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November 4, 2024

Mr. Brian Easton
Facilities Project Manager
Kentucky Community and Technical College System
Office of Facilities Support Services
300 North Main Street
Versailles, Kentucky 40309

RE: Southeast Kentucky Community and Technical College
Replacement of Whitesburg Bridge
2 Long Ave.
Whitesburg, KY 41858
B+K Project Number: 24310
AE job #: 000001

Mr. Easton,

Related to our updated condition report dated October 31, 2024, Brown + Kubican, PSC has itemized an opinion of probable cost to further develop the scope of replacement for the pedestrian bridge at Southeast Kentucky Community and Technical College in Whitesburg, Kentucky. Our estimate was based on an itemized takeoff of operations, contractors, labor, and materials. Our estimate is based on reuse and repair of the existing abutments; demolition and reconstruction of the raised plaza at the Belinda Mason Building; replacement of certain lintels at the garage level; addition of minor lighting along the pedway; demolition and reconstruction of the pedway superstructure; zinc rich primer and high performance topcoat on the structural steel; new conduit for fiber line; restoration of the site gravel and plantings around the building; some allowance for pavement restoration after damage from the cranes; sealants and traffic coating on the pedway and plaza slabs.

The costs presented are accurate to the best of our ability, but they are not guaranteed to be true or exact. The past four years have exhibited extreme inflation, volatility, and availability drought of construction materials due to the COVID pandemic and then unprecedented nationwide demand. Steel products have risen, and held, to two- to three-times pre-COVID costs. During years 2021 and 2022 projects were commonly receiving bids which would not be held more than 7 days (though that has stabilized and now held at 30 days) and many construction material costs were only being quoted to the contractor after they were loaded on the truck for delivery forcing contractors to inflate their bids. Most recently in 2023 and 2024, the labor shortage has caused many large, attractive projects to receive few and even no bids in major packages. We have seen the availability of projects to bid to be low in far eastern and far western Kentucky, allowing for competitive bids from local contractors. That said, the larger construction managers who frequently serve those markets have significant backlog of work regionally and seem to be avoiding the laborious renovation projects due to shortage of capable project managers. Therefore, we would recommend competitive bidding to general contractors.

Based on our calculations we estimate the probable construction cost as:

General Conditions and Equipment	\$270,000
Demolition	\$85,000
Site	\$65,000
Structure	\$930,000
Electrical	\$15,000
Profit	\$135,000
Total	\$1,550,000

Related to design and other soft costs, we anticipate the need for minor involvement of an electrical engineer to design lighting and conduit for the fiber optic line. We expect that a survey will need to be undertaken to verify pedway slopes, abutment elevations, and anchor rod locations. The project will require special inspections. Due to the construction over the river, there may be need to do water modeling for temporary encroachment into the floodway, permitting, and other analysis by a Civil Engineer. We hope to reuse the abutments such that we do not anticipate the need for geotechnical engineering. We estimate the related design and inspection costs as:

Initial Assessment / OPC	\$10,000
Civil Engineering Study	\$10,000
Base Structural/Electrical Design	\$140,000
Surveying	\$20,000
Special Inspection	\$35,000
Total	\$215,000

Other soft costs from KCTCS should be included by yourself when presenting an overall budget. Minus such costs **we recommend budgeting a \$1,850,000 for construction, fees, and contingency.** We have not included escalation in the estimate; should you anticipate not funding the project for construction in 2025, include 7% escalation for each year's delay based on overall economy trends.

If you have any questions regarding this report, or if we can be any further assistance, please call.

Best regards,



Dan Kubican, PE
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