

INDEPENDENT GOVERNMENT COST ESTIMATE

FL-27-014 | Command Post all-weather fire lane | 18 July 2027

Estimate total	\$4,160,000				
Pricing method	Localized SABER unit-price book quantities × awarded coefficient				
Planned prime	Outer Heaven Builders, LLC				
Water-work participant	Bering Fire & Water, LLC (planned subcontractor)				
Price level	FY27 remote Alaska labor, material, equipment, and logistics basis				
METHOD. The Government did not invent lump-sum bid prices. It measured the H-02/H-03 work, extended localized public unit-price-book items, and applied Outer Heaven’s awarded SABER coefficients. The resulting amount is an independent negotiation objective, not an entitlement.					
Item	Work element	Quantity	Book extension	Coeff.	Adjusted
1	Survey, design completion, management, bonds, controls	1 LS	\$410,000	0.970	\$397,700
2	Clearing, excavation, grading, stabilization	26,000 CY	\$575,000	0.980	\$563,500
3	Geotextile, aggregate lifts, compaction	17,000 TON	\$890,000	0.960	\$854,400
4	Drainage ditches, culverts, erosion control	1 LS	\$490,000	0.990	\$485,100
5	All-weather surface, shoulders, markers	700 LF	\$370,000	0.950	\$351,500
6	Apparatus turning apron and tie-in	1 LS	\$520,000	0.980	\$509,600
7	Hydrant lateral, valves, hydrant, testing	1 LS	\$610,000	0.990	\$603,900
8	Mobilization, remote logistics, QA, closeout	1 LS	\$394,300	1.000	\$394,300
	TOTAL INDEPENDENT GOVERNMENT ESTIMATE				\$4,160,000

Estimate assumptions

- Quantities reflect the fixed 700-linear-foot, 24-foot-clear alignment and turning apron in H-03; no security-boulder relocation is included.
- Localized book extensions include ordinary crew labor, material, and equipment. Coefficients reflect the awarded SABER pricing relationship; the above-unit 1.000 logistics element recognizes remote mobilization without abandoning the coefficient method.
- The estimate includes hydrant and lateral work, testing, quality control, winter protection needed for planned submittal activities, bonds, and closeout.
- The estimate excludes Government-directed redesign or relocation caused by an unreconciled G/H interface, differing site conditions not disclosed in the current record, and postaward scope growth.

Government approval

PREPARED: /s/ Decoy Octopus, GS-12, Cost Engineer, 713 CES

TECHNICAL REVIEW: /s/ Hal Emmerich, NH-03, Chief Facilities Engineer, 713 CES

DATE: 18 July 2027