INDEPENDENT GOVERNMENT COST ESTIMATE

A-05 | FOXHOUND Recreation Center fixed performance stage | TRAINING USE ONLY - ALL INFORMATION FICTIONAL

PROJECT / PR | PR-27-037	**VEHICLE BASIS | SM-SABER-01**	**DESIGN BASIS | A-02 (30%) and A-03 existing floor plan**
ESTIMATE DATE | 03 Apr 2027	**PRIME | Outer Heaven Builders, LLC**	**ESTIMATE CLASS | Planning-level Government estimate**
PREPARED BY | Facilities Cost Engineering (713 CES)	**UPG SOURCE | UPG-FY27-SM-AK (localized)**	**CURRENCY / FY | U.S. dollars / FY27**

AWARDED SABER COEFFICIENTS

GEN	General construction - normal hours	**0.94**
STR	Structural / specialty rigging - normal hours	**0.97**
ELEC	Electrical and life-safety work - normal hours	**0.96**
REM	Remote mobilization, freight, and lifting	**1.18**

ESTIMATE SUMMARY

Localized UPG base total	**$3,747,183.27**
Adjusted IGCE	**$3,720,000.00**
Effective weighted coefficient	**0.993**
Difference to PR-27-037	**$0.00**

LOCALIZED UNIT PRICE GUIDE TAKEOFF AND COEFFICIENT APPLICATION

ITEM	WORK ELEMENT	QTY	UNIT	COEFF. CODE	UPG MATERIAL / EQUIPMENT	UPG LABOR	UPG BASE TOTAL	CONTRACT COEFFICIENT	ADJUSTED ESTIMATE
1	Remote mobilization, freight, and lifting	1	LS	REM	$500,338.98	$109,830.51	$610,169.49	**1.18**	**$720,000.00**
2	Protection and selective demolition	1	LS	GEN	$53,617.02	$137,872.34	$191,489.36	**0.94**	**$180,000.00**
3	Reinforced concrete pads and 32 anchors	32	EA	GEN	$143,617.02	$95,744.68	$239,361.70	**0.94**	**$225,000.00**
4	Structural-steel platform framing	18	TON	STR	$389,896.91	$238,969.07	$628,865.98	**0.97**	**$610,000.00**
5	Decking, resilient finish, and trim	240	SF	GEN	$210,638.30	$108,510.64	$319,148.94	**0.94**	**$300,000.00**
6	Accessible ramp, stair, and guardrails	1	LS	GEN	$160,425.53	$148,085.11	$308,510.64	**0.94**	**$290,000.00**
7	Building-anchored overhead support grid	160	SF	STR	$281,030.93	$203,505.15	$484,536.08	**0.97**	**$470,000.00**
8	Electrical distribution, controls, and pathways	1	LS	ELEC	$253,750.00	$183,750.00	$437,500.00	**0.96**	**$420,000.00**
9	Fire and life-safety tie-ins	1	LS	ELEC	$70,000.00	$96,666.67	$166,666.67	**0.96**	**$160,000.00**
10	Design completion and stamped engineering	1	LS	STR	$15,257.73	$175,463.92	$190,721.65	**0.97**	**$185,000.00**
11	Testing, training, and closeout	1	LS	GEN	$34,042.55	$136,170.22	$170,212.77	**0.94**	**$160,000.00**
				TOTAL GOVERNMENT ESTIMATE	**$2,112,614.97**	**$1,634,568.30**	**$3,747,183.27**		**$3,720,000.00**

ESTIMATE BASIS AND LIMITATIONS

1. UPG-FY27-SM-AK and the coefficients above are fictional exercise contract records. Localized UPG values already incorporate the modeled Shadow Moses labor and material market.
2. Each work element is extended at the localized UPG material/equipment and labor values, then multiplied once by the applicable awarded SM-SABER-01 coefficient.
3. The REM coefficient is above 1.00 to model seasonal remote-island freight, specialized lifting, and constrained mobilization. The weighted effective coefficient remains approximately 0.993.
4. Quantities are planning-level takeoff values based on the 30-percent stage schematic and existing floor plan. This IGCE is not a contractor quote, negotiated task-order price, authorization to proceed, or substitute for price analysis.