

INDEPENDENT GOVERNMENT COST ESTIMATE

E-04 | Mother Base Community Support Center whole-building renovation | PL-27-021

ESTIMATE DATE	2 July 2027	LOCATION	Shadow Moses Air Field, Alaska
PREPARED BY	713 CES Engineering Flight	ACQUISITION STATUS	Planning only; no funds certified
PLANNING AREA	27,720 gross square feet	PRICE BASIS	Localized rural-Alaska labor, material, freight and equipment
ESTIMATE CLASS	Division-level planning IGCE	GOVERNMENT TOTAL	\$31,200,000

Item	Work package	Qty	Unit	Localized planning unit cost	Extended amount
01	Design completion, project management, temporary protection	1	LS	\$2,340,000	\$2,340,000
02	Selective demolition and hazardous-material allowance	1	LS	\$1,520,000	\$1,520,000
03	Structural repairs, roof and exterior envelope	1	LS	\$6,250,000	\$6,250,000
04	Site drainage, utilities and constrained service access	1	LS	\$3,050,000	\$3,050,000
05	Commercial kitchen and food-service systems	1	LS	\$4,650,000	\$4,650,000
06	Plumbing, sanitary and floor-drain renewal	1	LS	\$2,550,000	\$2,550,000
07	HVAC distribution, equipment and controls	1	LS	\$3,050,000	\$3,050,000
08	Electrical distribution, lighting and communications	1	LS	\$2,250,000	\$2,250,000
09	Fire suppression, alarm and life-safety systems	1	LS	\$1,950,000	\$1,950,000
10	Interior finishes, accessibility and public-use spaces	1	LS	\$2,350,000	\$2,350,000
11	Testing, commissioning, training and closeout	1	LS	\$550,000	\$550,000
12	Design-development contingency	1	LS	\$690,000	\$690,000

TOTAL INDEPENDENT GOVERNMENT ESTIMATE	\$31,200,000
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CONTROL NOTE	Government estimate information is procurement-sensitive. Limit access to Government personnel whose official duties require it. Update quantities and pricing when the design is definitized.
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E-04 | BASIS AND ASSUMPTIONS

Independent planning basis retained with the Government estimate

Topic	Planning assumption	Source / basis	Estimator note
Facility	Existing 27,720-GSF Community Support Center within the E-02 footprint.	E-01 and E-02	No building addition assumed.
Functional spaces	Retain community hall, recreation, family support, administration, commercial kitchen, dining and support areas.	E-01 and E-02	Public-use occupancy drives finish and life-safety allowances.
Wall asbestos	Accessible wall systems tested negative; non-wall and inaccessible materials remain outside the survey.	E-03	A limited hazardous-material allowance remains; the survey is not a blanket building clearance.
Design maturity	Planning-level scope; quantities and systems require further design development.	713 CES planning record	A \$0.69M design-development contingency is stated separately.
Remote location	Rural Alaska freight, mobilization, labor availability, seasonal shipping and equipment costs are localized.	Estimator market file	Localized values are embedded in each work package.
Service access	Large deliveries face a narrow service approach, restricted turning area and limited laydown.	CES site reconnaissance	Traffic control and additional material handling are included.
Kitchen systems	Commercial food-service equipment, grease exhaust, floor drains, sanitary service and controls require renewal.	FSS functional need	This is a major cost driver distinct from office renovation.
Utilities and life safety	Whole-building HVAC, plumbing, electrical, communications, fire suppression and alarm renewal are planned.	CES preliminary assessment	Final capacities and routing remain design-development items.
Price basis	Government planning estimate in FY27 dollars; excludes escalation beyond the planned award window.	Estimator basis	Revise if timing or phasing changes materially.
Funding	No construction funds are presently certified or available for obligation.	E-01 planning status	The IGCE does not authorize solicitation, award or expenditure.
ESTIMATOR CERTIFICATION	I prepared this estimate independently from the Government's current planning information and localized cost assumptions, in sufficient division-level detail for this stage of requirement development. /s/ Dr. Strangelove, Cost Engineer, 713 CES 2 July 2027		