



Midpeninsula Regional
Open Space District

R-19-41
Meeting 19-10
April 10, 2019

AGENDA ITEM 6

AGENDA ITEM

Authorization to Solicit Bids for the South Area Field Office Project

GENERAL MANAGER'S RECOMMENDATION *dear*

Authorize the General Manager to solicit construction bids for South Area Field Office Project.

SUMMARY

On February 27, 2019, Midpeninsula Regional Open Space District (District) submitted plans and documents to the City of Campbell (City) for Building, Site, and other necessary permits to repurpose the industrial building located at 240 Cristich Lane in Campbell as the District's new South Area Field Office. This report provides the Board of Directors (Board) with an update on the project status, including the anticipated schedule and estimated cost. The next step is to prepare the bid documents to solicit construction bids for the project. The Release of Bids is scheduled for July 2019. Funds for the project will be included in the Fiscal Year (FY) 2019-20 Budget. Funding is available via the 2017 Parity Bond and/or from the Committed for Infrastructure Reserve Fund.

BACKGROUND

The District has long sought to locate an additional, permanent staff facility in the southern reaches of its jurisdiction, providing a management presence and a staging area for tools, materials, and equipment to service its southerly preserves. Operational needs for a larger and more functional field office located in the southern area of the District continue to increase in part due to the opening of new preserve areas to public access (Mount Umunhum in 2017 and Bear Creek Redwoods in June 2019).

In March 2017, the Board approved the purchase of an industrial property at 240 Cristich Lane in the City of Campbell as the site of a new South Area Field Office (SAO, R-17-38). The new SAO will house staff from the Land & Facilities and Visitor Services Departments, serve as a storage and service center for field equipment, and allow the public to drop in to acquire information about the District. The property provides the following District benefits:

1. Central location with great access and reduced travel time to South Area Preserves (Sierra Azul, El Sereno, St Joseph's Hill and Bear Creek Redwoods).
2. Includes municipal utility services and infrastructure to support a field office/corporation yard.
3. Reuses a developed industrial site with an existing building for a similar purpose and avoids developing open space lands for this use.
4. Expedites bringing a new facility online.
5. Less costly alternative as compared to new development.

6. Potential for expansion, if needed, when adjacent industrial properties come up for sale.
7. Accessible location via multiple modes of transportation.
8. Offers opportunity for satellite office space for administrative staff.

In September 2017, the District acquired a Conditional Use Permit (CUP) from the City to use the property as a new field office and corporation yard. As Cristich Lane is a private street, the CUP requires the District to make an irrevocable offer of dedication for public street purposes and a public service easement prior to the issuance of any grading or building permits. This item will come before the Board at a future meeting.

In December 2017, the Board authorized the General Manager to enter into a multi-year contract with Terry Martin and Associates (TMA) for architecture/engineering design, permitting assistance, and construction administration services to prepare the detailed construction plans to repurpose the site for District use (R-17-130). These detailed plans are required to secure the necessary City permits for the site improvements and to solicit the construction bids for the project.

DISCUSSION

SAO Design and Permitting

The site for the new SAO is located in a light-industrial zone in the City of Campbell. The main building is a “butler” metal building, constructed in the 1960’s, with a footprint of approximately 5,600 square foot. The building has served as a repair shop for buses and has had several unfinished and unpermitted interior upgrades throughout its life. This “butler” building’s original enclosure is galvanized corrugated metal with visible wear and tear on its windows, doors, roll doors and skylights. The structural integrity of the building was assessed as part of the site feasibility study, focusing on the opportunity to refurbish rather than build new. Refurbishing the existing structure will maximize the 29,490 square foot lot, and save time and money compared to rebuilding a new structure. There is also one (1) semi-built, unpermitted equipment storage structure.

The existing building conditions and site configurations are not suitable for District needs. Improvements are necessary to accommodate District operational functions, parking requirements, Americans with Disabilities Act (ADA) code upgrades, and to meet the Conditional Use Permit approval conditions. See Attachment 1 for Site and Architectural Plans. New site and building improvements include:

- Interior insulation and space reconfiguration
- Exterior building siding and roof repair
- Repurposing the existing fuel tank
- Asphalt concrete paving and striping for 24 parking spaces
- Automatic vehicular gate
- Site lighting and security fencing
- Signage and flagpole
- Curb, gutter, and sidewalk
- Landscaping improvements
- Stormwater treatment
- Trash and recycling enclosure
- Enlarged mezzanine for storage

The District has worked closely with TMA on an aggressive design and permitting schedule. Below is a summary of the major milestones completed to date.

Completed Milestones	Dates Completed
Completed Design Development plans	June 4, 2018
Structural Assessment	June 22, 2018
Review and confirm program elements and department needs for Land & Facilities and Visitor Services	July 25, 2018
Selection of building material and finishes	August 7, 2018
50% Construction Documents plans	August 13, 2018
90% Cost Estimate	August 21, 2018
90% Construction Documents plans	September 25, 2018
Value engineering to reduce project costs	December 3, 2018
95% Construction Documents plans	January 18, 2019
City of Campbell permit submittal	February 27, 2019

Project Construction Cost Estimate and Budget

A summary of planned site improvements and associated costs is shown in the table below (refer to Attachment 2 for cost estimate dated September 11, 2018).

		Building	Sitework	Overall Totals
Elements		Total	Total	Total
1 General Conditions (see below)				
2 Sitework		\$ 91,000.00	\$ 747,608.00	\$ 838,608.00
3 Concrete		\$ 60,904.00		\$ 60,904.00
4 Masonry				
5 Metals		\$ 141,875.00		\$ 141,875.00
6 Wood & Plastics		\$ 416,512.00		\$ 416,512.00
7 Thermal & Moisture		\$ 69,429.00		\$ 69,429.00
8 Doors & Windows		\$ 160,440.00		\$ 160,440.00
9 Finishes		\$ 308,565.00		\$ 308,565.00
10 Specialties		\$ 52,062.00		\$ 52,062.00
14 Conveying		\$ 30,000.00		\$ 30,000.00
15 Mechanical		\$ 223,217.00		\$ 223,217.00
16 Electrical		\$ 401,068.00		\$ 401,068.00
Subtotal Cost		\$1,955,071.00	\$ 747,608.00	\$ 2,702,679.00
General Conditions	15.3%	\$ 298,148.00	\$ 114,010.00	\$ 412,159.00
Bonds & Insurance	2.0%	\$ 45,064.00	\$ 17,232.00	\$ 62,297.00
Contractor's Fee	8.0%	\$ 183,863.00	\$ 70,308.00	\$ 254,171.00
Design Contingency	15.0%	\$ 372,322.00	\$ 142,374.00	\$ 514,696.00
Escalation to MOC, 05/31/19	4.0%	\$ 114,677.00	\$ 43,852.00	\$ 158,529.00
Initial Estimated Construction Cost		\$2,969,145.00	\$ 1,135,385.00	\$ 4,104,530.00
Value Engineering Deduction				\$ 439,619.00
Final Estimated Construction Cost				\$ 3,664,911.00

The cost estimate includes required code upgrades, repairs to extend the life of the property and main butler building, District programmatic needs for a field office and corporation yard, and upgrades to satisfy City CUP requirements. The initial construction cost estimate was approximately \$4.10 million. This estimate was reduced by approximately \$440,000 through value engineering by removing scope of work, reducing product quality or quantity, and/or developing bid alternates. The final estimated construction cost is approximately \$3.66 million. The items removed or reduced from the project were discussed with the Land & Facilities and Visitor Services departments to ensure that the final design meets District programmatic and functionality needs.

FISCAL IMPACT

Funding of \$4.1 million is available via the 2017 Parity Bond and/or in the Committed for Infrastructure Reserve Fund. Additionally, to generate the most lease revenue from the SAO property during the project design and permitting process, the District has leased the property to the prior owner from October 2, 2017 through May 31, 2019, generating approximately \$242,000 in lease income.

The project is not funded by Measure AA.

PUBLIC NOTICE

Public notice of this Agenda Item was provided as required by the Brown Act.

CEQA COMPLIANCE

District staff prepared a Categorical Exemption for the project and determined that the project would not result in any impacts to the environment. The District found that the proposed refurbishment and improvements at 240 Cristich Lane and its subsequent use as a field office and corporation yard are categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301, 15302, 15303, 15304, and 15311.

Section 15301 – Existing Facilities: The project proposes interior and exterior alterations to the existing industrial building that would involve a negligible or no expansion of use. The project will generate vehicle trips equivalent to the trips of the previous occupancy of the building and would not result in any significant traffic impacts. The proposed modifications will not substantially change the site's function as an industrial building with employees and surface parking.

Section 15302 – Replacement or Reconstruction: The project includes the demolition and removal of an unfinished wooden accessory structure, and construction of a new storage building (250 sf) and shed (700 sf) of substantially the same purpose and capacity at the same location.

Section 15303 – New Construction or Conversion of Small Structures: The project includes construction of new storage building (250 sf) and shed (700 sf), replacing an unfinished accessory structure at the rear of the site.

Section 15304 – Minor Alterations to Land: The project includes new landscaping and minor trenching and backfilling where the surface is restored. There will be no extensive grading on site.

Section 15311 – Accessory Structures: The project includes the placement of an on premise sign and flagpole that would be appurtenant to the District’s facility.

A Notice of Exemption was filed with the County of Santa Clara on July 21, 2017 and was posted for a period of 30 days in accordance with CEQA. As a Responsible Agency under CEQA, the City of Campbell concurred that the project qualified for a categorical exemption at the time the City issued the Conditional Use Permit.

NEXT STEPS

The table below lists the remaining project milestones.

Upcoming Milestones	Target Dates
First round of City of Campbell review comments	April 2019
Release Request for Bids for Construction	July 2019
Receive City of Campbell permits	August 2019
Award of Contract	September 2019
Complete Construction	July 2020
Move In	August 2020

Attachment:

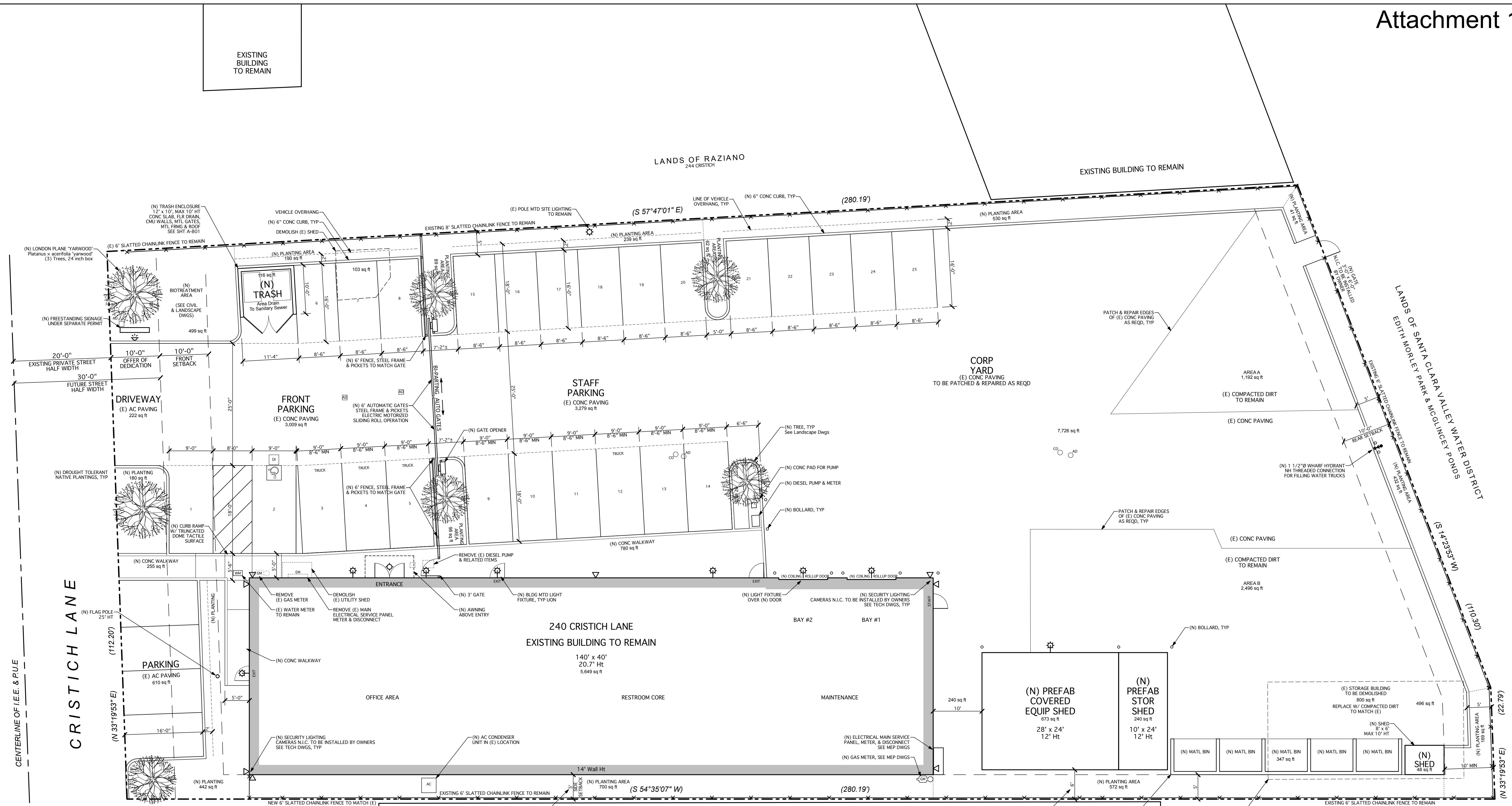
1. Site and Architectural Plans
2. Cumming Construction Document Cost Estimate, 9/11/2018.

Responsible Department Head:

Jason Lin, Engineering and Construction Department Manager

Prepared by:

Felipe Nistal, Senior Capital Project Manager



Revisions & Dates

Rev	Description	Date
01	Building Permit Submittal	01/22/2019

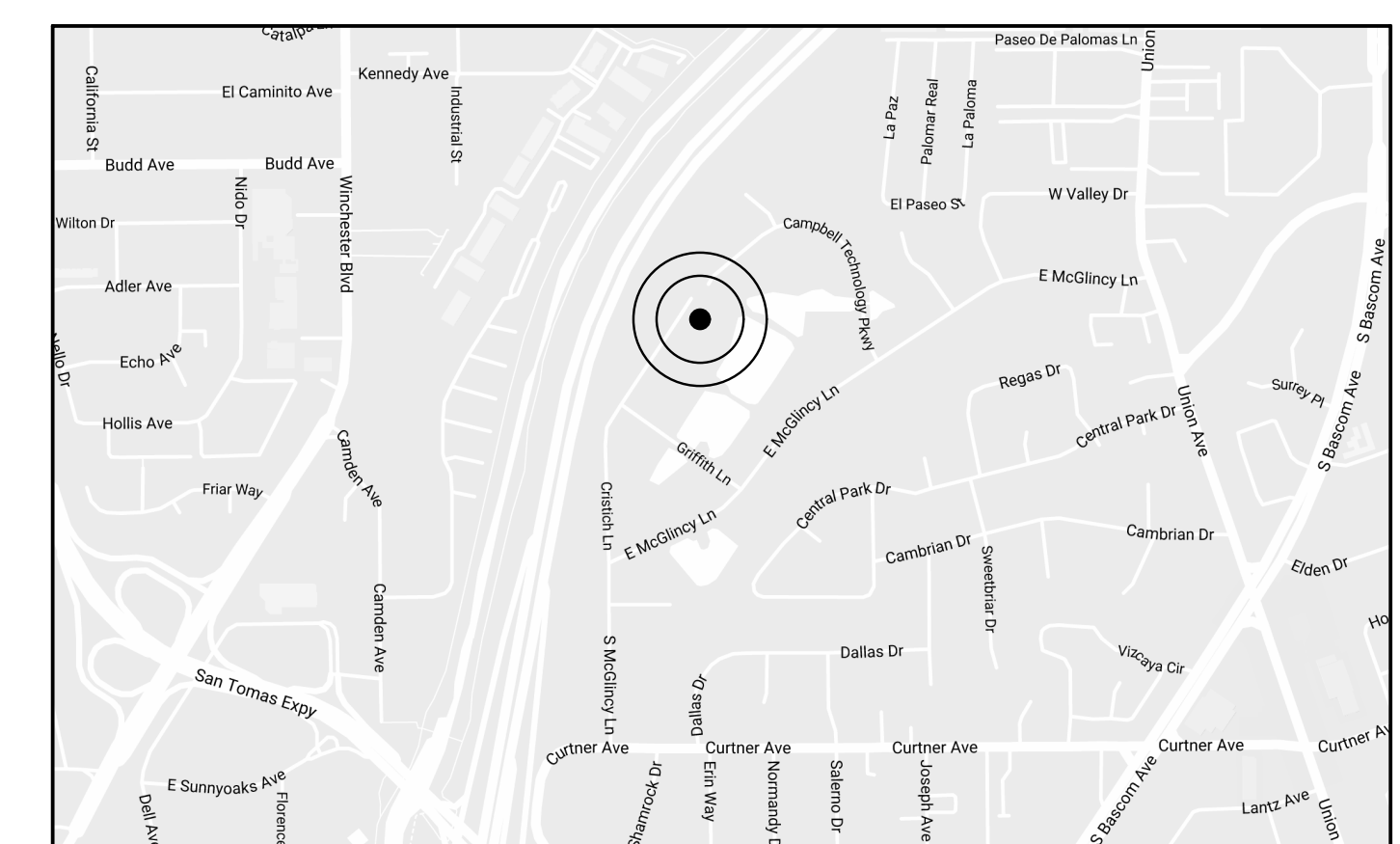
Project

SOUTH AREA FACILITY
TENANT IMPROVEMENT
 240 Cristich Lane
 Campbell, CA 95008

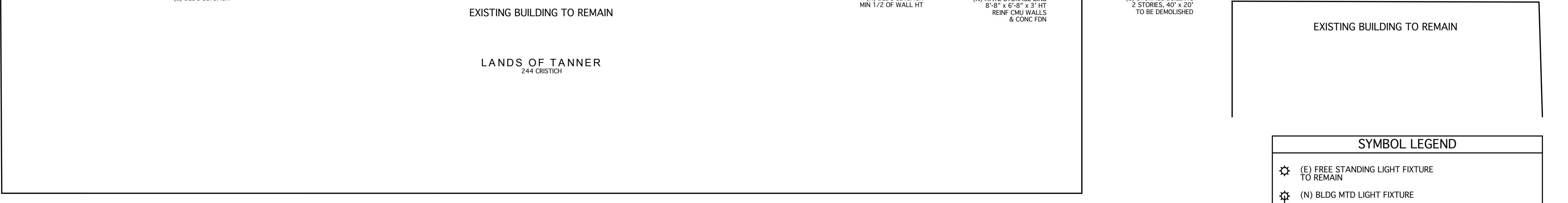
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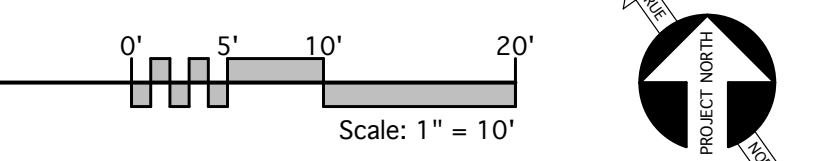
SCHEMATIC SITE PLAN

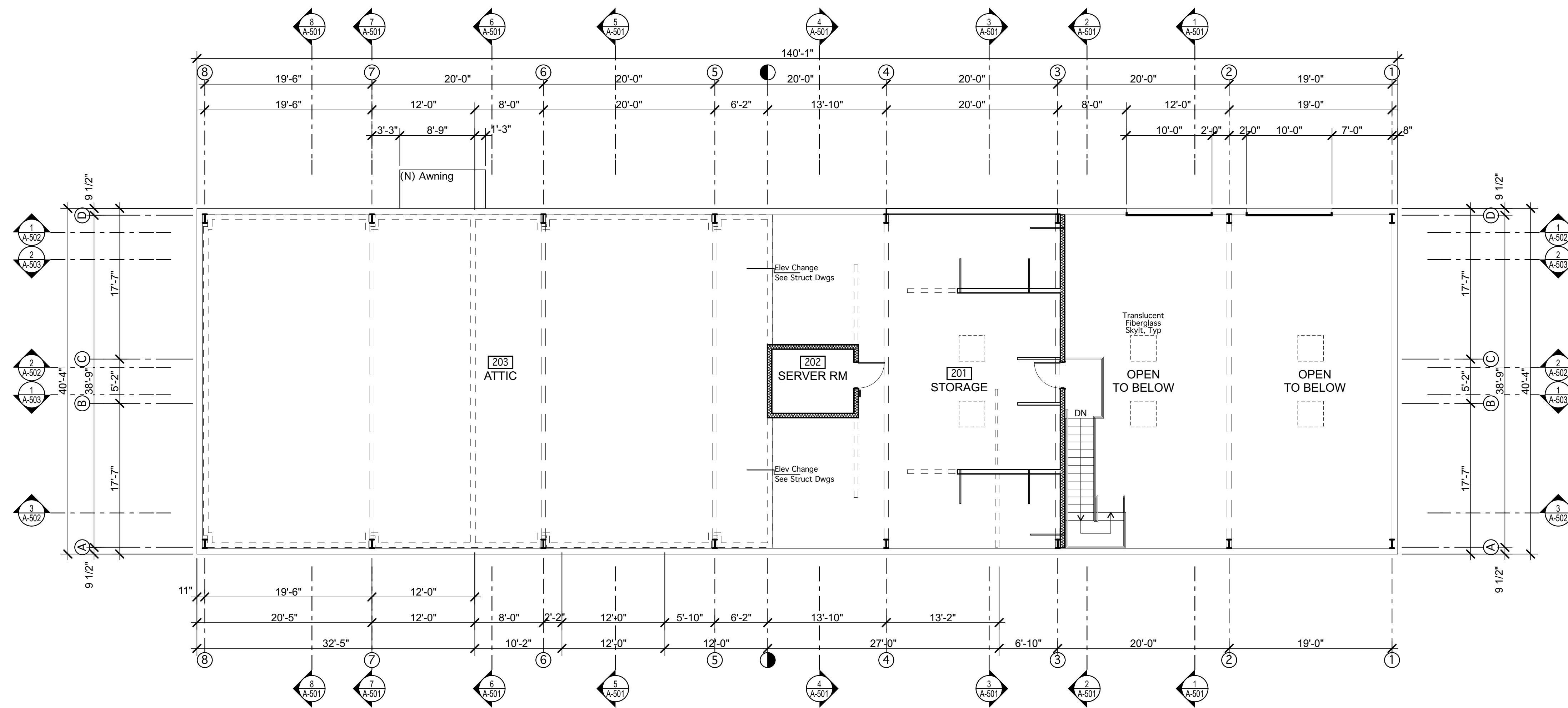


2 VICINITY MAP
 THE ORIENTATION OF THIS PLAN DIFFERS FROM OTHER PLANS IN THIS SET
 Not To Scale



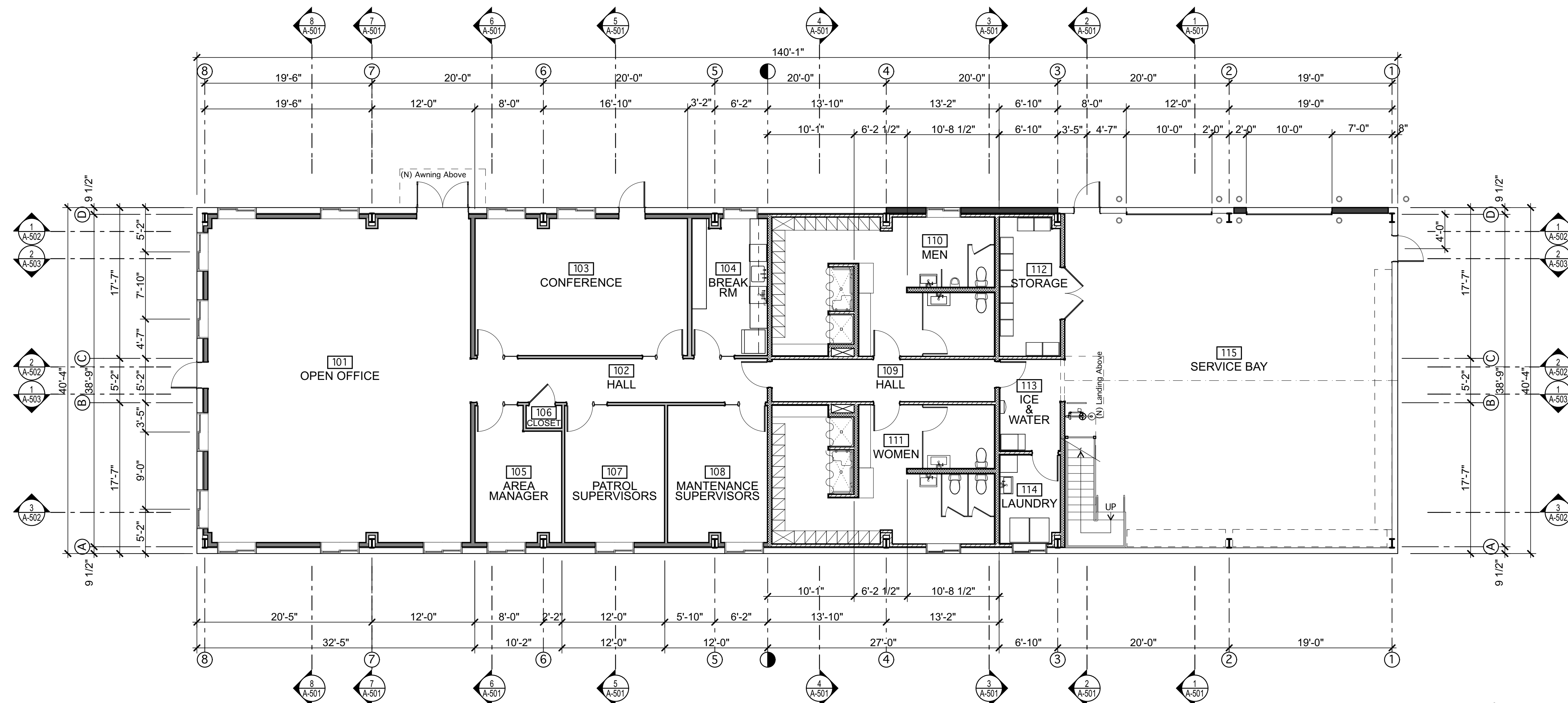
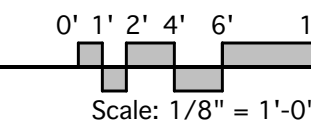
1 SCHEMATIC SITE PLAN
 FIELD VERIFY SITE CONDITIONS & DIMENSIONS. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
 ALL LANDSCAPING MUST BE COMPLIANT WITH THE WELO STANDARDS, CHAPTER 2.7, DIVISION 2, OF THE CALIFORNIA CODE OF REGULATIONS AS ADOPTED BY CAMPBELL WATER EFFICIENT LANDSCAPE GUIDELINES. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS.
 LANDSCAPING N.I.C. TO BE INSTALLED BY OWNERS.





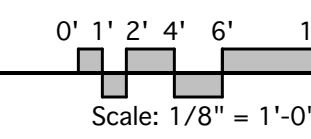
OVERALL ATTIC FLOOR PLAN

FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES BY SUBMITTING WRITTEN RFI PRIOR TO COMMENCING WORK.
SEE ENLARGED PLAN A-312 FOR ADDITIONAL REQUIREMENTS & FINISHES.



OVERALL MAIN LEVEL FLOOR PLAN

FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES BY SUBMITTING WRITTEN RFI PRIOR TO COMMENCING WORK.
SEE ENLARGED PLANS A-311A & A-311B FOR ADDITIONAL REQUIREMENTS & FINISHES.



WALL & PARTITION LEGEND

- (E) Exterior Wall: Repair steel girts, straps, and connections. Replace all exterior vertical ribbed steel siding.
- (E) Exterior Wall Infill at (E) Door Opening: steel girts, straps, and connections. Replace all exterior vertical ribbed steel siding.
- (N) Wall/Partition: Slab to 8' Plate Ht, 2x4
- (N) Wall/Partition: Slab to 8' Plate Ht, 2x6
- (N) Wall/Partition: Slab to 11' Plate Ht, 2x4
- (N) Wall/Partition: Slab to 11' Plate Ht, 2x6
- (N) Wall/Partition Below
- (N) Exterior Walls: Provide R-21 Batt Insulation
- (N) Partitions: Provide Sound Attenuation Batt

- (101A) SEE SHEET A-702 FOR DOOR SCHEDULE
- (101) SEE SHEET A-702 FOR WINDOW SCHEDULE

Revisions & Dates

Rev	Description	Date
1	Building Permit Submittal	01/22/2019

Project

SOUTH AREA FACILITY
TENANT IMPROVEMENT
240 Cristich Lane
Campbell, CA 95008

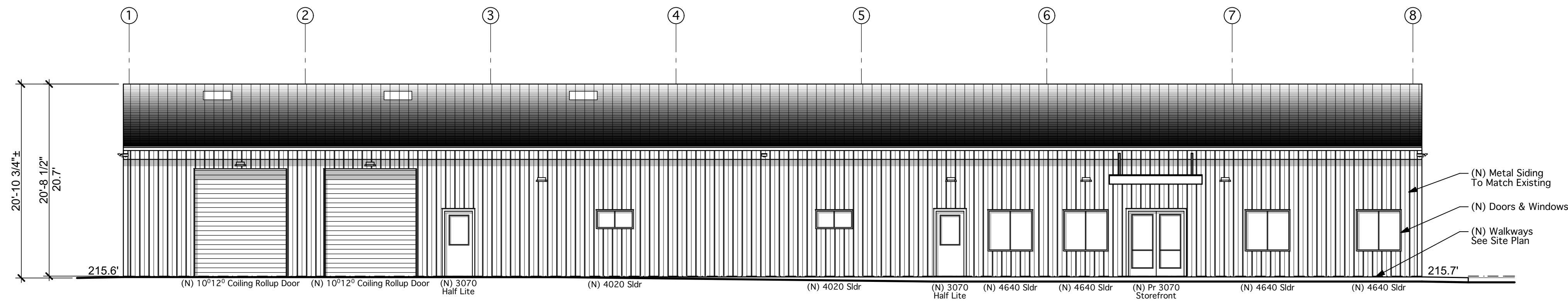
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Project: 17066
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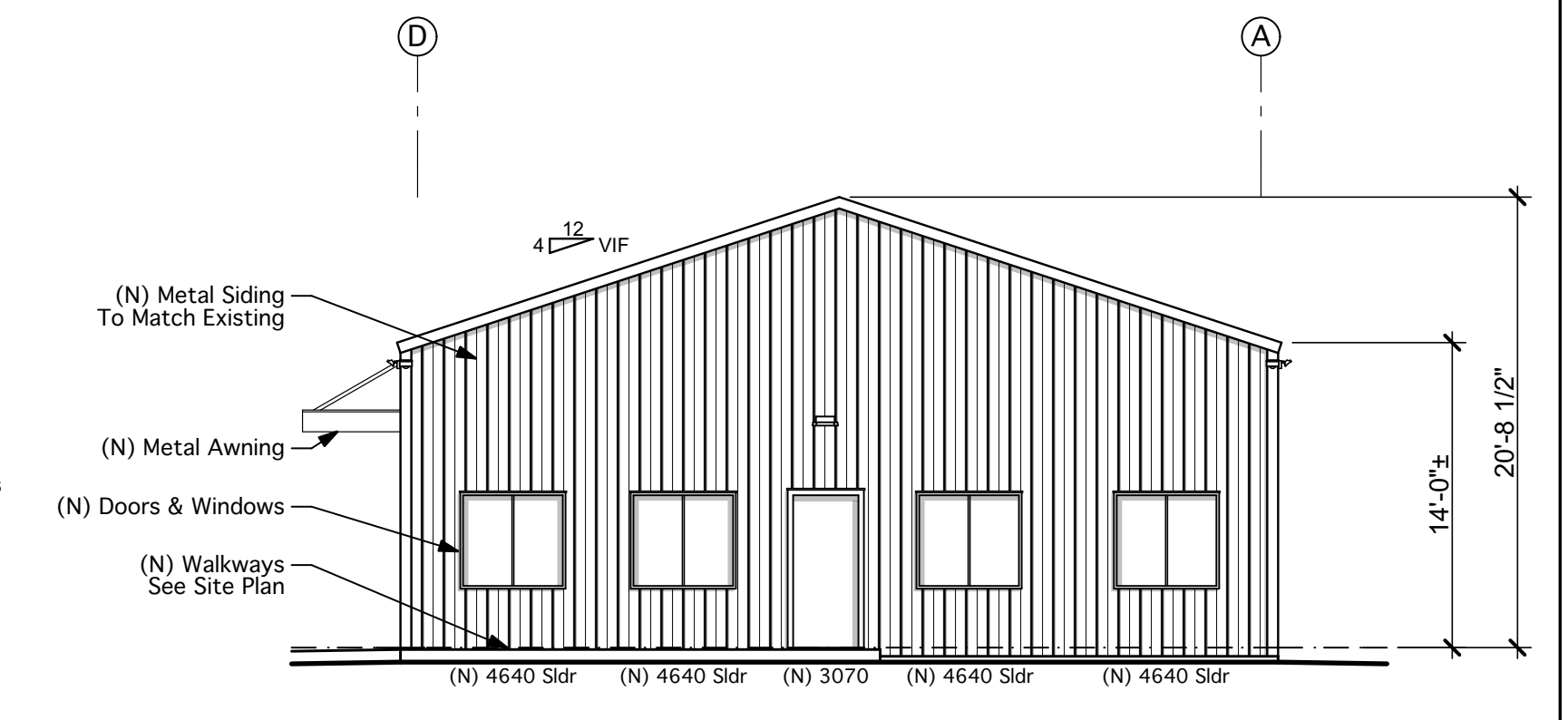
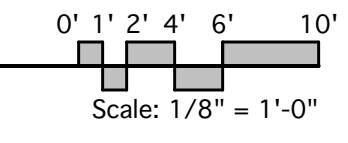
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OVERALL FLOOR PLANS

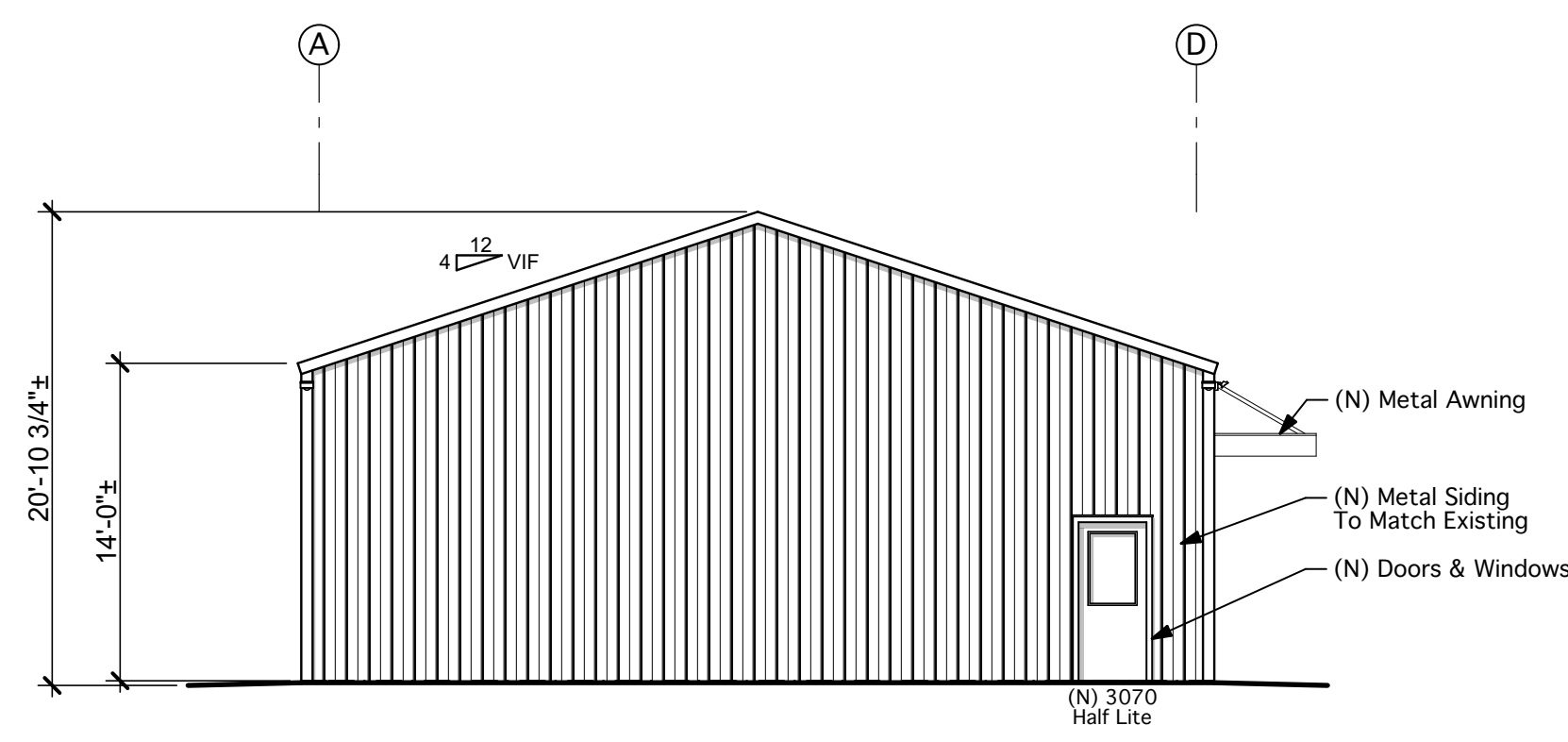
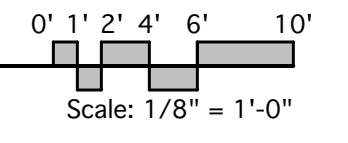
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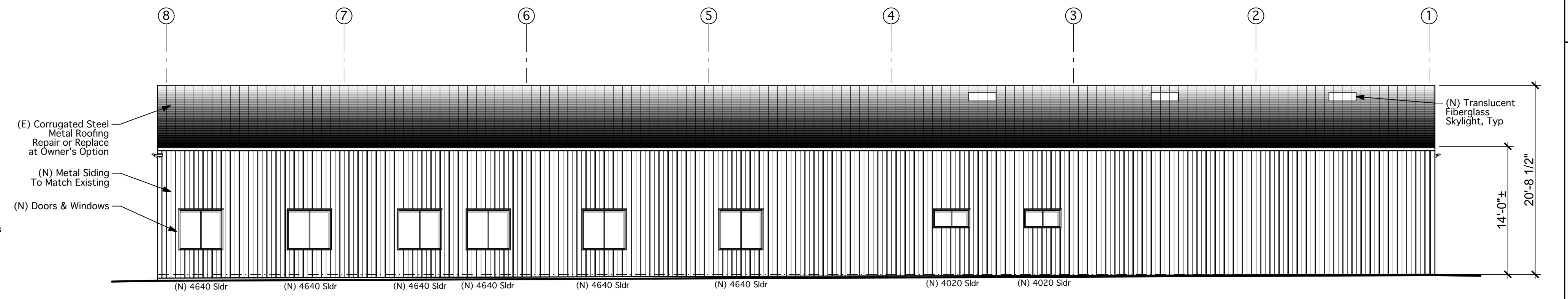
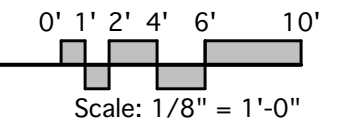
NORTH SIDE ELEVATION
PROPOSED



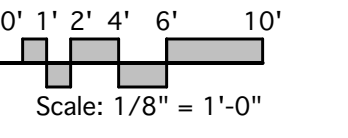
FRONT ELEVATION
PROPOSED (EAST)



REAR ELEVATION
PROPOSED (WEST)



SOUTH SIDE ELEVATION
PROPOSED



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RESIDENTIAL & COMMERCIAL ARCHITECTURE
License # C22221

Revisions & Dates	
Rev	Description
01/22/2019	Date
Building Permit Submittal	Rev

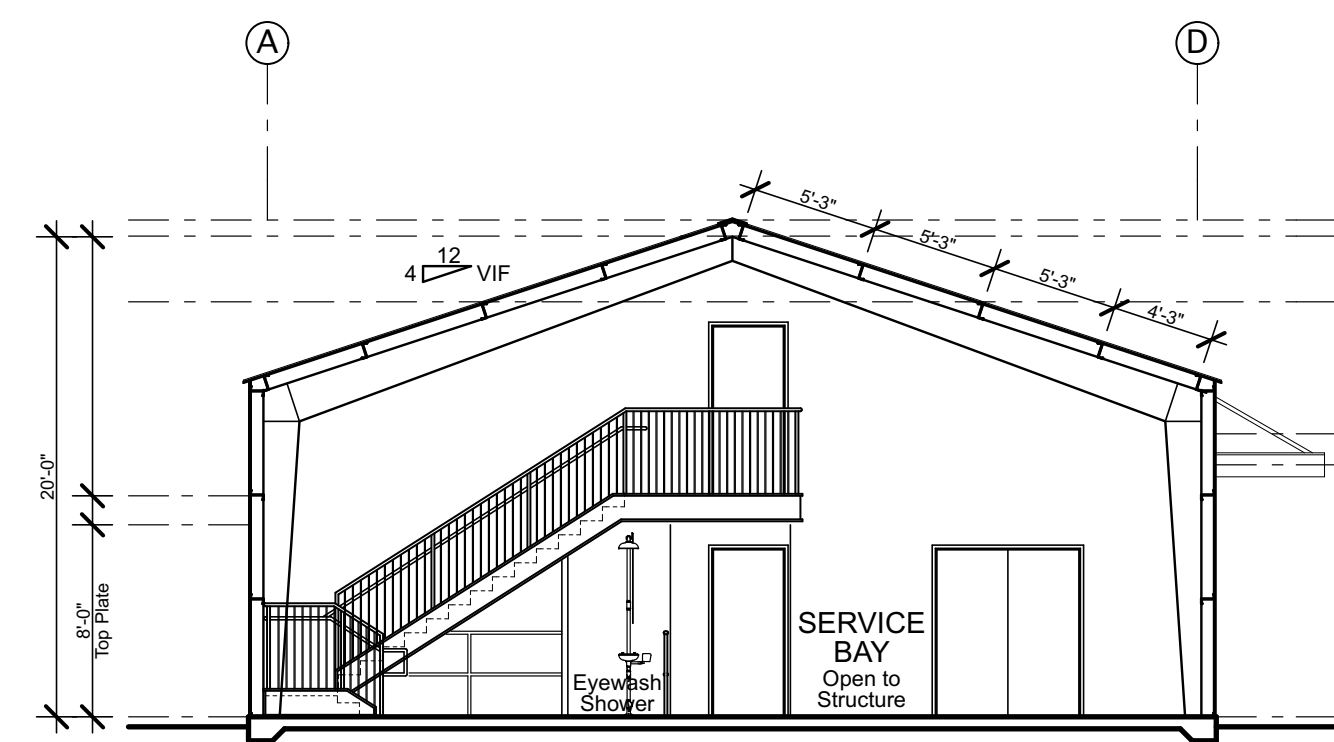
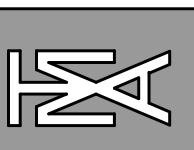
SOUTH AREA FACILITY
TENANT IMPROVEMENT
240 Cristich Lane
Campbell, CA 95008

MIDPENINSULA REGIONAL OPEN SPACE

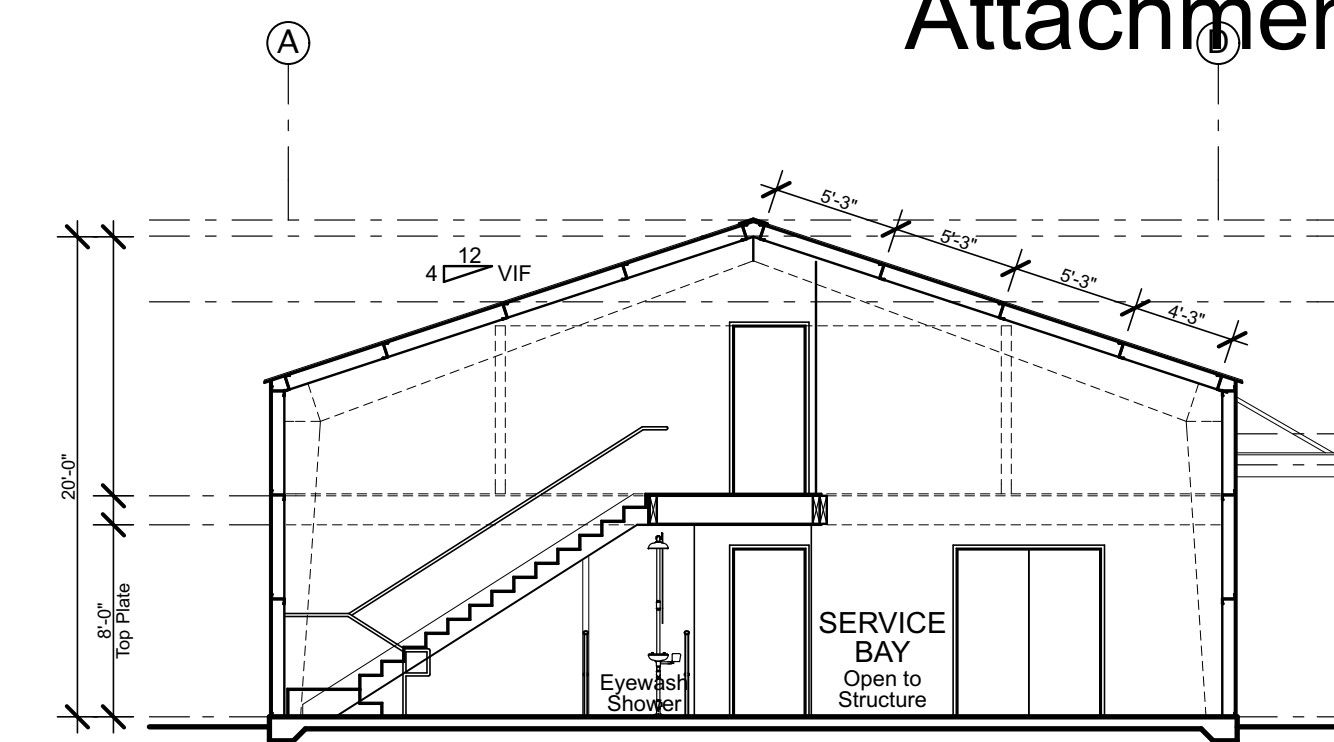
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EXTERIOR ELEVATIONS

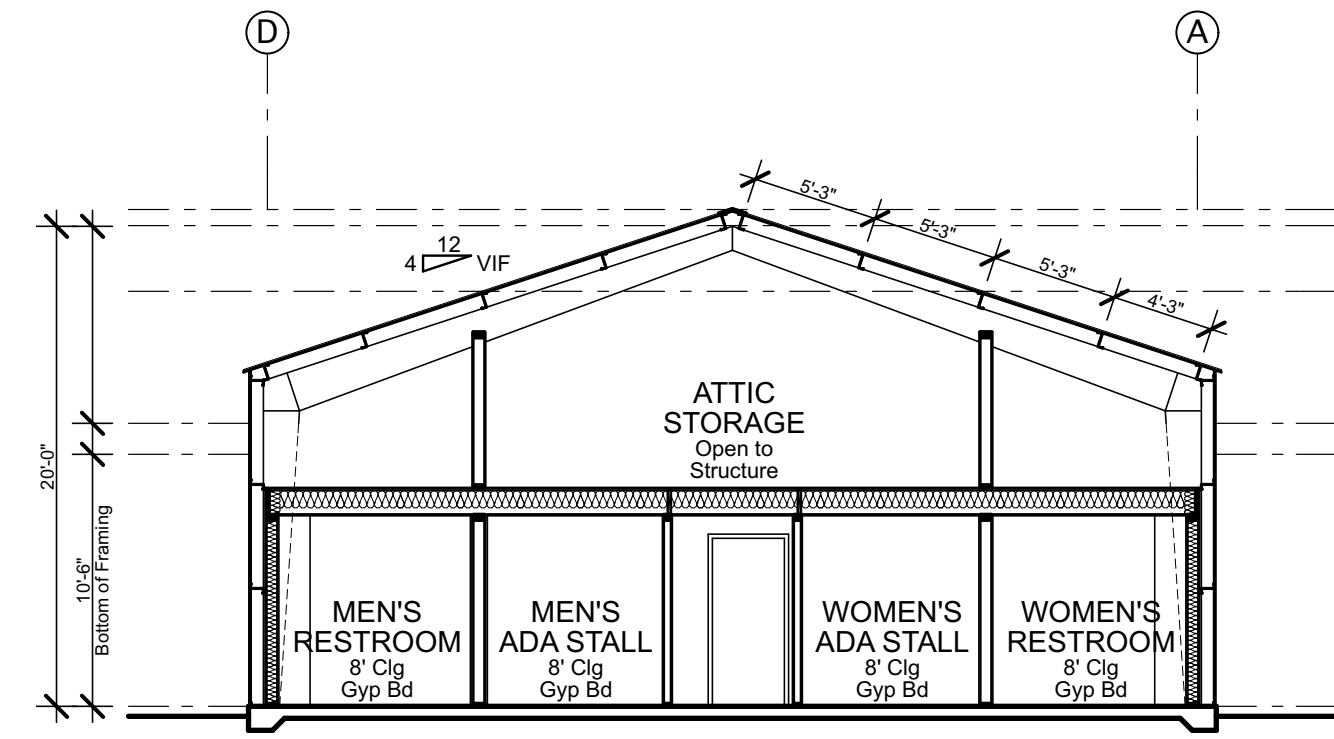
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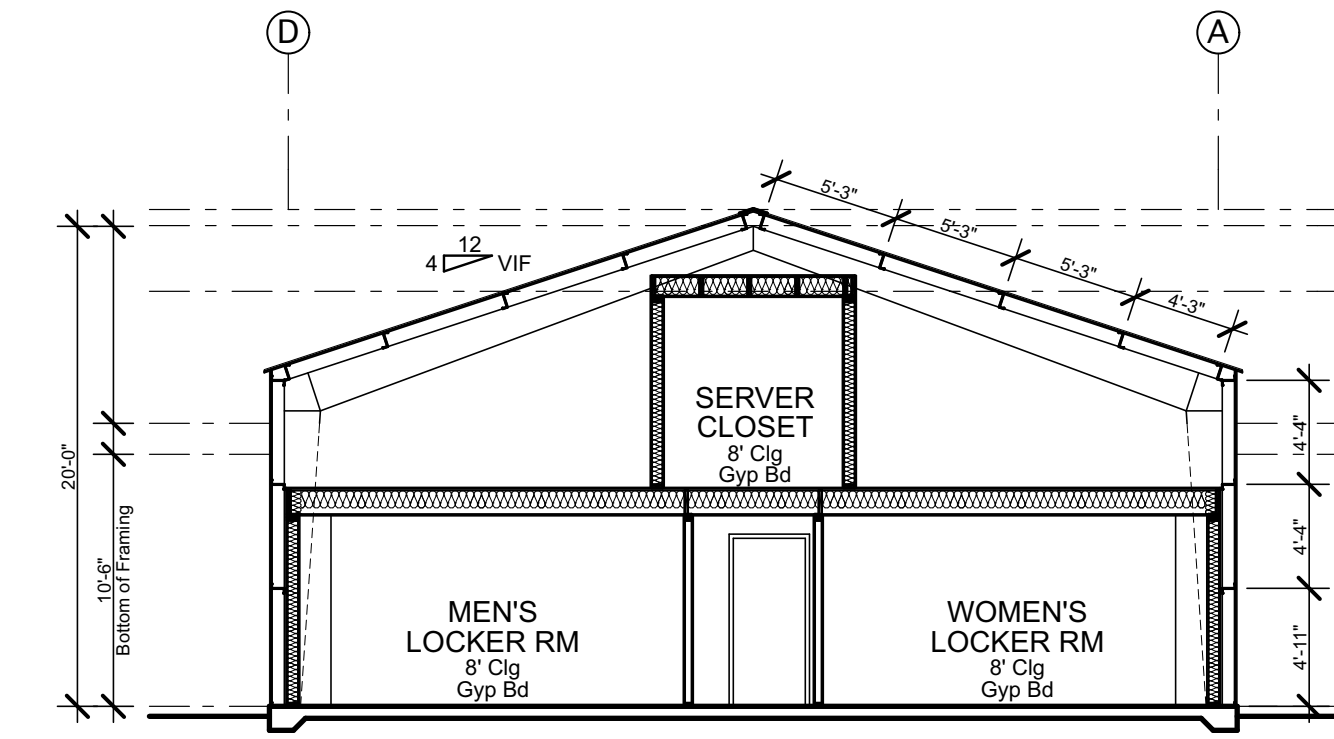
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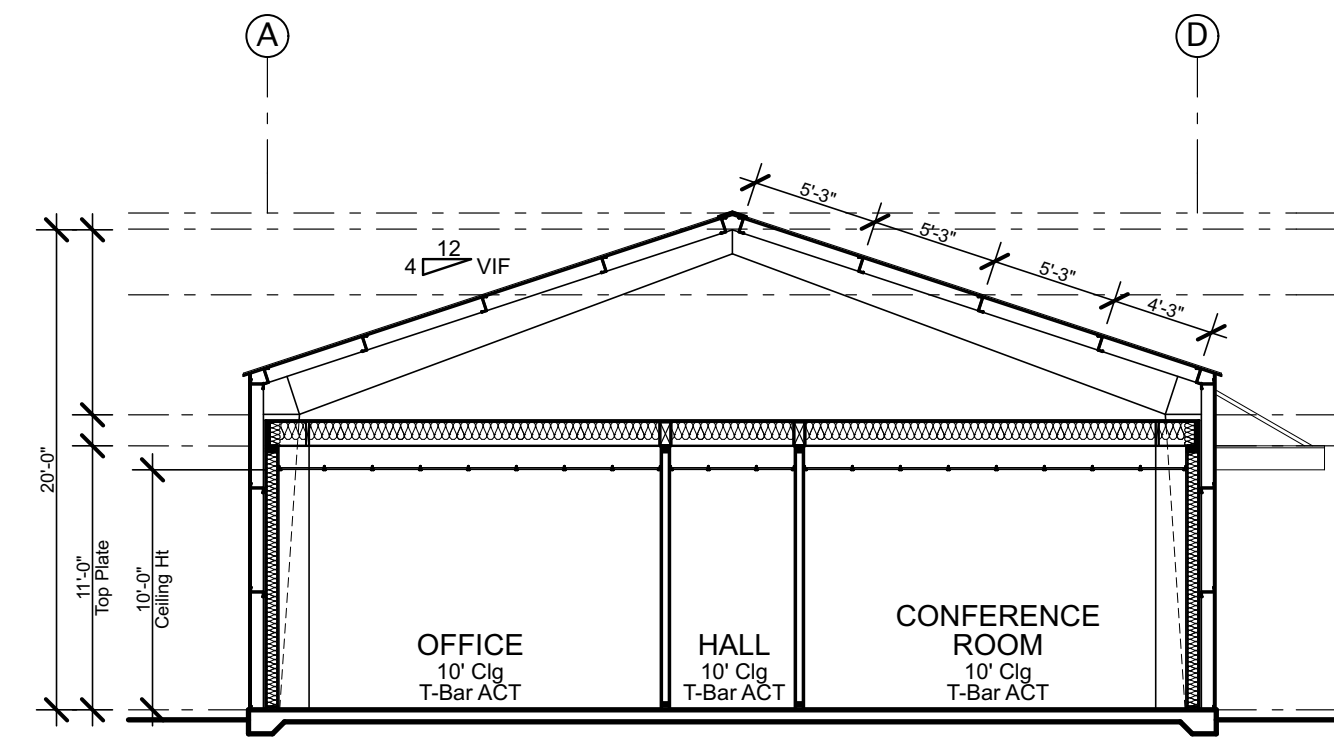
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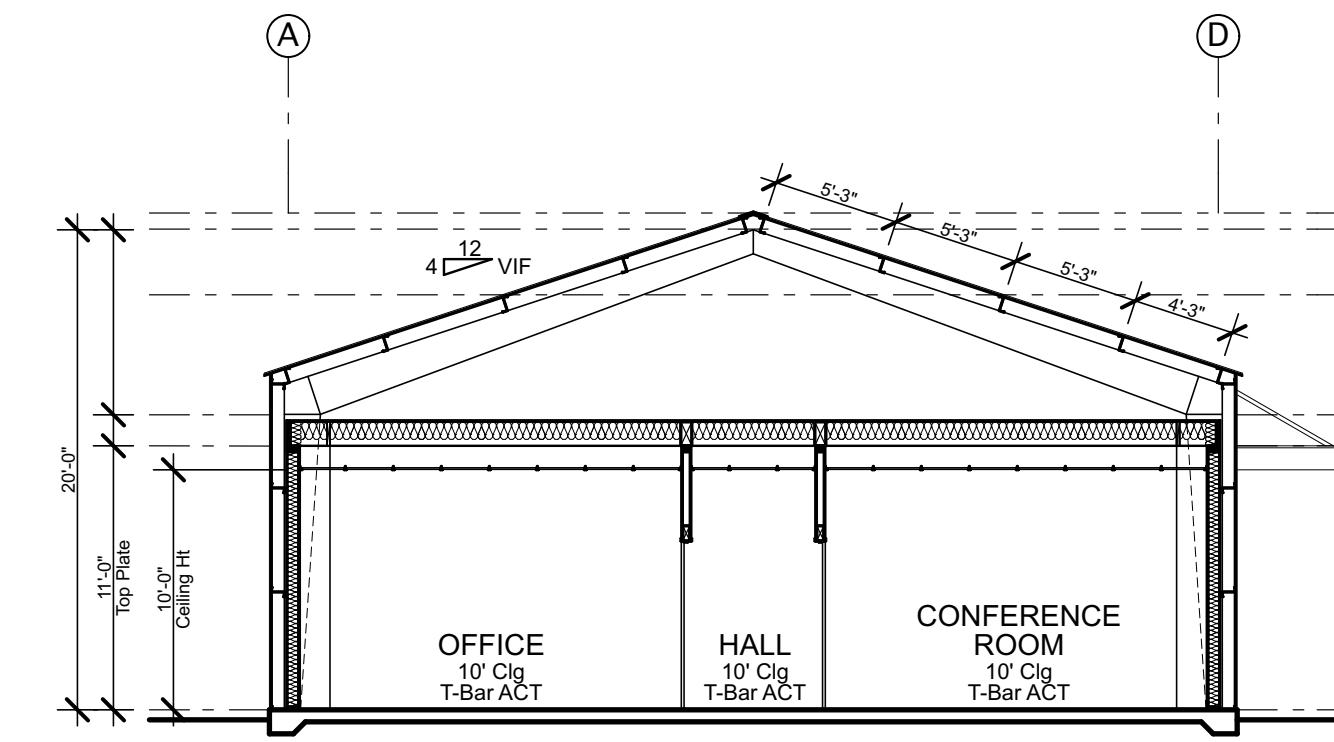
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THRU ATTIC STORAGE
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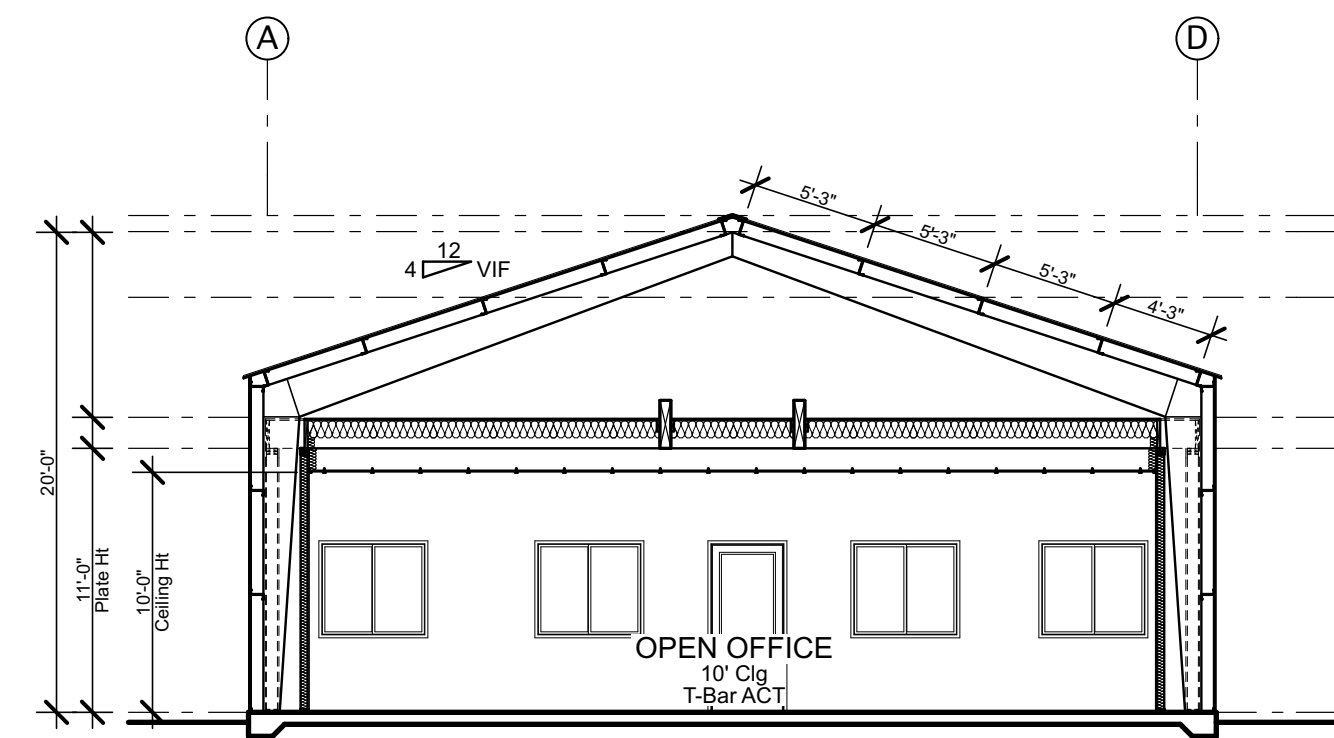
4 CROSS SECTION
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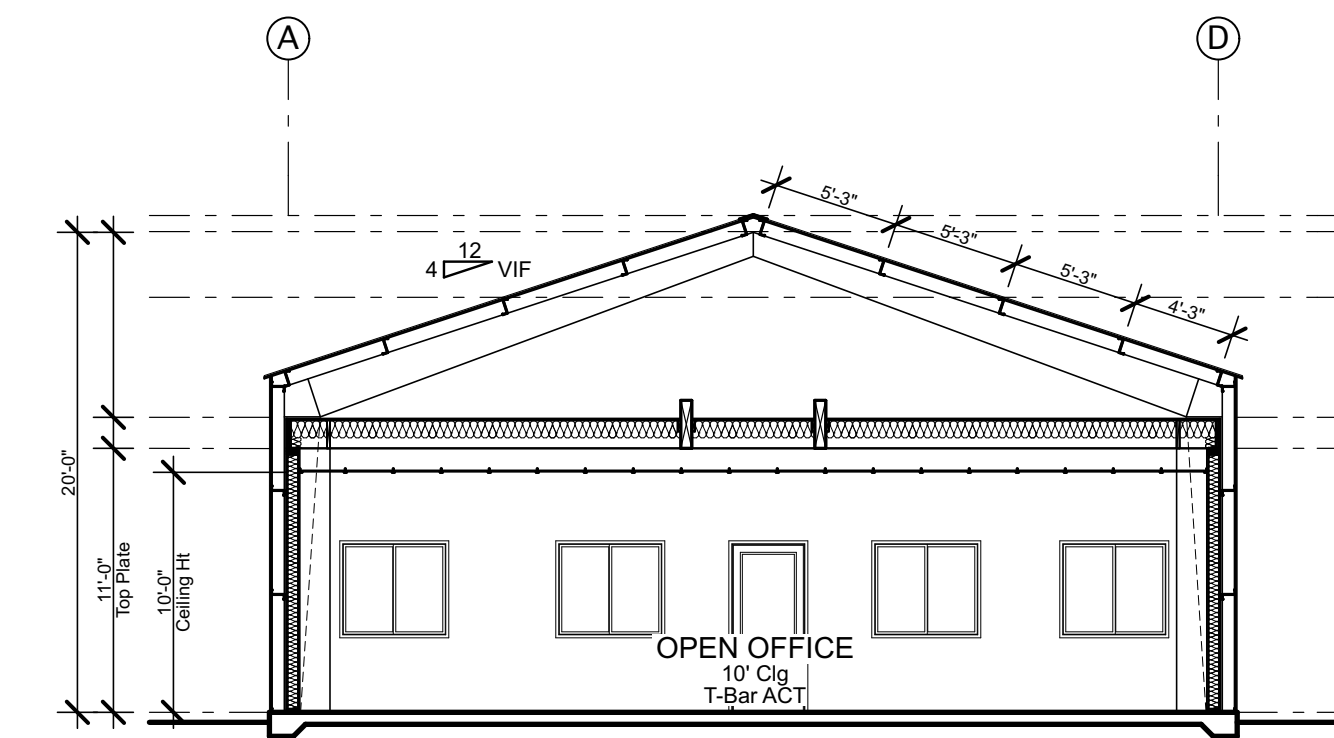
5 CROSS SECTION
CUT THRU PARTITIONS
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6 CROSS SECTION
CUT THRU DOORS
Scale: 1/8" = 1'-0"



7 CROSS SECTION
OPEN OFFICE CUT AT FRAME
Scale: 1/8" = 1'-0"



8 CROSS SECTION
OPEN OFFICE CUT BETWEEN FRAMES
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Revisions & Dates	
Rev	Date
	01/22/2019
Building Permit Submittal	
Rev Description	

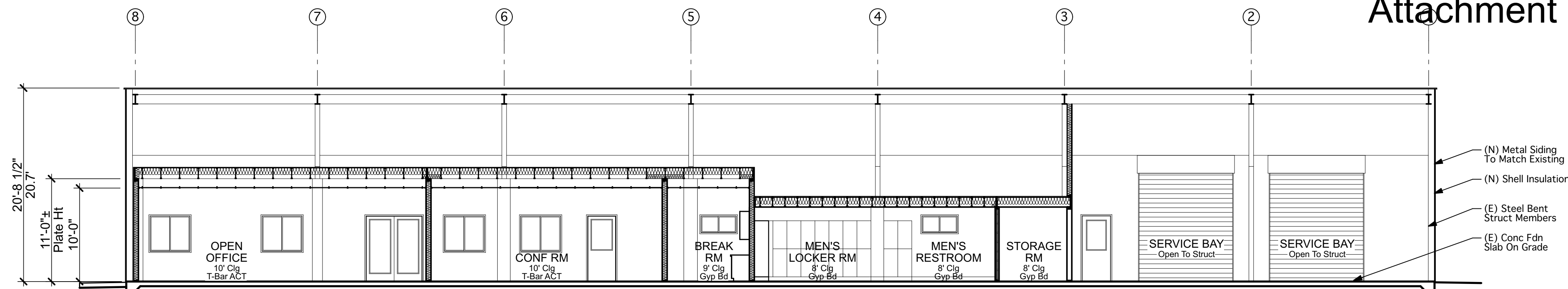
Project
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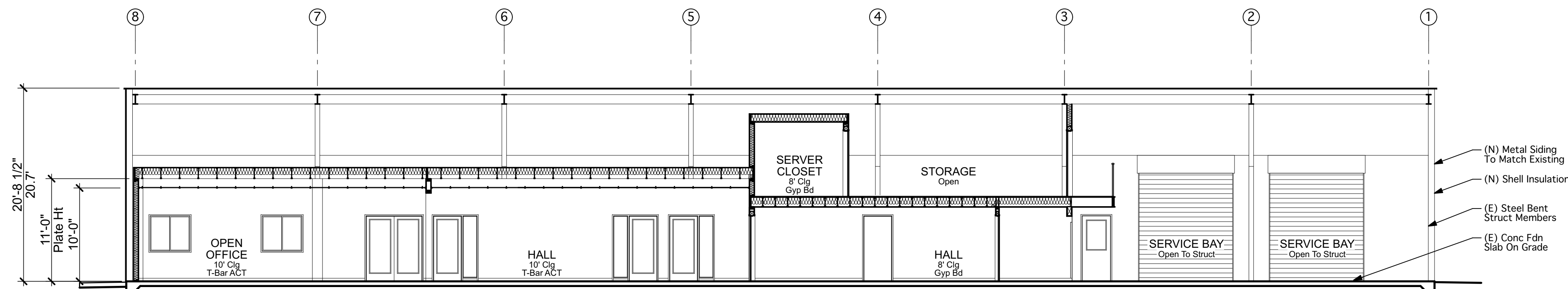
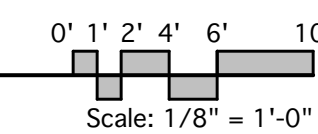
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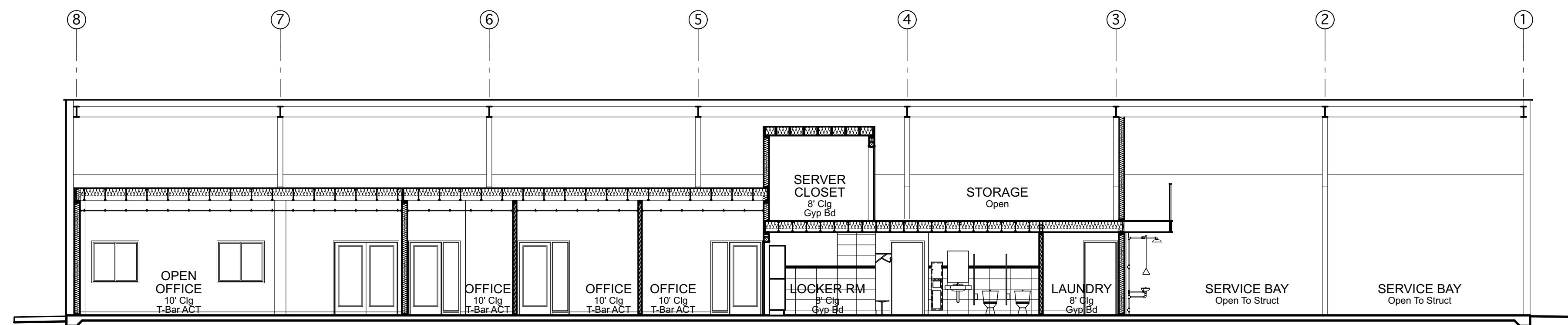
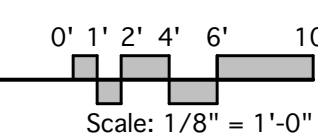
**BUILDING SECTIONS:
LOOKING EAST & WEST**



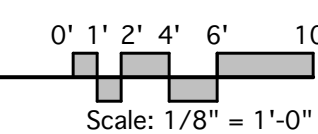
1 BUILDING SECTION LOOKING NORTH
THRU OPEN OFFICE, CONFERENCE ROOM, BREAK ROOM, & MEN'S LOCKER ROOM



2 BUILDING SECTION LOOKING NORTH
THRU OFFICE HALL W/ 10' CLG, LOCKER ROOM HALL W/ 8' CLG, SERVER CLOSET & STORAGE



3 BUILDING SECTION LOOKING NORTH
THRU OFFICES & WOMEN'S LOCKER ROOM



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License # 62221

Rev	Description	Date

Rev	Description	Date

SOUTH AREA FACILITY
TENANT IMPROVEMENT
240 Cristich Lane
Campbell, CA 95008

OPEN SPACE

Print Date: 1/17/19
Project: 17066
Scale: 1/8" = 1'
Drawn by: BAM, RTP

Sheet Title:
BUILDING SECTIONS: LOOKING NORTH

A-502



New South Area Office
Campbell, CA

Construction Documents
September 11, 2018
Cumming Project No. 18-01120.00

Prepared for Midpeninsula Regional Open Space District

475 SANSOME STREET, SUITE 700 • SAN FRANCISCO • CALIFORNIA • 94111
PHONE: 415-748-3080 • FAX: 415-748-3090

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EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between Midpeninsula Regional Open Space District and Cumming, for the purpose of establishing a probable cost of construction at the schematic design stage.

The project scope encompasses the demolition and tenant improvement of a storage facility and associated sitework.

1.2 Project Schedule

	Start	Finish	Duration
Design & Engineering	Sep-18	Mar-19	7 months
Construction	Mar-19	Aug-19	6 months

1.3 Key Assumptions & Exclusions

:This document should be read in association with Appendix 1 which outlines assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

Key Assumptions

- Design, Bid, Build
- Single Phase Construction
- Demolish and Re-skin Building Exterior
- Interior Demolition, Incl. MEP
- Concrete Work by Hand
- Wood Frame Construction
- Trade Parking Available at No Cost
- Material Laydown Area Available at No Cost
- Buildings Vacant During Construction

Key Exclusions

- Project Soft Costs
- Department Relocation
- AV Equipment
- Medium Voltage Terminations
- Hazardous Materials Abatement
- Temporary Storage Space
- Overtime / Premium Time
- Construction Contingency
- Furniture
- Equipment
- Upgrades to Existing Structural Frame for Increased Loading

SUMMARY

Element	Area	Cost / SF	Total
Building	7,050	\$421.16	\$2,969,145
Sitework	25,150	\$45.14	\$1,135,385
Total Estimated Construction Cost	32,200	\$127.47	\$4,104,530

SUMMARY MATRIX

Element	Building 7,050 SF		Sitework 25,150 SF		Overall Totals		
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	
1 General Requirements (see below)							
2 Sitework	\$91,000	\$12.91	\$747,608	\$29.73	\$838,608	\$26.04	
3 Concrete	\$60,904	\$8.64			\$60,904	\$1.89	
4 Masonry							
5 Metals	\$141,875	\$20.12			\$141,875	\$4.41	
6 Wood & Plastics	\$416,512	\$59.08			\$416,512	\$12.94	
7 Thermal & Moisture	\$69,429	\$9.85			\$69,429	\$2.16	
8 Doors & Windows	\$160,440	\$22.76			\$160,440	\$4.98	
9 Finishes	\$308,565	\$43.77			\$308,565	\$9.58	
10 Specialties	\$52,062	\$7.38			\$52,062	\$1.62	
11 Equipment							
12 Furnishings							
13 Special Construction							
14 Conveying	\$30,000	\$4.26			\$30,000	\$0.93	
15 Mechanical	\$223,217	\$31.66			\$223,217	\$6.93	
16 Electrical	\$401,068	\$56.89			\$401,068	\$12.46	
Subtotal Cost	\$1,955,071	\$277.32	\$747,608	\$29.73	\$2,702,679	\$84	
General Conditions	15.3%	\$298,148	\$42.29	\$114,010	\$4.53	\$412,159	\$12.80
Bonds & Insurance	2.0%	\$45,064	\$6.39	\$17,232	\$0.69	\$62,297	\$1.93
Contractor's Fee	8.0%	\$183,863	\$26.08	\$70,308	\$2.80	\$254,171	\$7.89
Design Contingency	15.0%	\$372,322	\$52.81	\$142,374	\$5.66	\$514,696	\$15.98
Escalation to MOC, 05/31/19	4.0%	\$114,677	\$16.27	\$43,852	\$1.74	\$158,529	\$4.92
Total Estimated Construction Cost		\$2,969,145	\$421.16	\$1,135,385	\$45.14	\$4,104,530	\$127.47

SCHEDULE OF AREAS AND CONTROL QUANTITIES

Schedule of Areas	Building	Sitework	Total
1. Enclosed Areas (x 100%)			
Level 1	5,650		5,650
Attic Storage	1,400		1,400
Sitework		25,150	25,150
Total Enclosed	<u>7,050</u>	<u>25,150</u>	<u>32,200</u>

Building

SUMMARY - BUILDING

Element	Total	Cost / SF
1 General Requirements (Incl. Below)		
2 Sitework	\$91,000	\$12.91
3 Concrete	\$60,904	\$8.64
4 Masonry		
5 Metals	\$141,875	\$20.12
6 Wood & Plastics	\$416,512	\$59.08
7 Thermal & Moisture	\$69,429	\$9.85
8 Doors & Windows	\$160,440	\$22.76
9 Finishes	\$308,565	\$43.77
10 Specialties	\$52,062	\$7.38
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying	\$30,000	\$4.26
15 Mechanical	\$223,217	\$31.66
16 Electrical	\$401,068	\$56.89
Subtotal	\$1,955,071	\$277.32
General Conditions	15.25% \$298,148	\$42.29
Subtotal	\$2,253,219	\$319.61
Bonds & Insurance	2.00% \$45,064	\$6.39
Subtotal	\$2,298,284	\$326.00
Contractor's Fee	8.00% \$183,863	\$26.08
Subtotal	\$2,482,146	\$352.08
Design Contingency	15.00% \$372,322	\$52.81
Subtotal	\$2,854,468	\$404.89
Escalation to MOC, 05/31/19	4.02% \$114,677	\$16.27
TOTAL ESTIMATED CONSTRUCTION COST	\$2,969,145	\$421.16

Total Area: 7,050 SF

DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
2 Sitework				
Selective Building Demolition				
Demo existing interior - floors, ceilings and partitions	7,050	sf	\$4.50	\$31,725
Demo existing MEP	7,050	sf	\$2.00	\$14,100
New opening, at coiling doors	400	sf	\$20.00	\$8,000
Sawcut existing SOG, at new footings	235	lf	\$15.00	\$3,525
Dispose of existing SOG	165	sf	\$10.00	\$1,650
Sawcut existing SOG, for new MEP, allow	5,650	sf	\$0.50	\$2,825
Exterior				
Remove metal siding	5,320	sf	\$5.00	\$26,600
Remove exterior glazing	195	sf	\$10.00	\$1,950
Remove exterior door, single	5	ea	\$125.00	\$625

Total - Sitework

\$91,000

3 Concrete

Spread Foundations

F1, 15" x 24" x 12"	8	ea		
Concrete	0.8	cy	\$600.00	\$467
Formwork	52	sf	\$25.00	\$1,300
Reinforcement, allow 180 / cy	140	lbs	\$2.00	\$280
Excavation, by hand	0.9	cy	\$125.00	\$107
Backfill, by hand	0.1	cy	\$65.00	\$5
Haul excess	0.8	cy	\$85.00	\$66
F2, 24" x 24" x 12"	2	ea		
Concrete	0.3	cy	\$600.00	\$187
Formwork	16	sf	\$25.00	\$400
Reinforcement, allow 180 / cy	56	lbs	\$2.00	\$112
Excavation, by hand	0.3	cy	\$125.00	\$43
Backfill, by hand	0.0	cy	\$65.00	\$2
Haul excess	0.3	cy	\$85.00	\$26
F3, 30" x 30" x 12"	3	ea		
Concrete	0.7	cy	\$600.00	\$438
Formwork	30	sf	\$25.00	\$750
Reinforcement, allow 180 / cy	131	lbs	\$2.00	\$263
Excavation, by hand	0.8	cy	\$125.00	\$100
Backfill, by hand	0.1	cy	\$65.00	\$5
Haul excess	0.7	cy	\$85.00	\$62
F4, 36" x 36" x 12"	6	ea		
Concrete	2.1	cy	\$600.00	\$1,260
Formwork	72	sf	\$25.00	\$1,800
Reinforcement, allow 180 / cy	378	lbs	\$2.00	\$756
Excavation, by hand	2.3	cy	\$125.00	\$289
Backfill, by hand	0.2	cy	\$65.00	\$14
Haul excess	2.1	cy	\$85.00	\$179
F5, 42" x 42" x 18"	4	ea		
Concrete	1.9	cy	\$600.00	\$1,143

DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Formwork	56	sf	\$25.00	\$1,400
Reinforcement, allow 180 / cy	343	lbs	\$2.00	\$686
Excavation, by hand	2.1	cy	\$125.00	\$262
Backfill, by hand	0.2	cy	\$65.00	\$12
Haul excess	1.9	cy	\$85.00	\$162
Slab on Grade				
X-ray Inspections, Allow	1	ls	\$2,500.00	\$2,500
Patch and repair SOG, at new footings	165	sf	\$45.00	\$7,425
Epoxy dowels, connect new to existing SOG, allow 12" OC	236	ea	\$55.00	\$12,980
Miscellaneous				
Misc. concrete work, not shown, allowance	5,650	sf	\$4.50	\$25,425

Total - Concrete

\$60,904

4 Masonry

No Work Anticipated

Total - Masonry

5 Metals

Exterior Skin				
Metal siding to match existing	4,900	sf	\$25.00	\$122,500
Stainless steel corner guard	5	ea	\$465.00	\$2,325
Miscellaneous Metals	7,050	sf	\$1.00	\$7,050
Structural Work for Exhaust Fans, Allow	1	ls	\$10,000.00	\$10,000

Total - Metals

\$141,875

6 Wood & Plastics

Rough Carpentry				
Structural Wall Framing				
4x4 post, 11'	11	ea	\$530.00	\$5,830
4x6 post, 11'	41	ea	\$600.00	\$24,600
6x6 post, 11'	25	ea	\$700.00	\$17,500
1/2" plywood sheathing, at shear walls	1,617	sf	\$5.00	\$8,085
Upper Floor Framing				
Wood truss framing, 11.875" TJI at 16" OC	1,315	sf	\$25.00	\$32,875
Wood truss framing, 14" TJI at 24" OC	2,580	sf	\$30.00	\$77,400
4x10 header	14	lf	\$53.48	\$749
6x8 header	24	lf	\$60.95	\$1,463
1 3/4" x 11 7/8" LVL	10	lf	\$34.50	\$345
3 1/2" x 11 7/8" PSL	15	lf	\$61.53	\$923
3 1/2" x 14" PSL	87	lf	\$92.00	\$8,004
3 1/2" x 16" PSL	10	lf	\$122.48	\$1,225

DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
5 1/4" x 9.5" PSL	5	lf	\$96.03	\$480
5 1/4" x 11 7/8" PSL	26	lf	\$112.70	\$2,930
5 1/4" x 14" PSL	26	lf	\$147.78	\$3,842
5 1/4" x 24" PSL	63	lf	\$207.00	\$13,041
7 x 14 PSL	19	lf	\$201.25	\$3,824
3/4" plywood sheathing, at floor framing	3,895	sf	\$5.25	\$20,449
Miscellaneous				
Hold downs	37	ea	\$250.00	\$9,250
Bridging / bracing, at headers and beams	299	lf	\$20.00	\$5,980
Exterior Wall Framing, Wood Studs				
Exterior wall infill, ~200sf	1	ls	\$5,000.00	\$5,000
2x6, standard	4,900	sf	\$12.00	\$58,800
1/2" plywood sheathing	4,900	sf	\$5.25	\$25,725
Interior Wall Framing, Wood Studs				
2x4, standard	2,111	sf	\$10.00	\$21,110
2x6, standard	2,439	sf	\$12.00	\$29,268
2x4, furred	871	sf	\$10.00	\$8,710
2x6, furred	200	sf	\$12.00	\$2,400
Building Casework				
Base cabinets	23	lf	\$365.00	\$8,395
Upper cabinets	16	lf	\$285.00	\$4,560
Bench	28	lf	\$250.00	\$7,000
Shelf	15	lf	\$150.00	\$2,250
Boot cubbies	7	lf	\$325.00	\$2,275
Blocking and backing	89	lf	\$25.00	\$2,225

Total - Wood & Plastics

\$416,512

7 Thermal & Moisture

Roofing, Allow Repair Existing Only	7,938	sf	\$5.00	\$39,690
Building Paper	4,900	sf	\$0.25	\$1,225
Insulation				
Rigid insulation, at exterior studs	4,900	sf	\$2.50	\$12,250
Batt insulation, at interior partitions	5,621	sf	\$1.75	\$9,837
Batt insulation, at floor framing	3,895	sf	\$1.65	\$6,427

Total - Thermal & Moisture

\$69,429

8 Doors & Windows

Exterior Doors				
Type 3070 - Glazed in AL frame, double, 6'-0" x 7'-0"	1	pr	\$8,200.00	\$8,200
Type 3070 - HM door in HM frame, single, 3'-0" x 7'-0"	2	ea	\$3,000.00	\$6,000
HM door in HM frame, single w / half light	2	ea	\$3,200.00	\$6,400
Overhead Coiling Door				
14'-0" x 12'-6"	1	ea	\$17,500.00	\$17,500
18'-0" x 12'-6"	1	ea	\$22,500.00	\$22,500

DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Exterior Glazing				
Type 4020 - Standard glazing, operable	32	sf	\$130.00	\$4,160
Type 4640 - Standard glazing, operable	315	sf	\$130.00	\$40,950
Interior Doors				
Type 3070 - HM door in HM frame, double, 6'-0" x 7'-0"	1	ea	\$3,850.00	\$3,850
Type 3068 - HM door in HM frame, single, 3'-0" x 7'-0"	1	ea	\$2,100.00	\$2,100
Type 3070 - HM door in HM frame, single, 3'-0" x 7'-0"	7	ea	\$2,100.00	\$14,700
Type 3080 - HM door in HM frame, single, 3'-0" x 7'-0"	1	ea	\$2,100.00	\$2,100
Type 3080 - HM door in HM frame, single w / half light, 3'-0" x 7'-0"	6	ea	\$2,750.00	\$16,500
Interior Glazing				
Transom glazing	88	sf	\$90.00	\$7,920
Sidelight glazing	84	sf	\$90.00	\$7,560

Total - Doors & Windows

\$160,440

9 Finishes

Gypsum Board + Plywood				
5/8" gypsum board, finished, taped and sanded, int. of ext.	4,900	sf	\$5.00	\$24,500
5/8" gypsum board, finished, taped and sanded	2,209	sf	\$5.00	\$11,043
5/8" gypsum board, unfinished, allow 10%	221	sf	\$4.00	\$883
5/8", finished, taped and sanded, moisture resistant	4,473	sf	\$5.25	\$23,483
Cementitious backerboard	3,116	sf	\$6.25	\$19,472
Plywood, fire treated	374	sf	\$7.50	\$2,805
Floor Finishes				
Sealed concrete	2,801	sf	\$2.50	\$7,003
Stained concrete	1,640	sf	\$15.00	\$24,600
Porcelain tile	837	sf	\$25.00	\$20,925
VCT	1,521	sf	\$9.00	\$13,689
VCT, static resistant	82	sf	\$14.50	\$1,189
Base				
Rubber base	905	lf	\$7.00	\$6,335
Porcelain tile	387	lf	\$25.00	\$9,675
Ceiling				
ACT, 2x2	2,565	sf	\$11.00	\$28,215
Gypsum board, incl. framing, moisture resistant	1,320	sf	\$18.50	\$24,420
Paint to gypsum board	1,320	sf	\$1.95	\$2,574
Wall Finish				
Porcelain tile, backsplash, glass	20	sf	\$55.00	\$1,073
Porcelain tile, 8'	2,995	sf	\$25.00	\$74,872
Porcelain tile, accent tile, glass	101	sf	\$55.00	\$5,562
Paint	3,787	sf	\$1.65	\$6,248

Total - Finishes

\$308,565

10 Specialties

Restroom Specialties

DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Toilet partitions, standard	3	ea	\$1,550.00	\$4,650
Grab bars	4	ea	\$225.00	\$900
Changing station	2	ea	\$950.00	\$1,900
Seat cover	4	ea	\$165.00	\$660
Toilet paper dispenser	4	ea	\$105.50	\$422
Disposal	4	ea	\$210.00	\$840
Paper towel dispenser	4	ea	\$425.00	\$1,700
Soap dispenser	4	ea	\$125.00	\$500
Shower curtain	18	lf	\$40.00	\$720
Shower specialties, ADA	2	ea	\$1,500.00	\$3,000
Shower specialties, standard	2	ea	\$550.00	\$1,100
Hooks	18	ea	\$50.00	\$900
Building Specialties				
Emergency eyewash	1	ea	\$3,500.00	\$3,500
Cubbies	10	ea	\$350.00	\$3,500
Hanging rod	22	lf	\$35.00	\$770
Lockers, two-tier	36	ea	\$750.00	\$27,000

Total - Specialties **\$52,062**

11 Equipment

FF+E By Owner

Total - Equipment

12 Furnishings

FF+E By Owner

Total - Furnishings

13 Special Construction

No Work Anticipated

Total - Special Construction

14 Conveying

Stairs				
Wood framed, complete	1	ft	\$30,000.00	\$30,000
Handrail / guardrail				Incl. Above

Total - Conveying **\$30,000**

DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
15 Mechanical				
Fire Protection				
Relocate Wet-pipe sprinkler heads	7,050	sf	\$2.42	\$17,061
Plumbing				
General Plumbing Equipment				
Water heater, gas, commercial, 155 mbh, 150 gph	1	ea	\$14,156.00	\$14,156
Water storage tank, 140 gal	1	ea	\$4,614.00	\$4,614
Circulating pump	1	ea	\$2,087.00	\$2,087
Expansion tank	1	ea	\$554.00	\$554
Sanitary Fixtures				
Water closet WC-1, tank	5	ea	\$857.70	\$4,289
Urinal UR-2, sensor FV	1	ea	\$1,389.00	\$1,389
Lavatory L-2, counter, sensor faucet	4	ea	\$988.90	\$3,956
Shower SH-2	4	ea	\$1,425.00	\$5,700
Mop sink MS-1	1	ea	\$623.80	\$624
Service sink SS-1	2	ea	\$1,177.00	\$2,354
Drinking fountain DF-1	1	ea	\$2,666.00	\$2,666
Floor drain FD-1	1	ea	\$276.40	\$276
Trap primer valve	2	ea	\$108.20	\$216
Rough-ins				
Local rough-in at fixture	18	ea	\$602.40	\$10,843
Rough-in to ice-maker	1	ea	\$162.20	\$162
Rough-in to refrigerator	1	ea	\$162.20	\$162
Cold water rough-in at kitchen equipment	2	ea	\$374.70	\$749
1" thermostatic mixing valve	8	ea	\$953.60	\$7,629
Domestic Water				
HW/CW connect to water heater, cu, no recirc, 2"	1	ea	\$1,354.00	\$1,354
Connect to existing	1	ea	\$517.40	\$517
2" pipe, Cu type "K", in trench	10	lf	\$29.09	\$291
Trench excavate, backfill, compact	5	cy	\$59.80	\$299
Sand bedding in trench	3	cy	\$18.43	\$55
1/2" pipe, cu type L, in bldg	14	lf	\$27.54	\$386
3/4" pipe, cu type L, in bldg	113	lf	\$29.65	\$3,350
1" pipe, cu type L, in bldg	21	lf	\$32.54	\$683
1-1/4" pipe, cu type L, in bldg	262	lf	\$32.04	\$8,394
1-1/2" pipe, cu type L, in bldg	55	lf	\$34.18	\$1,880
Pipe insulation, 1/2" pipe	14	lf	\$8.87	\$124
Pipe insulation, 3/4" pipe	113	lf	\$9.32	\$1,053
Pipe insulation, 1" pipe	21	lf	\$9.76	\$205
Pipe insulation, 1-1/4" pipe	262	lf	\$11.87	\$3,110
Pipe insulation, 1-1/2" pipe	55	lf	\$12.02	\$661
Waste / Vent				
Connect to existing	1	ea	\$581.20	\$581
2" pipe, ci, no-hub, in bldg	56	lf	\$42.42	\$2,376
3" pipe, ci, no-hub, in bldg	36	lf	\$51.44	\$1,852
4" pipe, ci, no-hub, in bldg	144	lf	\$60.07	\$8,650
Clean out, floor type, 4"	1	ea	\$379.90	\$380
Clean out, wall type, 2"	5	ea	\$211.20	\$1,056

DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Vent through roof, 3"	1	ea	\$381.30	\$381
Condensate Drainage				
Trap and equipment connect	6	ea	\$407.50	\$2,445
1/2" pipe, cu type M, in bldg	120	lf	\$28.63	\$3,436
Pipe insulation, 1/2"	120	lf	\$8.87	\$1,064
Natural Gas				
Rough-in / connect at water heater	1	ea	\$1,021.00	\$1,021
2" pipe, blk steel, schd 40, thrd	132	lf	\$40.30	\$5,320
2" pressure regulator valve	1	ea	\$1,041.00	\$1,041
2" seismic shut off valve	1	ea	\$1,681.00	\$1,681
Miscellaneous Plumbing				
Test / clean plumbing	24	hr	\$107.71	\$2,585
Start-up/check-out	24	hr	\$129.25	\$3,102
Seismic bracing	7,050	sf	\$0.30	\$2,115
Hoisting and rigging	1	ls	\$1,250.00	\$1,250
Penetrations and firestopping	7,050	sf	\$0.15	\$1,058
Heating, Ventilation and Air Conditioning				
Air-Side Equipment				
MAU - (Make-up air handling unit)	2,640	cfm	\$6.12	\$16,157
DX Fancoils / Splits				
Split AC, ductless, wall, 1 ton, 400 cfm	1	ea	\$2,261.00	\$2,261
Refrigerant line set for split system	3	ea	\$343.90	\$1,032
Fan coil, dx, 3 ton, 1200 cfm	2	ea	\$1,995.00	\$3,990
Heat pump condensing unit, ADD CURB, 1.0 tons cooling	1	ea	\$3,758.00	\$3,758
Heat pump condensing unit, ADD CURB, 3 tons cooling	2	ea	\$5,421.00	\$10,842
Fans				
Exhaust fan EF-1, 100 cfm	3	ea	\$560.10	\$1,680
Exhaust fan EF-3, 1000 cfm	1	ea	\$1,758.00	\$1,758
Exhaust fan EF-4, 1500 cfm	1	ea	\$2,320.00	\$2,320
Air Distribution				
Ductwork, galvanized steel	993	lb	\$9.40	\$9,334
Duct insulation, wrap	687	sf	\$2.77	\$1,903
Flexible duct, insulated, various sizes	120	lf	\$19.51	\$2,341
Manual volume damper	38	ea	\$86.45	\$3,285
Grilles and Diffusers				
Supply grilles	19	ea	\$159.20	\$3,025
Return Grilles	9	ea	\$136.80	\$1,231
Exhaust Grilles	10	ea	\$126.90	\$1,269
HVAC Controls				
Thermostat, 7-day program	3	ea	\$460.00	\$1,380
Miscellaneous				
Test / balance HVAC	24	hr	\$124.00	\$2,976
Start-up/check-out	24	hr	\$112.72	\$2,705
Seismic bracing	7,050	sf	\$0.33	\$2,327
Hoisting and rigging	1	ls	\$3,200.00	\$3,200
Penetrations and firestopping	7,050	sf	\$0.17	\$1,199

Total - Mechanical

\$223,217

DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
Electrical				
Service and Distribution				
Distribution Equipment				
Panelboard, 225 amp, 240/120v, 3ph, 4w	3	ea	\$5,359.52	\$16,079
PowerLogic energy and power quality meter	1	ea	\$7,641.23	\$7,641
Conduit, 2" emt	450	lf	\$24.26	\$10,919
Copper wire, #6 thhn	540	lf	\$2.78	\$1,500
Copper wire, #3/0 thhn	2,160	lf	\$10.55	\$22,791
HVAC and Equipment Connections				
Exhaust Fan 1 connection	1	ea	\$186.33	\$186
Exhaust Fan 2 connection	1	ea	\$186.33	\$186
Exhaust Fan 3 connection	1	ea	\$186.33	\$186
Exhaust Fan 4 connection	1	ea	\$186.33	\$186
Exhaust Fan 5 connection	1	ea	\$186.33	\$186
Supply Fan 1 connection	1	ea	\$186.33	\$186
Supply Fan 2 connection	1	ea	\$186.33	\$186
Fan Coil 1 connection	1	ea	\$186.33	\$186
Fan Coil 2 connection	1	ea	\$186.33	\$186
Fan Coil 3 connection	1	ea	\$186.33	\$186
Hand Dryer Connection	2	ea	\$186.33	\$373
Fork Lift Charger Connection	1	ea	\$186.33	\$186
Roll Up Door Connection	2	ea	\$186.33	\$373
Disconnect switch, motor rated	10	ea	\$510.54	\$5,105
Equipment branch, 20 amp	525	lf	\$18.40	\$9,660
Convenience Power				
Duplex receptacle, 20 amp	40	ea	\$155.80	\$6,232
Duplex receptacle, 20 amp, controlled	22	ea	\$155.80	\$3,428
Double duplex receptacle, 20 amp, controlled	4	ea	\$282.81	\$1,131
Power pack (for controlled receptacles)	26	ea	\$226.26	\$5,883
Receptacle, 20 amp, twist-lock	1	ea	\$187.92	\$188
Simplex receptacle, 20 amp,	2	ea	\$147.73	\$295
Furniture Feed Connection	9	ea	\$160.86	\$1,448
Floor Box, quadplex & tele/data outlet, 6 port	1	ea	\$686.63	\$687
Branch power, 20 amp	1,900	lf	\$17.10	\$32,482
Lighting and Lighting Control				
Type A - 2x2 Recessed	15	ea	\$412.60	\$6,189
Type AE - 2x2 Recessed W/ EM Battery Backup	7	ea	\$412.60	\$2,888
Type B - Linear Suspended	128	lf	\$234.12	\$29,967
Type BE - Linear Suspended W/ EM Battery Backup	64	lf	\$234.12	\$14,984
Type C - 4' Surface Mounted	43	ea	\$713.46	\$30,679
Type D - Square Vanity	5	ea	\$406.75	\$2,034
Type E	4	ea	\$510.72	\$2,043
Type F	1	ea	\$510.72	\$511
Type G- Linear Suspended	24	lf	\$234.12	\$5,619
Type H - Damp Rated Industrial Pendant	4	ea	\$738.99	\$2,956
Type HE - Damp Rated Industrial Pendant	2	ea	\$738.99	\$1,478
Type EX1 - Exit Light	14	ea	\$381.24	\$5,337
Type EM - Twin Head Emergency Lighting Fixture	7	ea	\$369.84	\$2,589

DETAIL ELEMENTS - BUILDING

Element	Quantity	Unit	Unit Cost	Total
Lighting control panel	1	ea	\$6,399.89	\$6,400
Dimmer switch	18	ea	\$289.65	\$5,214
Single pole 20A switch	4	ea	\$200.10	\$800
Digital on/off room controller	5	ea	\$345.73	\$1,729
Occupancy sensor, ceiling mounted	13	ea	\$396.28	\$5,152
Photoelectric cell	2	ea	\$396.28	\$793
Lighting branch power, fixtures	1,272	lf	\$17.10	\$21,746
Lighting branch power, controls	575	lf	\$17.10	\$9,830
Communications				
Voice and Data system				
Tele/data outlet, 1 port	2	ea	\$160.91	\$322
Tele/data outlet, 2 port	11	ea	\$186.34	\$2,050
Tele/data outlet, 4 port	1	ea	\$237.19	\$237
Tele/data outlet, 6 port	4	ea	\$288.04	\$1,152
Wireless access point	4	ea	\$631.22	\$2,525
Network rack, 84", two-post, 45RU - depth (6")	1	ea	\$1,971.29	\$1,971
Cable Manager, 8"	1	ea	\$839.63	\$840
Conduit, 1" emt	1,200	lf	\$15.51	\$18,610
CAT-6, 4 pair 23 AWG, UTP	8,184	lf	\$1.59	\$12,990
Cable Tray, 18"	10	lf	\$123.18	\$1,232
Audio-video outlet	3	ea	\$325.02	\$975
AV system speaker cable	720	lf	\$1.99	\$1,436
Electrical Safety And Security				
Closed Circuit Television System				
Camera location, fixed day/night dome, outdoor	4	ea	\$1,667.25	\$6,669
Conduit, 3/4" emt	400	lf	\$12.98	\$5,194
CCTV cabling	480	lf	\$2.01	\$965
Access Control System				
Access control panel	1	ea	\$2,976.85	\$2,977
Card reader	3	ea	\$1,237.32	\$3,712
Door contact	2	ea	\$157.65	\$315
Conduit, 3/4" emt	600	lf	\$12.98	\$7,791
Access control cable	720	lf	\$1.90	\$1,368
Security System				
Fire alarm system	7,050	sf	\$5.75	\$40,538

Total - Electrical

\$401,068

Sitework

SUMMARY - SITEWORK

Element		Total	Cost / SF
1 General Requirements (Incl. Below)			
2 Sitework		\$747,608	\$29.73
3 Concrete			
4 Masonry			
5 Metals			
6 Wood & Plastics			
7 Thermal & Moisture			
8 Doors & Windows			
9 Finishes			
10 Specialties			
11 Equipment			
12 Furnishings			
13 Special Construction			
14 Conveying			
15 Mechanical			
16 Electrical			
Subtotal		\$747,608	\$29.73
General Conditions	15.25%	\$114,010	\$4.53
Subtotal		\$861,619	\$34.26
Bonds & Insurance	2.00%	\$17,232	\$0.69
Subtotal		\$878,851	\$34.94
Contractor's Fee	8.00%	\$70,308	\$2.80
Subtotal		\$949,159	\$37.74
Design Contingency	15.00%	\$142,374	\$5.66
Subtotal		\$1,091,533	\$43.40
Escalation to MOC, 05/31/19	4.02%	\$43,852	\$1.74
TOTAL ESTIMATED CONSTRUCTION COST		\$1,135,385	\$45.14

Total Area: 25,150 SF

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
2 Sitework				
Site Clearance / Demolition				
Structure Demolition				
Demo utility shed, 25sf	1	ls	\$950.00	\$950
Demo shed building, 110sf	1	ls	\$1,500.00	\$1,500
Demo two-story storage building	1,600	sf	\$10.00	\$16,000
Demo light pole	1	ea	\$2,500.00	\$2,500
Demo gas meter	1	ea	\$500.00	\$500
Demo diesel pump	1	ea	\$500.00	\$500
Demo area drain	5	ea	\$250.00	\$1,250
Demo curb	606	lf	\$10.00	\$6,060
Demo chain-link fence and footings	500	lf	\$15.00	\$7,500
Earthwork / Grading				
Mobilization	1	ea	\$30,000.00	\$30,000
Field staking / layout	25,150	sf	\$0.50	\$12,575
Fine grading	25,150	sf	\$0.80	\$20,120
Erosion control, SWPP	25,150	sf	\$0.25	\$6,288
Site Paving				
AC Paving			No Work Anticipated	
Concrete Ramps + Landings				
Concrete paving, parking lot	6,839	sf	\$15.00	\$102,585
Concrete paving, sidewalk	910	sf	\$15.00	\$13,650
Epoxy dowels, connect new to existing concrete	303	ea	\$55.00	\$16,665
Ramped opening	3	ea	\$1,650.00	\$4,950
Truncated domes	28	sf	\$35.00	\$980
Concrete Curbs				
Concrete curb, 4"	121	lf	\$30.00	\$3,630
Concrete curb, 6"	641	lf	\$35.00	\$22,435
Connect to existing curb	2	ea	\$1,500.00	\$3,000
Parking Lot Striping / Signage				
Parking stall, standard	27	ea	\$45.00	\$1,215
Parking stall, handicap	1	ea	\$130.00	\$130
Motorcycle stall, standard	4	ea	\$35.00	\$140
Hatched striping	150	sf	\$7.25	\$1,088
Fencing				
Steel fence w / supports incl. footings, 6'	45	lf	\$240.00	\$10,800
Steel gate, 6', single	1	ea	\$5,000.00	\$5,000
Chain-link fence gate, 6', single	1	ea	\$2,500.00	\$2,500
Vehicle gate, 30', automatic	1	ea	\$25,000.00	\$25,000
Site Structures				
Trash Enclosure				
Slab on grade	45	sf	\$30.00	\$1,350
Concrete footing	42	lf	\$125.00	\$5,250
CMU, 10'	420	sf	\$50.00	\$21,000
Gate, double	1	ea	\$6,000.00	\$6,000
Shed, 10' x 24'				
Slab on grade	240	sf	\$30.00	\$7,200
Concrete footing	68	lf	\$125.00	\$8,500
CMU, 12'	816	sf	\$50.00	\$40,800

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
Gate, double, allow	1	ea	\$6,000.00	\$6,000
Shed, 8' x 6'				
Slab on grade	48	sf	\$30.00	\$1,440
Concrete footing	28	lf	\$125.00	\$3,500
CMU, 10'	280	sf	\$50.00	\$14,000
Gate, double, allow	1	ea	\$6,000.00	\$6,000
Covered Equipment Shed, 28' x 24'				
Slab on grade	672	sf	\$30.00	\$20,160
Concrete footing	104	lf	\$125.00	\$13,000
CMU, 12'	1,248	sf	\$50.00	\$62,400
Roof framing, allow	672	sf	\$25.00	\$16,800
Metal roofing	672	sf	\$15.50	\$10,416
Gate, double, allow	1	ea	\$6,000.00	\$6,000
Miscellaneous				
Materials storage, CMU walls, 3' high	270	sf	\$45.00	\$12,150
Materials storage, CMU wall footing	90	lf	\$125.00	\$11,250
Awnings - overhangs above exterior door	90	sf	\$90.00	\$8,100
Equipment pad	15	sf	\$45.00	\$675
Site Specialties				
Flag pole, 25'	1	ea	\$7,500.00	\$7,500
Bollard	5	ea	\$650.00	\$3,250
Monument sign	1	ea	\$15,000.00	\$15,000
Landscape				
Planting				
Ground cover, 1 gal, at 2' OC	48	ea	\$24.00	\$1,154
Ground cover, 1 gal, at 4' OC	64	ea	\$24.00	\$1,538
Ground cover, 1 gal, at 6' OC	11	ea	\$24.00	\$267
Shrub, 1 gal	28	ea	\$24.00	\$672
Shrub, 5 gal	84	ea	\$75.00	\$6,300
Vine, 5 gal	15	ea	\$75.00	\$1,125
Mulch	1,405	sf	\$1.25	\$1,756
Topsoil, 12"	52	cy	\$110.00	\$5,724
Trees				
Tree, 24" box	5	ea	\$450.00	\$2,250
Irrigation				
Shrub and turf irrigation, incl. controls	2,075	sf	\$3.50	\$7,263
Tree bubblers, allow 2 per tree	5	ea	\$350.00	\$1,750
Bioretention Area				
Filter fabric	500	sf	\$5.00	\$2,500
Drainage rock, 12"	19	cy	\$85.00	\$1,574
Topsoil, 18"	28	cy	\$110.00	\$3,056
Planting, allow	500	sf	\$12.00	\$6,000
Perforated pipe	18	lf	\$45.00	\$810
Cleanout	1	ea	\$1,150.00	\$1,150
Utilities				
Fire Water				
Fire hydrant / FD connection	1	ea	\$6,500.00	\$6,500
Sanitary Sewer				
Sanitary sewer line, 4"	47	lf	\$100.00	\$4,700
Area drain	1	ea	\$1,150.00	\$1,150

New South Area Office
Campbell, CA
Construction Documents

Project # 18-01120.00
09/11/18

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
Connect to existing	1	ea	\$3,500.00	\$3,500
Storm Water				
Valley gutter, 3'	27	lf	\$75.00	\$2,025
Connect to existing	1	ea	\$5,000.00	\$5,000
Site Electrical				
Distribution Equipment				
Main switchboard, 600 amp, 240/120v, 3ph, 4w, 65kAIC	1	ea	\$38,998.88	\$38,999
600A 2P breaker, molded case	1	ea	\$4,302.16	\$4,302
PowerLogic energy and power quality meter	1	ea	\$7,641.23	\$7,641
Conduit, 2 1/2" emt	20	lf	\$41.63	\$833
Copper wire, #2 thhn	12	lf	\$5.14	\$62
Copper wire, #350 thhn	36	lf	\$21.03	\$757

Total - Sitework

\$747,608

APPENDIX 1 - APPROACH & METHODOLOGY

Basis of Estimate	<ul style="list-style-type: none">- Midpeninsula Regional Open Space District, South Area Facility- Construction Documents- Existing Building Photos
Estimate Format	A component cost classification format has been used for the preparation of this estimate. It classifies costs by building system / element.
Cost Mark Ups	<p>The following % mark ups have been included in each design option:</p> <ul style="list-style-type: none">- General Conditions (15.25% on direct costs)- Bonds & Insurance (2.00% compound)- Contractor's Fee (8.00% compound)- Design Contingency (15.00% compound)- Escalation to MOC, 05/31/19 (4.02% compound)
Escalation	All subcontract prices herein are reflective of current bid prices. Escalation has been included on the summary level to the stated mid point of construction.
Design Contingency	An allowance of 10% for undeveloped design details has been included in this estimate. As the design of each system is further developed, details which historically increase cost become apparent and must be incorporated into the estimate while decreasing the % burden.
Construction Contingency	It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 10% construction contingency is carried in this respect. This cost is not included within the estimate.
Construction Schedule	Costs included herein have been based upon a construction period of 6 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.
Method of Procurement	The estimate is based on a design, bid, build.
Bid Conditions	This estimate has been based upon competitive bid situations (minimum of 3 bidders) for all items of subcontracted work.
Basis For Quantities	Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.
Basis for Unit Costs	Unit costs as contained herein are based on current bid prices in San Francisco Bay Area. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead is shown separately on the master summary.
Sources for Pricing	This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for renovation construction, updated to reflect current conditions in San Francisco Bay Area.

APPENDIX 1 - APPROACH & METHODOLOGY

Key Exclusions

The following items have been excluded from our estimate:

- Project Soft Costs
- Department Relocation
- AV Equipment
- Medium Voltage Terminations
- Hazardous Materials Abatement
- Temporary Storage Space
- Overtime / Premium Time
- Construction Contingency
- Furniture
- Equipment
- Upgrades to Existing Structural Frame for Increased Loading

Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub and general contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

APPENDIX 1 - APPROACH & METHODOLOGY

Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.