

INDEPENDENT GOVERNMENT COST ESTIMATE

B-04 | FOXHOUND Recreation Center HVAC renewal | TRAINING USE ONLY - ALL INFORMATION FICTIONAL

PROJECT / PR PR-27-041	VEHICLE BASIS SM-SABER-01	DESIGN BASIS B-02 PWS and B-03 initial routing plan
ESTIMATE DATE 09 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			ESTIMATE SUMMARY	
GEN	General construction - normal hours	0.94	Localized UPG base total	\$4,283,092.31
MECH	Mechanical systems - normal hours	0.96	Adjusted IGCE	\$4,200,000.00
ELEC	Electrical and controls - normal hours	0.95	Effective weighted coefficient	0.981
REM	Remote mobilization, freight, and lifting	1.16	Difference to PR-27-041	\$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	\$384,827.59	\$149,655.17	\$534,482.76	1.16	\$620,000.00
2	Protection and selective demolition	1	LS	GEN	\$57,446.81	\$134,042.55	\$191,489.36	0.94	\$180,000.00
3	Heat-recovery air-handling assemblies	2	EA	MECH	\$666,250.00	\$146,250.00	\$812,500.00	0.96	\$780,000.00
4	Hydronic terminal units, pumps, valves, and dampers	24	EA	MECH	\$322,500.00	\$125,416.67	\$447,916.67	0.96	\$430,000.00
5	Insulated canvas main duct, branches, and fittings	480	LF	MECH	\$386,666.67	\$280,000.00	\$666,666.67	0.96	\$640,000.00
6	Engineered ceiling supports and structural attachments	240	EA	GEN	\$125,106.38	\$172,765.96	\$297,872.34	0.94	\$280,000.00
7	Hydronic piping, insulation, and accessories	1100	LF	MECH	\$226,041.67	\$138,541.67	\$364,583.33	0.96	\$350,000.00
8	Electrical distribution, disconnects, and pathways	1	LS	ELEC	\$189,473.68	\$73,684.21	\$263,157.89	0.95	\$250,000.00
9	Controls, sensors, sequencing, and integration	1	LS	ELEC	\$127,894.74	\$156,315.79	\$284,210.53	0.95	\$270,000.00
10	Penetrations, firestopping, patching, and finishes	1	LS	GEN	\$64,680.85	\$105,531.91	\$170,212.77	0.94	\$160,000.00
11	Design completion, TAB, commissioning, and closeout	1	LS	MECH	\$37,500.00	\$212,500.00	\$250,000.00	0.96	\$240,000.00
TOTAL GOVERNMENT ESTIMATE					\$2,588,388.38	\$1,694,703.93	\$4,283,092.31		\$4,200,000.00

ESTIMATE BASIS AND LIMITATIONS

- 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.
- Each work element is extended at localized UPG material/equipment and labor values, then multiplied once by the applicable awarded SM-SABER-01 coefficient.
- The REM coefficient is above 1.00 to model seasonal remote-island freight, specialized lifting, and constrained mobilization. The other awarded coefficients remain below 1.00.
- Quantities are planning-level takeoff values based on B-02 and B-03. This IGCE is not a contractor quote, negotiated task-order price, authorization to proceed, or substitute for price analysis.