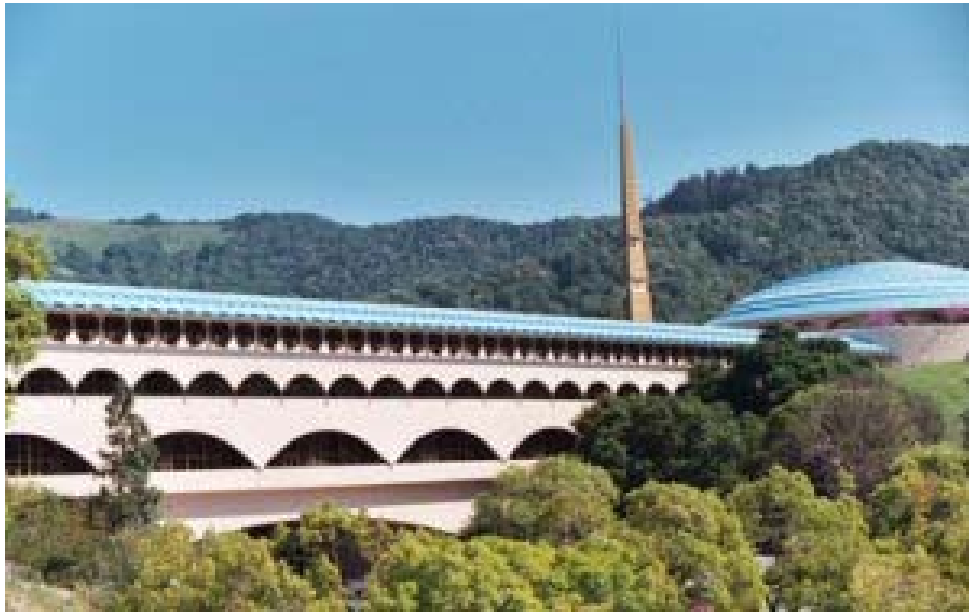




**Marin County Emergency Operations Facility
Feasibility Concept Study
San Rafael, CA**

Conceptual Statement of Probable Cost
September 22, 2009
Cumming Project No. 09-00313.00



Prepared for
Marin County Administrator's Office

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INTRODUCTION

1 Basis of Cost Estimate

This cost study has been prepared, pursuant to an agreement between Marin County Administrator's Office and Cumming, for the purpose of establishing a conceptual level rough order-of-magnitude statement of probable construction cost.

2 Design Information

This statement has been prepared from the following documentation received from RRM Design Group. The information includes...

- Revised Architectural Program - Scenario 3 Summary from RRM dated Sept 1, 2009
- Site Work Area Tabulation from JW dated Sept 2, 2009
- Architectural Programs - Options 3 & 4
 - Department Narratives / Space Use Requirements / Component Diagram
 - Phase I & II Parking Summary
- Concept Cost Study - 4 Options dated May 21, 2008 by Cumming

The information listed above is considered conceptual design level for estimating purposes.

3 Items Not Included Within the Estimate

The following cost items are excluded from this estimate.

- Escalation beyond midpoint of construction (see construction schedule below)
- Except additional cost break-out items identified separately (see Cost Options)
- Temporary leasing costs
- Costs of hazardous material surveys, abatements, and disposals unless noted in estimate
- Off-site work to existing roads and utilities outside the property line
- Blasting of rock / removal of rock
- Underpinning of neighboring buildings
- Soil stabilization
- Premiums for "off hours" work or accelerated schedule
- Land acquisition costs

4 Project Phasing

Phase I	
▪ Main Building Shell & Core Construction	54,593 SF
▪ Main Building T.I. Build-out	54,593 SF
▪ Existing Fire Station Reuse	3,801 SF
▪ Secured Storage Ancillary Building	4,604 SF
▪ Department Vehicle Carport Parking	5,000 SF
▪ Site Area	6.92 Acres

Phase II	
▪ Main Building Shell & Core Construction	27,681 SF
▪ Main Building T.I. Build-out	27,681 SF
▪ Secured Storage Ancillary Building	1,860 SF
▪ Site Area	1.15 Acres

5 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 references from other projects of a similar nature.

INTRODUCTION

6 Design Contingency Allowance

An allowance of 15% for undeveloped design details has been included in the concept level Construction Cost Summary of this estimate. As the design concept of each system is further developed, details which historically increase cost became apparent and must be incorporated into the estimate. This allowance is intended to cover the cost of such details.

7 Items Affecting the 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 equipment / material / product that cannot be obtained from at least three different sources.
- Bids delayed beyond the projected schedule.
- Unforeseen / volatile market conditions

8 Construction Schedule & Escalation

Construction Schedule	Phase I	Phase II
▪ Start of Construction	Feb 2012	Nov 2017
▪ End of Construction	Aug 2013	Mar 2019
▪ Mid-point of Construction MOC	Oct 2012	July 2018
▪ Construction Duration	18 months	16 months

Escalation is calculated from the basis of this estimate to the Midpoint of Construction using the following rates:

2009	0.5%	2014	4.0%
2010	1.8%	2015	4.0%
2011	3.0%	2016	4.0%
2012	4.0%	2017	4.0%
2013	4.0%	2018	4.0%

9 Notes

This Cost Estimate contains significant soft costs which have all been established on concept basis in conjunction with RRM Design Group and the County Administrators' office.

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. This statement is based upon a detailed measurement of quantities where possible, and reasonable allowances for items not clearly defined in the documents.

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of three competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

Number of bidders impact compared to estimate (fair market value):

1 bidder	+15% to +30%
2 to 3 bids	+0% to +5%
4 to 5 bids	-5% to -10%
7 to 8 bids	-10% to -25%

Project Cost Summary

PROJECT COST SUMMARY

A Overall Project Costs - Phase I		\$ 51,431,760
Construction Costs	\$ 37,603,960	
Soft Costs	\$ 13,827,800	
B Overall Project Costs - Phase II		\$ 25,875,690
Construction Costs	\$ 20,309,690	
Soft Costs	\$ 5,566,000	
C Total Project Costs - Phase I & II		\$ 77,307,450

PROJECT COST SUMMARY

Cost Options	Impact	Phase I	Phase II
1a Elevated Parking Deck (44,000 SF) (Ph I)			
Construction cost (current)	Add	\$ 2,376,000	
Construction cost (escalated)	"	\$ 2,620,000	
Project cost (construction + soft cost)	"	\$ 3,680,000	
1b Elevated Parking Deck (44,000 SF) (Ph II)			
Construction cost (current)	Add		\$ 3,219,000
Construction cost (escalated)	"		\$ 4,571,000
Project cost (construction + soft cost)	"		\$ 6,171,000
2a Base Isolation System (Ph I)			
Construction cost (current)	Add	\$ 2,092,000	
Construction cost (escalated)	"	\$ 2,310,000	
Project cost (construction + soft cost)	"	\$ 3,250,000	
2b Base Isolation System (Ph II)			
Construction cost (current)	Add		\$ 1,980,000
Construction cost (escalated)	"		\$ 2,812,000
Project cost (construction + soft cost)	"		\$ 3,796,000
3 San Rafael Fire Station #7 (Ph I)			
Construction cost (current)	Add	\$ 4,285,200	
Construction cost (escalated)	"	\$ 4,720,000	
Project cost (construction + soft cost)	"	\$ 6,640,000	
4 Fitness & Training Ancillary Wing (Ph I)			
Construction cost (current)	Add	\$ 1,964,000	
Construction cost (escalated)	"	\$ 2,170,000	
Project cost (construction + soft cost)	"	\$ 3,050,000	
5 FF & E (all items include 10% contingency)			
a. Workstations Budget - (including escalation)	Add	\$ 750,000	\$ 680,000
b. Office furniture - (including escalation)	"	\$ 500,000	\$ 120,000
c. General furnishings - (including escalation)	"	\$ 640,000	\$ 140,000
6 Jurisdictional Water Mitigation (Ph I)			
Construction cost (current)	Add	\$ 135,000	
Construction cost (escalated)	"	\$ 150,000	
Project cost (construction + soft cost)	"	\$ 210,000	

PROJECT COST SUMMARY

PROJECT BUDGET		Phase I	Phase II	TOTAL
A. Construction Costs		\$ 37,603,960	\$ 20,309,690	\$ 57,913,650
Overall Escalated Construction Cost		\$ 37,603,960	\$ 20,309,690	
B. Professional Design Fees		\$ 4,207,000	\$ 2,264,000	\$ 6,471,000
AE Fees	8.5%	\$ 3,196,000	\$ 1,726,000	
Supplemental Consultants	1.5%	\$ 564,000	\$ 305,000	
Printing / Reproduction / Reimbursable	1.0%	\$ 376,000	\$ 203,000	
Peer Review	0.15%	\$ 56,000	\$ 30,000	
Hazmat Analysis Fee		\$ 15,000	-	
C. Administrative, Management & Regulatory Costs		\$ 5,118,800	\$ 1,164,000	\$ 6,282,800
County Project Management		Excluded	Excluded	
Sherriff Dept Project Management		Excluded	Excluded	
CM Oversight		Excluded	Excluded	
Parcel Survey		\$ 25,000	-	
Permits	\$5/SF	\$ 340,000	\$ 150,000	
Environmental Consultant (full EIR)		\$ 194,000	-	
CM & Pre-Construction Services	3.0%	\$ 1,128,000	\$ 609,000	
Special Inspections & Testing	1.5%	\$ 564,000	\$ 305,000	
Project Management / Programming / Cost Consultants		\$ 865,000	-	
Financing Consultant		\$ 195,000	-	
Preliminary Environmental Assessment		\$ 36,400	-	
Outreach Support / Communications		\$ 25,500	-	
Construction Phasing Study		\$ 23,000	-	
Miscellaneous Planning Studies		\$ 27,900	-	
Topo / Geotech Consultant		\$ 115,000	-	
Design Competition Budget		\$ 110,000	-	
LEED Commissioning	0.5%	\$ 190,000	\$ 100,000	
Utility Connection Fees		\$ 750,000	-	
Mitigation Fees		\$ 150,000	-	
Legal Support / Appraisals		\$ 205,000	-	
Relocation Consultant / Moving Expenses		\$ 175,000	-	
D. Equipment / FF & E Costs		\$ 262,000	\$ 113,000	\$ 375,000
Ceiling Mounted Projectors (20 Ea)		\$ 47,000	\$ 8,000	
Card Key readers (25 loc)		\$ 25,000	\$ 5,000	
IST Equipment		see note below *	see note below *	
Comm. Center Equipment		see note below *	see note below *	
MERA Equipment		see note below *	see note below *	
Plasma Screens		see note below *	see note below *	
Workstations		see cost options	see cost options	
Office Furniture		see cost options	see cost options	
General Furnishings		see cost options	see cost options	
Signage / Artwork	0.5%	\$ 190,000	\$ 100,000	
E. Reservations & Contingencies		\$ 4,240,000	\$ 2,025,000	\$ 6,265,000
Keying		\$ 20,000	\$ 5,000	
Accounting		N. A.	N. A.	
Development Studies & Reports		N. A.	N. A.	
Activation & Occupancy Planning & Management		N. A.	N. A.	
Owner GL & Builder's Risk Insurance	0.26%	\$ 100,000	\$ 50,000	
Construction / Change Order Contingency	8.0%	\$ 3,010,000	\$ 1,620,000	
Professional Fees Contingency	8.0%	\$ 340,000	\$ 180,000	
Administrative Costs Contingency	15.0%	\$ 770,000	\$ 170,000	
RECOMMENDED PROJECT COST		\$ 51,431,760	\$ 25,875,690	\$ 77,307,450

* These costs to be done separately in the future.

Construction Cost Summary

CONSTRUCTION COST SUMMARY

Option 3

PHASE I					\$ / SF	
A	Main Building Shell & Core	54,593	SF	293.00	\$	16,012,100
B	Main Building T.I.	54,593	SF	178.00	\$	9,708,600
C	Existing Fire Station Reuse	3,801	SF	145.00	\$	550,200
D	Secured Storage Ancillary Building	4,604	SF	280.00	\$	1,289,600
E	Department Vehicle Carport Parking	5,000	SF	85.00	\$	423,200
F	Sitework	202,515	SF	28.00	\$	5,646,800
G	Off-Site Improvements - Allowance				\$	250,000
H	Hazardous Material Abatement					Not Required

Sub-Total (Phase I) \$ 33,880,500

I	Escalation to Mid-point of Construction Oct 2012 (18 months)	8.49%	\$	2,876,450
J	LEED Gold Premium	2.50%	\$	847,010

Total - Phase I Construction Cost (Escalated \$\$\$) \$ 37,603,960

PHASE II					\$ / SF	
K	Main Building - Shell & Core	27,681	SF	295.00	\$	8,178,800
L	Main Building - T.I.	27,681	SF	184.00	\$	5,106,700
M	Secured Storage Ancillary Building	1,860	SF	299.00	\$	555,900
N	Sitework	50,100	SF	14.00	\$	719,600

Sub-total (Phase II) \$14,561,000

O	Escalation to Mid-point of Construction Jul 2018 (16 months)	35.48%	\$	5,166,240
P	Phasing Premium	1.50%	\$	218,420
Q	LEED Gold Premium	2.50%	\$	364,030

Total - Phase II Construction Cost (Escalated \$\$\$) \$ 20,309,690

Total - Phase I & II Construction Cost (Escalated \$\$\$) \$ 57,913,650

**Phase I
Control Quantities & Scope Outline**

Schedule of Areas & Control Quantities

<u>Schedule of Areas</u>	SF	SF
Option 3 - Main Building - 2 Story		
First floor	27,297	
Second floor	27,297	
Subtotal, Enclosed Areas		54,593
<hr/>		
Total Gross Floor Area		54,593

<u>Control Quantities</u>	Quantity	Unit	Ratio
Number of stories	2	EA	0.000
Gross Area	54,593	SF	1.000
Enclosed Area	54,593	SF	1.000
Unenclosed / Covered Area - allowance	2,500	SF	0.046
Footprint Area	27,297	SF	0.500
First floor perimeter	770	LF	0.014
Second floor perimeter	770	LF	0.014
Floor to floor heights	14	LF	0.256
Gross Wall Area	21,560	SF	0.395
Concrete retaining wall / starter wall	2,310	SF	0.042
Finished Wall Area	12,800	SF	0.234
Windows or Glazing Area (allow 30%)	6,500	SF	0.119
Roof Area	30,026	SF	0.550
Roof Area - Total	30,026	SF	0.550
Finished Area	54,593	SF	1.000
Elevators	2	EA	0.000
Total Site Area	351,529	SF	6.439
Finished Site Area	202,515	SF	3.710

Main Building Scope Outline

Element	Scope Outline
<u>Building Scope</u>	
1 Foundations	<ul style="list-style-type: none"> ▪ Spread and continuous footings. ▪ Overexcavation and import to 3'-0" below FFL. ▪ Below grade stabilization geogrid.
2 Vertical Structure	<ul style="list-style-type: none"> ▪ Steel structure, brace frames - allowance 5 PSF. ▪ Concrete starter / retaining wall at perimeter - 3'-0" high. ▪ Floor to floor heights assumed 16'-0".
3 Floor & Roof Structures	<ul style="list-style-type: none"> ▪ Concrete slab on grade - 6" thick. ▪ Lean mix concrete fill / sand cement slurry fill below slab - 24". ▪ Steel structure - upper floor and roof - allowance 10 PSF. ▪ Lightweight concrete fill to upper floor. ▪ Lightweight concrete fill to roof (at mech areas, etc.) ▪ Remaining roof assumed deck only.
4 Exterior Enclosure	<ul style="list-style-type: none"> ▪ Metal stud substrate. ▪ Natural / non reflective panel finish - precast or other. ▪ 30% of exterior assumed to be punched openings, storefront, and / or curtainwall. ▪ Extensive shading with fixed or operable sunshades on West and South elevations. ▪ Metal panel exterior soffits. ▪ Feature exterior skin elements including radius work at West elevation.
5 Roofing	<ul style="list-style-type: none"> ▪ 100% roof area assumed white roof finish. ▪ Associated insulation, flashings, etc. ▪ Skylights - 750 SF. ▪ Entrance canopies / eyebrows. ▪ PV support system (PVs are excluded).
6 Interior Construction	<ul style="list-style-type: none"> ▪ Metal stud interior partitions, soffits (including portion of radius work). ▪ Solid core doors / metal frames. ▪ Interior glazing.
7 Interior Finishes	<ul style="list-style-type: none"> ▪ Standard finishes at circulation, office, general use. ▪ Ceramic tile restrooms. ▪ Premium finishes at entrance way. ▪ Acoustic panel requirements.
8 Equipment	<ul style="list-style-type: none"> ▪ All fixed specialties. ▪ Visual boards, plaques, projection screens, hook up for AV equipment. ▪ Fixed casework. ▪ Restroom specialties. ▪ Fitness equipment. ▪ Secure storage equipment. ▪ Fume hoods.

Main Building Scope Outline

Element	Scope Outline
9 Vertical Transport.	<ul style="list-style-type: none"> ▪ Hydraulic elevators - 2 total. ▪ Metal pan / concrete fill switch back stairwells.
10 Plumbing	<ul style="list-style-type: none"> ▪ Plumbing equipment / hot water storage. ▪ Sanitary fixtures and all flow and return pipe distribution. ▪ Natural gas distribution. ▪ Roof and condensate drainage. ▪ Site service hook ups.
11 HVAC	<ul style="list-style-type: none"> ▪ 100% conditioned space. ▪ Chillers and cooling towers assumed outwith building enclosure. ▪ VAV system. ▪ DDC controls.
12 Electrical	<ul style="list-style-type: none"> ▪ Service and distribution systems. ▪ Site service hook ups. ▪ Emergency generator / ATS. ▪ Lighting and controls - standard and enhanced. ▪ Fully automatic fire alarm system / panel tie in. ▪ All low voltage rough in of conduit and wire. ▪ Devices / cabling are predominantly soft cost items except security cameras, sensors, card key boxes, and other devices. ▪ UPS System.
13 Fire Protection	<ul style="list-style-type: none"> ▪ Fully sprinklered building. ▪ 20% allowance for pre-action systems.
Site Scope	
14 Site Preparation	<ul style="list-style-type: none"> ▪ Demolition of (e) site improvements including dog park, parking lot, (e) utilities (as required) / abandon in place where possible. ▪ All site cut and fill. Assumed balanced site overall for main grading work. ▪ All erosion control, soil stabilization (allowance). ▪ Dewatering / soil watering allowances.
15 Site Improvements	<ul style="list-style-type: none"> ▪ Parking lot (surface parking). ▪ Pedestrian circulation and plaza areas. ▪ Landscape / softscape areas - 100% irrigated. ▪ Entry monument.
16 Site Utilities	<ul style="list-style-type: none"> ▪ Tie-in to existing main utility lines. ▪ All site distribution / fittings.

**Phase I
Main Building Shell & Core**

Phase I Main Building - Shell & Core Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$ 8,899,300		\$163.00
1 Foundations	\$ 949,200		\$17.39	
2 Vertical Structure	\$ 1,091,500		\$19.99	
3 Floor & Roof Structures	\$ 2,574,400		\$47.16	
4 Exterior Cladding	\$ 3,455,600		\$63.30	
5 Roofing and Waterproofing	\$ 828,600		\$15.18	
B) Interiors (6-7)		\$ 315,000		\$6.00
6 Interior Partitions, Doors and Glazing	\$ 295,000		\$5.40	
7 Floor, Wall and Ceiling Finishes	\$ 20,000		\$0.37	
C) Equipment and Vertical Transportation (8-9)		\$ 266,000		\$5.00
8 Function Equipment and Specialties	\$ 10,000		\$0.18	
9 Stairs and Vertical Transportation	\$ 256,000		\$4.69	
D) Mechanical and Electrical (10-13)		\$ 2,916,100		\$53.00
10 Plumbing Systems	\$ 327,600		\$6.00	
11 HVAC	\$ 1,310,200		\$24.00	
12 Electrical Lighting, Power and Communications	\$ 1,037,200		\$19.00	
13 Fire Protection Systems	\$ 241,100		\$4.42	
E) Site Construction (14-16)				
14 Site Preparation and Demolition				
15 Site Paving, Structures & Landscaping				
16 Utilities on Site				
Subtotal		\$ 12,396,400		\$227.00
General Conditions, Bonds & Insurance	8.0%	\$ 991,700		\$18.00
Subtotal		\$ 13,388,100		\$245.00
General Contractor's Fee	4.0%	\$ 535,500		\$10.00
Subtotal		\$ 13,923,600		\$255.00
Design Contingency	15.0%	\$ 2,088,500		\$38.00
Subtotal		\$ 16,012,100		\$293.00
Escalation - see Construction Cost Summary				
TOTAL CONSTRUCTION COST		\$ 16,012,100		\$293.00

Total Area: 54,593 SF

Phase I Main Building - Shell & Core Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>1 Foundations</u>				
Foundations				
Spread / continuous footings (per SOG area)	54,593	SF	12.00 \$	655,100
Elevator pits	2	EA	15,000.00 \$	30,000
Sub-Grade Prep				
Allowance for over excavation / import fill / geogrid	4,550	CY	16.00 \$	72,800
Dewatering & / or soil treatment to dry soils	1	LS	70,000.00 \$	70,000
Weak mix concrete below slab on grade (12")	1,011	CY	120.00 \$	121,300
Total - 1 Foundations			\$	949,200
<u>2 Vertical Structure</u>				
Structural Steel				
Vertical structural steel / brace frames / connections 7psf	210	TN	3,400.00 \$	714,600
Fireproofing	210	TN	400.00 \$	84,100
Concrete Structure				
Concrete starter / retaining wall (36")	2,160	SF	85.00 \$	183,600
Miscellaneous				
Miscellaneous structure	54,593	SF	2.00 \$	109,200
Total - 2 Vertical Structure			\$	1,091,500
<u>3 Floor & Roof Structures</u>				
Slab on Grade				
New slab on grade - 6" thick including waterproofing	54,593	SF	11.00 \$	600,500
Structural Steel				
Horizontal steel for upper floors / roof / connections 10 psf	300	TN	3,400.00 \$	1,020,900
Fireproofing	300	TN	400.00 \$	120,100
Premium for radius structural steel	1	LS	95,000.00 \$	95,000
PV supports / microwave dish supports	1	LS	140,000.00 \$	140,000
Metal Deck / Fill				
Metal deck - floor and roof	54,593	SF	5.25 \$	286,600
LWC fill - upper floor	27,297	SF	5.00 \$	136,500
LWC fill - mechanical roof wells	1,501	SF	6.50 \$	9,800

Phase I Main Building - Shell & Core Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Antenna / communication tower supporting structures	1	LS	70,000.00 \$	70,000
Loading dock	1	LS	95,000.00 \$	95,000
Total - 3 Floor & Roof Structures				\$ 2,574,400

4 Exterior Cladding

Exterior Cladding and Doors				
Exterior skin substrate (measured gross)	19,404	SF	18.00 \$	349,300
Exterior finish systems - metal / precast panel	17,433	SF	78.00 \$	1,359,800
Trim / labors around openings	17,433	SF	5.00 \$	87,200
Punched openings / storefront / curtain wall	6,660	SF	115.00 \$	765,900
Premium for enhanced finishes	24,093	SF	10.00 \$	240,900
Exterior shading elements	1	LS	180,000.00 \$	180,000
Exterior soffits	1,500	SF	90.00 \$	135,000
Skin features / signage / bands / trim	1	LS	240,000.00 \$	240,000
Exterior doors	15	EA	3,500.00 \$	52,500
Feature hardware / security specialties	1	LS	45,000.00 \$	45,000
Total - 4 Exterior Cladding				\$ 3,455,600

5 Roofing and Waterproofing

Waterproofing				
Miscellaneous waterproofing	54,593	SF	0.50 \$	27,300
Roofing				
White roof complete with insulation, flashings, etc.	27,297	SF	16.00 \$	436,700
Entrance canopies / eyebrows	2,000	SF	125.00 \$	250,000
Skylights				
Allowance	500	SF	120.00 \$	60,000
Miscellaneous				
Davits, sealants, roof accessories / access, etc.	54,593	SF	1.00 \$	54,600
Total - 5 Roofing and Waterproofing				\$ 828,600

Phase I Main Building - Shell & Core Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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6 Interior Partitions, Doors and Glazing

Core Interiors				
Shaft enclosures	4,000	SF	30.00 \$	120,000
Stairwell enclosures	3,500	SF	30.00 \$	105,000
Lobby / core corridors walls	2,000	SF	19.50 \$	39,000
Core doors	10	EA	1,900.00 \$	19,000
Elevator shutters	2	EA	6,000.00 \$	12,000

Total - 6 Interior Partitions, Doors and Glazing **\$ 295,000**

7 Floor, Wall and Ceiling Finishes

Core Interiors				
Minor finishes for core interiors	1	LS	20,000.00 \$	20,000

Total - 7 Floor, Wall and Ceiling Finishes **\$ 20,000**

8 Function Equipment and Specialties

Core Interiors				
Core signage / specialties	1	LS	10,000.00 \$	10,000

Total - 8 Function Equipment and Specialties **\$ 10,000**

9 Stairs and Vertical Transportation

Stairs				
Steps on grade / ramps	1	LS	10,000.00 \$	10,000
Stairwells, flight floor-to-floor	2	EA	20,000.00 \$	40,000
Escape stairs, flight floor to-to-floor	1	EA	16,000.00 \$	16,000

Elevators				
Hydraulic elevator, 2-stop	2	EA	95,000.00 \$	190,000

Total - 9 Stairs and Vertical Transportation **\$ 256,000**

Phase I Main Building - Shell & Core Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>10 Plumbing Systems</u>				
Plumbing				
Core plumbing - allowance for all main equipment, vertical distribution, main horizontal distribution systems, stubs, roof drainage, etc.	54,593	SF	6.00 \$	327,600
Total - 10 Plumbing Systems				\$ 327,600
<u>11 HVAC</u>				
HVAC				
Core HVAC mechanical - allowance for all main AHU & central plant equipment, vertical shaft risers, main horizontal distribution systems, stubs, core controls, main exhausts etc.	54,593	SF	24.00 \$	1,310,200
Total - 11 HVAC				\$ 1,310,200
<u>12 Electrical Lighting, Power and Communications</u>				
Electrical				
Core electrical - Main service and distribution, emergency systems, core lighting and controls, etc.	54,593	SF	8.00 \$	436,700
Additional electrical across entire building for fully automatic fire alarm, emergency lighting, and security systems (rough-in and devices / cable)	54,593	SF	11.00 \$	600,500
Total - 12 Electrical Lighting, Power and Communications				\$ 1,037,200
<u>13 Fire Protection Systems</u>				
Fire Sprinklers				
Full system across building SF-age	54,593	SF	3.50 \$	191,100
Fire Pump	1	LS	50,000.00 \$	50,000
Pre-action systems - assume n/a for shell/core package				
Total - 13 Fire Protection Systems				\$ 241,100

**Phase I
Main Building T.I.**

Phase I Main Building - T.I. Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)				
1 Foundations				
2 Vertical Structure				
3 Floor & Roof Structures				
4 Exterior Cladding				
5 Roofing and Waterproofing				
B) Interiors (6-7)				
		\$ 2,721,500		\$50.00
6 Interior Partitions, Doors and Glazing	\$ 1,684,300		\$30.85	
7 Floor, Wall and Ceiling Finishes	\$ 1,037,200		\$19.00	
C) Equipment and Vertical Transportation (8-9)				
		\$ 959,600		\$18.00
8 Function Equipment and Specialties	\$ 959,600		\$17.58	
9 Stairs and Vertical Transportation				
D) Mechanical and Electrical (10-13)				
		\$ 3,835,200		\$70.00
10 Plumbing Systems	\$ 668,800		\$12.25	
11 HVAC	\$ 2,129,100		\$39.00	
12 Electrical Lighting, Power and Communications	\$ 928,100		\$17.00	
13 Fire Protection Systems	\$ 109,200		\$2.00	
E) Site Construction (14-16)				
14 Site Preparation and Demolition				
15 Site Paving, Structures & Landscaping				
16 Utilities on Site				
Subtotal		\$ 7,516,300		\$138.00
General Conditions, Bonds & Insurance	8.0%	\$ 601,300		\$11.00
Subtotal		\$ 8,117,600		\$149.00
General Contractor's Fee	4.0%	\$ 324,700		\$6.00
Subtotal		\$ 8,442,300		\$155.00
Design Contingency	15.0%	\$ 1,266,300		\$23.00
Subtotal		\$ 9,708,600		\$178.00
Escalation - see Construction Cost Summary				
TOTAL CONSTRUCTION COST		\$ 9,708,600		\$178.00

Total Area: 54,593 SF

Phase I Main Building - T.I. Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>6 Interior Partitions, Doors and Glazing</u>				
Interior Construction				
Interior partitions - based on 0.90 sf / gsf	54,593	SF	19.00 \$	1,037,300
Column cladding - per gsf	1	LS	30,000.00 \$	30,000
Interior soffits	9,000	SF	14.00 \$	126,000
Interior doors	190	EA	1,900.00 \$	361,000
Interior glazing	1	LS	50,000.00 \$	50,000
Bullet resistant glazing - Public area	300	sf	\$200.00 \$	60,000
Bullet resistant shielding in wall / counter	200	sf	\$100.00 \$	20,000
Total - 6 Interior Partitions, Doors and Glazing				\$ 1,684,300
<u>7 Floor, Wall and Ceiling Finishes</u>				
Floor Finishes / Base				
Carpet / rubber base	23,193	SF	5.45 \$	126,400
Sheet flooring / seamless base	10,919	SF	7.00 \$	76,400
VCT / rubber base	13,648	SF	5.25 \$	71,700
Sealed concrete / rubber base	2,730	SF	2.25 \$	6,100
Rubber sports flooring / base	1,603	SF	11.00 \$	17,600
Ceramic tile / base	500	SF	22.40 \$	11,200
Feature entry flooring / base	2,000	SF	50.00 \$	100,000
Wall Finishes				
Painted drywalls	90,000	SF	0.75 \$	67,500
Painted drywalls - epoxy	3,200	SF	4.50 \$	14,400
FRP wall panels	1,300	SF	10.00 \$	13,000
Ceramic wall tile	1,200	SF	19.00 \$	22,800
Feature wall finishes / chair rails / wainscot	2,000	SF	65.00 \$	130,000
Acoustic wall panels / treatment	1	LS	25,000.00 \$	25,000
Ceiling Finishes				
ACT ceilings	40,593	SF	4.30 \$	174,500
ACT ceilings, washable	3,000	SF	6.10 \$	18,300
Gypsum board ceilings	6,500	SF	9.00 \$	58,500
Feature entry ceilings	2,000	SF	35.00 \$	70,000
Paint exposed structure	2,500	SF	1.50 \$	3,800
Acoustic treatment	1	LS	30,000.00 \$	30,000
Total - 7 Floor, Wall and Ceiling Finishes				\$ 1,037,200

Phase I Main Building - T.I. Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>8 Function Equipment and Specialties</u>				
Interior Fixed Specialties				
Restrooms / shower rooms	54,593	LS	0.20 \$	10,900
Locker rooms - benches / lockers	54,593	LS	1.00 \$	54,600
Fitness rooms - bars, mirrors, mats, TV mounts	54,593	LS	0.50 \$	27,300
Break room - fixed appliances / trash / recycle	54,593	LS	0.20 \$	10,900
Break room - kitchenette equipment	54,593	LS	1.00 \$	54,600
Conference - projectors, mounts	1	LS	10,000.00 \$	10,000
Microfilm equipment	1	LS	10,000.00 \$	10,000
MERA / IST specialty racks	1	LS	45,000.00 \$	45,000
Armory - secure gun storage	1	LS	70,000.00 \$	70,000
Armory - chemical storage	1	LS	50,000.00 \$	50,000
ID lab - hoods, safety wash stations, lockers, etc.	1	LS	25,000.00 \$	25,000
Walk in freezer / fridge	1	LS	50,000.00 \$	50,000
Dog kennels	1	LS	5,000.00 \$	5,000
Inbuilt safes	1	LS	5,000.00 \$	5,000
Evidence shelving	1	LS	20,000.00 \$	20,000
Janitorial equipment	1	LS	1,500.00 \$	1,500
Access flooring - server rooms, etc.	2,000	SF	25.00 \$	50,000
Exterior Fixed Specialties				
Loading dock equipment	1	LS	50,000.00 \$	50,000
Trash / recycling	1	LS	20,000.00 \$	20,000
Bike racks	1	LS	5,000.00 \$	5,000
Miscellaneous Fixed Specialties				
Building wide signage, extinguishers, way finding, kiosks, alcoves, marker/white boards, coat hooks, etc.	54,593	SF	2.00 \$	109,200
Fixed Casework				
Reception / cash registers	54,593	SF	0.40 \$	21,800
Base units - offices / break rooms / work rooms	54,593	SF	0.70 \$	38,200
Wall units - offices / break rooms / work rooms	54,593	SF	0.50 \$	27,300
Mailboxes	54,593	SF	0.20 \$	10,900
Book shelving	54,593	SF	0.20 \$	10,900
Workstations (non furniture)	54,593	SF	0.20 \$	10,900
Storage cabinetry	54,593	SF	0.10 \$	5,500
Filing cabinets / flat files / vertical files	54,593	SF	0.50 \$	27,300
Storage shelving	54,593	SF	0.20 \$	10,900
Built in seating	54,593	SF	0.10 \$	5,500
Lecture dais	54,593	SF	0.20 \$	10,900

Phase I Main Building - T.I. Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous Built In Casework Building wide allowance	54,593	SF	1.75 \$	95,500
Total - 8 Function Equipment and Specialties				\$ 959,600

10 Plumbing Systems

Plumbing TI plumbing - including all horizontal distribution, sanitary fixtures, gas connections, etc.	54,593	SF	12.25 \$	668,800
Total - 10 Plumbing Systems				\$ 668,800

11 HVAC

HVAC TI HVAC mechanical fit out - allowance for all horizontal distribution, VAVs, diffusers, grilles, duct drops, insulation, exhaust duct, controls, etc.	54,593	SF	39.00 \$	2,129,100
Total - 11 HVAC				\$ 2,129,100

12 Electrical Lighting, Power and Communications

Electrical TI electrical - connections to main distribution, convenience power, additional equipment hook ups, remaining lighting and controls, etc.	54,593	SF	11.00 \$	600,500
TI low voltage system rough-in (tel/data, AV, CATV, voice / clock systems, etc.)	54,593	SF	5.00 \$	273,000
Essential services premium	54,593	SF	1.00 \$	54,600
Total - 12 Electrical Lighting, Power and Communications				\$ 928,100

13 Fire Protection Systems

Fire Sprinklers Remaining TI sprinkler work as required	54,593	SF	2.00 \$	109,200
Total - 13 Fire Protection Systems				\$ 109,200

**Phase I
Existing Fire Station Reuse**

Phase I Existing Fire Station Reuse Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$ 56,000		\$15.00
1 Foundations				
2 Vertical Structure				
3 Floor & Roof Structures				
4 Exterior Cladding	\$ 46,500		\$12.23	
5 Roofing and Waterproofing	\$ 9,500		\$2.50	
B) Interiors (6-7)		\$ 99,400		\$26.00
6 Interior Partitions, Doors and Glazing	\$ 53,800		\$14.15	
7 Floor, Wall and Ceiling Finishes	\$ 45,600		\$12.00	
C) Equipment and Vertical Transportation (8-9)		\$ 33,000		\$9.00
8 Function Equipment and Specialties	\$ 33,000		\$8.68	
9 Stairs and Vertical Transportation				
D) Mechanical and Electrical (10-13)		\$ 209,000		\$55.00
10 Plumbing Systems	\$ 45,600		\$12.00	
11 HVAC	\$ 60,800		\$16.00	
12 Electrical Lighting, Power & Communications	\$ 83,600		\$21.99	
13 Fire Protection Systems	\$ 19,000		\$5.00	
E) Site Construction (14-16)		\$28,500		\$7.50
14 Site Preparation and Demolition	\$ 28,500		\$7.50	
15 Site Paving, Structures & Landscaping				
16 Utilities on Site				
Subtotal		\$ 425,900		\$112.00
General Conditions, Bonds & Insurance	8.0%	\$ 34,100		\$9.00
Subtotal		\$ 460,000		\$121.00
General Contractor's Fee	4.0%	\$ 18,400		\$5.00
Subtotal		\$ 478,400		\$126.00
Design Contingency	15.0%	\$ 71,800		\$19.00
Subtotal		\$ 550,200		\$145.00
Escalation - see Construction Cost Summary				
TOTAL CONSTRUCTION COST		\$ 550,200		\$145.00

Total Area: 3,801 SF

Phase I Existing Fire Station Reuse Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>4 Exterior Cladding</u>				
Exterior Cladding and Doors				
Patch / repair existng cladding for new doors installation	1	LS	\$15,000.00	\$ 15,000
Exterior door	1	EA	\$2,500.00	\$ 2,500
Exterior roll-up doors	2	EA	\$12,000.00	\$ 24,000
Feature hardware / security specialties	1	LS	\$5,000.00	\$ 5,000
Total - 4 Exterior Cladding				\$ 46,500
<u>5 Roofing and Waterproofing</u>				
Miscellaneous				
Patch / repair, sealants, roof accessories, etc.	3,801	SF	\$2.50	\$ 9,500
Total - 5 Roofing and Waterproofing				\$ 9,500
<u>6 Interior Partitions, Doors and Glazing</u>				
Interior Construction				
Interior partitions	1,901	SF	\$25.00	\$ 47,500
Interior doors	3	EA	\$2,100.00	\$ 6,300
Total - 6 Interior Partitions, Doors and Glazing				\$ 53,800
<u>7 Floor, Wall and Ceiling Finishes</u>				
Interior Finishes				
Interior finishes - allowance	3,801	SF	\$12.00	\$ 45,600
Total - 7 Floor, Wall and Ceiling Finishes				\$ 45,600
<u>8 Function Equipment and Specialties</u>				
Interior Fixed Specialties				
Restroom	1	LS	\$6,000.00	\$ 6,000
Range & SRT Armory storage	1	LS	\$8,000.00	\$ 8,000
Miscellaneous Fixed Specialties				
Storage shelving, signage, extinguishers, etc.	3,801	SF	\$5.00	\$ 19,000
Total - 8 Function Equipment and Specialties				\$ 33,000

Phase I Existing Fire Station Reuse Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>10 Plumbing Systems</u>				
Plumbing Interior plumbing - complete	3,801	SF	\$12.00	\$ 45,600
Total - 10 Plumbing Systems				\$ 45,600
<u>11 HVAC</u>				
HVAC Ventilation system	3,801	SF	\$16.00	\$ 60,800
Total - 11 HVAC				\$ 60,800
<u>12 Electrical Lighting, Power & Communications</u>				
Electrical Electrical systems - complete	3,801	SF	\$22.00	\$ 83,600
Total - 12 Electrical Lighting, Power & Communications				\$ 83,600
<u>13 Fire Protection Systems</u>				
Fire Sprinklers Full system across building	3,801	SF	\$5.00	\$ 19,000
Total - 13 Fire Protection Systems				\$ 19,000
<u>14 Site Preparation and Demolition</u>				
Selective interior demolition	3,801	SF	\$7.50	\$ 28,500
Total - 14 Site Preparation and Demolition				\$ 28,500

**Phase I
Secured Storage Ancillary Building**

Phase I Secured Storage Ancillary Building Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$ 570,800		\$124.00
1 Foundations	\$ 69,000		\$14.99	
2 Vertical Structure	\$ 69,100		\$15.01	
3 Floor & Roof Structures	\$ 119,900		\$26.04	
4 Exterior Cladding	\$ 227,600		\$49.44	
5 Roofing and Waterproofing	\$ 85,200		\$18.51	
B) Interiors (6-7)		\$ 92,600		\$20.00
6 Interior Partitions, Doors and Glazing	\$ 60,400		\$13.12	
7 Floor, Wall and Ceiling Finishes	\$ 32,200		\$6.99	
C) Equipment and Vertical Transportation (8-9)		\$ 21,900		\$5.00
8 Function Equipment and Specialties	\$ 21,900		\$4.76	
9 Stairs and Vertical Transportation				
D) Mechanical and Electrical (10-13)		\$ 313,100		\$68.00
10 Plumbing Systems	\$ 69,100		\$15.01	
11 HVAC	\$ 138,100		\$30.00	
12 Electrical Lighting, Power and Communications	\$ 82,900		\$18.01	
13 Fire Protection Systems	\$ 23,000		\$5.00	
E) Site Construction (14-16)				
14 Site Preparation and Demolition				
15 Site Paving, Structures & Landscaping				
16 Utilities on Site				
Subtotal		\$ 998,400		\$217.00
General Conditions, Bonds & Insurance	8.0%	\$ 79,900		\$17.00
Subtotal		\$ 1,078,300		\$234.00
General Contractor's Fee	4.0%	\$ 43,100		\$9.00
Subtotal		\$ 1,121,400		\$244.00
Design Contingency	15.0%	\$ 168,200		\$37.00
Subtotal		\$ 1,289,600		\$280.00
Escalation - see Construction Cost Summary				
TOTAL CONSTRUCTION COST		\$ 1,289,600		\$280.00

Total Area: 4,604 SF

Phase I Secured Storage Ancillary Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Foundations				
Spread / continuous footings (per SOG area)	4,604	SF	10.00 \$	46,000
Sub-Grade Prep				
Allowance for overexcavation / import fill / geogrid	767	CY	15.00 \$	11,500
Dewatering & / or water treatment to dry soils	4,604	SF	2.50 \$	11,500
Total - 1 Foundations				\$ 69,000
2 Vertical Structure				
Pre-engineered structure - vertical	4,604	SF	15.00 \$	69,100
Total - 2 Vertical Structure				\$ 69,100
3 Floor & Roof Structures				
New slab on grade - 6" thick including waterproofing	4,604	SF	8.00 \$	36,800
Pre-engineered structure	4,604	SF	12.00 \$	55,200
Metal deck - roof	5,064	SF	5.50 \$	27,900
Total - 3 Floor & Roof Structures				\$ 119,900
4 Exterior Cladding				
Exterior Cladding and Doors				
Exterior skin substrate (measured gross)	4,604	SF	14.00 \$	64,500
Exterior finish systems	4,604	SF	20.00 \$	92,100
Trim / labors around openings	4,604	SF	5.00 \$	23,000
Punched openings	500	SF	70.00 \$	35,000
Exterior soffits	1	LS	5,000.00 \$	5,000
Exterior doors	1	LS	3,000.00 \$	3,000
Feature hardware / security specialties	1	LS	5,000.00 \$	5,000
Total - 4 Exterior Cladding				\$ 227,600

Phase I Secured Storage Ancillary Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
5 Roofing and Waterproofing				
Waterproofing				
Miscellaneous waterproofing	4,604	SF	1.00 \$	4,600
Roofing				
Metal roof panel including all insulation, ridge, flashings	5,064	SF	15.00 \$	76,000
Miscellaneous				
Sealants, roof accessories / access, etc.	4,604	SF	1.00 \$	4,600
Total - 5 Roofing and Waterproofing			\$	85,200
6 Interior Partitions, Doors and Glazing				
Interior Core				
Interior partitions - based on 0.50 sf / gsf	2,302	SF	18.00 \$	41,400
Interior doors	10	EA	1,900.00 \$	19,000
Total - 6 Interior Partitions, Doors and Glazing			\$	60,400
7 Floor, Wall and Ceiling Finishes				
Interior Finishes				
Interior finishes	4,604	LS	7.00 \$	32,200
Total - 7 Floor, Wall and Ceiling Finishes			\$	32,200
8 Function Equipment and Specialties				
Miscellaneous Fixed Specialties				
Signage, extinguishers, way finding, etc.	4,604	SF	1.50 \$	6,900
Fixed Casework				
Building wide allowance	1	LS	10,000.00 \$	10,000
Interior specialties	1	LS	5,000.00 \$	5,000
Total - 8 Function Equipment and Specialties			\$	21,900

Phase I Secured Storage Ancillary Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
10 Plumbing Systems				
Plumbing				
Interior plumbing	4,604	SF	15.00 \$	69,100
Total - 10 Plumbing Systems				\$ 69,100
11 HVAC				
HVAC				
HVAC - 50% conditioned	4,604	SF	30.00 \$	138,100
Total - 11 HVAC				\$ 138,100
12 Electrical Lighting, Power and Communications				
Electrical				
Electrical systems	4,604	SF	18.00 \$	82,900
Total - 12 Electrical Lighting, Power and Communications				\$ 82,900
13 Fire Protection Systems				
Fire Sprinklers				
Full system across building	4,604	SF	5.00 \$	23,000
Total - 13 Fire Protection Systems				\$ 23,000

**Phase I
Department Vehicle Carport Parking**

Phase I Department Vehicle Carport Parking Construction Cost Summary

Element	Subtotal	Total	Cost / SF	Cost / SF
E) Site Construction (14-16)		\$ 327,600		\$66.00
14 Site Preparation and Demolition	\$ 12,600		\$2.52	
15 Site Paving, Structures and Landscaping	\$ 315,000		\$63.00	
16 Utilities on Site				
Subtotal		\$ 327,600		\$66.00
General Conditions, Bonds & Insurance	8.0%	\$ 26,200		\$5.00
Subtotal		\$ 353,800		\$71.00
General Contractor's Fee	4.0%	\$ 14,200		\$3.00
Subtotal		\$ 368,000		\$74.00
Design Contingency	15.0%	\$ 55,200		\$11.00
Subtotal		\$ 423,200		\$85.00
Escalation - see front summary				
TOTAL CONSTRUCTION COST		\$ 423,200		\$85.00

Total Area: 5,000 SF

Phase I Department Vehicle Carport Parking Detail Elements

Element	Quantity	Unit	Unit Cost	Total
14 Site Preparation and Demolition				
Site Demolition				
Site demolition - allowance	5,000	SF	1.00 \$	5,000
Earthwork				
Grading, rough, fine	5,000	SF	1.25 \$	6,300
Soil Stabilization - allowance	5,000	SF	0.26 \$	1,300
Total - 14 Site Preparation and Demolition				\$ 12,600

15 Site Paving, Structures and Landscaping

Site Structures				
Carport structures	5,000	SF	42.00 \$	210,000
Vehicular paving	5,000	SF	8.00 \$	40,000
Lighting / drainage	5,000	SF	8.00 \$	40,000
Mechanical ventilation	5,000	SF	3.00 \$	15,000
Other features	5,000	SF	2.00 \$	10,000
Total - 15 Site Paving, Structures and Landscaping				\$ 315,000

**Phase I
Sitework**

Phase I Sitework Construction Cost Summary

Element	Subtotal	Total	Cost / SF	Cost / SF
E) Site Construction (14-16)		\$ 4,371,700		\$22.00
14 Site Preparation and Demolition	\$ 405,000		\$2.00	
15 Site Paving, Structures and Landscaping	\$ 2,255,800		\$11.14	
16 Utilities on Site	\$ 1,710,900		\$8.45	
Subtotal		\$ 4,371,700		\$22.00
General Conditions, Bonds & Insurance	8.00%	\$ 349,700		\$2.00
Subtotal		\$ 4,721,400		\$23.00
General Contractor's Fee	4.00%	\$ 188,900		\$1.00
Subtotal		\$ 4,910,300		\$24.00
Design Contingency	15.00%	\$ 736,500		\$4.00
Subtotal		\$ 5,646,800		\$28.00
Escalation - see front summary				
TOTAL CONSTRUCTION COST		\$ 5,646,800		\$28.00

Total Area: 202,515 SF

Phase I Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
14 Site Preparation and Demolition				
Site Demolition				
Selective site celaring / grubbing, etc - allowance	202,515	SF	0.75 \$	151,900
Earthwork				
Grading, rough, fine, erosion control - assume balanced site overall	202,515	SF	1.00 \$	202,500
Soil Stabilization - allowance	202,515	SF	0.25 \$	50,600
Total - 14 Site Preparation and Demolition				\$ 405,000
15 Site Paving, Structures and Landscaping				
Site Improvements				
Pedestrian paving / plaza areas	14,000	SF	18.00 \$	252,000
Parking lots - surface parking	68,760	SF	8.00 \$	550,100
Landscape - including planting & irrigation	53,254	SF	10.00 \$	532,500
Retaining walls - minor allowance	210	LF	350.00 \$	73,500
Concrete seatwalls / planters - allowance	175	LF	200.00 \$	35,000
Site signage	202,515	SF	0.35 \$	70,900
Miscellaneous site furnishings, allowance	202,515	SF	0.60 \$	121,500
Lighting / drainage	251,000	SF	1.00 \$	251,000
Site structures	880	SF	115.00 \$	101,200
Patch repairs	1	LS	15,000.00 \$	15,000
Other features	202,515	SF	1.25 \$	253,100
Total - 15 Site Paving, Structures and Landscaping				\$ 2,255,800
16 Utilities on Site				
Site Utilities				
All wet utilities - complete	202,515	SF	3.30 \$	668,300
Site electrical service - primary / secondary / LV	202,515	SF	2.70 \$	546,791
Replacement IT trenched service	800	LF	240.00 \$	192,000
Site mechanical / CHW distribution	202,515	SF	1.50 \$	303,773
Total - 16 Utilities on Site				\$ 1,710,863

**Phase II
Main Building Shell & Core**

Phase II Main Building - Shell & Core Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$4,383,600		\$158.00
1 Foundations	\$ 545,800		\$10.00	
2 Vertical Structure	\$ 522,900		\$9.58	
3 Floor & Roof Structures	\$ 1,139,100		\$20.87	
4 Exterior Cladding	\$ 1,602,900		\$29.36	
5 Roofing and Waterproofing	\$ 572,900		\$10.49	
B) Interiors (6-7)		\$181,100		\$7.00
6 Interior Partitions, Doors and Glazing	\$ 171,100		\$3.13	
7 Floor, Wall and Ceiling Finishes	\$ 10,000		\$0.18	
C) Equipment and Vertical Transportation (8-9)		\$279,000		\$10.00
8 Function Equipment and Specialties	\$ 5,000		\$0.18	
9 Stairs and Vertical Transportation	\$ 274,000		\$9.90	
D) Mechanical and Electrical (10-13)		\$1,488,200		\$54.00
10 Plumbing Systems	\$ 166,100		\$6.00	
11 HVAC	\$ 664,300		\$24.00	
12 Electrical Lighting, Power and Communications	\$ 525,900		\$19.00	
13 Fire Protection Systems	\$ 131,900		\$4.77	
E) Site Construction (14-16)				
14 Site Preparation and Demolition				
15 Site Paving, Structures & Landscaping				
16 Utilities on Site				
Subtotal		\$6,331,900		\$229.00
General Conditions, Bonds & Insurance	8.0%	\$506,600		\$18.00
Subtotal		\$6,838,500		\$247.00
General Contractor's Fee	4.0%	\$273,500		\$10.00
Subtotal		\$7,112,000		\$257.00
Design Contingency	15.0%	\$1,066,800		\$39.00
Subtotal		\$8,178,800		\$295.00
Escalation - see Construction Cost Summary				
TOTAL CONSTRUCTION COST		\$8,178,800		\$295.00

Total Area: 27,681 SF

Phase II Main Building - Shell & Core Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>1 Foundations</u>				
Foundations				
Spread / continuous footings (per SOG area)	27,681	SF	12.00 \$	332,200
Elevator pits	2	EA	15,000.00 \$	30,000
Sub-Grade Prep				
Allowance for overexcavation / import fill / geogrid	3,100	CY	16.00 \$	49,600
Dewatering & / or soil treatment to dry soils	1	LS	50,000.00 \$	50,000
Weak mix concrete below slab on grade (12")	700	CY	120.00 \$	84,000
Total - 1 Foundations			\$	545,800
<u>2 Vertical Structure</u>				
Structural Steel				
Vertical structural steel / brace frames / connections 7psf	107	TN	3,400.00 \$	362,300
Fireproofing	107	TN	400.00 \$	42,600
Concrete Structure				
Concrete starter / retaining wall (36")	900	SF	85.00 \$	76,500
Miscellaneous				
Miscellaneous structure	27,681	SF	1.50 \$	41,500
Total - 2 Vertical Structure			\$	522,900
<u>3 Floor & Roof Structures</u>				
Slab on Grade				
New slab on grade - 6" thick including waterproofing	27,681	SF	11.00 \$	304,500
Structural Steel				
Horizontal steel for upper floors / roof / connections 10 psf	152	TN	3,400.00 \$	517,600
Fireproofing	152	TN	400.00 \$	60,900
PV supports / microwave dish supports	1	LS	35,000.00 \$	35,000
Metal Deck / Fill				
Metal deck - floor and roof	27,681	SF	5.25 \$	145,300
LWC fill - upper floor	13,841	SF	5.00 \$	69,200
LWC fill - mechanical roof wells	1,010	SF	6.50 \$	6,600
Total - 3 Floor & Roof Structures			\$	1,139,100

Phase II Main Building - Shell & Core Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>4 Exterior Cladding</u>				
Exterior Cladding and Doors				
Exterior skin substrate (measured gross)	12,060	SF	18.00 \$	217,100
Exterior finish systems - metal / precast panel	10,350	SF	78.00 \$	807,300
Trim / labors around openings	10,350	SF	5.00 \$	51,800
Punched openings / storefront / curtain wall	2,790	SF	115.00 \$	320,900
Exterior shading elements	1	LS	30,000.00 \$	30,000
Exterior soffits	975	SF	90.00 \$	87,800
Skin features / signage / bands / trim	1	LS	40,000.00 \$	40,000
Exterior doors	8	EA	3,500.00 \$	28,000
Feature hardware / security specialties	1	LS	20,000.00 \$	20,000
Total - 4 Exterior Cladding				\$ 1,602,900
<u>5 Roofing and Waterproofing</u>				
Waterproofing				
Miscellaneous waterproofing	27,681	SF	0.50 \$	13,800
Roofing				
White roof complete with insulation, flashings, etc.	13,841	SF	16.00 \$	221,400
Entrance canopies / eyebrows	2,000	SF	125.00 \$	250,000
Skylights				
Allowance	500	SF	120.00 \$	60,000
Miscellaneous				
Davits, sealants, roof accessories / access, etc.	27,681	SF	1.00 \$	27,700
Total - 5 Roofing and Waterproofing				\$ 572,900
<u>6 Interior Partitions, Doors and Glazing</u>				
Core Interiors				
Shaft enclosures	2,200	SF	32.00 \$	70,400
Stairwell enclosures	1,800	SF	30.00 \$	54,000
Lobby / core corridors walls	1,000	SF	19.50 \$	19,500
Core doors	8	EA	1,900.00 \$	15,200
Elevator shutters	2	EA	6,000.00 \$	12,000
Total - 6 Interior Partitions, Doors and Glazing				\$ 171,100

Phase II Main Building - Shell & Core Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>7 Floor, Wall and Ceiling Finishes</u>				
Core Interiors Minor finishes for core interiors	1	LS	10,000.00 \$	10,000
Total - 7 Floor, Wall and Ceiling Finishes				\$ 10,000
<u>8 Function Equipment and Specialties</u>				
Core Interiors Core signage / specialties	1	LS	5,000.00 \$	5,000
Total - 8 Function Equipment and Specialties				\$ 5,000
<u>9 Stairs and Vertical Transportation</u>				
Stairs Steps on grade / ramps	1	LS	10,000.00 \$	10,000
Stairwells, flight floor-to-floor	2	EA	20,000.00 \$	40,000
Escape stairs, flight floor to-to-floor	1	EA	16,000.00 \$	16,000
Elevators Hydraulic elevator, 2-stop	2	EA	104,000.00 \$	208,000
Total - 9 Stairs and Vertical Transportation				\$ 274,000
<u>10 Plumbing Systems</u>				
Plumbing Core plumbing - allowance for all main equipment, vertical distribution, main horizontal distribution systems, stubs, roof drainage, etc.	27,681	SF	6.00 \$	166,100
Total - 10 Plumbing Systems				\$ 166,100
<u>11 HVAC</u>				
HVAC Core HVAC mechanical - allowance for all main AHU & central plant equipment, vertical shaft risers, main horizontal distribution systems, stubs, core controls, main exhausts etc.	27,681	SF	24.00 \$	664,300
Total - 11 HVAC				\$ 664,300

Phase II Main Building - Shell & Core Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>12 Electrical Lighting, Power and Communications</u>				
Electrical				
Core electrical - Main service and distribution, emergency systems, core lighting and controls, etc.	27,681	SF	8.00 \$	221,400
Additional electrical across entire building for fully automatic fire alarm, emergency lighting, and security systems (rough-in and devices / cable)	27,681	SF	11.00 \$	304,500
<i>Total - 12 Electrical Lighting, Power and Communications</i>			\$	525,900
 <u>13 Fire Protection Systems</u>				
Fire Sprinklers				
Full system across building SF-age	27,681	SF	3.50 \$	96,900
Fire Pump	1	LS	35,000.00 \$	35,000
<i>Total - 13 Fire Protection Systems</i>			\$	131,900

**Phase II
Main Building T.I.**

Phase II Main Building - T.I. Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)				
1 Foundations				
2 Vertical Structure				
3 Floor & Roof Structures				
4 Exterior Cladding				
5 Roofing and Waterproofing				
B) Interiors (6-7)				
		\$ 1,637,500		\$59.00
6 Interior Partitions, Doors and Glazing	\$ 1,062,300		\$19.46	
7 Floor, Wall and Ceiling Finishes	\$ 575,200		\$10.54	
C) Equipment and Vertical Transportation (8-9)				
		\$ 497,400		\$18.00
8 Function Equipment and Specialties	\$ 497,400		\$17.97	
9 Stairs and Vertical Transportation				
D) Mechanical and Electrical (10-13)				
		\$ 1,745,000		\$63.00
10 Plumbing Systems	\$ 249,100		\$9.00	
11 HVAC	\$ 913,500		\$33.00	
12 Electrical Lighting, Power and Communications	\$ 525,900		\$19.00	
13 Fire Protection Systems	\$ 56,500		\$2.04	
E) Site Construction (14-16)				
14 Site Preparation and Demolition				
15 Site Paving, Structures & Landscaping				
16 Utilities on Site				
Subtotal		\$ 3,879,900		\$140.00
General Conditions, Bonds & Insurance	9.00%	\$ 349,200		\$13.00
Subtotal		\$ 4,229,100		\$153.00
General Contractor's Fee	5.00%	\$ 211,500		\$8.00
Subtotal		\$ 4,440,600		\$160.00
Design Contingency	15.00%	\$ 666,100		\$24.00
Subtotal		\$ 5,106,700		\$184.00
Escalation - see Construction Cost Summary				
TOTAL CONSTRUCTION COST		\$ 5,106,700		\$184.00

Total Area: 27,681 SF

Phase II Main Building - T.I. Detail Elements

Element	Quantity	Unit	Unit Cost	Total
6 Interior Partitions, Doors and Glazing				
Interior Construction				
Interior partitions	27,681	SF	18.00	\$ 498,300
Column cladding - per gsf	1	LS	30,000.00	\$ 30,000
Interior soffits	8,000	SF	14.00	\$ 112,000
Interior doors	180	EA	1,900.00	\$ 342,000
Interior glazing	1	LS	30,000.00	\$ 30,000
Bullet resistant glazing - Civil Division	150	SF	200.00	\$ 30,000
Bullet resistant shielding in wall / counter	200	SF	100.00	\$ 20,000
Total - 6 Interior Partitions, Doors and Glazing				\$ 1,062,300

7 Floor, Wall and Ceiling Finishes

Floor Finishes / Base				
Carpet / rubber base	7,504	SF	5.35	\$ 40,100
Sheet flooring / seamless base	8,304	SF	7.00	\$ 58,100
VCT / rubber base	2,768	SF	5.25	\$ 14,500
Sealed concrete / rubber base	2,768	SF	2.25	\$ 6,200
Ceramic tile / base	300	SF	22.40	\$ 6,700
Feature entry flooring / base	500	SF	50.00	\$ 25,000
Wall Finishes				
Painted drywalls	78,326	SF	0.75	\$ 58,700
Painted drywalls - epoxy	3,400	SF	4.50	\$ 15,300
FRP wall panels	1,700	SF	10.00	\$ 17,000
Ceramic wall tile	400	SF	19.00	\$ 7,600
Feature wall finishes / chair rails / wainscot	1,000	SF	75.00	\$ 75,000
Acoustic wall panels / treatment	1	ls	35,000.00	\$ 35,000
Ceiling Finishes				
ACT ceilings	11,913	SF	4.30	\$ 51,200
ACT ceilings, washable	3,000	SF	6.10	\$ 18,300
Gypsum board ceilings	5,500	SF	9.00	\$ 49,500
Feature entry ceilings	1,500	SF	35.00	\$ 52,500
Paint exposed structure	3,000	SF	1.50	\$ 4,500
Acoustic treatment	1	LS	40,000.00	\$ 40,000
Total - 7 Floor, Wall and Ceiling Finishes				\$ 575,200

Phase II Main Building - T.I. Detail Elements

Element	Quantity	Unit	Unit Cost	Total
8 Function Equipment and Specialties				
Interior Fixed Specialties				
Restrooms / shower rooms	1	LS	5,000.00 \$	5,000
Break room - fixed appliances / trash / recycle	1	LS	5,000.00 \$	5,000
Break room - kitchenette equipment	1	LS	10,000.00 \$	10,000
Conference - projectors, mounts	1	LS	25,000.00 \$	25,000
Interview rooms - 1 way mirrors, AV hook ups, etc.	1	LS	20,000.00 \$	20,000
Library - TV mounts, secure tape storage	1	LS	5,000.00 \$	5,000
Training - accordion walls, TV mounts, AV hook ups	1	LS	30,000.00 \$	30,000
Finger print - dark rooms, etc.	1	LS	5,000.00 \$	5,000
Walk in freezer / fridge	1	LS	50,000.00 \$	50,000
Inbuilt safes	1	LS	5,000.00 \$	5,000
Evidence shelving	1	LS	40,000.00 \$	40,000
Janitorial equipment	1	LS	1,500.00 \$	1,500
Exterior Fixed Specialties				
Minor allowances	1	LS	10,000.00 \$	10,000
Miscellaneous Fixed Specialties				
Building wide signage, extinguishers, way finding, kiosks, alcoves, marker/white boards, coat hooks, etc.	27,681	SF	1.00 \$	27,700
Fixed Casework				
Reception	1	LS	12,000.00 \$	12,000
Base units - offices / break rooms / work rooms	1	LS	40,000.00 \$	40,000
Base units - labs	1	LS	6,000.00 \$	6,000
Wall units - offices / break rooms / work rooms	1	LS	40,000.00 \$	40,000
Mailboxes	1	LS	20,000.00 \$	20,000
Book shelving	1	LS	20,000.00 \$	20,000
Workstations (non furniture)	1	LS	20,000.00 \$	20,000
Storage cabinetry	1	LS	7,500.00 \$	7,500
Filing cabinets / flat files / vertical files	1	LS	40,000.00 \$	40,000
Storage shelving	1	LS	15,000.00 \$	15,000
Lecture dais	1	LS	10,000.00 \$	10,000
Miscellaneous Built In Casework				
Building wide allowance	27,681	SF	1.00 \$	27,700
Total - 8 Function Equipment and Specialties			\$	497,400

Phase II Main Building - T.I. Detail Elements

Element	Quantity	Unit	Unit Cost	Total
10 Plumbing Systems				
Plumbing				
TI plumbing - including all horizontal distribution, sanitary fixtures, gas connections, etc.	27,681	SF	9.00 \$	249,100
Total - 10 Plumbing Systems				\$ 249,100
11 HVAC				
HVAC				
TI HVAC mechanical fit out - allowance for all horizontal distribution, VAVs, diffusers, grilles, duct drops, insulation, exhaust duct, controls, etc.	27,681	SF	33.00 \$	913,500
Total - 11 HVAC				\$ 913,500
12 Electrical Lighting, Power and Communications				
Electrical				
TI electrical - connections to main distribution, convenience power, additional equipment hook ups, remaining lighting and controls, etc.	27,681	SF	10.00 \$	276,800
Remaining TI low voltage system rough in (tel/data, AV, CATV, voice / clock systems, etc.)	27,681	SF	5.00 \$	138,400
Essential services premium	27,681	SF	4.00 \$	110,700
Total - 12 Electrical Lighting, Power and Communications				\$ 525,900
13 Fire Protection Systems				
Fire Sprinklers				
Remaining TI sprinkler work as required	27,681	SF	1.50 \$	41,500
Premium for pre-action systems	2,500	SF	6.00 \$	15,000
Total - 13 Fire Protection Systems				\$ 56,500

**Phase II
Secured Storage Ancillary Building**

Phase II Secured Storage Ancillary Building Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$ 254,900		\$137.00
1 Foundations	\$ 28,000		\$15.05	
2 Vertical Structure	\$ 27,900		\$15.00	
3 Floor & Roof Structures	\$ 48,500		\$26.08	
4 Exterior Cladding	\$ 116,000		\$62.37	
5 Roofing and Waterproofing	\$ 34,500		\$18.55	
B) Interiors (6-7)		\$ 39,200		\$21.00
6 Interior Partitions, Doors and Glazing	\$ 26,200		\$14.09	
7 Floor, Wall and Ceiling Finishes	\$ 13,000		\$6.99	
C) Equipment and Vertical Transportation (8-9)		\$ 9,800		\$5.00
8 Function Equipment and Specialties	\$ 9,800		\$5.27	
9 Stairs and Vertical Transportation				
D) Mechanical and Electrical (10-13)		\$ 126,500		\$68.00
10 Plumbing Systems	\$ 27,900		\$15.00	
11 HVAC	\$ 55,800		\$30.00	
12 Electrical Lighting, Power and Communications	\$ 33,500		\$18.01	
13 Fire Protection Systems	\$ 9,300		\$5.00	
E) Site Construction (14-16)				
14 Site Preparation and Demolition				
15 Site Paving, Structures & Landscaping				
16 Utilities on Site				
Subtotal		\$ 430,400		\$231.00
General Conditions, Bonds & Insurance	8.0%	\$ 34,400		\$18.00
Subtotal		\$ 464,800		\$250.00
General Contractor's Fee	4.0%	\$ 18,600		\$10.00
Subtotal		\$ 483,400		\$260.00
Design Contingency	15.0%	\$ 72,500		\$39.00
Subtotal		\$ 555,900		\$299.00
Escalation - see Construction Cost Summary				
TOTAL CONSTRUCTION COST		\$ 555,900		\$299.00

Total Area: 1,860 SF

Phase II Secured Storage Ancillary Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Foundations				
Spread / continuous footings (per SOG area)	1,860	SF	10.00 \$	18,600
Sub-Grade Prep				
Allowance for overexcavation / import fill / geogrid	310	CY	15.00 \$	4,700
Dewatering & / or water treatment to dry soils	1,860	SF	2.50 \$	4,700
Total - 1 Foundations				\$ 28,000
2 Vertical Structure				
Pre-engineered structure - vertical	1,860	SF	15.00 \$	27,900
Total - 2 Vertical Structure				\$ 27,900
3 Floor & Roof Structures				
New slab on grade - 6" thick including waterproofing	1,860	SF	8.00 \$	14,900
Pre-engineered structure	1,860	SF	12.00 \$	22,300
Metal deck - roof	2,046	SF	5.50 \$	11,300
Total - 3 Floor & Roof Structures				\$ 48,500
4 Exterior Cladding				
Exterior Cladding and Doors				
Exterior skin substrate (measured gross)	1,860	SF	14.00 \$	26,000
Exterior finish systems	1,860	SF	20.00 \$	37,200
Trim / labors around openings	1,860	SF	5.00 \$	9,300
Punched openings	500	SF	70.00 \$	35,000
Exterior soffits	1	LS	3,000.00 \$	3,000
Exterior doors	1	LS	2,500.00 \$	2,500
Feature hardware / security specialties	1	LS	3,000.00 \$	3,000
Total - 4 Exterior Cladding				\$ 116,000

Phase II Secured Storage Ancillary Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
5 Roofing and Waterproofing				
Waterproofing				
Miscellaneous waterproofing	1,860	SF	1.00 \$	1,900
Roofing				
Metal roof panel including all insulation, ridge, flashings	2,046	SF	15.00 \$	30,700
Miscellaneous				
Sealants, roof accessories / access, etc.	1,860	SF	1.00 \$	1,900
Total - 5 Roofing and Waterproofing			\$	34,500
6 Interior Partitions, Doors and Glazing				
Interior Core				
Interior partitions - based on 0.50 sf / gsf	930	SF	18.00 \$	16,700
Interior doors	5	EA	1,900.00 \$	9,500
Total - 6 Interior Partitions, Doors and Glazing			\$	26,200
7 Floor, Wall and Ceiling Finishes				
Interior Finishes				
Interior finishes	1,860	SF	7.00 \$	13,000
Total - 7 Floor, Wall and Ceiling Finishes			\$	13,000
8 Function Equipment and Specialties				
Miscellaneous Fixed Specialties				
Signage, extinguishers, way finding, etc.	1,860	SF	1.50 \$	2,800
Fixed Casework				
Building wide allowance	1	LS	5,000.00 \$	5,000
Interior specialties	1	LS	2,000.00 \$	2,000
Total - 8 Function Equipment and Specialties			\$	9,800

Phase II Secured Storage Ancillary Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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10 Plumbing Systems

Plumbing				
Interior plumbing	1,860	SF	15.00 \$	27,900
Total - 10 Plumbing Systems				\$ 27,900

11 HVAC

HVAC				
HVAC - 50% conditioned	1,860	SF	30.00 \$	55,800
Total - 11 HVAC				\$ 55,800

12 Electrical Lighting, Power and Communications

Electrical				
Electrical systems	1,860	SF	18.00 \$	33,500
Total - 12 Electrical Lighting, Power and Communications				\$ 33,500

13 Fire Protection Systems

Fire Sprinklers				
Full system across building	1,860	SF	5.00 \$	9,300
Total - 13 Fire Protection Systems				\$ 9,300

**Phase II
Sitework**

Phase II Sitework Construction Cost Summary

Element	Subtotal	Total	Cost / SF	Cost / SF
E) Site Construction (14-16)		\$ 557,000		\$11.00
14 Site Preparation and Demolition	\$ 100,200		\$2.00	
15 Site Paving, Structures and Landscaping	\$ 391,800		\$7.82	
16 Utilities on Site	\$ 65,000		\$1.30	
Subtotal		\$ 557,000		\$11.00
General Conditions, Bonds & Insurance	8.00%	\$ 44,600		\$1.00
Subtotal		\$ 601,600		\$12.00
General Contractor's Fee	4.00%	\$ 24,100		
Subtotal		\$ 625,700		\$12.00
Design Contingency	15.00%	\$ 93,900		\$2.00
Subtotal		\$ 719,600		\$14.00
Escalation - see front summary				
TOTAL CONSTRUCTION COST		\$ 719,600		\$14.00

Total Area: 50,100 SF

Phase II Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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14 Site Preparation and Demolition

Site Demolition				
Site demolition - allowance	50,100	SF	1.00 \$	50,100
Earthwork				
Grading, rough, fine, erosion control, ETC	50,100	SF	1.00 \$	50,100
Total - 14 Site Preparation and Demolition				\$ 100,200

15 Site Paving, Structures and Landscaping

Site Improvements				
Pedestrian paving / plaza areas	2,250	SF	18.00 \$	40,500
Parking lots - surface parking	27,650	SF	8.00 \$	221,200
Landscape - including planting & irrigation	2,250	SF	20.00 \$	45,000
Site signage	1	SF	5,000.00 \$	5,000
Miscellaneous site furnishings, allowance	1	LS	10,000.00 \$	10,000
Lighting / drainage	50,100	SF	1.00 \$	50,100
Patch / repairs - allowance	1	LS	20,000.00 \$	20,000
Total - 15 Site Paving, Structures and Landscaping				\$ 391,800

16 Utilities on Site

Site Utilities				
Connect to existing utilities - allow	1	LS	65,000.00 \$	65,000
Total - 16 Utilities on Site				\$ 65,000

**Bid Alternate
San Rafael Fire Station #7**

Phase I San Rafael Fire Station #7 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$ 1,552,300		\$144.00
1 Foundations	\$ 141,200		\$13.78	
2 Vertical Structure	\$ 281,800		\$27.49	
3 Floor & Roof Structures	\$ 319,000		\$31.12	
4 Exterior Cladding	\$ 571,200		\$55.73	
5 Roofing and Waterproofing	\$ 239,100		\$23.33	
B) Interiors (6-7)		\$ 478,100		\$44.00
6 Interior Partitions, Doors and Glazing	\$ 219,400		\$21.40	
7 Floor, Wall and Ceiling Finishes	\$ 258,700		\$25.24	
C) Equipment and Vertical Transportation (8-9)		\$ 104,800		\$10.00
8 Function Equipment and Specialties	\$ 80,800		\$7.50	
9 Stairs and Vertical Transportation	\$ 24,000		\$2.23	
D) Mechanical and Electrical (10-13)		\$ 932,400		\$87.00
10 Plumbing Systems	\$ 150,900		\$14.00	
11 HVAC	\$ 258,700		\$24.00	
12 Electrical Lighting, Power & Communications	\$ 452,700		\$42.00	
13 Fire Protection Systems	\$ 70,100		\$6.50	
E) Site Construction (14-16)		\$ 250,000		\$23.00
14 Site Preparation and Demolition	\$ 250,000		\$23.19	
15 Site Paving, Structures & Landscaping				
16 Utilities on Site				
Subtotal		\$ 3,317,600		\$308.00
General Conditions, Bonds & Insurance	8.0%	\$ 265,400		\$25.00
Subtotal		\$ 3,583,000		\$332.00
General Contractor's Fee	4.0%	\$ 143,300		\$13.00
Subtotal		\$ 3,726,300		\$346.00
Design Contingency	15.0%	\$ 558,900		\$52.00
Subtotal		\$ 4,285,200		\$398.00
Escalation - see Construction Cost Summary				
TOTAL CONSTRUCTION COST		\$ 4,285,200		\$398.00

Total Area: 10,779 SF

Phase I San Rafael Fire Station #7 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>1 Foundations</u>				
Foundations				
Spread / continuous footings (per SOG area)	7,560	SF	12.00 \$	90,700
Sub-Grade Prep				
Allowance for overexcavation / import fill / geogrid	966	CY	16.00 \$	15,500
Weak mix concrete below slab on grade (12")	280	CY	125.00 \$	35,000
Total - 1 Foundations			\$	141,200
<u>2 Vertical Structure</u>				
Structure				
Vertical structure - allowance	10,779	SF	21.20 \$	228,500
Concrete Structure				
Concrete starter / retaining wall (36")	500	SF	85.00 \$	42,500
Miscellaneous				
Miscellaneous structure	10,779	SF	1.00 \$	10,800
Total - 2 Vertical Structure			\$	281,800
<u>3 Floor & Roof Structures</u>				
Slab on Grade				
New slab on grade - 6" thick including waterproofing	5,160	SF	10.50 \$	54,200
New slab on grade - 10" thick including waterproofing	2,400	SF	16.00 \$	38,400
Structure				
Horizontal structure - allowance	10,779	SF	20.00 \$	215,600
Miscellaneous				
Miscellaneous structure	10,779	SF	1.00 \$	10,800
Total - 3 Floor & Roof Structures			\$	319,000
<u>4 Exterior Cladding</u>				
Exterior Cladding and Doors				
Exterior skin substrate (measured gross)	9,750	SF	19.00 \$	185,300
Exterior finish systems - stucco	9,000	SF	18.00 \$	162,000
Trim / labors around openings	9,000	SF	3.40 \$	30,600

Phase I San Rafael Fire Station #7 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Punched openings	750	SF	75.00 \$	56,300
Premium for enhanced finishes	1	LS	35,000.00 \$	35,000
Exterior soffits	500	SF	50.00 \$	25,000
Exterior signage	1	LS	10,000.00 \$	10,000
Exterior doors	6	EA	2,000.00 \$	12,000
Exterior roller doors	1	LS	45,000.00 \$	45,000
Feature hardware / security specialties	1	LS	10,000.00 \$	10,000
Total - 4 Exterior Cladding				\$ 571,200

5 Roofing and Waterproofing

Waterproofing				
Miscellaneous waterproofing	10,779	SF	1.50 \$	16,200
Roofing				
Pitched roof finish - complete	8,316	SF	21.00 \$	174,600
Entrance canopies / eyebrows	500	SF	75.00 \$	37,500
Miscellaneous				
Sealants, roof accessories / access, etc.	10,779	SF	1.00 \$	10,800
Total - 5 Roofing and Waterproofing				\$ 239,100

6 Interior Partitions, Doors and Glazing

Interior Construction				
Interior partitions - based on 0.75 sf / gsf	8,084	SF	19.00 \$	153,600
Toughened drywall - premium	1	LS	30,000.00 \$	30,000
Interior soffits	300	SF	14.00 \$	4,200
Interior doors	14	EA	1,900.00 \$	26,600
Interior glazing	1	LS	5,000.00 \$	5,000
Total - 6 Interior Partitions, Doors and Glazing				\$ 219,400

Phase I San Rafael Fire Station #7 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>7 Floor, Wall and Ceiling Finishes</u>				
Finishes				
Interior finishes - complete	10,779	SF	24.00 \$	258,700
Total - 7 Floor, Wall and Ceiling Finishes				\$ 258,700
<u>8 Function Equipment and Specialties</u>				
Fixed Specialties				
Allowance	10,779	SF	7.50 \$	80,800
Total - 8 Function Equipment and Specialties				\$ 80,800
<u>9 Stairs and Vertical Transportation</u>				
Stairs				
Stairwells, flight floor-to-floor	1	EA	24,000.00 \$	24,000
Total - 9 Stairs and Vertical Transportation				\$ 24,000
<u>10 Plumbing Systems</u>				
Plumbing				
Plumbing - complete	10,779	SF	14.00 \$	150,900
Total - 10 Plumbing Systems				\$ 150,900
<u>11 HVAC</u>				
HVAC				
HVAC complete - 60% conditioned / 40% H&V only	10,779	SF	24.00 \$	258,700
Total - 11 HVAC				\$ 258,700

Phase I San Rafael Fire Station #7 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>12 Electrical Lighting, Power & Communications</u>				
Electrical				
Electrical - complete	10,779	SF	42.00 \$	452,700
<i>Total - 12 Electrical Lighting, Power & Communications</i>				<i>\$ 452,700</i>
<u>13 Fire Protection Systems</u>				
Fire Sprinklers				
Full system across building SF-age	10,779	SF	6.50 \$	70,100
<i>Total - 13 Fire Protection Systems</i>				<i>\$ 70,100</i>
<u>14 Site Preparation and Demolition</u>				
Demolition				
Existing structure demolition including underground fuel storage tank & related site utilities - complete	1	LS	250,000.00 \$	250,000
<i>Total - 14 Site Preparation and Demolition</i>				<i>\$ 250,000</i>

**Bid Alternate
Fitness & Training Ancillary Wing**

Schedule of Areas & Control Quantities

<u>Schedule of Areas</u>	SF	SF
Fitness and Training Ancillary Building		
First floor	7,265	
Subtotal, Enclosed Areas		7,265
<hr/>		
Total Gross Floor Area		7,265

<u>Control Quantities</u>	Quantity	Unit	Ratio
Number of stories	1	EA	0.000
Gross Area	7,265	SF	1.000
Enclosed Area	7,265	SF	1.000
Unenclosed / Covered Area - allowance	250	SF	0.034
Footprint Area	7,265	SF	1.000
First floor perimeter	400	LF	0.055
Floor to floor heights	14	LF	1.927
Gross Wall Area	5,600	SF	0.771
Finished Wall Area	4,800	SF	0.661
Windows or Glazing Area (allow 15%)	800	SF	0.110
Roof Area	7,265	SF	1.000
Roof Area - Total	7,265	SF	1.000
Finished Area	7,265	SF	1.000

Phase I Fitness & Training Ancillary Wing Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$ 814,000		\$112.00
1 Foundations	\$ 89,000		\$12.25	
2 Vertical Structure	\$ 131,000		\$18.03	
3 Floor & Roof Structures	\$ 145,000		\$19.96	
4 Exterior Cladding	\$ 283,000		\$38.95	
5 Roofing and Waterproofing	\$ 166,000		\$22.85	
B) Interiors (6-7)		\$ 185,000		\$25.00
6 Interior Partitions, Doors and Glazing	\$ 98,000		\$13.49	
7 Floor, Wall and Ceiling Finishes	\$ 87,000		\$11.98	
C) Equipment and Vertical Transportation (8-9)		\$ 50,000		\$7.00
8 Function Equipment and Specialties	\$ 50,000		\$6.88	
9 Stairs and Vertical Transportation				
D) Mechanical and Electrical (10-13)		\$ 471,000		\$65.00
10 Plumbing Systems	\$ 87,000		\$11.98	
11 HVAC	\$ 174,000		\$23.95	
12 Electrical Lighting, Power and Communications	\$ 174,000		\$23.95	
13 Fire Protection Systems	\$ 36,000		\$4.96	
E) Site Construction (14-16)				
14 Site Preparation and Demolition				
15 Site Paving, Structures & Landscaping				
16 Utilities on Site				
Subtotal		\$ 1,520,000		\$209.00
General Conditions, Bonds & Insurance	8.0%	\$ 122,000		\$17.00
Subtotal		\$ 1,642,000		\$226.00
General Contractor's Fee	4.0%	\$ 66,000		\$9.00
Subtotal		\$ 1,708,000		\$235.00
Design Contingency	15.0%	\$ 256,000		\$35.00
Subtotal		\$ 1,964,000		\$270.00
Escalation - see Construction Cost Summary				
TOTAL CONSTRUCTION COST		\$ 1,964,000		\$270.00

Total Area: 7,265 SF

Phase I Fitness & Training Ancillary Wing Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>1 Foundations</u>				
Foundations				
Spread / continuous footings (per SOG area)	7,265	SF	8.00 \$	58,100
Sub-Grade Prep				
Allowance for overexcavation / import fill / geogrid	928	CY	16.00 \$	14,900
Dewatering & / or water treatment to dry soils	7,265	SF	2.25 \$	16,300
Total - 1 Foundations			\$	89,300
<u>2 Vertical Structure</u>				
Building Structure				
Pre-engineered structure - vertical	7,265	SF	18.00 \$	130,800
Total - 2 Vertical Structure			\$	130,800
<u>3 Floor & Roof Structures</u>				
Slab on Grade				
New slab on grade - 6" thick including waterproofing	7,265	SF	8.00 \$	58,100
Structural Steel				
Pre-engineered structure - horizontal / deck	7,265	SF	12.00 \$	87,200
Total - 3 Floor & Roof Structures			\$	145,300
<u>4 Exterior Cladding</u>				
Exterior Cladding and Doors				
Exterior skin substrate (measured gross)	5,600	SF	14.00 \$	78,400
Exterior finish systems	4,800	SF	18.00 \$	86,400
Trim / labors around openings	4,800	SF	5.00 \$	24,000
Punched openings	800	SF	75.00 \$	60,000
Exterior soffits	1	LS	5,000.00 \$	5,000
Exterior doors	8	EA	3,000.00 \$	24,000
Feature hardware / security specialties	1	LS	5,000.00 \$	5,000
Total - 4 Exterior Cladding			\$	282,800

Phase I Fitness & Training Ancillary Wing Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<u>5 Roofing and Waterproofing</u>				
Roofing				
Metal roof panel including all insulation, ridge, flashings	8,000	SF	18.00 \$	144,000
Entrance canopies	1	LS	15,000.00 \$	15,000
Miscellaneous				
Sealants, roof accessories / access, etc.	7,265	SF	1.00 \$	7,300
Total - 5 Roofing and Waterproofing				\$ 166,300
<u>6 Interior Partitions, Doors and Glazing</u>				
Interior Construction				
Interior partitions - based on 0.50 sf / gsf	3,633	SF	18.00 \$	65,400
Interior soffits	300	SF	16.00 \$	4,800
Interior doors	12	EA	1,900.00 \$	22,800
Interior glazing	1	LS	5,000.00 \$	5,000
Total - 6 Interior Partitions, Doors and Glazing				\$ 98,000
<u>7 Floor, Wall and Ceiling Finishes</u>				
Interior Finishes				
Interior finishes - complete	7,265	SF	12.00 \$	87,200
Total - 7 Floor, Wall and Ceiling Finishes				\$ 87,200
<u>8 Function Equipment and Specialties</u>				
Interior Fixed Specialties				
Restrooms / shower rooms	1	LS	8,000.00 \$	8,000
Locker rooms - benches / lockers	1	LS	10,000.00 \$	10,000
Janitorial equipment	1	LS	1,000.00 \$	1,000
Miscellaneous Fixed Specialties				
Signage, extinguishers, way finding, etc.	7,265	SF	1.50 \$	10,900

Phase I Fitness & Training Ancillary Wing Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Fixed Casework				
Building wide allowance	1	LS	20,000.00 \$	20,000
Total - 8 Function Equipment and Specialties				\$ 49,900

10 Plumbing Systems

Plumbing				
Interior plumbing - complete	7,265	SF	12.00 \$	87,200
Total - 10 Plumbing Systems				\$ 87,200

11 HVAC

HVAC				
HVAC complete - conditioned space at occupied areas, all remaining scope to be heat and ventilate	7,265	SF	24.00 \$	174,400
Total - 11 HVAC				\$ 174,400

12 Electrical Lighting, Power and Communications

Electrical				
Electrical and low voltage systems - complete	7,265	SF	24.00 \$	174,400
Total - 12 Electrical Lighting, Power and Communications				\$ 174,400

13 Fire Protection Systems

Fire Sprinklers				
Full system across building	7,265	SF	5.00 \$	36,300
Total - 13 Fire Protection Systems				\$ 36,300