

**AGR22-21d TASK ORDER #05 “Emergency Operations Center FS 3”**

**DATE PREPARED: 10/05/2023**

Revision 1. December 5, 2025

Revision 2. July 28, 2025

**CHARGE: 01165220-8369**

Revision 1. Funding for this Task Order revision is programmed in the CIP fund (CP1014) for FY 26.

Revision 2. Funding for this Task Order revision is programmed in the CIP fund (CP1014) for FY 26.

Council approval on August 4, 2026

**Scope of Work:** To Create a functional and efficient space for an Emergency Operations Center (EOC) that supports seamless emergency response coordination

**CONTRACT MANAGER:** Miguel Jimenez. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Miguel Jimenez, 505-662-1430, miguel.jimenez@losalamosnm.gov.

**COUNTY REQUESTOR/CONTACT:** Russell Naranjo, Project Manager. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Russell Naranjo, 505-662-8421, russell.naranjo@losalamosnm.gov.

**ATTACHMENTS:**

1. Los Alamos County Scope of Work
2. Proposal from Lloyd and Associates
3. Revision 1. Proposal from Lloyd and Associates Architects for Construction Documents, Construction Administration Services dated November 24, 2025.
4. Revision 2. Proposal from Lloyd and Associates Architects dated June 10, 2026

**COMMENCE WORK DATE:** October 16, 2023

Revision 1. Upon execution of this Task Order Revision.

Revision 2. Upon execution of this Task Order Revision

**REQUESTED DELIVERY DATE:** March 31, 2024

Revision 1. 31 weeks from the Task Order Revision execution date.

Revision 2. Adding 6 weeks to the delivery date requested in Revision 1

**SCOPE OF WORK REQUESTED:**

Plan and design a state-of-the-art Emergency Operations Center (EOC) at Fire Station 3 (see attached scope of work).

Revision 1. Develop construction documents, provide LEED Certification and Consulting Services, and provide construction administration services for the Emergency Operations Center.

Revision 2. Include the engagement, coordination, and management of specialized subconsultants to design and specify specialized technology, furniture, and equipment needed to deliver a turnkey EOC. Includes the services of a landscape architect, and consultants for the inclusion of Photo Voltaic panels, and Electric Vehicle charging stations. Specialized technology includes video-wall display panel, emergency communications equipment, audio visual package in conference rooms, and all ancillary data wire and terminations.

**DELIVERABLES:**

Preliminary design of up to 3 design concepts for EOC at FS3. See attached scope of work for a list of deliverables.

Revision 1.

- Completion of schematic design and design development
- Construction Documents
- Consulting services and development of LEED certification documents
- Assistance in the bidding process

- Construction Administration services

See the attached proposal for details

Revision 2.

- Specifications for specialized technology systems
- Specifications for Photo Voltaic panels and EV charging stations
- Specifications for furniture and equipment
- Construction drawings for ancillary data wire, raceways, and terminations
- Construction drawings for landscaping
- Construction administration services and closeout documentations for specialized technology systems, furniture, equipment, landscaping, photo voltaic panels, and Electric Vehicle charging stations

**ESTIMATED COST:** \$57,834.00 plus \$2,499.92 Reimbursables, totaling \$60,333.92 plus GRT \$4,939.84 (8.1875%) for a total of \$65,273.76, billed using Lump Sum billing method as progress payment. If the actual effort to complete a phase is more or less (see note on proposal) than proposed, the Task Order will be adjusted in a future revision to reflect the actual effort. If more, notify the Project Manager in advance.

Total Task Order Revision 1 value: \$484,000 for plus \$39,628 NMGR (8.1875%) for Total Task Order value amount of \$544,333.92 plus \$44,567.34 NMGR (8.1875%).

Total Task Order Revision 2 value: \$174,616.00 for plus \$14,296.69 NMGR (8.1875%) for Total Task Order value amount of \$718,949.92 plus \$58,864.03 NMGR (8.1875%).

**ESTIMATED VALUE OF ALL TASK ORDERS TO DATE INCLUDING THIS TASK ORDER (including Reimbursable Expenses, excluding GRT):** \$2,870,937.72

**ESTIMATED BALANCE INCLUDING THIS TASK ORDER (including Reimbursable Expenses and excluding GRT):** \$1,129,062.28

**CURRENT CONTRACT VALUE (not including Reimbursable Expenses or GRT):** \$4,000,000

**SIGNATURE PAGE**

**Original Task Order**

Miguel Jimenez 10/5/2023  
Miguel Jimenez Date  
Contract Manager

Russell Naranjo 10/5/2023  
Russell Naranjo Date  
Project Manager

Sara Rhoton 10/5/2023  
Sara Rhoton Date  
Capital Projects & Facilities Manager

Eric Martinez 10/5/2023  
Eric Martinez Date  
Deputy Public Works Director

Juan Rael 10/5/2023  
Juan Rael Date  
Public Works Director (if over \$3,000)

Beverly Simpson 10/11/2023  
Beverly Simpson Date  
Emergency Services Commander

Steven Lynne 10/12/2023  
Steven Lynne Date  
County Manager (if TO value is \$10,000 or more)

Wayne Lloyd 10/16/2023  
Wayne Lloyd Date  
Lloyd and Associates

**SIGNATURE PAGE**

**Revision 1**

Russell Naranjo 12/17/2025  
Russell Naranjo Date  
Project Manager

Miguel Jimenez 12/29/2025  
Miguel Jimenez Date  
Contract Manager

Beverly Simpson 12/30/2025  
Beverly Simpson Date  
Emergency Services Commander

Eric Martinez 12/29/2025  
Eric Martinez Date  
Public Works Director

Anne W. Laurent 12/30/2025  
Anne Laurent Date  
County Manager (if TO value is \$10,000 or more)

Wayne Lloyd 12/30/2025  
Wayne Lloyd Date  
Lloyd and Associates Architects

**SIGNATURE PAGE**

**Revision 2**

\_\_\_\_\_  
Russell Naranjo Date  
Project Manager

\_\_\_\_\_  
Miguel Jimenez Date  
Contract Manager

\_\_\_\_\_  
Beverley Simpson Date  
Emergency Services Commander

\_\_\_\_\_  
Eric Martinez Date  
Public Works Director

\_\_\_\_\_  
Anne Laurent Date  
County Manager (if TO value is \$10,000 or more)

\_\_\_\_\_  
Wayne Lloyd Date  
Lloyd and Associates Architects

## Notice of Additional Services

**PROJECT:** *(name and address)*  
 Los Alamos County EOC »  
 «1000 Central Ave., Suite 160 » »  
 «Los Alamos, NM 87544

**AGREEMENT INFORMATION:**  
 Contract Date:  
 12/05/25

**NOTICE INFORMATION:**  
 Notice Number:  
 1 (one)

Date:  
 June 10, 2026

**OWNER:** *(name and address)*  
 Los Alamos County »  
 1 1000 Central Ave., Suite 160  
 Los Alamos, NM 87544

**ARCHITECT:** *(name and address)*  
 Lloyd & Associates Architects  
 740 St. Michael's Dr., Ste 4A  
 Santa Fe, NM 87505

Select as appropriate:

☒ **ADDITIONAL SERVICES THAT REQUIRE THE OWNER'S WRITTEN AUTHORIZATION TO PROCEED**

*(Refer to the Owner-Architect Agreement for a list of Additional Services that require the Owner's written authorization to proceed.)*

The Architect hereby notifies the Owner of the need, and requests the Owner's authorization, to perform the following Additional Services:

*(Describe the proposed Additional Services and explain the facts and circumstances giving rise to their need.)*

«Added full engineering of Technology:

At the owner and users' request, we have added full Technology and Systems design to the current Mechanical, Electrical, and Plumbing Engineers' scope. Only basic special systems design is included in basic services (this would be pathways only). Because the EOC equipment is fairly involved that cost associated includes additional coordination time by LAA as well, which is also included.

Compensation Adjustment:

Cost for Technology Design \$ 69,500.00

LAA Coordination of Tech Design \$ 13,900.00

Added Landscape Architect:

Because of the balance of LEED points available to the project, LAA now recommends adding a Landscape Architect to the team as certain LEED points would require the additional expertise of a Landscape Architect.

Cost Adjustment: \$ 34,000.00

LAA + Consultant; Cost Adjustment for  
 PV/EV & Interior Scope:

\$ 57,216.00

Sub-Total: \$174,616.00

+NMGRT: \$ 14,296.69

**TOTAL G801#1: \$188,912.69**

Schedule Adjustment:

☐ **ADDITIONAL SERVICES TO AVOID DELAY IN CONSTRUCTION**

*(Refer to the Owner-Architect Agreement for a list of Additional Services that the Architect may provide to avoid delay in Construction.)*

The Architect hereby notifies the Owner of the need to perform the following Additional Services:

*(Describe the Additional Services and explain the facts and circumstances giving rise to their need.)*

Compensation Adjustment:

Schedule Adjustment:

*Note: The Architect may have already begun to provide these services to avoid delay in the Construction Phase of the Project. If the Owner determines that all or parts of these services are not required and elects to discontinue these services, the Owner must promptly notify the Architect and compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice.*



ARCHITECT (Signature)

BY: Wayne S. Lloyd, AIA, President

(Printed name, title, and license number if required)

OWNER (Signature)

(Printed name and title)

Date

6-10-26

Date



November 24, 2025

### **Los Alamos - E.O.C. at F.S. #3 - White Rock - Plan B**

The fee listed below is proposed for the following Scope-of-Work. Lloyd & Associates Architects will complete the Schematic Design Phase for the E.O.C. to be added to the White Rock Fire station #3. The square footage of this addition is approximately 5,100 sq. ft. Further, LAA will complete all necessary Phases of design work through the completion of construction, which shall include:

- Completion of Schematic Design Phase (See attached exhibit A)
- Design Development Phase
- Construction Documents Phase
- Bidding Phase
- Construction Administration
- Coordination of LEED Consultant
- 11 Month Warranty

|                               |                                                  |
|-------------------------------|--------------------------------------------------|
| Estimated Construction Cost:  | \$4,000,000 (See attached exhibit B)             |
| *Basic Services Fee           | \$ 366,000 (Includes County Commission Meetings) |
| Credit for Conceptual Design: | <u>\$ 20,000</u>                                 |
|                               | \$ 346,000 + NMGR                                |

#### **LEED Consulting & Certification Cost** (Not included in Basic Services above)

|                                  |                                      |
|----------------------------------|--------------------------------------|
| Registration Fee                 | \$ 6,000                             |
| Design Consulting & Application  | \$ 60,000                            |
| LEED Construction Administration | \$ 15,000                            |
| Daylighting Modeling             | \$ 9,000                             |
| Material Life Cycle Costing      | \$ 9,000                             |
| **Energy Modeling allowances     | \$ 16,000                            |
| ***Commissioning allowances      | \$ 23,000 (3rd Party Certifications) |

- Reimbursable expenses as described in contract - shall be passed on to the county at cost (Per AGR22-22d).
- This proposal assumes we will utilize a Standard AIA Owner/Architect contract along with a copy of our Insurance Certificate.
- Additional Consultants (not part of Basic Services ) shall be presented to the county for approval, if needed, with the direct cost of the consultant and the actual cost of LAA's coordination time (Per AGR22-22d).

\*Basic Services include Structural, MEP, Civil and Landscape Consultants.

\*\*Energy Modeling may be included in MEP, this will be confirmed at a later date.

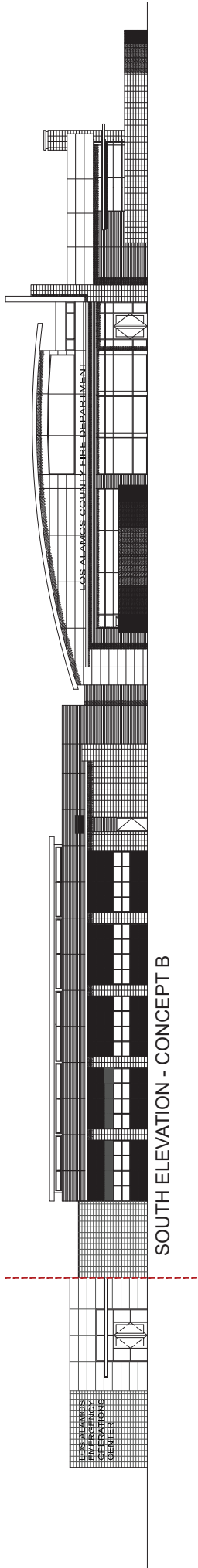
\*\*\*HVAC Commissioning; LEED Fundamental commissioning that is coordinated with LEED Consultant; an allowance of \$25,000 shall be held for commissioning, final cost shall be confirmed later in the project.

A I A

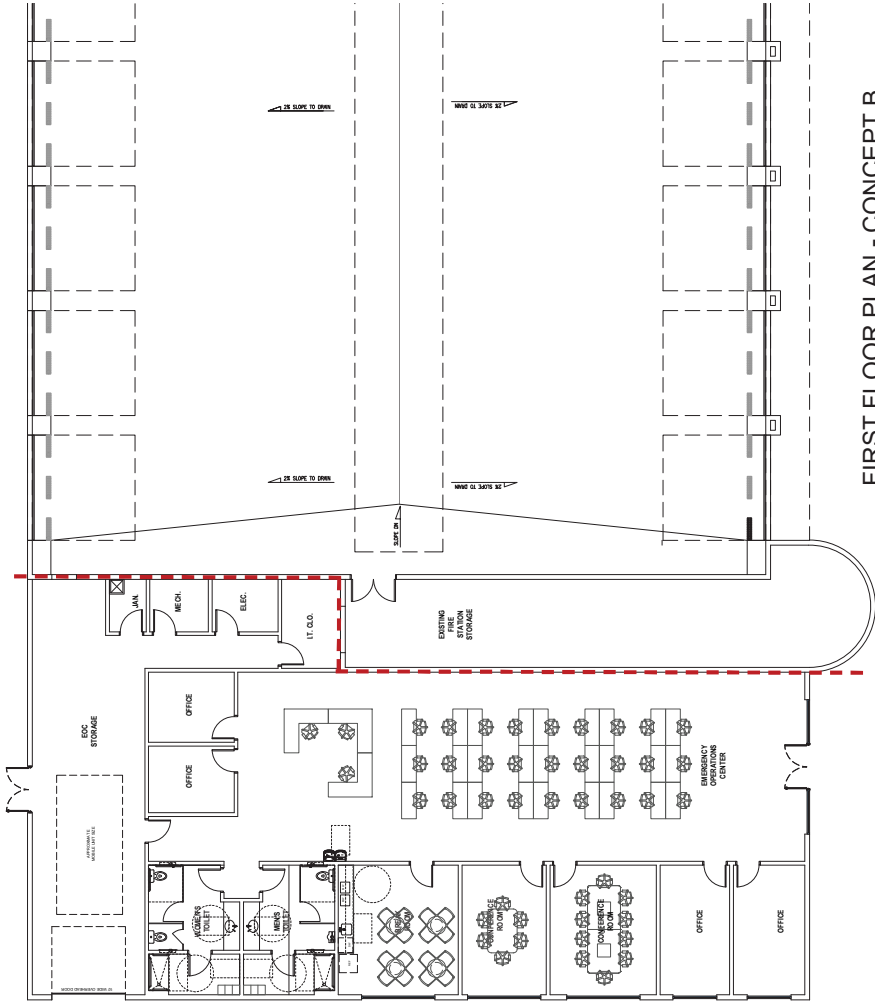
740 St. Michael's Dr., Suite 4A • Santa Fe, NM 87505 • 505.988.9789

[www.lloyd-architects.com](http://www.lloyd-architects.com)

Attachment A



SOUTH ELEVATION - CONCEPT B



FIRST FLOOR PLAN - CONCEPT B

CONCEPT B

Los Alamos County  
Emergency Operations Center

Owner: Selected Floor Plan  
Exhibit-A

Lloyd & Associates Architects  
740 San Michael's Drive, Suite 4A  
Santa Fe, NM 87505  
505.988.9787 • www.lloydarchitects.com

Los Alamos County E.O.C.

Lloyd Associates

LAA Project #:2023-25

Date:12/5/2025

**A R C H I T E C T S**

**Budget for Owner  
Selected Design  
Exhibit-B**

**Concept- B One Story Layout (No New Vehicle Bay)**

Preliminary Project Cost Estimate - Los Alamos EOS

Budgeted Areas

| Total New Building Area |                                | 5,067 | SF |
|-------------------------|--------------------------------|-------|----|
| -                       | EOC, Office & Support Spaces   | 4,090 | SF |
| -                       | Bathrooms/Showers/ Lockers     | 410   | SF |
| -                       | Storage (Fire Station & EOC)   | 567   | SF |
| -                       | New Vehicle Bay                | 0     | SF |
| -                       | Renovated Fire Station Storage | 785   | SF |
| -                       | Landscape Area                 | 3,000 | SF |
| -                       | Hardscaped Area                | 4,500 | SF |

| #         | Description                        | Est. Cost      | Units              | Quantity     | Unit      | Cost      | Line-Item Totals |
|-----------|------------------------------------|----------------|--------------------|--------------|-----------|-----------|------------------|
| <b>01</b> | <b>General Conditions Total</b>    | <b>\$67.20</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$340,500</b> |
| 01        | Equipment/Rentals /etc.            | \$12,500       | Each               | 1            |           | \$12,500  |                  |
| 01        | Temp. Services/Transp.             | \$18,000       | Each               | 1            |           | \$18,000  |                  |
| 01        | Field Survey & Engineering         | \$12,000       | Each               | 1            |           | \$12,000  |                  |
| 01        | Supervision/PM                     | \$215,000      | Each               | 1            |           | \$215,000 |                  |
| 01        | Bonds/Insurance                    | \$28,000       | Each               | 1            |           | \$28,000  |                  |
| 01        | GC LEED Paperwork/ Project P.E.    | \$55,000       | Each               | 1            |           | \$55,000  |                  |
| <b>02</b> | <b>Existing Conditions</b>         | <b>\$3.45</b>  | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$17,500</b>  |
| 02        | Remove Existing Parapet & ex. Wall | \$5.00         | Per Sq. Ft.        | 2,500        | SF        | \$12,500  |                  |
| 02        | LEED Demo Requirements             | \$2.00         | Per Sq. Ft.        | 2,500        | SF        | \$5,000   |                  |
| <b>03</b> | <b>Concrete</b>                    | <b>\$39.09</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$198,065</b> |
| 03        | New Foundations and Pad            | \$16.00        | Per Sq. Ft.        | 5,067        | SF        | \$81,072  |                  |
| 03        | New Stem Walls                     | \$6.00         | Per Sq. Ft.        | 5,067        | SF        | \$30,402  |                  |
| 03        | New Slab on Grade                  | \$11.80        | Per Sq. Ft.        | 5,067        | SF        | \$59,791  |                  |
| 03        | Foundations for Carport            | \$3,350        | Each               | 8            |           | \$26,800  |                  |
| <b>05</b> | <b>Steel</b>                       | <b>\$51.74</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$262,155</b> |
| 05        | Post and Beam Framing              | \$29.00        | Per Sq. Ft.        | 5,067        | SF        | \$146,943 |                  |
| 05        | B Deck for Roof                    | \$5.25         | Per Sq. Ft.        | 5,067        | SF        | \$26,602  |                  |
| 05        | LG Exterior Wall Framing           | \$73.00        | Per Linear Ft.     | 370          | LF        | \$27,010  |                  |
| 05        | Carport Structure                  | \$55.00        | Per Sq. Ft.        | 1,120        | SF        | \$61,600  |                  |
| <b>06</b> | <b>Wood &amp; Composites</b>       | <b>\$9.93</b>  | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$50,336</b>  |
| 06        | Typical Casework                   | \$1,625        | Per Linear Ft.     | 20           | LF        | \$32,500  |                  |

**LAA**

Los Alamos County E.O.C.

Lloyd Associates

LAA Project #:2023-25

Date:12/5/2025

**A R C H I T E C T S**

|           |                                   |                |                    |              |           |           |                  |
|-----------|-----------------------------------|----------------|--------------------|--------------|-----------|-----------|------------------|
| 06        | Wall Sheathing                    | \$3.43         | Per Sq. Ft.        | 5,200        | SF        | \$17,836  |                  |
| <b>07</b> | <b>Waterproofing &amp; Insul.</b> | <b>\$39.11</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$198,169</b> |
| 07        | Acoustical Insulation             | \$1.85         | Per Sq. Ft.        | 5,067        | SF        | \$9,374   |                  |
| 07        | Roof Batt Insulation              | \$2.85         | Per Sq. Ft.        | 5,067        | SF        | \$14,441  |                  |
| 07        | Wall Batt Insulation              | \$2.45         | Per Sq. Ft.        | 5,200        | SF        | \$12,740  |                  |
| 07        | Wall Rigid Insulation             | \$4.15         | Per Sq. Ft.        | 5,200        | SF        | \$21,580  |                  |
| 08        | Roof Rigid Insulation             | \$4.75         | Per Sq. Ft.        | 5,067        | SF        | \$24,068  |                  |
| 07        | Joint Sopping                     | \$1.90         | Per Sq. Ft.        | 5,067        | SF        | \$9,627   |                  |
| 07        | New Flashing and Copping          | \$24,000       | Allowance          | 1            |           | \$24,000  |                  |
| 07        | New TPO Roofing                   | \$16.25        | Per Sq. Ft.        | 5,067        | SF        | \$82,339  |                  |
| <b>08</b> | <b>Openings</b>                   | <b>\$34.18</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$173,170</b> |
| 08        | Wood Slab Door/HM Frame           | \$3,250        | Each               | 14           | Unit      | \$45,500  |                  |
| 08        | Exterior Storefront Windows       | \$152.00       | Per Sq. Ft.        | 285          | SF        | \$43,320  |                  |
| 08        | Interior Storefront Windows       | \$105.00       | Per Sq. Ft.        | 340          | SF        | \$35,700  |                  |
| 08        | Exterior Doors                    | \$3,650        | Each               | 3            | Unit      | \$10,950  |                  |
| 08        | Overhead Doors                    | \$18,850       | Each               | 2            | Unit      | \$37,700  |                  |
| <b>09</b> | <b>Finishes</b>                   | <b>\$66.53</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$337,111</b> |
| 09        | L.G. Framing & GWB                | \$12.50        | Per Sq. Ft.        | 4,500        | SF        | \$56,250  |                  |
| 09        | Flooring                          | \$7.50         | Per Sq. Ft.        | 4,500        | SF        | \$33,750  |                  |
| 09        | Painting                          | \$7.25         | Per Sq. Ft.        | 5,067        | SF        | \$36,736  |                  |
| 09        | Acc. Ceilings                     | \$5.75         | Per Sq. Ft.        | 4,090        | SF        | \$23,518  |                  |
| 09        | Tile Flooring                     | \$11.25        | Per Sq. Ft.        | 410          | SF        | \$4,613   |                  |
| 09        | Wall Tile                         | \$11.50        | Per Sq. Ft.        | 2,800        | SF        | \$32,200  |                  |
| 09        | Exterior Metal Cladding           | \$28.00        | Per Sq. Ft.        | 5,200        | SF        | \$145,600 |                  |
| 09        | Exposed Ceilings                  | \$4.55         | Per Sq. Ft.        | 977          | SF        | \$4,445   |                  |
| <b>10</b> | <b>Specialties</b>                | <b>\$5.39</b>  | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$27,300</b>  |
| 10        | Bathrooms Specialties             | \$3,100        | Each               | 3            | Unit      | \$9,300   |                  |
| 10        | Signage                           |                | Allowance          | 1            |           | \$13,000  |                  |
| 10        | Appliances                        |                | Allowance          | 4            | Unit      | \$5,000   |                  |
| <b>11</b> | <b>Equipment</b>                  | <b>\$6.91</b>  | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$35,000</b>  |
| 11        | Comm. Station                     | \$18,000       | Each               | 1            | Unit      | \$18,000  |                  |
| 11        | Smart Screens                     |                | Allowance          | 3            | Unit      | \$17,000  |                  |
| <b>12</b> | <b>Furnishings</b>                | <b>\$6.97</b>  | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$35,320</b>  |
| 12        | Sills                             | \$815          | Each               | 8            | Unit      | \$6,520   |                  |
| 12        | Window Blinds                     |                | Allowance          | 1            | Unit      | \$12,000  |                  |

**LAA**

Los Alamos County E.O.C.

Lloyd Associates

LAA Project #:2023-25

Date:12/5/2025

# A R C H I T E C T S

|           |                                    |                |                    |              |           |           |                  |
|-----------|------------------------------------|----------------|--------------------|--------------|-----------|-----------|------------------|
| 12        | EOC and Conf. Rm Blinds (Electric) |                | Allowance          | 1            | Unit      | \$16,800  |                  |
| <b>21</b> | <b>Fire Suppression</b>            | <b>\$4.80</b>  | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$24,322</b>  |
| 21        | Sprinklers System                  | \$4.80         | Per Sq. Ft.        | 5,067        | SF        | \$24,322  |                  |
| <b>22</b> | <b>Plumbing</b>                    | <b>\$24.96</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$126,470</b> |
| 22        | Plumbing Drain & Supply            | \$10.00        | Per Sq. Ft.        | 5,067        | SF        | \$50,670  |                  |
| 22        | Lavatories                         | \$1,800        | Each               | 4            | Unit      | \$7,200   |                  |
| 22        | Water Fountain                     | \$2,600        | Each               | 2            | Unit      | \$5,200   |                  |
| 22        | W/C                                | \$3,900        | Each               | 4            | Unit      | \$15,600  |                  |
| 22        | Unit Showers                       | \$6,800        | Each               | 2            | Unit      | \$13,600  |                  |
| 22        | Floor and Roof Drains              | \$3,800        | Each               | 9            | Unit      | \$34,200  |                  |
| <b>23</b> | <b>HVAC</b>                        | <b>\$46.67</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$236,470</b> |
| 23        | Mini Splits                        | \$7,500        | Each               | 2            | Unit      | \$15,000  |                  |
| 23        | VRF Equipment                      | \$38,000       | Each               | 3            | Unit      | \$114,000 |                  |
| 23        | Ductwork and Distribution          | \$10.00        | Per Sq. Ft.        | 5,067        | SF        | \$50,670  |                  |
| 23        | Makeup Air                         | \$44,000       | Each               | 1            | Unit      | \$44,000  |                  |
| 23        | Exhaust Fans                       | \$3,200        | Each               | 4            | Unit      | \$12,800  |                  |
| <b>26</b> | <b>Electrical</b>                  | <b>\$53.19</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$269,492</b> |
| 26        | Electrical Distribution            | \$25.00        | Per Sq. Ft.        | 5,067        | SF        | \$126,675 |                  |
| 26        | Lighting Fixtures (Storage & Bay)  | \$9.00         | Per Sq. Ft.        | 567          | SF        | \$5,103   |                  |
| 26        | Lighting Fixtures (Office Spaces)  | \$11.00        | Per Sq. Ft.        | 460          | SF        | \$5,060   |                  |
| 26        | Lighting Fixtures (EOC and Conf.)  | \$16.00        | Per Sq. Ft.        | 2,500        | SF        | \$40,000  |                  |
| 26        | Electrical Panels                  | \$6,500        | Each               | 3            | Unit      | \$19,500  |                  |
| 26        | Emergency Power/ and Backup        | \$7.50         | Per Sq. Ft.        | 5,067        | SF        | \$38,003  |                  |
| 26        | LEED Requirement Additional        | \$35,151       | Each               | 1            | Unit      | \$35,151  |                  |
| <b>27</b> | <b>Communications</b>              | <b>\$9.90</b>  | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$50,163</b>  |
| 27        | Data                               | \$3.55         | Per Sq. Ft.        | 5,067        | SF        | \$17,988  |                  |
| 27        | PA/Intercom                        | \$1.85         | Per Sq. Ft.        | 5,067        | SF        | \$9,374   |                  |
| 28        | AV (infrastructure)                | \$4.50         | Per Sq. Ft.        | 5,067        | SF        | \$22,802  |                  |
| <b>28</b> | <b>Elec. Safety &amp; Security</b> | <b>\$15.09</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$76,470</b>  |
| 28        | Controlled Access                  | \$2,150        | Each               | 12           | Unit      | \$25,800  |                  |
| 28        | Fire Alarm                         | \$3.25         | Per Sq. Ft.        | 5,067        | SF        | \$16,468  |                  |
| 28        | Security System/ C.C.TV            | \$6.75         | Per Sq. Ft.        | 5,067        | SF        | \$34,202  |                  |

LAA

Los Alamos County E.O.C.

Lloyd Associates  
**A R C H I T E C T S**

LAA Project #:2023-25  
Date:12/5/2025

|                                                               |                                  |                |                    |              |           |           |                    |
|---------------------------------------------------------------|----------------------------------|----------------|--------------------|--------------|-----------|-----------|--------------------|
| <b>32</b>                                                     | <b>Site Improvements</b>         | <b>\$38.63</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$195,760</b>   |
| 32                                                            | Impervious Paving                | \$6.25         | Per Sq. Ft.        | 2,200        | SF        | \$13,750  |                    |
| 32                                                            | Site Concrete                    | \$12.55        | Per Sq. Ft.        | 200          | SF        | \$2,510   |                    |
| 32                                                            | ADA Ramps                        | \$14.25        | Per Sq. Ft.        | 220          | SF        | \$3,135   |                    |
| 32                                                            | Curb and Gutter                  | \$53.00        | Linear Feet        | 325          | SF        | \$17,225  |                    |
| 32                                                            | Sidewalks                        | \$12.55        | Per Sq. Ft.        | 800          | SF        | \$10,040  |                    |
| 32                                                            | Culverts and Drainage Structures | \$22,000       | Allowance          | 1            | SF        | \$22,000  |                    |
| 32                                                            | Grading                          |                | Allowance          | 1            | Unit      | \$55,000  |                    |
| 32                                                            | Parking Lighting with Foundation | \$9,500        | Each               | 4            | SF        | \$38,000  |                    |
| 32                                                            | Site Lighting                    | \$3,200        | Each               | 8            | SF        | \$25,600  |                    |
| 32                                                            | Parking Striping and Signage     |                | Allowance          | 1            | Unit      | \$8,500   |                    |
| <b>33</b>                                                     | <b>Utilities</b>                 | <b>\$63.94</b> | <b>Per Sq. Ft.</b> | <b>5,067</b> | <b>SF</b> |           | <b>\$324,000</b>   |
| 33                                                            | Generator Connection             |                | Allowance          | 1            | Unit      | \$12,000  |                    |
| 33                                                            | Generator                        |                | Allowance          | 1            | Unit      | \$120,000 |                    |
| 33                                                            | Waste Extension                  |                | Allowance          | 1            | Unit      | \$15,000  |                    |
| 33                                                            | Fire Line Extension & Riser      |                | Allowance          | 1            | Unit      | \$18,000  |                    |
| 33                                                            | Water Line Extension BFP         |                | Allowance          | 1            | Unit      | \$22,000  |                    |
| 33                                                            | Elec. Extension & Transformer    |                | Allowance          | 1            | Unit      | \$42,000  |                    |
| 33                                                            | EV Charging Station (Level 2)    |                | Allowance          | 2            | Unit      | \$95,000  |                    |
| Net Construction Cost                                         |                                  |                |                    |              |           |           | \$2,977,772        |
| Owner Contingency                                             |                                  |                |                    |              |           |           | 8.00% \$238,222    |
| Estimated Inflation till Bid (9-12 Months)                    |                                  |                |                    |              |           |           | 4.00% \$119,111    |
| GC Fee (Overhead & Profit not included in General Conditions) |                                  |                |                    |              |           |           | 14.00% \$416,888   |
| Net Cost                                                      |                                  |                |                    |              |           |           | \$3,751,993        |
| Tax                                                           |                                  |                |                    |              |           |           | 7.07% \$265,266    |
| Gross Estimated Total                                         |                                  |                |                    |              |           |           | <b>\$4,017,259</b> |
| Cost per SF=                                                  |                                  |                |                    |              |           |           | <b>\$793</b>       |

*These figures represent early conceptual cost per square foot estimates for the project scope, as identified to date. They are based on industry standards and may not reflect the final design. With more information or requests from the owner, these numbers could change.*