



Trumbull-Nelson Construction Company, Inc.

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Lebanon NH 03784
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September 15, 2023

Chuck Maccini
Town of Bath Selectboard
4 W Bath Rd
Bath NH 03740

RE: Bath Municipal Building

Dear Chuck:

I'm pleased to present the preconstruction estimate for the Bath Municipal Facility project. I've attached are estimate for review along with a high-level schedule. Below is a breakdown of the estimate.

Base Building Estimate:

This includes the town garage and offices as drawn by Banwell Architects plans dated 8-23 and Horizons Engineering plans dated 6-23. Our estimate for this work is Five Million One Hundred One Thousand Two Hundred and Forty-One Dollars, (\$5,101,241).

Alternate:

- To build the shell of the town hall portion and leave empty for future fit up deduct \$832,000

We appreciate the opportunity to provide preliminary estimates. Please feel free to contact me if there are any questions.

Best Regards,

Anthony M. Instasi
President / Co-Owner

Project name	Bath Municipal Building
Labor rate table	2023 Contract Rates
Equipment rate table	Contract
Report format	Sorted by 'Group phase/Phase' 'Detail' summary Paginate

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Equipment	Other	Total
			Amount	Amount	Amount	Name	Amount	Amount	Amount		
1032.000	Tools & Equip										
	10 Budget Tools And Equipment	14.00 mo	-	-	-			7,000			7,000
	Tools & Equip							7,000			7,000
1035.000	Stageing										
	20 Boom Lift	14.00 mo	-	-	-			44,800			44,800
	Stageing							44,800			44,800
1036.000	Fork Lift										
	lull	14.00 mo	-	-	-			49,000			49,000
	Fork Lift							49,000			49,000
1041.000	Barriers										
	10 Budget Barriers	14.00 mo	16,240	1,050							17,290
	Barriers		16,240	1,050							17,290
	280.00 Labor hours										
1042.000	Security										
	subf Rental Fence	1,500.00 lf	-	-	9,000						9,000
	subg Rental Gates	2.00 ea	-	-	800						800
	Security				9,800						9,800
1050.000	Winter Cond										
	10 Winter Weather General										
1052.000	Snow Removal										
	10 Budget Snow Removal	3.00 mo	-	-	-			13,680			13,680
	Snow Removal							13,680			13,680
	144.00 Equipment hours										
1055.000	Remove Rubbish										
	10 Remove Rubbish	35.00 wk	20,300	350	-						20,650
	20 Hauling Fees	12.00 ea	-	11,400	-						11,400
	Remove Rubbish		20,300	11,750							32,050
	350.00 Labor hours										
1060.000	Cleaning										
	30 Final Cleaning	12,000.00 sf	6,960	720	-						7,680
	35 Clean Windows	10.00 ea	580	11	-						591
	Cleaning		7,540	731							8,271
	130.00 Labor hours										
1121.000	Superintendent										
	10 Full time super	8.00 mo	146,160	-	-						146,160
	11 Superintendent's truck	8.00 mo	-	2,400	-			10,000			12,400

What is this for? If this is concrete barriers the TOB can provide and move

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Equipment	Other	Total
			Amount	Amount	Amount	Name	Amount	Amount
	Superintendent		<u>146,160</u>	<u>2,400</u>		<u>10,000</u>		<u>158,560</u>
	1,392.00 Labor hours							
	1,385.60 Equipment hours							
1125.000	Project Manager							
10	1 hr Per Day	8.00 mo	<u>18,480</u>	-	-	-	-	<u>18,480</u>
	Project Manager		<u>18,480</u>					<u>18,480</u>
	176.00 Labor hours							
	GENERAL COND		211,072	46,186	9,800		125,030	0
	2,358.00 Labor hours							
	1,529.60 Equipment hours							
2000.000	SITEWORK							
2200.000	Earthwork							
sub	Sitework Subcontractor	1.00 bd	-	-	<u>839,000</u>	-	-	<u>839,000</u>
	Earthwork				839,000			839,000
2240.000	Exc For Trades							
30	Hand Excav @ PUF	10.00 cy	<u>580</u>	-	-	-	-	<u>580</u>
	Exc For Trades		580					580
	10.00 Labor hours							
2800.000	Landscaping							
sub	Landscaping Allowance	1.00 bd	-	-	<u>10,000</u>	-	-	<u>10,000</u>
	Landscaping				10,000			10,000
	SITEWORK		580	0	849,000		0	0
	10.00 Labor hours							
3000.000	CONCRETE							
3090.000	Concrete Subcontractor							
sub1	Foundation Subcontractor	1.00 bd	-	-	<u>380,000</u>	-	-	<u>380,000</u>
	Concrete Subcontractor				380,000			380,000
	CONCRETE		0	0	380,000		0	0
4000.000	MASONRY							
4310.000	Brick							
sub	Brickwork Sub	4.20 m	-	-	14,700	-	-	14,700

Please remove

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Equipment	Other	Total
			Amount	Amount	Amount	Amount	Amount	Amount
	Brick				14,700			14,700
4320.000	Concrete Block							
sub	Ground Face CMU Veneer	927.00 pcs	-	-	27,810	-	-	27,810
sub	Concrete Block Sub - 8"	9,922.50 pcs	-	-	277,830	-	-	277,830
sub	Concrete Block Sub - 8"	1,282.50 pcs	-	-	35,910	-	-	35,910
	Concrete Block				341,550			341,550
4700.000	Cavity Wall Insulation							
10	4" XPS Cavity Insulation	825.00 sf	641	2,599	-	-	-	3,239
	Cavity Wall Insulation		641	2,599				3,239
	9.706 Labor hours							
	MASONRY		641	2,599	356,250	0	0	359,489
	9.706 Labor hours							
5000.000	METALS							
5100.000	Structural Steel							
10	Grout Column Leveling Plates	45.00 ea	1,485	1,125	-	-	-	2,610
	Structural Steel		1,485	1,125				2,610
	22.50 Labor hours							
5110.000	Struct Framing							
30	BudgetSteel Framed Roof Assembly	10,459.00 sf	-	-	261,475	-	-	261,475
30	BudgetSteel Framed Floor Assembly	945.00 sf	-	-	23,625	-	-	23,625
	Struct Framing				285,100			285,100
5310.000	Metal Stairs							
10	Steel Pan Tread - sub	22.00 rise	-	-	22,000	-	-	22,000
	Metal Stairs				22,000			22,000
5320.000	Hand Rails							
10	Steel Railings	58.00 lf	766	8,700	-	94	-	9,560
	Hand Rails		766	8,700		94		9,560
	11.60 Labor hours							
	1.45 Equipment hours							
	METALS		2,251	9,825	307,100	94	0	319,270
	34.10 Labor hours							
	1.45 Equipment hours							
6000.000	CARPENTRY							
6111.000	Stud Walls							

What's this for?

\$31,560 Is to much for Stairs. Please work on a cheaper solution. If no other option please remove and the town will provide after completion.

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Equipment	Other	Total
			Amount	Amount	Amount	Name	Amount	Amount
6111.000	Stud Walls							
	2600 Studs - 2x6x Wall Ht	565.50 bf	1,357	1,247	-	-	-	2,604
	2612 Studs - 2x6x12'	2,421.00 bf	5,810	5,338	-	-	-	11,149
26pt	Sill - 2x6 - Pressure Treated	193.00 bf	679	456	-	-	-	1,135
26rl	Sill & Plates - 2x6xRL	40.00 bf	111	88	-	-	-	199
26rl	Sill & Plates - 2x6xRL	932.00 bf	2,590	2,055	-	-	-	4,645
hdrs	2x6 Headers	14.00 ea	739	294	-	-	-	1,033
	Stud Walls		11,287	9,478				20,766
	171.019 Labor hours							
6119.000	Bridge & Block							
	26 Blocking - 2x6	2,500.00 bf	8,800	5,513	-	-	-	14,313
13rl	1x3 Strapping	11,680.00 lf	22,025	3,679	-	-	-	25,704
13w	Wall Strapping - 1x3	2,100.00 lf	3,960	662	-	-	-	4,622
	Bridge & Block		34,785	9,853				44,638
	527.047 Labor hours							
6123.000	Roof Sheathing							
58cd	5/8" CDX	15,700.00 sf	21,588	36,061	-	-	-	57,649
	Roof Sheathing		21,588	36,061				57,649
	327.083 Labor hours							
6330.000	Pre Eng Trusses							
10	Set Trusses	182.00 ea	12,422	*	-	1,183	-	13,605
20	Blocking For Trusses	182.00 ea	3,767	10,010	-	-	-	13,777
sup	Truss Supplier	1.00 bd	-	121,000	-	-	-	121,000
	Pre Eng Trusses		16,189	131,010		1,183		148,382
	236.60 Labor hours							
	18.20 Equipment hours							
6411.000	Ext Door/Window							
14p	1x4 Composite	140.00 lf	663	200	-	-	-	863
16p	1x6 Composite	30.00 lf	142	149	-	-	-	291
	Ext Door/Window		805	349				1,153
	11.333 Labor hours							
6413.000	Jet Trim							
14p	1x4 Composite	700.00 lf	4,970	2,695	-	-	-	7,665
16p	1x6 Composite	700.00 lf	4,970	3,465	-	-	-	8,435
ac	1/2" hardi panel	1,400.00 sf	3,106	3,850	-	-	-	6,956
	Jet Trim		13,046	10,010				23,056
	183.75 Labor hours							
6415.000	Corner Boards							
16p	1x6 Composite	80.00 lf	568	396	-	-	-	964

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Equipment	Other	Total
			Amount	Amount	Amount	Name	Amount	Amount
	Corner Boards		<u>568</u>	<u>396</u>				<u>964</u>
	8.00 Labor hours							
6421.000	Int Door/Window							
14p	1x4 Pine	140.00 lf	<u>828</u>	<u>385</u>	-	-	-	<u>1,213</u>
	Int Door/Window		<u>828</u>	<u>385</u>				<u>1,213</u>
	11.667 Labor hours							
6422.000	Window Sills							
10	Hardwood Sills	7.00 ea	<u>994</u>	<u>350</u>	-	-	-	<u>1,344</u>
	Window Sills		<u>994</u>	<u>350</u>				<u>1,344</u>
	14.00 Labor hours							
6630.000	Fixed Wood Shelving							
10	Wood Shelving	415.00 lf	<u>7,187</u>	<u>6,225</u>	-	-	-	<u>13,412</u>
	Fixed Wood Shelving		<u>7,187</u>	<u>6,225</u>				<u>13,412</u>
	101.220 Labor hours							
6880.000	Nails & Fasteners							
35	Fasteners Is	1.00 Is	-	<u>4,000</u>	-	-	-	<u>4,000</u>
45	Rough Hardware & Carp Iron	1.00 Is	-	<u>2,500</u>	-	-	-	<u>2,500</u>
	Nails & Fasteners			<u>6,500</u>				<u>6,500</u>
6980.000	Carpentry Tools/Equip							
10	Carpentry Small Tools	30.00 wk	-	<u>3,750</u>	-	-	-	<u>3,750</u>
20	Lull for Carpentry	4.00 mo	-	<u>-</u>	-	<u>12,800</u>	-	<u>12,800</u>
	Carpentry Tools/Equip			<u>3,750</u>		<u>12,800</u>		<u>16,550</u>
	CARPENTRY		107,277	214,367	0	13,983	0	335,627
	1,591.719 Labor hours							
	18.20 Equipment hours							
7000.000	THERMAL/MOISTURE							
7200.000	Insulation							
10	Sill Sealer	233.00 lf	<u>769</u>	<u>61</u>	-	-	-	<u>830</u>
	Insulation		<u>769</u>	<u>61</u>				<u>830</u>
	11.65 Labor hours							
7210.000	Foundation Insul							
30	2" Rigid Insul'n	2,200.00 sf	<u>1,708</u>	<u>4,125</u>	-	-	-	<u>5,833</u>
35	2" Under Slab Insul'n (high density)	11,500.00 sf	<u>8,929</u>	<u>21,563</u>	-	-	-	<u>30,492</u>

Where is this? Most likely we will remove this

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Equipment	Other	Total
			Amount	Amount	Amount	Name	Amount	Amount
	Foundation Insul		<u>10,638</u>	<u>25,688</u>				<u>36,325</u>
	161.176 Labor hours							
7221.100	Wall Fiberglass							
6ff	3-1/2" Friction Fit	2,316.00 sf	<u>899</u>	<u>1,094</u>	-	-	-	<u>1,993</u>
	Wall Fiberglass		<u>899</u>	<u>1,094</u>				<u>1,993</u>
	13.624 Labor hours							
7222.000	Blown In Insul							
sub	Blown-in Insulation	11,630.00 sf	-	-	<u>58,150</u>	-	-	<u>58,150</u>
	Blown In Insul				<u>58,150</u>			<u>58,150</u>
7223.000	Rigid Insulation							
60	2" Mineral Wool	2,550.00 sf	<u>1,980</u>	<u>2,391</u>	-	-	-	<u>4,371</u>
	Rigid Insulation		<u>1,980</u>	<u>2,391</u>				<u>4,371</u>
	30.00 Labor hours							
7300.000	Roofing							
sub	Roofing Subcontractor	157.200 sq	-	-	<u>157,200</u>	-	-	<u>157,200</u>
	Roofing				<u>157,200</u>			<u>157,200</u>
7610.000	Wood Siding							
30	1/2"x6" Fiber Cement Clapboard	2,000.00 sf	8,800	9,360	-	-	-	18,160
60	1"x6" T&G Hardi Board	550.00 sf	2,420	3,861	-	-	-	6,281
tyvk	Tyveck House Wrap	2,000.00 sf	330	330	-	-	-	660
tyvk	Tyveck House Wrap	2,896.00 sf	478	478	-	-	-	956
	Wood Siding		<u>12,028</u>	<u>14,029</u>				<u>26,057</u>
	182.24 Labor hours							
7620.000	Metal Siding							
21	Exterior Wall Panel	5,110.00 sf	13,950	61,320	-	-	-	75,270
33	Door & Window Trim	300.00 lf	792	900	-	-	-	1,692
36	Outside Corner Trim	130.00 lf	343	650	-	-	-	993
	Metal Siding		<u>15,086</u>	<u>62,870</u>				<u>77,956</u>
	221.60 Labor hours							
7710.000	Caulking							
10	Caulking	1,580.00 lf	<u>4,171</u>	<u>521</u>	-	-	-	<u>4,693</u>
	Caulking		<u>4,171</u>	<u>521</u>				<u>4,693</u>
	63.20 Labor hours							
THERMAL/MOISTURE			45,570	106,654	215,350	0	0	367,574
	683.490 Labor hours							

Changing to vinyl.
Soffits to be perforated metal

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Equipment	Other	Total
			Amount	Amount	Amount	Name	Amount	Amount
8000.000 DOORS & WINDOWS								
8100.000	Hollow Metal							
10	Hollow Metal Door	11.00 ea	2,904	3,850	-	-	-	6,754
50	Hollow Metal Frames - 3' wide	35.00 ea	9,240	10,500	-	-	-	19,740
	Hollow Metal		12,144	14,350				26,494
	184.00 Labor hours							
8200.000	Wood Doors							
20	Hang Wood Doors	24.00 ea	6,336	8,400	-	-	-	14,736
	Wood Doors		6,336	8,400				14,736
	96.00 Labor hours							
8330.000	Overhead Doors							
sub	Overhead Doors	5.00 ea	-	-	25,000	-	-	25,000
sub	Overhead Doors	1.00 ea	-	-	3,500	-	-	3,500
	Overhead Doors				28,500			28,500
8400.000	Aluminum							
sub3	Aluminum Entrance Door	1.00 ea	-	-	5,500	-	-	5,500
	Aluminum				5,500			5,500
8600.000	Wood Windows							
30	Double Hung Windows	7.00 ea	1,848	3,850	-	-	-	5,698
	Wood Windows		1,848	3,850				5,698
	28.00 Labor hours							
8700.000	Finish Hardware							
10	Install Finish Hardware - Hour	35.00 ea	4,970	14,875	-	-	-	19,845
	Finish Hardware		4,970	14,875				19,845
	70.00 Labor hours							
	DOORS & WINDOWS		25,298	41,475	34,000	0	0	100,773
	378.00 Labor hours							

9000.000 FINISHES

9220.000	Hang and Finish GWB							
58fc	5/8" Fire Code - Mat Only	2,316.00 sf	-	1,592	-	-	-	1,592
58fc	5/8" Fire Code - Mat Only	14,663.00 sf	-	10,081	-	-	-	10,081
dens	Densglas Sheathing	2,896.00 sf	-	2,489	-	-	-	2,489
hang	Hang GWB	2,316.00 sf	3,821	-	-	-	-	3,821
hang	Hang Densglass	2,896.00 sf	4,778	-	-	-	-	4,778
hang	Hang GWB	14,663.00 sf	24,194	-	-	-	-	24,194
tape	Tape and Fill	2,316.00 sf	4,415	116	-	-	-	4,531
tape	Tape and Fill	14,663.00 sf	27,951	733	-	-	-	28,684

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Equipment	Other	Total
			Amount	Amount	Amount	Name	Amount	Amount
	Hang and Finish GWB		<u>65,160</u>	<u>15,011</u>				<u>80,171</u>
	1,027.469 Labor hours							
9510.000	Carpet							
sub	Carpet	225.00 sy	-	-	<u>10,125</u>			<u>10,125</u>
	Carpet				<u>10,125</u>			<u>10,125</u>
						No Carpet as previously discussed		
9520.000	Resilient Floor							
sv	Sheet Vinyl	75.00 sy	-	-	<u>4,500</u>			<u>4,500</u>
	Resilient Floor				<u>4,500</u>			<u>4,500</u>
9711.000	Paint Siding							
20	Prime	2,550.00 sf	1,556	765				2,321
32	Finish Paint - 2 Coat	2,550.00 sf	<u>1,944</u>	<u>1,224</u>				<u>3,168</u>
	Paint Siding		<u>3,500</u>	<u>1,989</u>				<u>5,489</u>
	57.375 Labor hours							
9713.000	Paint Exterior Trim							
20	Prime	2,400.00 sf	1,464	720				2,184
32	Finish Paint - 2 Coat	2,400.00 sf	<u>1,830</u>	<u>1,152</u>				<u>2,982</u>
	Paint Exterior Trim		<u>3,294</u>	<u>1,872</u>				<u>5,166</u>
	54.00 Labor hours							
9721.000	Paint Interior Walls							
20	Prime	22,316.00 sf	13,613	6,695				20,308
32	Finish Paint - 2 Coat	22,316.00 sf	<u>17,016</u>	<u>10,712</u>				<u>27,728</u>
	Paint Interior Walls		<u>30,629</u>	<u>17,406</u>				<u>48,035</u>
	502.11 Labor hours							
9722.000	Paint Ceilings							
20	Prime	14,663.00 sf	8,944	4,399				13,343
32	Finish Paint - 2 Coat	14,663.00 sf	<u>11,181</u>	<u>7,038</u>				<u>18,219</u>
	Paint Ceilings		<u>20,125</u>	<u>11,437</u>				<u>31,562</u>
	329.918 Labor hours							
9724.000	Doors & Windows							
32	Finish Paint - 2 Coat	77.00 side	<u>9,394</u>	<u>2,310</u>				<u>11,704</u>
	Doors & Windows		<u>9,394</u>	<u>2,310</u>				<u>11,704</u>
	154.00 Labor hours							
9725.000	Stairs							
sub	Painting Subcontractor	1.00 ea	-	-	<u>1,500</u>			<u>1,500</u>
	Stairs				<u>1,500</u>			<u>1,500</u>
9727.000	Interior Trim							

Remove. Installing vinyl

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Equipment	Other	Total
			Amount	Amount	Amount	Name	Amount	Amount
9727.000	Interior Trim							
20	Prime	500.00 sf	305	150	-	-	-	455
32	Finish Paint - 2 Coat	500.00 sf	381	240	-	-	-	621
	Interior Trim		686	390				1,076
	11.25 Labor hours							
9728.000	Misc Metal Fab							
sub	Painting Subcontractor	2.00 ea	-	-	3,000	-	-	3,000
	Misc Metal Fab				3,000			3,000
FINISHES			132,788	50,415	19,125	0	0	202,328
	2,136.121 Labor hours							
10000.000	SPECIALTIES							
10100.000	Toilet Access							
budg	Budget Toilet Accessories	4.00 ea	1,056	1,200	-	-	-	2,256
	Toilet Access		1,056	1,200				2,256
	16.00 Labor hours							
10200.000	Signage							
sub	Signage Allowance	1.00 ea	-	-	5,000	-	-	5,000
	Signage				5,000			5,000
10300.000	Fire Exting & Cab							
10	Fire Exting - Wall Mtd	2.00 ea	66	80	-	-	-	146
20	Fire Exting W/Cabinet	1.00 ea	66	150	-	-	-	216
	Fire Exting & Cab		132	230				362
	2.00 Labor hours							
SPECIALTIES			1,188	1,430	5,000	0	0	7,618
	18.00 Labor hours							
11000.000	EQUIPMENT							
11050.000	Detention Equipment							
----	Detention Equip Allowance	1.00 ls			15,000	-	-	15,000
	Detention Equipment				15,000			15,000
11310.000	Lockers							
10	Double Tier Lockers	4.00 ea	264	300	-	-	-	564
	Lockers		264	300				564
	4.00 Labor hours							
11900.000	Residential Equipment							

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Equipment	Other	Total
			Amount	Amount	Amount	Name	Amount	Amount
11900.000	Residential Equipment							
10	Kitchen Appliances	2.00 ea	132	2,000	-	-	-	2,132
	Residential Equipment		132	2,000				2,132
	2.00 Labor hours							
EQUIPMENT			396	2,300	15,000		0	17,696
	6.00 Labor hours							

12000.000 FURNISHINGS

12372.000	Kitchen Casework							
10	Base Cabinets	15.00 lf	926	1,500	-	-	-	2,426
15	Wall Cabinets	15.00 lf	666	1,275	-	-	-	1,941
20	Corian Countertop	15.00 lf	990	2,250	-	-	-	3,240
	Kitchen Casework		2,582	5,025				7,607
	37.418 Labor hours							
FURNISHINGS			2,582	5,025	0		0	7,607
	37.418 Labor hours							

13000.000 SPECIAL CONST

13615.000	WS Girts							
11	4 Man Crew - Mid Ht	45.00 pcs	3,935	13,500	-	-	-	17,435
12	2 Man Crew - Low	45.00 pcs	1,960	13,500	-	-	-	15,460
	WS Girts		5,895	27,000				32,895
	89.10 Labor hours							
SPECIAL CONST			5,895	27,000	0		0	32,895
	89.10 Labor hours							

15000.000 MECHANICAL

15100.000	HVAC							
sub	P/HVAC - Municipal	5,148.00 sf	-	-	404,118	-	-	404,118
sub	P/HVAC - Garage	7,375.00 sf	-	-	313,438	-	-	313,438
	HVAC				717,556			717,556
15200.000	Plumbing							
sub	Plumbing		-	-		-	-	
MECHANICAL			0	0	717,556		0	717,556

16000.000 ELECTRICAL

16200.000 Elect System

Standard Estimate Report
 Bath Municipal Building

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Equipment	Other	Total	
			Amount	Amount	Amount	Name	Amount	Amount	Amount
16200.000	Elect System								
sub	Electrical	15,608.00 sf	-	-	<u>200,000</u>		-	<u>200,000</u>	
	Elect System				<u>200,000</u>			<u>200,000</u>	
ELECTRICAL			0	0	200,000		0	0	200,000

Estimate Totals

Description	Amount	Totals	Hours	Rate	Percent of Total
Labor	535,537		7,351.654 hrs		10.50%
Material	507,276				9.94%
Subcontract	3,108,181				60.93%
Equipment	139,107		1,549.250 hrs		2.73%
Liability Insurance	64,352			1.500 %	1.26%
Other					
Contigency - Percentage	435,445			10.000 %	8.54%
	4,789,898	4,789,898			93.90%
Construction Managment Fee	311,343			6.500 %	6.10%
Total		5,101,241			

September 15, 2023

PROJECT SCHEDULE

Bath Municipal

Bath, NH

	April, 23	May, 23	June, 23	July, 23	Aug, 23	Sept, 23	Oct, 23	Nov, 23	Dec, 23	Jan, 24' - March 24'	March 24' -May24	June, 24 - August, 25
Design Development Estimate												
Costruction Documents												
Precon Services and Bidding												
Procurement and Submittals												
Construction												
					Design			Construction				Estimating

