						\$0
A. Facility: (Free-Standing Furnishings and Computer Equipment)		0	s.f.	\$20	per s.f.	
B. Computer with Printer and Software		0	units	\$4,500	per unit	
C. Alarm System Service (First Year)		0	system	\$13,500	per system	
D. Other (specify)		0	unit	\$0	unit	
IX. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						\$0
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$858,314

CAPITAL PROJECT REQUESTS

Covered Parking (non-solar), Phase I - \$1,311,310

Phase II – 2,079,012

Phase III – 1,606,722

Total: \$4,997,044

Scope of Work

- Install shade structures to provide covered parking within the secured employee parking area.
- This is similar to a previous request, however, the solar panel component was deleted from the scope. The solar panel version costs were
 - Phase I - \$ 3,085,489
 - Phase II - \$ 4,879,548
 - Phase III - \$ 3,736,722
 - Total \$11,701,759
- Cover parking help to reduce heat island impacts and light pollution, all in alignment with the County's sustainability initiative.

Covered Parking Phase 1

Commission District "A"						
Clark County Projects - 2021 / 2022						
Real Property Management Preliminary Cost Estimate						
Project Name: Russell Campus, Building & Fire Prevention - Covered Parking Phase 1						
WRL 2913-A / Project Number: RP.A000000						
Date of Initial Estimate: 02/09/2022						
Date of Latest Revision: 00/00/000						
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.) Covered Parking Phase I (~30,200sf): Furnish and install structural steel canopy with white roof covering for reflectivity over employee parking spaces. Includes concrete footings, repair work to asphalt, LED lighting, relocation of CCTV cameras and light poles in conflict with new carport structures. Reference OCMi rough order estimate dated 1/19/2021 with PV scope removed.	30200	s.f.	\$23	per s.f.	\$694,600	
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)	35%	%	\$694,600	l.s.	\$243,110	
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:						
1.) Pioneer/extend Utilities to project site boundaries:		C. Sewer Service Pioneering:		\$0	\$0	
A. Electric Service Pioneering:		\$0	D. Gas Service Pioneering:			
B. Water Service Pioneering:		\$0	E. Telephone/Cable/Fiber Service Pioneering:			
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					\$937,710	
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential				0.0000%	\$0	
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$937,710	
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				10.0000%	\$93,771	
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$3,500	
Reimbursement of Consultant Paid Owner Expenses		\$4,500	Traffic Study	\$0	Certified Scheduler	\$2,500
Topographic / Boundary Survey		\$0	Drainage Study	\$0	CD Bid Plan Sets	\$50
Engineering Report (Civil, Structural, MPE)		\$6,500	Geotechnical Report	\$5,000	Construction Plan Sets	\$500
Other - specify (Landscape, Interior Design etc.)		\$0	Subsurface Utility Engineering	\$7,500	Design Contingency (10%)	\$9,377
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA				3.0000%	\$28,131	
Estimated Professional Service Fees (A/E Contract)					\$161,329	

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$15,000
ACM Testing & Report	\$0	Commissioning	\$0	Other (In House Design)	\$0	
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$10,000	Scheduling/Estimating	\$5,000	
Estimated Professional Service Fees (Owner Items)						\$15,000
Total Estimated Professional Service Fees						\$176,329
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$176,329
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$93,771
IV. Permits & Fees (Contractor)						\$3,500
V. Real property Management Fee:		C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee		\$100,000
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee	
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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)						\$0
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						\$0
A. Modular Work Station Unit			0	units	\$5,200 per unit	
B. Telephone System Equipment:			0	units	\$325 per unit	
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	
G. Wi-Fi System with conduits (One device per 2000 s.f.)			0	ea	\$5,000 per each	
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr)			0	Man Hours	\$54 per hour	
I. Other (Specify)			0	unit (specify)	\$0 per(specify)	
SUBTOTAL BUILDING FIXTURES & HARDWARE						\$0
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$1,311,310
VIII. FF & E (Free-Standing Furniture & Computers)						\$0
A. Facility: (Free-Standing Furnishings and Computer Equipment)			0	s.f.	\$20 per s.f.	
B. Computer with Printer and Software			0	units	\$4,500 per unit	
C. Alarm System Service (First Year)			0	system	\$13,500 per system	
D. Other (specify)			0	unit	\$0 unit	
IX. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						\$0
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$1,311,310

Covered Parking Phase 2

Commission District "A"					
Clark County Projects - 2021 / 2022					
Real Property Management Preliminary Cost Estimate					
Project Name: Russell Campus, Building & Fire Prevention - Covered Parking Phase 2					
WRL 2913-B / Project Number: RP.A000000					
Date of Initial Estimate: 02/09/2022					
Date of Latest Revision: 00/00/000					
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.) Covered Parking Phase I (~49,137sf): Furnish and install structural steel canopy with white roof covering for reflectivity over employee parking spaces. Includes concrete footings, repair work to asphalt, LED lighting, relocation of CCTV cameras and light poles in conflict with new carport structures. Reference OCMI rough order estimate dated 1/19/2021 with PV scope removed. Escalation added for 1-yr @ 4%.	49137	s.f.	\$24.96	per s.f.	\$1,226,460
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)	33%	%	\$1,226,460	l.s.	\$404,732
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:					
1.) Pioneer/extend Utilities to project site boundaries:		C. Sewer Service Pioneering:		\$0	\$0
A. Electric Service Pioneering:		\$0	D. Gas Service Pioneering:		
B. Water Service Pioneering:		\$0	E. Telephone/Cable/Fiber Service Pioneering:		
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					\$1,631,191
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential				0.0000%	\$0
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$1,631,191
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				5.0000%	\$81,560
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$3,500
Reimbursement of Consultant Paid Owner Expenses	\$4,500	Traffic Study	\$0	Certified Scheduler	\$2,500
Topographic / Boundary Survey	\$0	Drainage Study	\$0	CD Bid Plan Sets	\$50
Engineering Report (Civil, Structural, MPE)	\$6,500	Geotechnical Report	\$1,500	Construction Plan Sets	\$500
Other - specify (Landscape, Interior Design etc.)	\$0	Subsurface Utility Engineering	\$7,500	Design Contingency (10%)	\$8,156
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA				3.0000%	\$48,936
Estimated Professional Service Fees (A/E Contract)					\$165,201

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$15,000
ACM Testing & Report	\$0	Commissioning	\$0	Other (In House Design)	\$0	
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$10,000	Scheduling/Estimating	\$5,000	
Estimated Professional Service Fees (Owner Items)						\$15,000
Total Estimated Professional Service Fees						\$180,201
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$180,201
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$163,119
IV. Permits & Fees (Contractor)						\$4,500
V. Real property Management Fee:			C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	\$100,000
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee	
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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)						\$0
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 - \$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
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$2,079,012
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
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$2,079,012

Covered Parking Phase 3

Commission District "A"					
Clark County Projects - 2021 / 2022					
Real Property Management Preliminary Cost Estimate					
Project Name: Russell Campus, Building & Fire Prevention - Covered Parking Phase 3					
WRL 2913-C / Project Number: RP.A000000					
Date of Initial Estimate: 02/09/2022					
Date of Latest Revision: 00/00/000					
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.) Covered Parking Phase I (~36,565sf): Furnish and install structural steel canopy with white roof covering for reflectivity over employee parking spaces. Includes concrete footings, repair work to asphalt, LED lighting, relocation of CCTV cameras and light poles in conflict with new carport structures. Reference OCMI rough order estimate dated 1/19/2021 with PV scope removed. Escalation added for 1 additional yr @ 4%.	36565	s.f.	\$25.95	per s.f.	\$948,862
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)	30%	%	\$948,862	l.s.	\$284,659
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:					
1.) Pioneer/extend Utilities to project site boundaries:		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; \$60,000 large facility)					\$0
3.) Accessibility Path of Travel upgrades for alterations					\$0
4.) Other (Specify)					\$0
Estimated Project Construction Cost					\$1,233,520
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential				0.0000%	\$0
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$1,233,520
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				5.0000%	\$61,676
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$3,500
Reimbursement of Consultant Paid Owner Expenses	\$4,500	Traffic Study	\$0	Certified Scheduler	\$2,500
Topographic / Boundary Survey	\$0	Drainage Study	\$0	CD Bid Plan Sets	\$50
Engineering Report (Civil, Structural, MPE)	\$6,500	Geotechnical Report	\$1,500	Construction Plan Sets	\$500
Other - specify (Landscape, Interior Design etc.)	\$0	Subsurface Utility Engineering	\$7,500	Design Contingency (10%)	\$6,168
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA				3.0000%	\$37,006
Estimated Professional Service Fees (A/E Contract)					\$131,399

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$15,000	
ACM Testing & Report	\$0	Commissioning	\$0	Other (In House Design)	\$0		
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$10,000	Scheduling/Estimating	\$5,000		
Estimated Professional Service Fees (Owner Items)						\$15,000	
Total Estimated Professional Service Fees						\$146,399	
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0	
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$146,399	
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$123,352	
IV. Permits & Fees (Contractor)						\$3,500	
V. Real property Management Fee:		C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee		\$100,000	
A. \$00,001-\$50,000 Estimated project cost:	\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee			
B. \$50,001-\$350,000 Estimated project cost:	\$15,000 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)						\$0	
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 - \$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
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM							\$1,606,772
VIII. FF & E (Free-Standing Furniture & Computers)							
A. Facility: (Free-Standing Furnishings and Computer Equipment)			0	s.f.	\$20	per s.f.	
B. Computer with Printer and Software			0	units	\$4,500	per unit	
C. Alarm System Service (First Year)			0	system	\$13,500	per system	
D. Other (specify)			0	unit	\$0	unit	
IX. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication							\$0
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS							\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES							\$1,606,772

CAPITAL PROJECT REQUESTS

Russell Campus Secure Parking Gate Replacements - \$413,451

Scope of Work

- Replacement of the gates and operators at 4 locations providing access to the secure parking area.
- RPM Operation note a significant number of work order to repair these gates and operators.

Parking Lot Gate & Controller Replacement – Cost Estimate

Commission District "A"						
Clark County Projects - 2021 / 2022						
Real Property Management Preliminary Cost Estimate						
Project Name: Russell Campus Bldg-Fire - Secured Parking Entry Gate Replacement						
WRL 2917 / Project Number: RP.A000000						
Date of Initial Estimate: 02/10/2022						
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.) Demo: Remove (4) pair of entry/exit gates and operators entirely; protect in place conduits and card access to be re-used with replacement system.	1	I.s.	\$6,500	I.s.	\$6,500	
2.) Provide and install (4) fabricated electronic sliding entry/exit gates complete with gate operators, wireless controllers and integration to existing card access system. Utilize existing power, conduit and surrounding freestanding gate system.	4	ea	\$55,000	ea	\$220,000	
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)	30%	%	\$226,500	I.s.	\$67,950	
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:						
1.) Pioneer/extend Utilities to project site boundaries:		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; \$60,000 large facility)					\$0	
3.) Accessibility Path of Travel upgrades for alterations					\$0	
4.) Other (Specify)					\$0	
Estimated Project Construction Cost					\$294,450	
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential				0.0000%	\$0	
I. Permits & Fees (Contractor)					\$2,500	
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$296,950	
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%	\$35,634	
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$0	
Reimbursement of Consultant Paid Owner Expenses	\$500	Traffic Study	\$0	Certified Scheduler	\$0	
Topographic / Boundary Survey	\$0	Drainage Study	\$0	CD Bid Plan Sets	\$50	
Engineering Report (Civil, Structural, MPE)	\$4,500	Geotechnical Report	\$0	Construction Plan Sets	\$150	
Other - specify (Landscape, Interior Design etc.)	\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)	\$3,563	
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA				3.0000%	\$8,909	
Estimated Professional Service Fees (A/E Contract)					\$53,306	

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$3,500	
ACM Testing & Report	\$0	Commissioning	\$0	Other (In House Design)	\$0		
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$0	Scheduling/Estimating	\$3,500		
Estimated Professional Service Fees (Owner Items)						\$3,500	
Total Estimated Professional Service Fees						\$56,806	
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0	
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$56,806	
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$29,695	
IV. Real property Management Fee:			C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	\$30,000	
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee		
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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)						\$0	
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)							\$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
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM							\$413,451
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
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS							\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES							\$413,451

Cubicle Reconfiguration Permit Intake – Cost Estimate

Commission District "A"

Clark County Projects - 2021 / 2022

Real Property Management Preliminary Cost Estimate

Project Name: Russell Campus; Bldg-Fire - Permit Intake Modular Reconfiguration

WRL 2953 / Project Number: RP.A000000

Date of Initial Estimate: 02/10/2022

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.) Demo existing (15) work stations and all other modular furniture in designated areas; return to County inventory. After hours/weekend pricing	32	hrs	\$88	per hr.	\$3,136
2.) Demo millwork, haul away and dispose.	1	l.s.	\$950	l.s.	\$950
3.) Allowance for drywall repair, patching and painting.	1	l.s.	\$2,000	l.s.	\$2,000
4.) Electrical & Low Voltage: Demo power and data from existing work stations to be removed. Provide and install conduit and cabling needed for power and data to all (21) new modular work stations upon installation; at final location. After hours/weekend pricing	2,200	s.f.	\$25	s.f.	\$55,000
5.) Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	30%	%	\$6,086	l.s.	\$1,826
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:					
1.) Pioneer/extend Utilities to project site boundaries:					
A. Electric Service Pioneering:	\$0				\$0
B. Water 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)					\$0
3.) Accessibility Path of Travel upgrades for alterations					\$0
4.) Other (Specify)					\$0
Estimated Project Construction Cost					\$62,912
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential					0.0000%
I. Permits & Fees (Contractor)					\$4,500
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$67,412
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%
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):					
Other:					\$0
Cost Estimator (3rd Party)					\$0
Reimbursement of Consultant Paid Owner Expenses					\$500
Traffic Study					\$0
Topographic/ Boundary Survey					\$0
Drainage Study					\$0
Engineering Report (Civil, Structural, MPE)					\$2,500
Geotechnical Report					\$0
Construction Plan Sets					\$150
Other - specify (Landscape, Interior Design etc.)					\$0
Subsurface Utility Engineering					\$0
Design Contingency (10%)					\$809
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA					3.0000%
					\$2,022
Estimated Professional Service Fees (A/E Contract)					\$14,121

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$2,000	
ACM Testing & Report		\$1,500	Commissioning	\$0	Other (In House Design)	\$0
Registered Roofing Consultant (RRC)		\$0	Quality Assurance Agency	\$0	Scheduling/Estimating	\$2,500
Estimated Professional Service Fees (Owner Items)						\$6,000
Total Estimated Professional Service Fees						\$20,121
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential						0.0000%
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$20,121
III. Project Construction Contingency (To be used for unforeseen condition s; Does not increase Scope of Work)						10.0000%
IV. Real property Management Fee:						
C. \$350,001-\$1,000,000 Estimated project cost		\$30,000 Fee				
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee	\$15,000
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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	\$0
B. Sewer Application & Connection Fees		\$0	D. Other:		\$0	
VI. Building Fixtures and Hardware						
A. Modular Work Station Unit: Assumes all new product		21	units	\$5,200	per unit	\$109,200
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)		80	Man Hours	\$81	per hour	\$6,480
I. Other (Specify)		0	unit (specify)	\$0	per (specify)	\$0
SUBTOTAL BUILDING FIXTURES & HARDWARE						\$115,680
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$224,954
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
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$224,954

Sound System Upgrade Presentation Room– Cost Estimate

Commission District "A"						
Clark County Projects - 2021 / 2022						
Real Property Management Preliminary Cost Estimate						
Project Name: Russell Campus, Building & Fire Prevention - Presentation Room Sound System Upgrade						
WRL 2918 / Project Number: RP.A000000						
Date of Initial Estimate: 02/10/2022						
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	COST ESTIMATE
I. Projected Construction Costs: A. Building and/or Site Development						
1.)	Demo: Remove all existing AV equipment being replaced; leave in place all conduit, cabling and audio components that can be utilized in the new system.	1	I.s.	\$2,500	I.s.	\$2,500
2.)	Provide, install and commission new wireless AV system at head-end and throughout presentation room utilizing any audio components, cabling and conduit from previous system. System should allow for up to (40) wireless microphones to be connected. Excludes network equipment.	1	I.s.	\$155,000	I.s.	\$155,000
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)	30%	%	\$157,500	I.s.	\$47,250
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:						
1.) Pioneer/extend Utilities to project site boundaries:		C. Sewer Service Pioneering:			\$0	\$0
A. Electric Service Pioneering:		\$0	D. Gas Service Pioneering:			
B. Water Service Pioneering:		\$0	E. Telephone/Cable/Fiber Service Pioneering:			
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						\$204,750
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential					0.0000%	\$0
I. Permits & Fees (Contractor)						\$750
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						\$205,500
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					15.0000%	\$30,825
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$0	\$3,783
Reimbursement of Consultant Paid Owner Expenses		\$500	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%)	
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA					3.0000%	\$6,165
Estimated Professional Service Fees (A/E Contract)						\$40,773

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$6,000
ACM Testing & Report	\$0	Commissioning	\$3,500	Other (In House Design)	\$0	
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$0	Scheduling/Estimating	\$2,500	
Estimated Professional Service Fees (Owner Items)						\$6,000
Total Estimated Professional Service Fees						\$46,773
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$46,773
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$20,550
IV. Real property Management Fee:			C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	\$15,000
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee	
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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)						\$0
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						\$0
A. Modular Work Station Unit			0	units	\$5,200 per unit	
B. Telephone System Equipment:			0	units	\$325 per unit	
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	
G. Wi-Fi System with conduits (One device per 2000 s.f.)			0	ea	\$5,000 per each	
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr)			0	Man Hours	\$54 per hour	
I. Other (Specify)			0	unit (specify)	\$0 per(specify)	
SUBTOTAL BUILDING FIXTURES & HARDWARE						\$0
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$287,823
VII. FF & E (Free-Standing Furniture & Computers)						\$0
A. Facility: (Free-Standing Furnishings and Computer Equipment)			0	s.f.	\$20 per s.f.	
B. Computer with Printer and Software			0	units	\$4,500 per unit	
C. Alarm System Service (First Year)			0	system	\$13,500 per system	
D. Other (specify)			0	unit	\$0 unit	
VIII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						\$0
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$287,823

CAPITAL PROJECT REQUESTS

Russell Campus Room 1116 A/V Upgrade- \$133,458

Scope of Work

- Replace the existing A/V system with a 100” smart board, video camera and audio system.
- Currently the department is set-up to hold either video conference meetings or in person meetings, though hybrid meetings (in-person and video) are difficult. This upgrade will help the Department stay current with the needs of our customers as it relates to meeting format.

Room 1116 Audio/Visual Upgrade – Cost Estimate

Commission District "A"							
Clark County Projects - 2021 / 2022							
Real Property Management Preliminary Cost Estimate							
Project Name: Russell Campus_Bldg-Fire_Rm 1116 AV Upgrades							
WRL 2858 / Project Number: RP.A000000							
Date of Initial Estimate: 12/15/2021							
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.)	Demo existing power to projector screen,existing projector screen, existing projector and white board.	1	I.s.	\$2,500	I.s.	\$2,500	
2.)	Install backing for mounting 100" monitor. Repair, patch drywall and paint the entire wall to match existing.	1	I.s.	\$4,500	I.s.	\$4,500	
3.)	Move power, data and AV connections down existing wall to location of new Monitor; instal conduit, back boxes and cabling required to support microphone(s), speakers and camera to centrally located connection point.	1	I.s.	\$2,500	I.s.	\$2,500	
4.)	Provide and install 100" smart multi-input touch screen monitor & mount, microphones, speakers, fixed wide angle lense camera, touch control panel and associated components to support web conference capabilities. Existing PC to be unilized with new components	1	I.s.	\$62,000	I.s.	\$62,000	
5.)	Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	30%	I.s.	\$71,500	I.s.	\$21,450	
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:							
1.) Pioneer/extend Utilities to project site boundaries:		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; \$60,000 large facility)						\$0	
3.) Accessibility Path of Travel upgrades for alterations						\$0	
4.) Other (Specify)						\$0	
Estimated Project Construction Cost					\$92,950		
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential				0.0000%	\$0		
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$92,950		
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					10.0000%	\$9,295	
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$0	\$2,630	
Reimbursement of Consultant Paid Owner Expenses		\$0	Traffic Study	\$0	Certified Scheduler		\$0
Topographic / Boundary Survey		\$0	Drainage Study	\$0	CD Bid Plan Sets		\$50
Engineering Report (Civil, Structural, MPE)		\$1,500	Geotechnical Report	\$0	Construction Plan Sets		\$150
Other - specify (Landscape, Interior Design etc.)		\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)		\$930
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA					3.0000%	\$2,789	
Estimated Professional Service Fees (A/E Contract)					\$14,713		

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$1,500	
ACM Testing & Report	\$0	Commissioning	\$0	Other (In House Design)	\$0		
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$0	Scheduling/Estimating	\$1,500		
Estimated Professional Service Fees (Owner Items)						\$1,500	
Total Estimated Professional Service Fees						\$16,213	
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0	
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$16,213	
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$9,295	
IV. Permits & Fees (Contractor)						\$0	
V. Real property Management Fee:			C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	\$15,000	
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee		
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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)						\$0	
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 - \$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	
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$133,458	
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	
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0	
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$133,458	

Room 1116 & 1222 Floor Video Ports – Cost Estimate

Commission District "A" Clark County Projects - 2021 / 2022 Real Property Management Preliminary Cost Estimate Project Name: Russell Campus, Building & Fire Prevention - Room 1116 & 1222 Floor Video Ports WRL 2859 / Project Number: RP.A000000 Date of Initial Estimate: 02/10/2022 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.)	Electrical & Low Voltage: Provide conduit and Data/AV cable required to connect conference table floor boxes (3 per table) to existing wall connection point and AV equipment at each conference room location.	950	s.f.	\$30	per s.f.	\$28,500	
2.)	Allowance for drywall repair, patching and painting	1	l.s.	\$1,200	l.s.	\$1,200	
3.)	AV Integration: Provide, install and commissioning of AV equipment to allow for laptop integration to control room audio, video, display and microphone from conference table. **This estimate includes hardware for both rooms, if WRL2858 is funded for room 1116 added hardware will not be necessary**	2	ea	\$25,000	ea	\$50,000	
4.)	Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	30%	%	\$79,700	l.s.	\$23,910	
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:							
1.)	Pioneer/extend Utilities to project site boundaries:	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; \$60,000 large facility)					\$0	
3.)	Accessibility Path of Travel upgrades for alterations					\$0	
4.)	Other (Specify)					\$0	
Estimated Project Construction Cost						\$103,610	
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential					0.0000%	\$0	
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						\$103,610	
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					10.0000%	\$10,361	
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$0	\$2,536	
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)		\$1,500	Geotechnical Report	\$0	Construction Plan Sets		\$0
Other - specify (Landscape, Interior Design etc.)		\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)		\$1,036
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA					3.0000%	\$3,108	
Estimated Professional Service Fees (A/E Contract)						\$16,005	

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$1,500	
ACM Testing & Report	\$0	Commissioning	\$0	Other (In House Design)	\$0		
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$0	Scheduling/Estimating	\$1,500		
Estimated Professional Service Fees (Owner Items)						\$1,500	
Total Estimated Professional Service Fees						\$17,505	
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0	
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$17,505	
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$10,361	
IV. Permits & Fees (Contractor)						\$1,500	
V. Real property Management Fee:		C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee		\$15,000	
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee		
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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)						\$0	
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 - \$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
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM							\$147,976
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
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS							\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES							\$147,976

CAPITAL PROJECT REQUESTS

Russell Campus Space Needs Assessment - \$203,555

Scope of Work

- Hire a consultant to conduct space 5 and 10 year space needs assessment for all current and future occupants of the Russell Campus, include Building, Fire Prevention Comprehensive Planning, CCPro\Animal Control, Automotive and Environment & Sustainability.

Space Planning Needs – Cost Estimate

Commission District "A"
Clark County Projects - 2021 / 2022
Real Property Management Preliminary Cost Estimate
Project Name: Russell Campus - 5-Year & 10-Year Space Utilization Study
WRL 2910 / Project Number: RP.A000000
Date of Initial Estimate: 02/10/2022
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.)	5-Year & 10-Year Space Utilization Study: Professional assessment of the Russell Campus' current space utilization for all Departments. Interview staff and collect current staff counts, space assignments and current space usage and functions for all areas. Collect data on all Department growth projections over a 5-year and 10-year period including economic data on future community growth and impacts on staffing and physical space needed. Create written assessment report with findings and space studies including blocking diagrams, conceptual floor plans, conceptual furniture plan, recommendations and a cost analysis. Assumptions for basis of fee: (7) Departments reviewed; 24 hrs/department for initial interviews & surveys = <u>168 hrs</u> ; 24 hrs/department to synthesize and organize information = <u>168 hrs</u> ; 10 hrs/department for follow ups = <u>70hrs</u> ; <u>240hrs</u> to generate initial draft report and concepts; review with end users; <u>80hrs</u> to generate final report. 726 total hours @ \$175/hr = <u>\$127,050 base fee + sub-consultants.</u>	0	hrs	\$0	per hr	\$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	\$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 parcels and buildings (\$15,000 small facility; \$30,000 medium facility; \$60,000 large facility)		mountboards: (Cabling to the site and interior to		\$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
--	---------	-----

ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE

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 (SEE ABOVE DESCRIPTION)					I.s.	\$127,050
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Economic Consultant	\$20,000	Cost Estimator (3rd Party)	\$5,500	\$61,505
Reimbursement of Consultant Paid Owner Expenses	\$250	System Furniture Consultant	\$20,000	Certified Scheduler	\$2,500	
Topographic / Boundary Survey	\$0	Drainage Study	\$0	CD Bid Plan Sets	\$50	
Engineering Report (Civil, Structural, MPE)	\$0	Geotechnical Report	\$0	Printed Reports	\$500	
Other - specify (Landscape, Interior Design etc.)	\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)	\$12,705	
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA					0.0000%	
Estimated Professional Service Fees (A/E Contract)						\$188,555

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$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						\$188,555	
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0	
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$188,555	
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$0	
IV. Permits & Fees (Contractor)						\$0	
V. Real property Management Fee:		C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee		\$15,000	
A. \$00,001-\$50,000 Estimated project cost:	\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee			
B. \$50,001-\$350,000 Estimated project cost:	\$15,000 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)						\$0	
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 - \$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
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM							\$203,555
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
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS							\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES							\$203,555

CAPITAL PROJECT REQUESTS

Russell Campus Air-Water Balance – \$2,681,858

Scope of Work

- Perform a building-wide air and water balance, replacement of the water mixing valves, VAVs and fire dampers, as appropriate.
- Work to occur after completion of the boiler and chiller replacement projects.

Air & Water Balance – Cost Estimate

Commission District "A"					
Clark County Projects - 2021 / 2022					
Real Property Management Preliminary Cost Estimate					
Project Name: Russell Campus, Building & Fire Prevention - Air & Water Balance					
WRL 2860 / Project Number: RP.A000000					
Date of Initial Estimate: 02/09/2022					
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.) Russell TAB: Seal ducts, clean hot/chilled water lines, PM VAV boxes and damper operators, strainers, replace dampers and valves, repipe, new insulation, new air flow sensors, BAC Net upgrades, new flow control valves, new damper control valves, new trap primers, etc. commission system. Final complete scope is to be determined based on full building assessment and TAB report. Cost based on current RJC Air & Water Phase III project broken down to a cost per sf.	124000	s.f.	\$16	per s.f.	\$1,984,000
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%	%	\$1,984,000	l.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	\$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; \$60,000 large facility)					\$0
3.) Accessibility Path of Travel upgrades for alterations					\$0
4.) Other (Specify)					\$0
Estimated Project Construction Cost					\$1,984,000
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential				0.0000%	\$0
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE					\$1,984,000
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%	\$238,080
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$3,500
Reimbursement of Consultant Paid Owner Expenses	\$8,500	Traffic Study	\$0	Certified Scheduler	\$5,500
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.)	\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)	\$23,808
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA				3.0000%	\$59,520
Estimated Professional Service Fees (A/E Contract)					\$349,458

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$30,000	
ACM Testing & Report	\$0	Commissioning	\$25,000	Other (In House Design)	\$0		
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$0	Scheduling/Estimating	\$5,000		
Estimated Professional Service Fees (Owner Items)						\$30,000	
Total Estimated Professional Service Fees						\$379,458	
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0	
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$379,458	
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$198,400	
IV. Permits & Fees (Contractor)						\$20,000	
V. Real property Management Fee:			C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	\$100,000	
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee		
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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)						\$0	
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 - \$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	
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$2,681,858	
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	
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0	
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$2,681,858	

Fire Alarm Replacement – Cost Estimate

Commission District "A"							
Clark County Projects - 2021 / 2022							
Real Property Management Preliminary Cost Estimate							
Project Name: Russell Campus, Building & Fire Prevention - Fire Alarm Replacement							
WRL 2919 / Project Number: RP.A000000							
Date of Initial Estimate: 02/10/2022							
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.)	Fire Alarm System Replacement: Replace all fire alarm system components including main fire alarm control panel and power supply with new addressable panel and field charging supply, all strobe and horn devices, smoke detectors, preaction panels and pull stations. Includes for electrical and communication modifications with conduit, cabling, wiring and associated appurtenances.	124000	s.f.	\$6	per s.f.	\$744,000	
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)	30%	%	\$744,000	l.s.	\$223,200	
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:							
1.) Pioneer/extend Utilities to project site boundaries:		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; \$60,000 large facility)							\$0
3.) Accessibility Path of Travel upgrades for alterations							\$0
4.) Other (Specify)							\$0
Estimated Project Construction Cost						\$967,200	
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential				0.0000%		\$0	
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						\$967,200	
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					10.0000%	\$96,720	
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):		Other:	\$0	Cost Estimator (3rd Party)	\$4,500	\$28,222	
Reimbursement of Consultant Paid Owner Expenses		\$2,500	Traffic Study	\$0	Certified Scheduler		\$4,500
Topographic / Boundary Survey		\$0	Drainage Study	\$0	CD Bid Plan Sets		\$50
Engineering Report (Civil, Structural, MPE)		\$6,500	Geotechnical Report	\$0	Construction Plan Sets		\$500
Other - specify (Landscape, Interior Design etc.)		\$0	Subsurface Utility Engineering	\$0	Design Contingency (10%)		\$9,672
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA					3.0000%	\$29,016	
Estimated Professional Service Fees (A/E Contract)						\$153,958	

D. Reports / Studies / 3rd Party Consultants (Owner Items):		Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design:	\$0	\$2,500
ACM Testing & Report	\$0	Commissioning	\$0	Other (In House Design)	\$0	
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$0	Scheduling/Estimating	\$2,500	
Estimated Professional Service Fees (Owner Items)						\$2,500
Total Estimated Professional Service Fees						\$156,458
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential					0.0000%	\$0
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$156,458
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)					10.0000%	\$96,720
IV. Permits & Fees (Contractor)						\$0
V. Real property Management Fee:			C. \$350,001-\$1,000,000 Estimated project cost:		\$30,000 Fee	\$100,000
A. \$00,001-\$50,000 Estimated project cost:		\$2,500 Fee	D. \$1,000,001-\$3,000,000 Estimated project cost:		\$100,000 Fee	
B. \$50,001-\$350,000 Estimated project cost:		\$15,000 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)						\$0
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						\$4,320
A. Modular Work Station Unit			0	units	\$5,200 per unit	
B. Telephone System Equipment:			0	units	\$325 per unit	
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	
G. Wi-Fi System with conduits (One device per 2000 s.f.)			0	ea	\$5,000 per each	
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr)			80	Man Hours	\$54 per hour	
I. Other (Specify)			0	unit (specify)	\$0 per(specify)	
SUBTOTAL BUILDING FIXTURES & HARDWARE						\$4,320
2021 / 2022 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$1,324,698
VIII. FF & E (Free-Standing Furniture & Computers)						\$0
A. Facility: (Free-Standing Furnishings and Computer Equipment)			0	s.f.	\$20 per s.f.	
B. Computer with Printer and Software			0	units	\$4,500 per unit	
C. Alarm System Service (First Year)			0	system	\$13,500 per system	
D. Other (specify)			0	unit	\$0 unit	
IX. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						\$0
2021 / 2022 SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$0
2021 / 2022 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$1,324,698

CAPITAL IMPROVEMENT REQUESTS

The following capital projects were submitted in the Department 5 -Year capital plan and are presented to the BEFAC for discussion and possible action:

a.	LED Lighting Upgrade	\$ 2,080,968
b.	Boiler Replacement	\$ 1,257,138
c.	Chiller 3 Replacement	\$ 858,314
d.	Covered Parking	\$ 4,997,044
e.	Parking Lot Gate & Controller Replacement	\$ 413,451
f.	Cubicle Reconfiguration – Permit Intake	\$ 224,954
g.	Sound System Upgrade – Presentation Room	\$ 287,823
h.	Room #1116 Audio/Visual Upgrade	\$ 133,458
i.	Room #1116 and #1222 Floor Video Ports	\$ 147,976
j.	Space Planning Needs-Russell Campus	\$ 203,555
k.	Air-Water Balance - Russell Campus	\$ 2,681,858
l.	<u>Fire Alarm Systems Replacement</u>	<u>\$ 1,324,698</u>
TOTAL		\$14,611,237

CAPITAL IMPROVEMENT PROJECT UPDATE

CAPITAL IMPROVEMENT UPDATES:

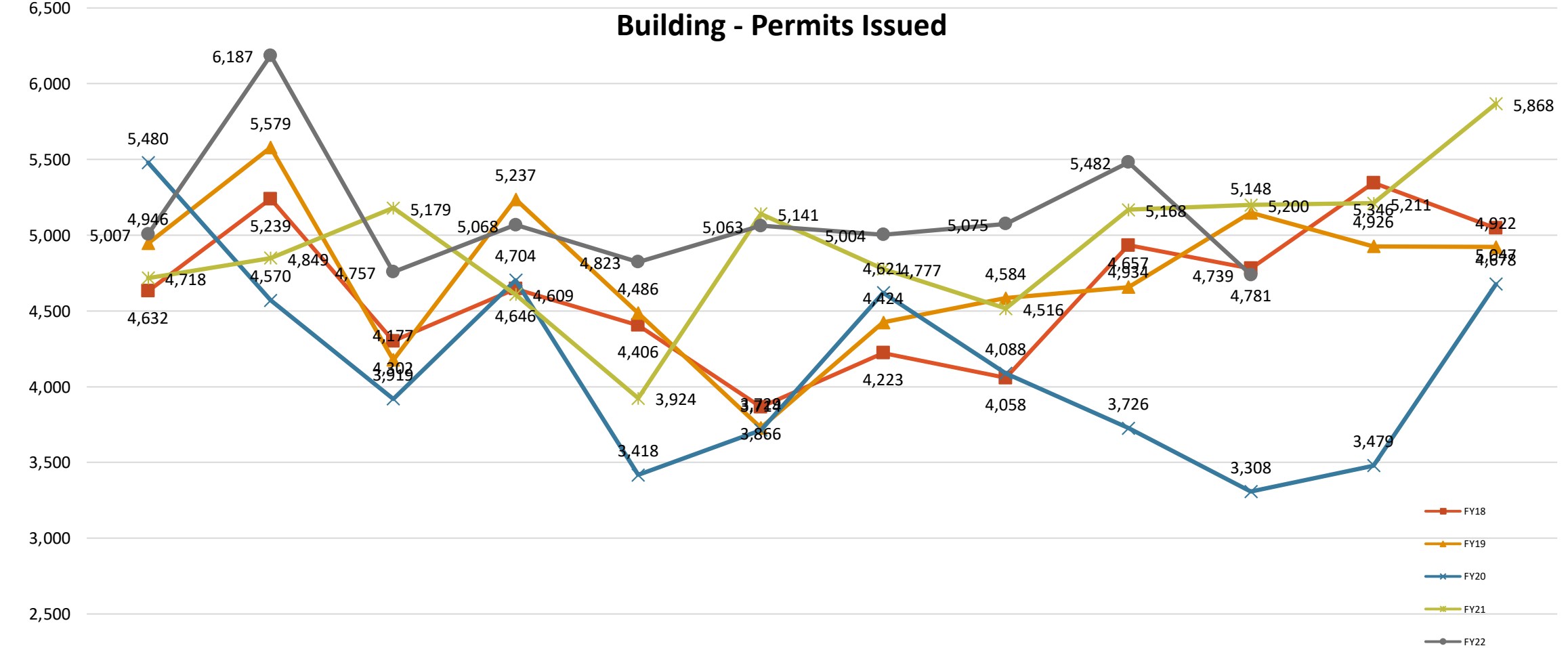
Status on previously approved capital improvement projects:

- Plans Exam Restroom
- Covered Parking (Photovoltaic)
- Carpet Replacement
- ADA Code Accessibility
- Public & Employee Parking LED Light Change
- Smart TV Relocation and New Installation
- Parking Lot Assessment
- 2 Chiller Replacements
- Data Room Cooling
- Exterior Joint Sealant Replacement
- Interior Camera VMS Upgrade
- Lighting Control System Replacement

VALUATION TABLE UPDATE

DEPARTMENTAL PERFORMANCE DATA

Building - Permits Issued

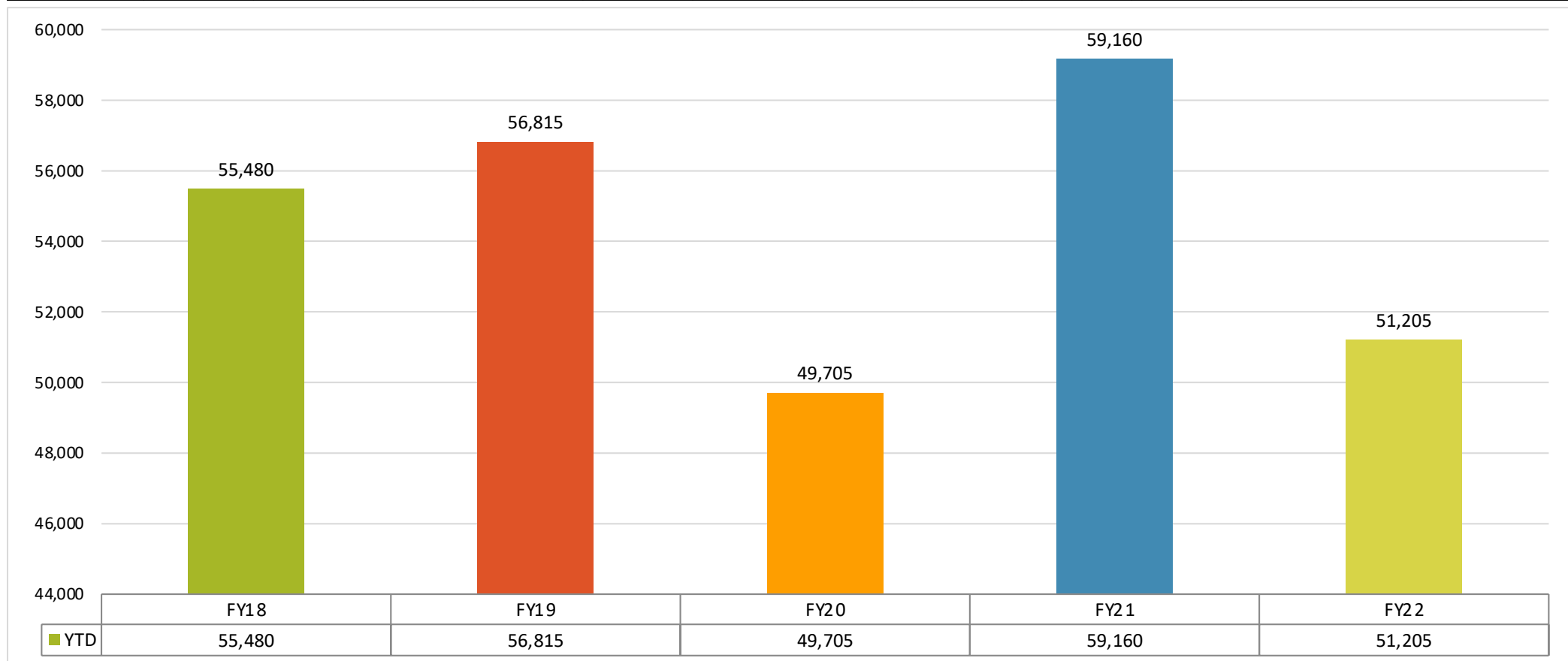


	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
FY18	4,632	5,239	4,302	4,646	4,406	3,866	4,223	4,058	4,934	4,781	5,346	5,047
FY19	4,946	5,579	4,177	5,237	4,486	3,729	4,424	4,584	4,657	5,148	4,926	4,922
FY20	5,480	4,570	3,919	4,704	3,418	3,714	4,621	4,088	3,726	3,308	3,479	4,678
FY21	4,718	4,849	5,179	4,609	3,924	5,141	4,777	4,516	5,168	5,200	5,211	5,868
FY22	5,007	6,187	4,757	5,068	4,823	5,063	5,004	5,075	5,482	4,739		

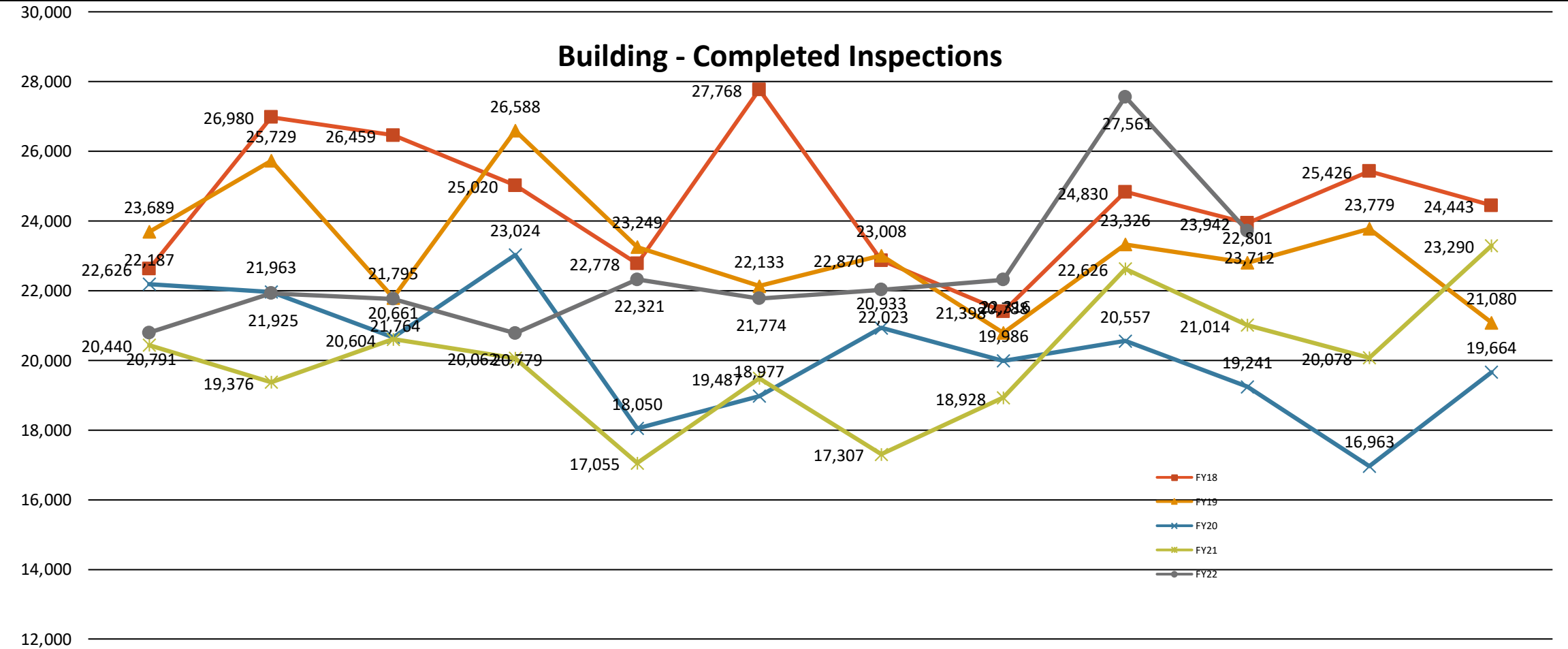
Building Permits Issued - Fiscal Year Comparison

Through April 2022

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
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	5,141	4,777	4,516	5,168	5,200	5,211	5,868	59,160
FY22	5,007	6,187	4,757	5,068	4,823	5,063	5,004	5,075	5,482	4,739			51,205



Building - Completed Inspections

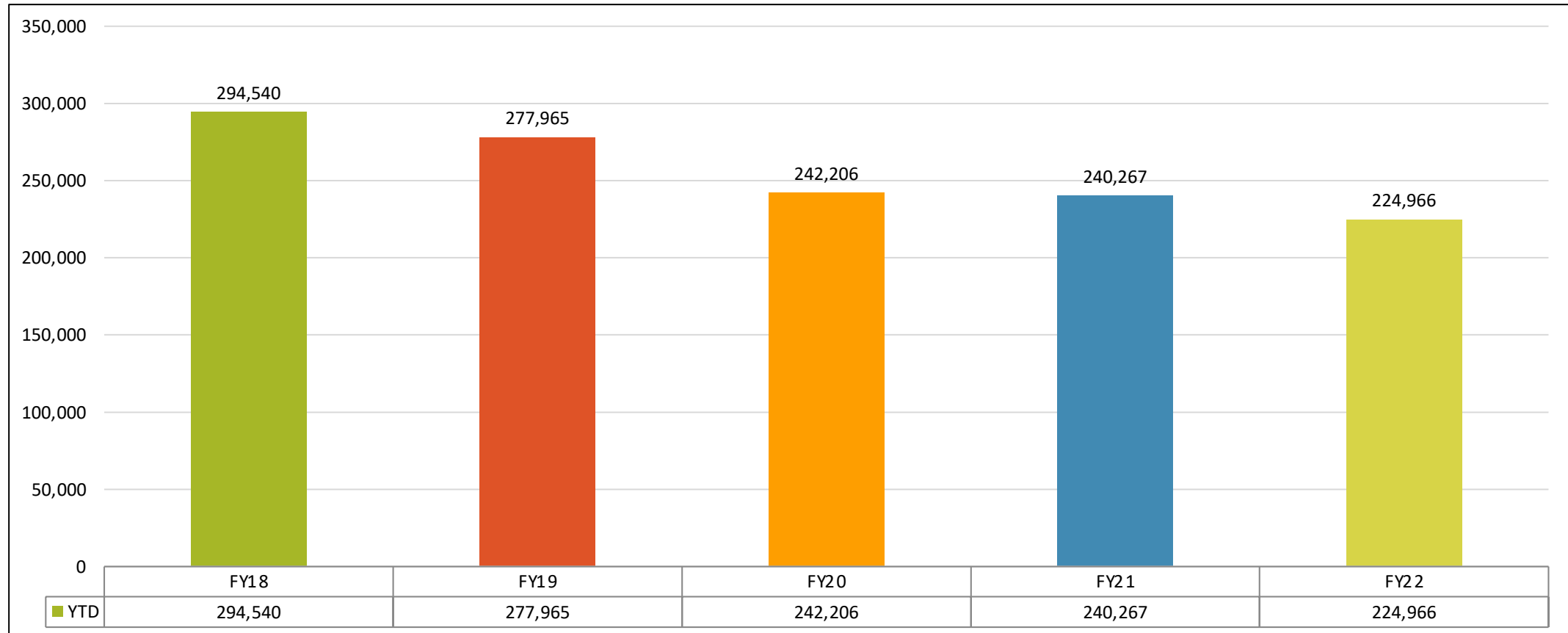


	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
FY18	22,626	26,980	26,459	25,020	22,778	27,768	22,870	21,398	24,830	23,942	25,426	24,443
FY19	23,689	25,729	21,795	26,588	23,249	22,133	23,008	20,788	23,326	22,801	23,779	21,080
FY20	22,187	21,963	20,661	23,024	18,050	18,977	20,933	19,986	20,557	19,241	16,963	19,664
FY21	20,440	19,376	20,604	20,062	17,055	19,487	17,307	18,928	22,626	21,014	20,078	23,290
FY22	20,791	21,925	21,764	20,779	22,321	21,774	22,023	22,316	27,561	23,712		

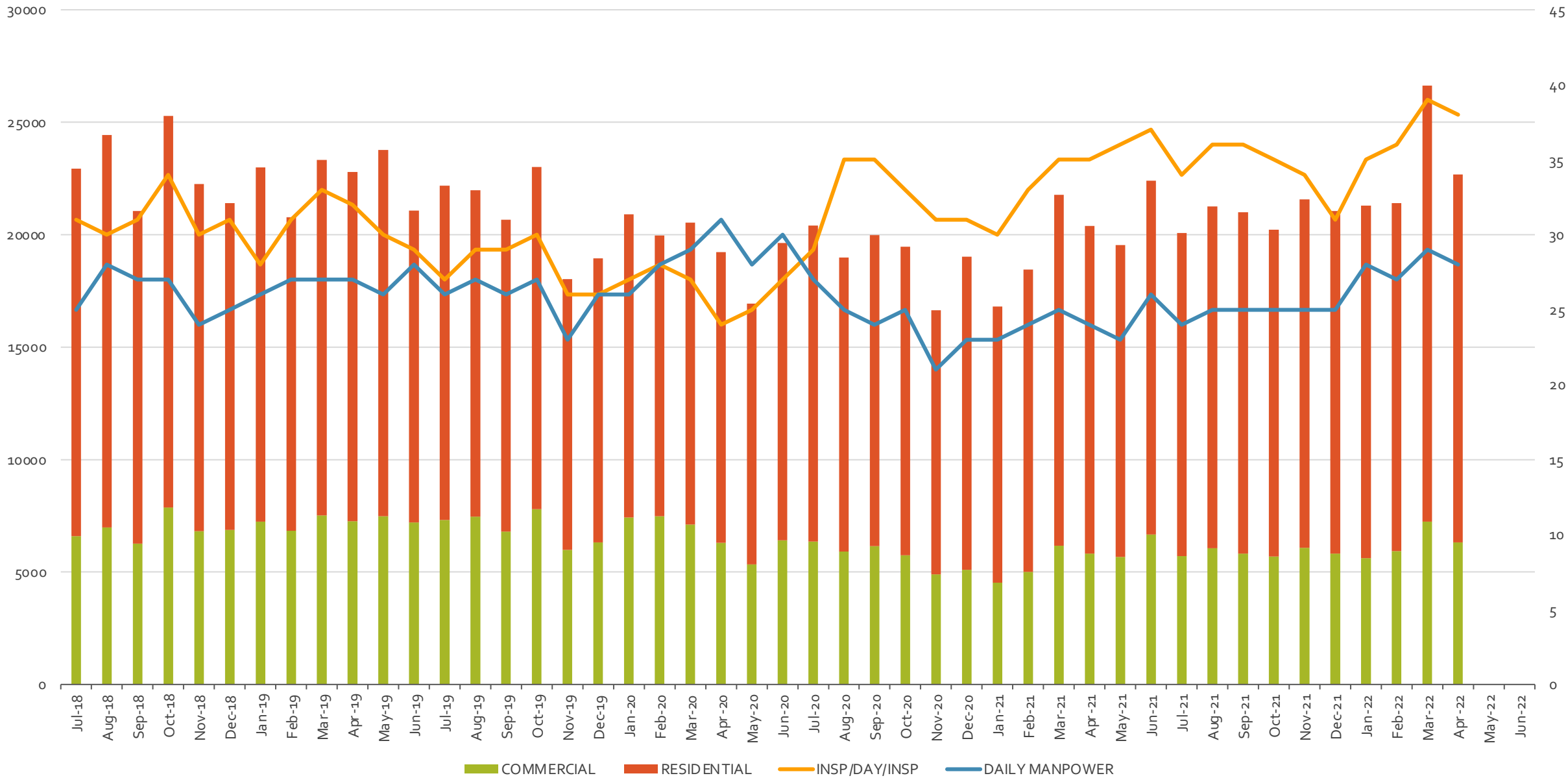
Building Completed Inspections- Fiscal Year Comparison

Through April 2022

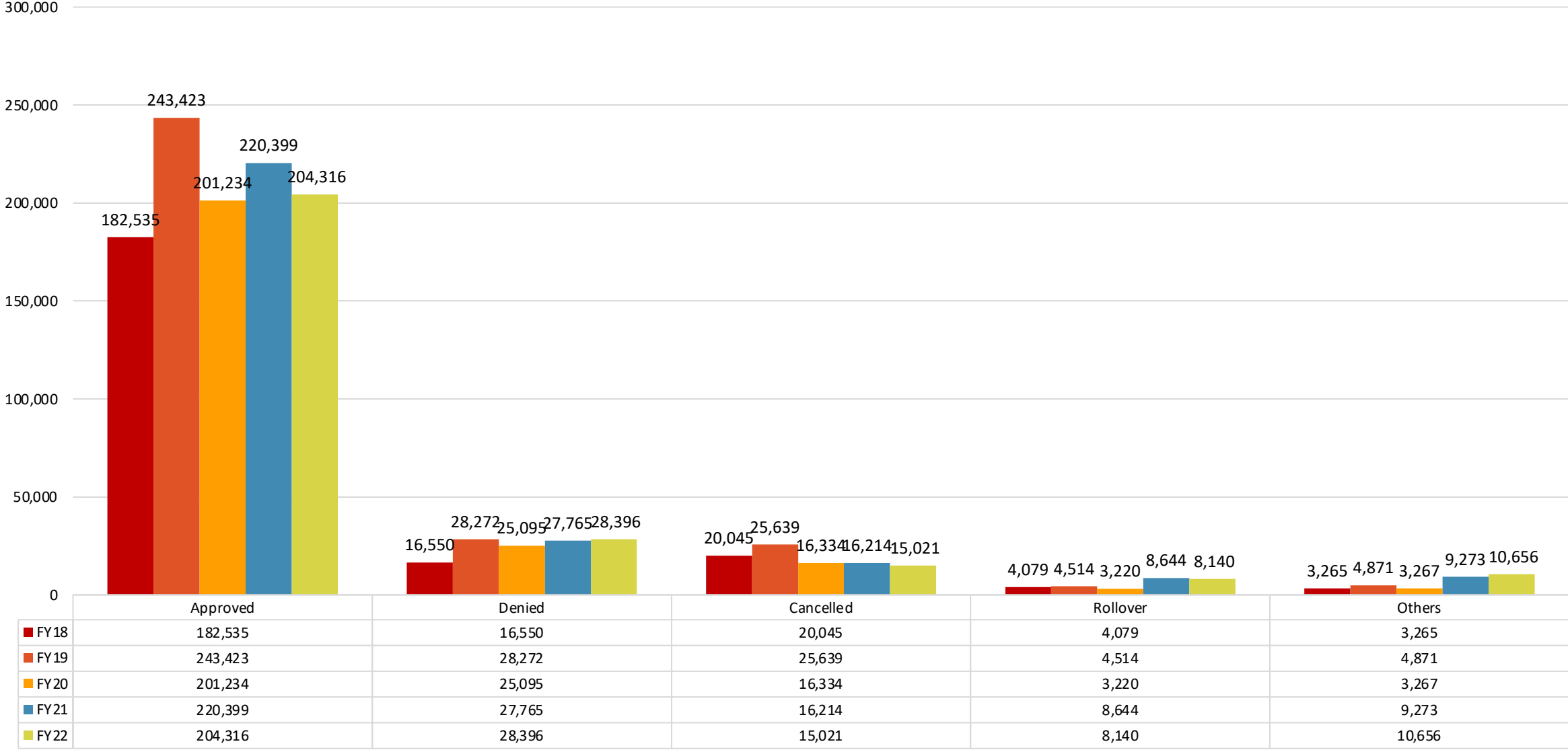
	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
FY18	22,626	26,980	26,459	25,020	22,778	27,768	22,870	21,398	24,830	23,942	25,426	24,443	294,540
FY19	23,689	25,729	21,795	26,588	23,249	22,133	23,008	20,788	23,326	22,801	23,779	21,080	277,965
FY20	22,187	21,963	20,661	23,024	18,050	18,977	20,933	19,986	20,557	19,241	16,963	19,664	242,206
FY21	20,440	19,376	20,604	20,062	17,055	19,487	17,307	18,928	22,626	21,014	20,078	23,290	240,267
FY22	20,791	21,925	21,764	20,779	22,321	21,774	22,023	22,316	27,561	23,712			224,966



Building Inspections Activity Breakdown

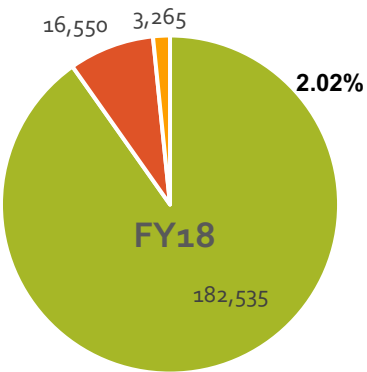


BUILDING INSPECTOR ACTIVITY

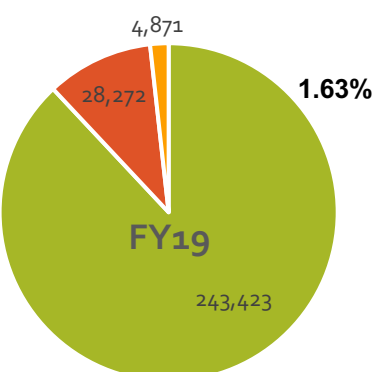


BUILDING INSPECTOR ACTIVITY
Rollover Data by Fiscal Year

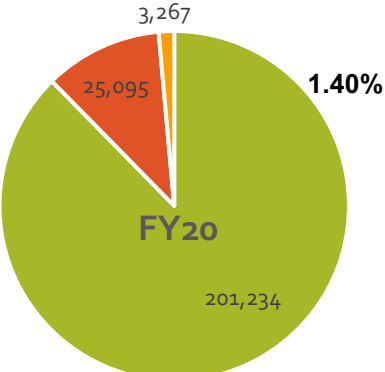
	FY18	FY19	FY20	FY21	FY22
Rollover Data	2.02%	1.63%	1.40%	3.36%	3.34%



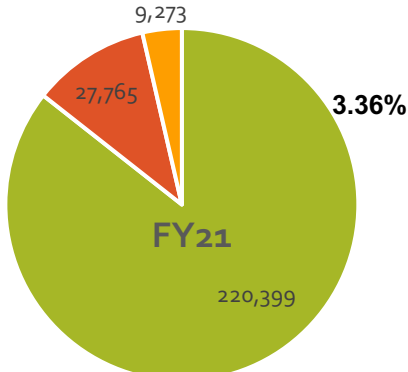
■ Approved ■ Denied ■ Others



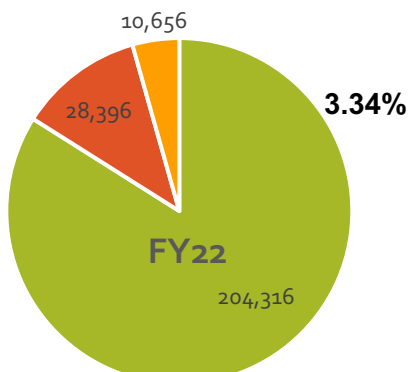
■ Approved ■ Denied ■ Others



■ Approved ■ Denied ■ Others



■ Approved ■ Denied ■ Others



■ Approved ■ Denied ■ Others

STAFFING UPDATE

Staffing Updates

New Hires

Building Permit Specialist I	11/29/2021	Nicole Cowens
Building Permit Specialist I	11/29/2021	Dani Elle Russo
Building Permit Specialist I	12/27/2021	Rosa Melo
Building Inspector I	2/22/2022	James Hedges
Building Inspector I	5/2/2022	Travis Lewis
Building Permit Specialist I	3/21/2022	Ryan Watanabe
Administrative Secretary	3/7/2022	Cedrick Wilson
Building Inspection Specialist	3/21/2022	Jessie Keller
Building Inspector I	4/18/2022	Aaron Kemper
P/T Management Assistant	2/22/2022	Katie Bradley
Senior Building Inspector	5/16/2022	Doug Petty
P/T Management Assistant	4/18/2022	Ava Arroyo

Staffing Updates

Promotions

Commercial Combination Inspector	11/29/2021	Glenn Weidman
Senior Building Inspector	12/13/2021	Ramon Carrillo
Assistant Manager Plans Exam	2/22/2022	Mary Audrey
Commercial Combination Inspector	2/22/2022	Michael Metz
Director Development Services	4/4/2022	James Gerren
Sr. Engineer/Architect	3/7/2022	Paul Simpson
Senior Building Inspector	5/16/2022	Steven Crofford
Senior Engineer/Architect	5/16/2022	Belayhun Gebretsadik

Offers Made Pending Background Check

Building Inspector I	Pending	Brian Forest
Part-Time	Pending	Markus Gharibian

Staffing Updates

Positions in Recruitment

10007541	Sr. Office Specialist
10007784	Associate Engineer
10007549	Associate Engineer
10007876	Associate Engineer
10007775	Building Inspector I/II
10007762	Building Inspector I/II
10040723	Building Plan Exam. Specialist
10037992	Building Plan Exam. Specialist
10036962	Building Plan Exam. Specialist
10037153	Building Plan Exam. Specialist
10007694	Fire Protection Engineer
10007701	Manager Engineering
10007780	Sr. Building Inspector
10007663	Sr. Building Inspector
10007770	Sr. Building Inspector
10007856	Sr. Engineer/Architect
10008964	Records Technician
10007611	Records Technician
10050098	Sr. Management Analyst

Staffing Updates

Additional Positions Seeking Authority to Recruit

10007703	Office Assistant II
10007704	Office Assistant II

Additional Funded Positions in Holding

10007540	Administrative Specialist
10007703	Manager Plans Exam
10007638	Assistant Director
10007774	Sr. Building Inspector
10007802	Sr. Building Inspector
10007807	Sr. Building Inspector
10007827	Sr. Building Inspector
10007829	Sr. Building Inspector

ECONOMIC OUTLOOK

From BEFAC Members

PROPOSED ITEMS FOR FUTURE AGENDA

DIRECTOR'S COMMENTS

SET NEXT COMMITTEE MEETING

August 2022

PUBLIC COMMENT

ADJOURN MEETING
