



KENSINGTON FIRE PROTECTION DISTRICT

DATE: October 13, 2021

TO: Board of Directors
Kensington Fire Protection District

RE: **Agenda Item 5c**
Public Safety Building Renovation - Progress Update

SUBMITTED BY: Bill Hansell, General Manager

Recommended Action

Accept Report. Discuss and Direct Staff as needed.

Background

In the January 20, 2021 Strategic Planning Meeting, the first goal listed for the GM to achieve by the end of the year was “Significant progress on the building renovation project”. The following progress update confirms the continuing priority of that goal.

Since the September Board of Director’s meeting, the architecture and engineering design team completed a Schematic Design pricing package, which was then delivered to MicroEstimating, Inc. to produce a new cost estimate. It is important to understand that the work under this phase is far beyond the prior “conceptual plans” that the former architects produced between 2016 and 2019, which consisted of a few diagrammatic plan sheets. That scope was appropriate for very preliminary investigations, but was not able to provide the necessary detailed specifications required to understand the actual structural, mechanical, electrical, and engineering design, let alone to incorporate all the space requirements due to accessibility and functional needs. The prior conceptual plans were not based on laser-measured backgrounds, which was the first step in this Schematic Design phase, while the structural/MEP assumptions were only general and did not reflect an engaged study with the current building code and geotechnical recommendations. Note that the current code is the 2019 CA Building Code, so the prior conceptual work was started under the previous edition, and the old geotechnical recommendations from the 1990’s were made more than seven code cycles ago.

The current Schematic Design phase set consists of (69) 24”x36” sheets and will continue to grow with more details as the project moves through Design Development and Construction Documents. The current set represents about 15% of the design/engineering team’s required work. I have attached only the plan pages here, but the full set is available on the District’s website at: <https://www.kensingtonfire.org/public-safety-building>

I will note that our team’s Schematic Design work began with discussions on the seismic and structural demands to both remediate the building’s problems and also to bring the building up to current Essential Service Facility standards. The latter is not an option but a requirement of doing the remediation work. I have included a set of diagrams that shows how extensive the structural work needs to be. In particular, see the page titled “New Structural Elements”. The purple cylinders are new piers that will be installed to stop the continued downhill slide of the

building. The blue concrete slab with new grade beams will replace half of the building's existing slab and will tie the new piers and superstructure together. The orange vertical rectangle is the new elevator core. Interestingly, while the requirement for the elevator is triggered by the accessibility compliance (which in turn is required by the scope of seismic work), it is actually helping to create a keyway, or central structural element, for the rest of the components.

The green vertical rectangles are new shear walls to resist lateral seismic forces. Their location is facilitated by the new arrangement of the rooms on both floors, so the plan organization is actually directly tied to the seismic resistance. Finally, the yellow horizontal rectangles are the new framing for the floor and roof. In order to adequately brace the walls together, approximately half of the roof and half of the second floor must be removed and rebuilt. Since all of the above components are what is needed to "fix the problem" and remove the liability associated with building failure, the amount of demolition required is substantial and will include most of the existing front façade in order to provide access for all of the work.

As stated above, the scope of the structural remediation will trigger all of the other 2019 CA Building Code upgrades, including accessibility, mechanical, electrical, plumbing, CalGreen requirements, etc. There is no "partial" or "grandfathered" code compliance allowed given the extent of the seismic and demolition work. On the positive side, when construction is complete Kensington will finally have an Essential Services Facility equivalent to a new building in performance.

Once the structural scope was established, the design and engineering team developed schematics for the MEP systems and the civil engineering requirements for the associated sitework. All of this was then reviewed in a series of meetings with the estimator prior to producing the "Opinion of Probable Construction Cost" included here.

Parallel to the work above, I had calls with the Contra Costa County Planning and Building Department heads to understand the review process for permitting and to advocate for priority services. At this point, it appears we will be submitting for a "planning permit" first in order to have the second-floor deck enclosure approved. That process may take a few months and we only need the Schematic Design drawings to submit an application. Separately, the application for a "building permit" will not occur until the Construction Documents are complete which will be in mid-February. Now that I have more information from the County and the Design/Engineering team, I have updated the project schedule accordingly.

Another scope of my work has been to connect with the State Geologist, Steve Bohlen, regarding questions on the Alquist-Priolo Act. He promptly responded and arranged a meeting with Tim Dawson, Senior Engineering Geologist, CA Geological Survey, Seismic Hazards Assessment and Zonation. I met with Mr. Dawson and our geotechnical consultant, Catherine Ellis, at the PSB on 09/24/2021. We reviewed the existing conditions, the history of geotechnical reports, the current design approach, and the details of the Alquist-Priolo Act. He supports our approach to resolving the building's issues, but clarified that CGS only verifies mapping questions and leaves compliance with A-P to the permitting authority, i.e. Contra Costa County. He did explain that there are various interpretations of A-P with regards to compliance. After further discussions with Catherine Ellis, it is apparent that some former assumptions by the District on A-P compliance may be incorrect, or at least incomplete.

Specifically, A-P restricts building construction within 50' of identified faults, but in the case of the PSB, the apparent (and not verified) fault lies under the east parking lot retaining wall which is +/-43' away from the building face. Outside of the 50' zone, A-P does not restrict construction. Since the renovation plans do not propose any additional building toward the fault, and the work is constrained to the existing enclosure, the vast majority of which is outside the A-P zone, a number of questions have now arisen. For example:

Does A-P apply to the building at its current distance from the assumed fault line?

Since the only way to confirm the fault is to remove the retaining wall and trench across property lines, which would be prohibitively expensive, how is the A-P distance determined, since the assumed fault could be further from or closer to the building?

What will the County's position be and what is the process of any approval prior to the issuance of a building permit?

If A-P only applies to restricting building in the parking lot, is the District relieved of the 50% replacement cost limit? As noted above, the current scope of the Schematic Design drawings does not contain any "discretionary" elements. There is very little we can really "value-engineer" out. Therefore, any reduction in scope driven by A-P limits may be against the building code and may reduce seismic safety, which is the opposite intention of A-P. Preliminarily, the County agrees this does not make sense.

None of the above questions affect the design/engineering approach necessary to fix the building's problems. They only influence how the County will process our application. Unfortunately, I have been told by the senior department officials that they "do not have experience with the A-P Act" and, given the circumstances of our renovation, they will "need to determine an approach." That said, they agree that the preeminent goal should be to allow the District to achieve a safe and code-compliant building. I will be having further discussions with the County over the next few weeks to proactively confirm the review process.

Since last month, other work related to the project included the following items:

I reviewed the Schematic Design plans with Chief Pigoni. His letter is attached here. I am pleased that he agrees the new layout provides an efficient compromise given the inability to increase the total area of the building and other limiting factors.

I shared the plans with the firefighting staff and will be engaged in further reviews as we get to more of the relevant details for their quarters. So far, the response has been very positive and they are glad we are making progress, but more feedback is needed.

Per my last update, two architecture firms presented proposals and were interviewed for the Temporary Facilities Project. Both firms were well qualified but Kappe Architects was selected for the project. They anticipate starting work by the end of the month. The design/engineering phases of the Temporary Facility Project are identical to those of the renovation project, so we are managing two significant projects, not just one.

October 13, 2021
 Agenda Item 5c
 PSB Renovation Recommendation

Obviously, both projects overlap with the work of the grant writer and municipal advisors, so I will continue to coordinate all the consultants throughout the design/engineering process.

Finally, with updated schedule information from the architects/engineers of both the renovation and temporary facilities projects, combined with permit review estimates by the County, and taking into consideration potential grant award dates, I am able to present a more comprehensive estimate on the overall timeline, below. Please note that this estimate is subject to many variables that may change and affect individual critical path items:

Target	Project	Benchmark
10/20/2021	PSB Renovation	Planning Permit Submittal
11/05/2021	PSB Renovation	Design Development Updated Pricing Estimate
12/03/2021	PSB Renovation	Design Development Updated Pricing Estimate
01/03/2022	Temp Facility	Design/Build Bid Out
02/07/2022	Temp Facility	Bid Opening
02/16/2022	Temp Facility	Bid Award
02/18/2022	PSB Renovation	Construction Documents Complete
02/21/2022	PSB Renovation	Building Permit Submittal
04/18/2022	Temp Facility	Permit Approval (City of El Cerrito)
04/25/2022	PSB Renovation	Building Permit Approval (Contra Costa County)
04/25/2022	Temp Facility	Construction Starts
05/09/2022	PSB Renovation	Bid Package Out
06/13/2022	PSB Renovation	Bid Opening
07/13/2022	PSB Renovation	Bid Award
08/01/2022	PSB Renovation	FEMA HMGP award notification
08/22/2022	Temp Facility	Complete / Relocation Begins
09/05/2022	Temp Facility	Relocation Complete
09/06/2022	PSB Renovation	Construction Starts
-----	PSB Renovation	Est Construction Schedule = 15 Months
12/11/2023	PSB Renovation	Construction Complete
01/02/2024	PSB Renovation	Move-In Complete
01/03/2024	Temp Facility	Demolition / Site Restoration Begins

The following documents are attached to this report for your review:

_ Fire Chief Comments on Proposed Design

_ Scope of Work Diagrams

_ Schematic Design Plans

(Note: Full set is available at: <https://www.kensingtonfire.org/public-safety-building>)

_ Renovation Cost Estimate

_ Architect's Look-Ahead Schedule



EL CERRITO-KENSINGTON FIRE DEPARTMENT

10900 San Pablo Avenue • El Cerrito • CA • 94530
(510) 215-4450 • FAX (510) 232-4917



DATE: October 7, 2021

TO: Bill Hansell: General Manager

FROM: Michael Pigoni: Fire Chief

RE: **Proposed Design Comments**

Thank you for the updated proposed station design concepts that were provided by Marjang Architecture. In reviewing these new floor layouts, most of the concerns and needs for the proper and safe operation of this building as a fire station that were noted in my January 7th, 2021 review of the prior joint-occupancy plan have been addressed. These include the following areas:

- 1. Conference Room:** The conference room has been revised and enlarged so that it will provide an on-site location as Department Operation Center in the event of a large incident, as well as for regular Board and Committee meetings. It is also large enough to host training classes such as CPR and/or First Aid for the public. The entrance from the street maintains the station's security and allows the room to be used by other public groups for small meetings, and for the fire staff to meet vendors without bringing them into the secure areas of the building.
- 2. Apparatus Bay:** While there is still a preference to maintain the third apparatus bay for reasons noted before, this design is a compromise that addresses firefighter health and safety by providing a decontamination area and proper equipment for cleaning personal protective equipment. By maintaining the third rollup door, it still allows access to the prior bay for other equipment maintenance needs and to place apparatus back in service after a call.
- 3. Kitchen:** The kitchen has been maintained in its current location and the redesigned open space is an improvement that provides more room, mobility, and code compliance. We would like to explore the possibility of an exit door to the parking lot from this room, but at this point, the design meets the needs of the Fire Department.
- 4. Bedrooms:** The bedrooms have been redesigned to accommodate two beds in each room as well as locker space and room for a desk or work station for quiet study. The new bathrooms are more functional and code compliant. There is still a preference for an additional dorm to meet increased staffing needs, but it is agreed that there is not enough room to accommodate this request. The removal of the Captain's office from the bedrooms is a positive design change and, overall, this layout is acceptable.
- 5. Captain's Office:** The need for a separate office space for the captain has been designed in to the proposed plans and is acceptable.
- 6. Crew Office Space:** The need for office/report /study area for the crew has been addressed and is acceptable.



EL CERRITO-KENSINGTON FIRE DEPARTMENT

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7. **Workout Room:** The new location for the exercise room is an improvement and being located adjacent to the parking lot allows for personnel to use the larger work out equipment that is stored outside without having to walk through the station.
8. **Radios:** The exact areas for the radios and printers still needs to be worked out, but there are a number of acceptable locations that can accommodate both. There are no issues with this need.
9. **Historical Display/Museum:** While the current plan does not show the display case location, there are ample walls that can be designed for display cases to show off the Kensington Fire history and pay tribute to those that set the groundwork for the community's fire protection.
10. **Restrooms:** The concerns for restrooms on both levels has been addressed and is acceptable.
11. **Parking:** As a dedicated fire station, employee parking is finally addressed in this plan.
12. **Ballistic Protection:** As a dedicated fire station, there is no need for the prior concern regarding ballistic protection from police areas.

It is notable that a lot of thought has been put into this proposed design and is appreciated by the Fire Department and the labor group. The Fire Department supports this design and looks forward to fine tuning the final plans.

Respectfully,

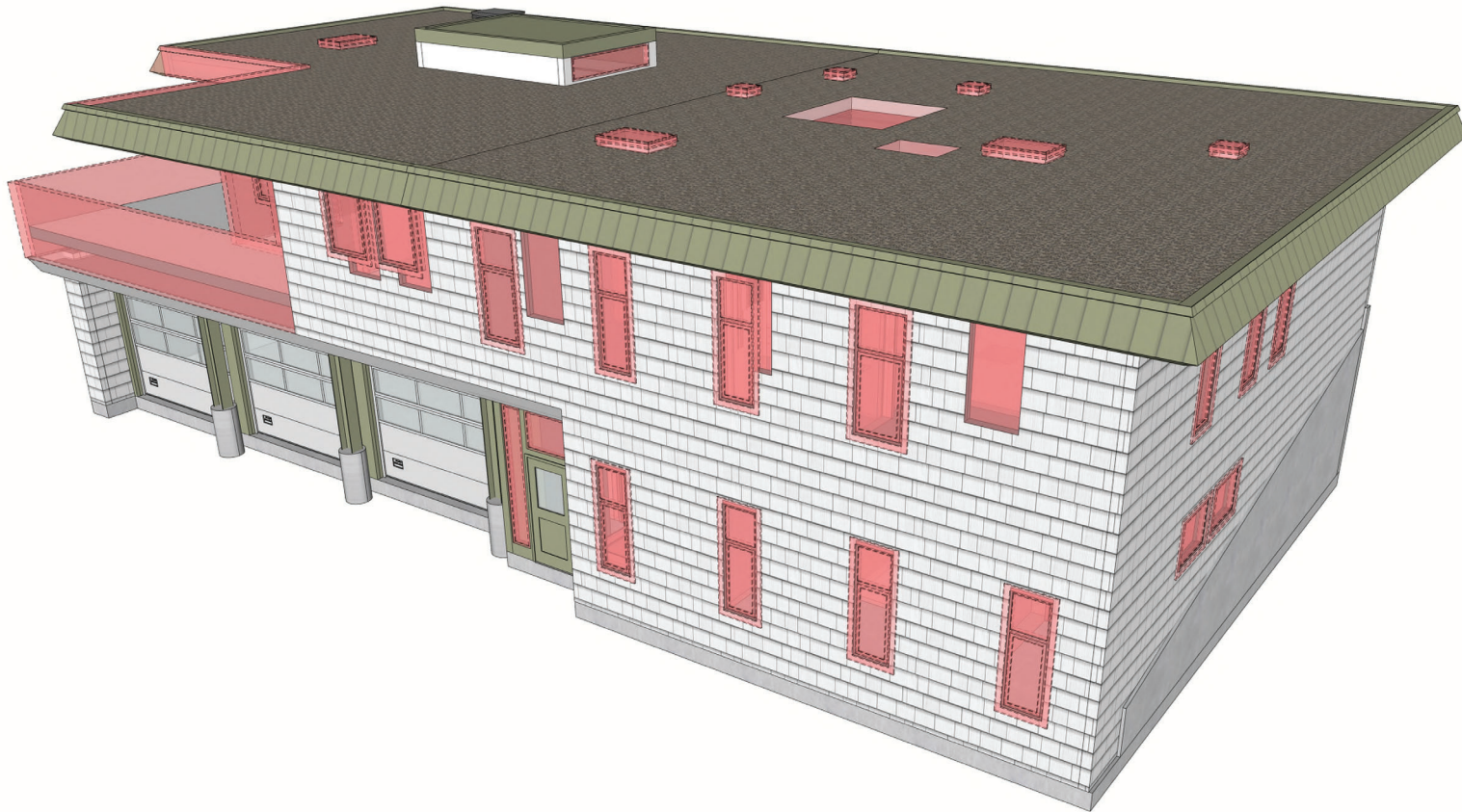
Michael Pigoni
Fire Chief
El Cerrito – Kensington Fire Department

KENSINGTON PUBLIC SAFETY BUILDING



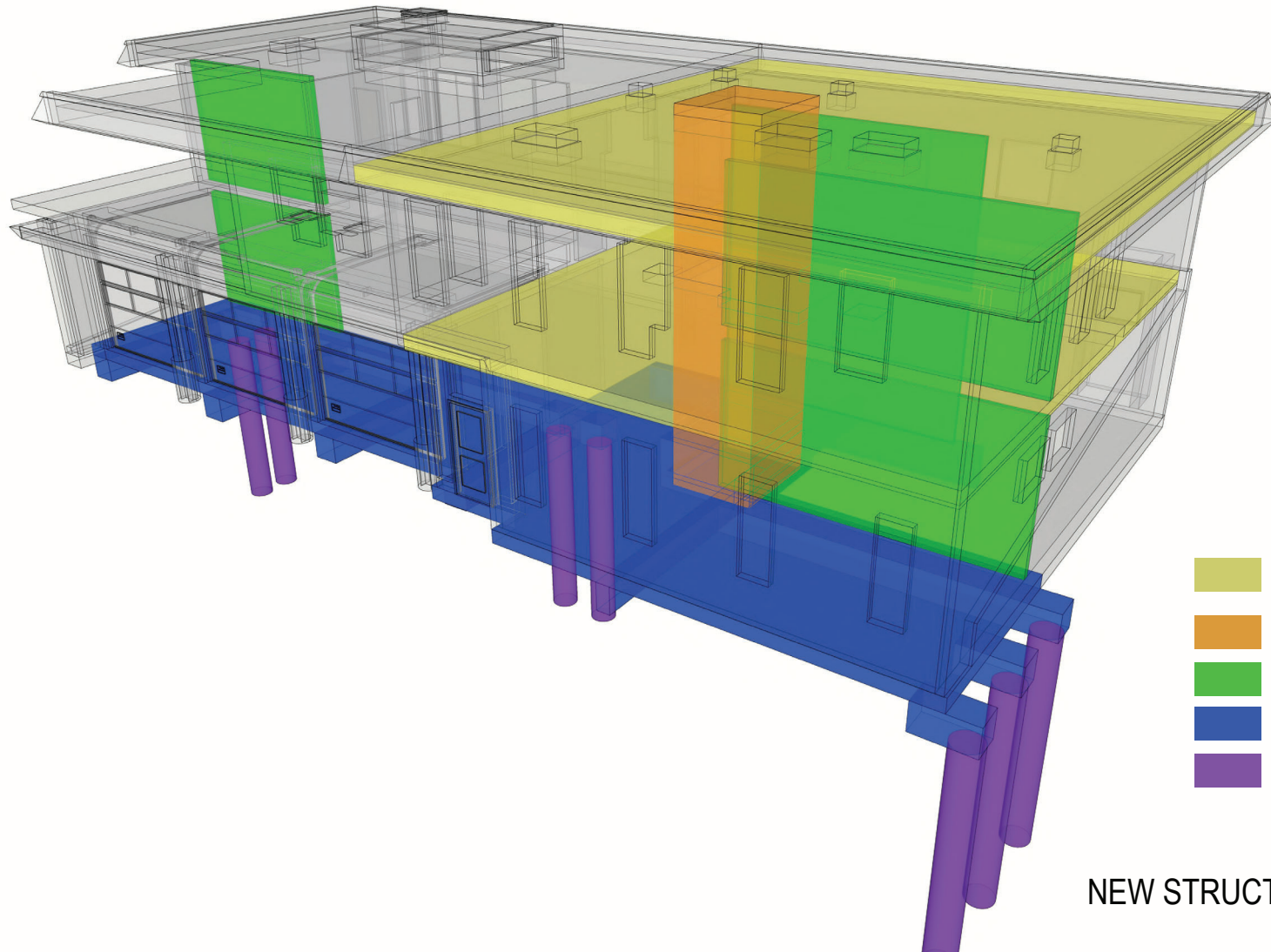
EXISTING BUILDING

KENSINGTON PUBLIC SAFETY BUILDING



EXISTING BUILDING ELEMENTS TO BE REMOVED

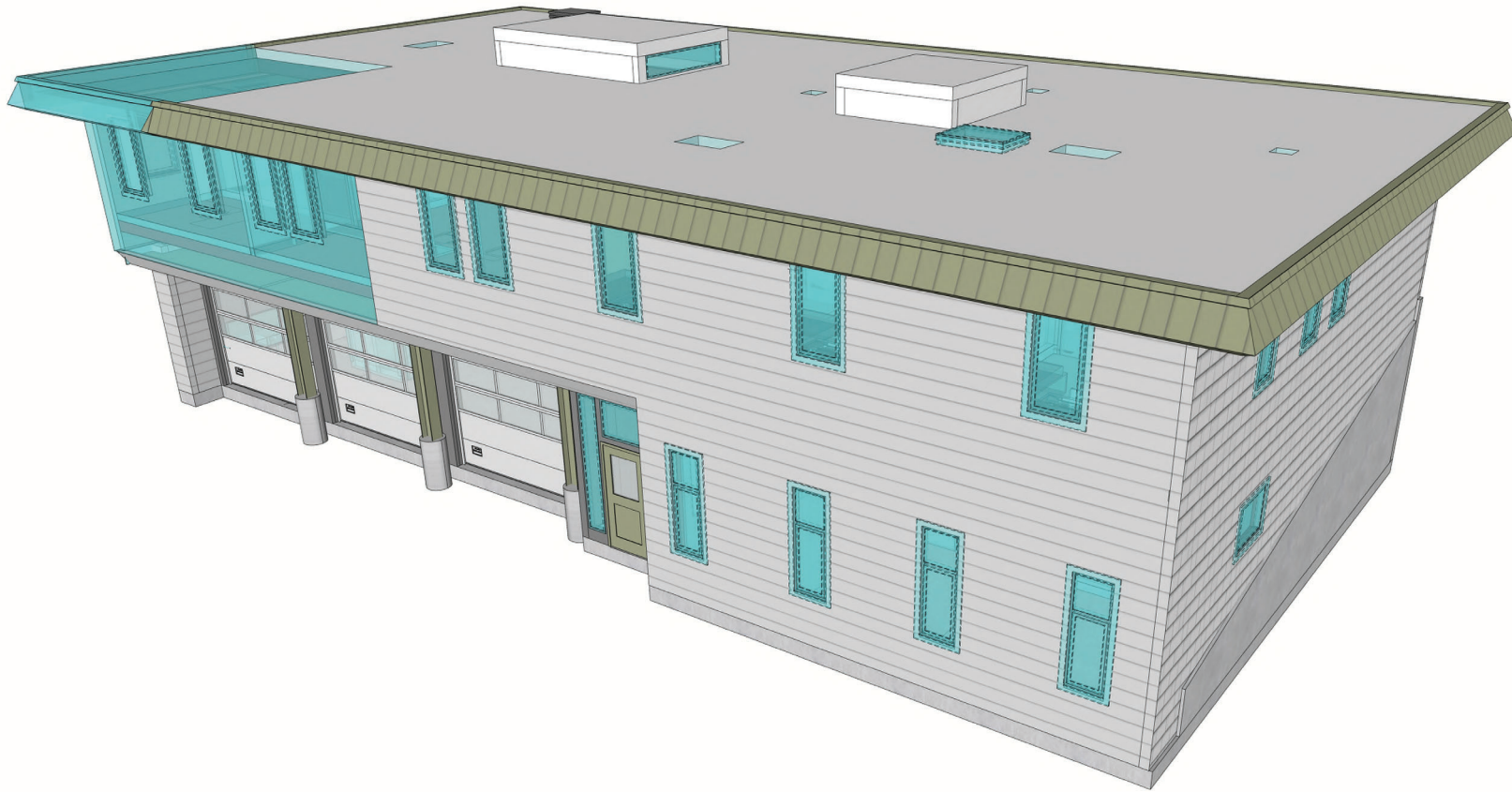
KENSINGTON PUBLIC SAFETY BUILDING



- NEW FLOOR AND ROOF STRENGTHENING
- NEW ELEVATOR SHAFT
- NEW SHEAR WALLS
- NEW CONCRETE SLAB
- NEW CONCRETE PIERS

NEW STRUCTURAL ELEMENTS

KENSINGTON PUBLIC SAFETY BUILDING



NEW ARCHITECTURAL ELEMENTS

KENSINGTON PUBLIC SAFETY BUILDING



PROPOSED REMODEL AND ADDITION

Opinion of Probable Construction Cost

Cost Estimate Report Dated 10-07-2021

Kensington Public Safety Building Renovation
217 Arlington Avenue
Kensington, CA 94707



Prepared By:



MicroEstimating Inc.
a preconstruction services company

850 South Van Ness Avenue, Suite #26, San Francisco, CA 94110 O (415) 826-9626
www.microestimating.com

Kensington Public Safety Building Renovation

Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

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PROJECT CONTACT INFORMATION
Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

Prepared for:

Kensington Fire Protection District

217 Arlington Avenue, Kensington, CA 94707

General Manager: Bill Hansell Email: bhansell@kensingtonfire.org Phone: (415) 378-9064

Prepared by:

MicroEstimating Inc.

Preconstruction Services Consulting

850 S. Van Ness Street, Suite 26, San Francisco, CA 94110

3055 Alvarado Street, San Leandro, CA 94577

Attention: Henry Tooryani, CPE, LEED AP Email: htooryani@microestimating.com Phone: 415-826-9626 (O) 925-989-5556 (M)

Certified Professional Estimator Active General Contractor License A & B

Architect:

MarJang Architecture

930 Cole Street, #101, San Francisco, CA 94117 (415) 522-0600

Architect: Karen Mar Email: karen@marjang.com Phone: (415) 522-0600 x1001 Mobile: (415) 516-3454

Snr. Designer/Job Captain: Robert Soo Hoo Email: robert@marjang.com Phone: (650) 394-8869 x302 Mobile: (415) 516-3454

Designer: Khristine Melendez khristine@marjang.com Phone: (415) 522-0600 x1004

Structural Engineer:

ZFA Structural Engineers

1390 El Camino Real, Suite 100, San Carlos, CA 94070 (650) 394-8869

Associate Principal / Lead Structural Engr. mattf@zfa.com Phone: (650) 394-8869 x205 Mobile: (805) 748-9803

Senior Associate: Steve R. Patton Email: stevep@zfa.com Phone: (650) 394-8869 x302

Engineer: Jamie Brownell jamieb@zfa.com Phone: (650) 394-8869 x309

MEP Consultant:

List Engineering Company

2 Harris Court, Suite A7, Monterey CA 93940 (831) 373-4390

MEOR: Ron M. Blue Email: ron@listengineering.com Phone: (831) 373-4390 x1 Mobile: (831) 917-9870

Proj. Mechanical Engr: Lettie Tang Email: lettie@listengineering.com Phone: (831) 373-4390 x6

EEOR: Paul Miller Email: paul@engent.com Phone: (510) 263-1522

Geotechnical Engineer:

Haley Aldrich

1956 Webster Street, #300, Oakland CA 94612 Phone: (510) 879-4544

Senior Associate: Catherine H. Ellis Email: cellis@haleyaldrich.com Phone: (925) 949-4407 Mobile: (971) 277-8945

Civil Engineer:

BKF Engineers

1646 N. California Boulevard, Suite 400, Walnut Creek, CA 94596 Phone: (925) 940-2200

Associate: Eric Swanson Email: eswanson@bkf.com Mobile: (925) 940-2206

Sr. Project Engineer: Keith Palmer Email: kpalmer@bkf.com Mobile: (925) 940-2232

AV Consultants:

SFM Inc.

351 8th Street, San Francisco, CA 94103 Phone: (415) 826-9626

Project Manager: Peter A. McDonald Email: peter@smfi.com Phone: (415) 255-9140

Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

Draft Estimate Date: 10/07/2021

Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Cost/GSF	Group Extension
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Gross Area	6,133	SF
Enclosed Area	6,133	SF
Foot Print Area	2,898	SF
Gross Wall Area	3,060	SF
Windows or Glazing Area	222	SF
Roof Area - Flat	3,745	SF
Interior Partition Length	397	LF

**Kensington Public Safety Building
Renovation**



Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

Draft Estimate Date: 10/07/2021

Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Cost/GSF	Group Extension
EXECUTIVE SUMMARY REPORT		
RENOVATION COST	\$ 915.99	\$ 5,617,778
SITE WORK COST		\$ 279,932
RENOVATION + SITEWORK	\$ 961.64	\$ 5,897,710

Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

Draft Estimate Date: 10/07/2021

Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Cost/GSF	Group Extension
Division 01 - GENERAL REQUIREMENTS	N/A	See Indirect
Division 02 - EXISTING CONDITIONS	\$ 31.67	\$ 194,251
Division 03 - CONCRETE	\$ 55.72	\$ 341,742
Division 04 - MASONRY		NIC
Division 05 - METALS	\$ 13.54	\$ 83,071
Division 06 - WOOD AND PLASTICS	\$ 76.50	\$ 469,157
Division 07 - THERMAL AND MOISTURE PROTECTION	\$ 38.06	\$ 233,447
Division 08 - OPENINGS	\$ 25.95	\$ 159,141
Division 09 - FINISHES	\$ 54.16	\$ 332,146
Division 10 - SPECIALTIES	\$ 9.68	\$ 59,359
Division 11 - EQUIPMENT	\$ 8.15	\$ 50,000
Division 12 - FURNISHINGS	\$ 19.22	\$ 117,850
Division 13 - SPECIAL CONSTRUCTION		N/A
Division 14 - CONVEYING SYSTEMS	\$ 24.46	\$ 150,000
Division 21 - FIRE SUPPRESSION	\$ 10.00	\$ 61,330
Division 22 - PLUMBING	\$ 26.13	\$ 160,250
Division 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	\$ 112.28	\$ 688,620
Division 26 - ELECTRICAL	\$ 45.53	\$ 279,259
Division 27 - COMMUNICATION	\$ 20.36	\$ 124,895
Division 28 - ELECTRONIC SAFETY AND SECURITY	\$ 17.75	\$ 108,852
Division 33 - UTILITIES	\$ 7.84	\$ 48,100
SUBTOTAL OF DIRECT COST BEFORE CONTINGENCY	\$ 597.01	\$ 3,661,470
CONTINGENCIES (DESIGN & ESTIMATING)	10.00%	\$ 366,147
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY		\$ 4,027,617
INDIRECT COST		

**Kensington Public Safety Building
Renovation**



Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

Draft Estimate Date: 10/07/2021

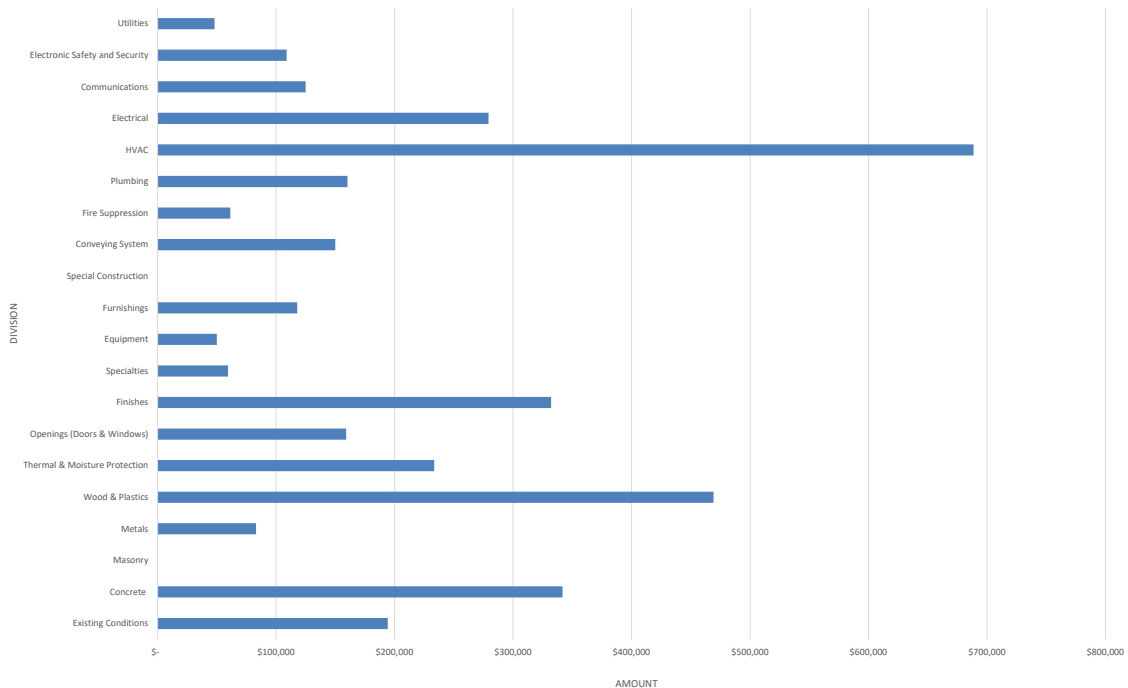
Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Cost/GSF	Group Extension
GENERAL CONDITIONS and GR	15.00%	\$ 604,143
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE	10.00%	\$ 463,176
BOND AND INSURANCE	2.00%	\$ 101,899
TOTAL COST BEFORE ESCALATION		\$ 5,196,835
ESCALATION TO MID- POINT OF CONSTRUCTION	8.10%	\$ 420,944
TOTAL CONSTRUCTION COST WITHOUT OWNER'S (FEE/PM/DELIVERY) COST	\$ 915.99	\$ 5,617,778

Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

Estimate Date:

Building Cost Breakdown	Amount
General Requirements	See Indirect
Existing Conditions	\$ 194,251
Concrete	\$ 341,742
Masonry	NIC
Metals	\$ 83,071
Wood & Plastics	\$ 469,157
Thermal & Moisture Protection	\$ 233,447
Openings (Doors & Windows)	\$ 159,141
Finishes	\$ 332,146
Specialties	\$ 59,359
Equipment	\$ 50,000
Furnishings	\$ 117,850
Special Construction	N/A
Conveying System	\$ 150,000
Fire Suppression	\$ 61,330
Plumbing	\$ 160,250
HVAC	\$ 688,620
Electrical	\$ 279,259
Communications	\$ 124,895
Electronic Safety and Security	\$ 108,852
Utilities	\$ 48,100
Total Trades Cost	\$ 3,661,470
Total Indirect Cost	\$ 1,956,308
Total Construction Cost	\$ 5,617,778



Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

Draft Estimate Date: 10/07/2021

Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
TRADE ESTIMATE					
Div. 01 GENERAL REQUIREMENTS					
01 91 13	General Commissioning Requirements				See Indirect Cost
Division 01 - GENERAL REQUIREMENTS					See Indirect
Div. 02 EXISTING CONDITIONS					
02 40 00	Hazardous Waste Removal			\$	37,656
02 50 00	Building Demolition			\$	156,595
Division 02 - EXISTING CONDITIONS					\$ 194,251
Div. 03 CONCRETE					
03 00 00	Special Foundation			\$	115,450
03 00 00	Footings			\$	44,040
03 00 00	Walls			\$	31,550
03 00 00	Slab On Grade			\$	99,140
03 50 00	Underpinning & Shoring			\$	27,900
03 35 11	Densified Polished Sealed Concrete - PC-1			\$	16,500
03 35 11	Sealed Concrete - SC-1			\$	7,162
Division 03 - CONCRETE					\$ 341,742
Div. 04 MASONRY					
04 10 00	Masonry				NIC
Division 04 - MASONRY					\$ -
Div. 05 METALS					
05 100 00	Stair Construction			\$	51,250
05 50 100	Miscellaneous			\$	25,071
05 59 00	Stainless Steel			\$	6,750
Division 05 - METALS					\$ 83,071
Div. 06 WOOD & PLASTICS					
06 11 00	Wood Framing			\$	197,854
06 11 00	Ceiling Joists			\$	70,128
06 11 00	Wall Strengthened Shear Walls			\$	182,416
06 40 53	Misc. Carpentry			\$	13,509
06 41 00	Architectural Wood Casework (Framing and Backing)			\$	5,250
Division 06 - WOOD & PLASTICS					\$ 469,157
Div. 07 THERMAL AND MOISTURE PROTECTION					
07 30 00	Roof Coverings			\$	91,000
07 50 00	Flashing & Sheet Metal			\$	18,725
07 75 00	Exterior Wall			\$	72,190
07 75 00	Exterior Soffit			\$	18,000
07 75 00	Enclosure to (E) Exterior Deck			\$	9,000
07 90 00	Miscellaneous			\$	24,532

Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

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Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
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Division 07 - THERMAL AND MOISTURE PROTECTION					\$ 233,447
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Div. 08 OPENINGS

08 11 13	Hollow Metal Doors & Frames			\$	31,700
08 20 00	Wood and Plastic Doors			\$	28,400
08 33 00	Overhead Doors			\$	10,000
08 31 16	Access Panels and Frames			\$	2,500
08 51 00	Metal Windows			\$	39,091
08 60 00	Skylight			\$	2,100
08 71 00	Door Hardware			\$	45,350

Division 08 - OPENINGS					\$ 159,141
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Div. 09 FINISHES

09 29 00	Gypsum Board			\$	164,648
09 51 13	Acoustical Panel Ceilings			\$	20,952
09 60 00	Flooring			\$	1,440
09 83 00	Acoustic Finishes			\$	4,800
09 60 00	Bases			\$	7,810
09 30 00	Porcelain Tile Flooring - TL-3			\$	33,175
09 65 00	Static Dissipative Tile - 1/8" - SDT-1			\$	4,959
09 65 00	Resilient Athletic Flooring - RR-1			\$	3,584
09 65 00	Resilient Flooring - RF-1			\$	18,088
09 68 00	Carpet - CP-1			\$	15,478
09 91 23	Interior Paint			\$	57,211

Division 09 - FINISHES					\$ 332,146
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Div. 10 SPECIALTIES

10 14 00	Signage			\$	18,399
10 26 12	Wall Protection and Corner Guards			\$	5,000
10 21 16	Compartments			\$	10,700
10 28 00	Toilet and Bath Accessories			\$	3,310
10 40 00	Safety Specialties			\$	8,000
10 50 00	Storage			\$	13,950

Division 10 - SPECIALTIES					\$ 59,359
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Div. 11 EQUIPMENT

11 13 00	Commercial Equipment			\$	50,000
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Division 11 - EQUIPMENT					\$ 50,000
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Div. 12 FURNISHINGS

12 40 00	Moveable Furnishings			\$	30,000
12 36 00	Casework			\$	63,800
12 36 00	Countertops			\$	16,250
12 40 00	Furnishings and Accessories				N/A
12 48 00	Rugs and Mats			\$	1,500
12 21 23	Roll Down Blinds - BL-1			\$	6,300

Division 12 - FURNISHINGS					\$ 117,850
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Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

Draft Estimate Date: 10/07/2021

Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 13 SPECIAL CONSTRUCTION					
13 00 00 Special Construction					N/A
Division 13 - SPECIAL CONSTRUCTION				\$	-
Div. 14 CONVEYING SYSTEMS					
14 00 00 Elevator and Lift				\$	150,000
Division 14 - CONVEYING SYSTEMS				\$	150,000
Div. 21 FIRE SUPPRESSION					
21 00 00 Fire Suppression				\$	61,330
Division 21 - FIRE SUPPRESSION				\$	61,330
Div. 22 PLUMBING					
22 02 00 Plumbing				\$	160,250
Division 22 - PLUMBING				\$	160,250
Div. 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)					
23 00 00 HVAC				\$	688,620
Division 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)				\$	688,620
Div. 26 ELECTRICAL					
26 00 00 Electrical				\$	279,259
Division 26 - ELECTRICAL				\$	279,259
Div. 27 COMMUNICATIONS					
27 00 00 Communications				\$	124,895
Division 27 - Communications				\$	124,895
Div. 28 ELECTRONIC SAFETY AND SECURITY					
28 00 00 Security and life safety				\$	108,852
Division 28 - ELECTRONIC SAFETY AND SECURITY				\$	108,852
Div. 33 UTILITIES					
33 00 00 Electrical Site Utilities				\$	48,100
Division 33 - UTILITIES				\$	48,100
SUBTOTAL OF DIRECT CONSTRUCTION COST				\$	3,661,470

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Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 01	GENERAL REQUIREMENTS					
01 91 13	General Commissioning Requirements					See Indirect Cost
Division 01 - GENERAL REQUIREMENTS						See Indirect Cost
Div. 02	EXISTING CONDITIONS					
02 40 00	Hazardous Waste Removal			\$ 6.14		\$ 37,656
	Foremen	48	MHRS	\$ 137.61	\$ 6,605	
	Laborer - 3 Ea.	144	MHRS	\$ 121.70	\$ 17,525	
	Equipment	48	MHRS	\$ 50.00	\$ 2,400	
	Temporary Protections & Enclosures	1	LS	\$ 4,850.00	\$ 4,850	
	Subcontractor's Contractor OH&P	20%		\$ 31,380.08	\$ 6,276	
02 50 00	Building Demolition					\$ 49,632
	First Floor					
	Remove Floor Finishes	2,871	SF	\$ 5.00	\$ 14,355	
	Remove Ceilings	2,871	SF	\$ 3.00	\$ 8,613	
	Slab Demolition for Footings/Trenching for Utilities	1	LS	\$ 10,000.00	\$ 10,000	
	Remove the Stairs with 14 Steps	1	EA	\$ 3,920.00	\$ 3,920	
	Remove Single Door	12	EA	\$ 121.00	\$ 1,452	
	Remove Double Door	1	EA	\$ 242.00	\$ 242	
	Remove Walls/Partitions	215	LF	\$ 50.00	\$ 10,750	
	Remove Casework at Office	12	LF	\$ 25.00	\$ 300	
	Remove Plumbing Fixtures				Included in Plumbing	
	Remove Mechanical Items				Included in Plumbing	
	Remove Electrical Devices				Included in Plumbing	
	Second Floor					\$ 58,229
	Remove Floor Finishes	3,262	SF	\$ 5.00	\$ 16,310	
	Remove Ceilings	3,262	SF	\$ 3.00	\$ 9,786	
	Remove of Second Floor Framing	1,500	SF	\$ 5.00	\$ 7,500	
	Remove Stairs with 9 Steps	1	EA	\$ 2,520.00	\$ 2,520	
	Remove Stairs with 2 Steps	1	EA	\$ 560.00	\$ 560	
	Remove Single Door	18	EA	\$ 121.00	\$ 2,178	
	Remove Walls/Partitions	330	LF	\$ 50.00	\$ 16,500	
	Remove Casework	67	LF	\$ 25.00	\$ 1,675	
	Remove Appliance In Kitchen	1	LS	\$ 1,200.00	\$ 1,200	
	Remove Plumbing Fixtures				Included in Plumbing	
	Remove Mechanical Items				Included in Plumbing	
	Remove Electrical Devices				Included in Plumbing	
	Exterior Building Demolition					\$ 48,734
	Demo And Remove Window Glazing	222	SF	\$ 30.00	\$ 6,660	
	Remove Cement Board Siding at West	619	SF	\$ 11.00	\$ 6,809	
	Remove Cement Board Siding at Deck West & North	421	SF	\$ 11.00	\$ 4,634	
	Remove Skylights at Roof	7	EA	\$ 250.00	\$ 1,750	
	Remove Parapet at Roof	33	LF	\$ 50.00	\$ 1,650	
	Remove Eave Fascia at Roof	15	SF	\$ 5.00	\$ 75	
	Remove of Roofing Framing	1,800	SF	\$ 5.00	\$ 9,000	
	Demo Roof Area for Elevator Overhead Shaft	50	SF	\$ 15.00	\$ 750	
	Remove Exterior Doors	2	EA	\$ 250.00	\$ 500	
	Remove Sliding Door	1	EA	\$ 1,500.00	\$ 1,500	
	Demo Concrete Slab Area For Elevator Pit	51	SF	\$ 20.00	\$ 1,020	
	Demo Exterior Deck Guard Wall	45	LF	\$ 15.00	\$ 675	
	Demo & Remove Wall at North and West	33	LF	\$ 50.00	\$ 1,650	
	Demo & Remove Roofing System	3,446	SF	\$ 3.50	\$ 12,061	
Division 02 - EXISTING CONDITIONS					\$ 194,251	\$ 194,251

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<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 03	CONCRETE					
03 00 00	Special Foundation					\$ 115,450
	Mobilization and Demobilization	8	EA	\$ 2,000.00	\$ 16,000	
	Testing	8	EA	\$ 1,250.00	\$ 10,000	
	Interior 24" Drilled Piers with Low Overhead	4	EA	\$ 12,500.00	\$ 50,000	
	Interior 24" Drilled Piers	1	EA	\$ 12,000.00	\$ 12,000	
	Exterior 24" Drilled Piers	3	EA	\$ 9,150.00	\$ 27,450	
03 00 00	Footings					\$ 44,040
	Footings - 140 LF	22	CY	\$ 850.00	\$ 18,700	
	Pier Caps	5	CY	\$ 2,000.00	\$ 10,000	
	Rebar 110#/CY	2,420	LBS	\$ 2.00	\$ 4,840	
	Drilled Dowels at & Inspections - All (E) Slab Edges - 140 LF & 12" C/C	140	EA	\$ 75.00	\$ 10,500	
03 00 00	Walls					\$ 31,550
	Elevator Pit Walls	340	SF	\$ 75.00	\$ 25,500	
	Rebar	1,713	LBS	\$ 2.00	\$ 3,425	
	Drilled Dowels at Footings & Piers Cap	35	EA	\$ 75.00	\$ 2,625	
03 00 00	Slab On Grade					\$ 99,140
	9" Thick SOG at Apparatus Area	636	SF	\$ 50.00	\$ 31,800	
	8" Thick SOG at Office Area	601	SF	\$ 40.00	\$ 24,040	
	14" Elevator Pit	85	SF	\$ 100.00	\$ 8,500	
	Rebar 100#/CY	4,200	LBS	\$ 2.00	\$ 8,400	
	Drilled Dowels at Slab on Grade	352	EA	\$ 75.00	\$ 26,400	
03 50 00	Underpinning & Shoring					\$ 27,900
	Foundation Underpinning/ Labor & Equipment	60	MHRS	\$ 250.00	\$ 15,000	
	Shore Under Girders/ Labor & Equipment	24	MHRS	\$ 225.00	\$ 5,400	
	Material	1	LS	\$ 7,500.00	\$ 7,500	
03 35 11	Densified Polished Sealed Concrete - PC-1					\$ 16,500
	Repair and Patch	1,100	SF	\$ 15.00	\$ 16,500	
03 35 11	Sealed Concrete - SC-1					\$ 7,162
	Workshop - 101	86	SF	\$ 5.00	\$ 430	
	Turnout - 102	118	SF	\$ 5.00	\$ 591	
	Decon - 103	113	SF	\$ 5.00	\$ 564	
	Apparatus Bay - 104	1,101	SF	\$ 5.00	\$ 5,504	
	Compressor - 114	15	SF	\$ 5.00	\$ 73	
Division 03 - CONCRETE					\$ 341,742	\$ 341,742
Div. 04	MASONRY					
04 100 00	CMU Masonry					NIC
	Not In Scope				NIC	
Division 04 - MASONRY						NIC
Div. 05	METALS					
05 100 00	Stair Construction					\$ 51,250
	New Stair	14	Risers	\$ 2,000.00	\$ 28,000	
	Railings	62	LF	\$ 250.00	\$ 15,500	
	Short ADA Stair	2	Risers	\$ 2,000.00	\$ 4,000	
	Railings	5	LF	\$ 250.00	\$ 1,250	
	Pit Ladder	1	LS	\$ 2,500.00	\$ 2,500	

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Total Gross Area	6,133	SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
05 50 100 Miscellaneous					\$ 25,071
Miscellaneous Metal	6,133	GSF	\$ 2.50	\$ 15,333	
Align Shear Wall Directly Under Existing Beam	16	MHRS	129.25	\$ 2,068	
Strengthening of (E) WF Beam at Second Floor as Well as (N) WF Beam at Rebuilt 2nd Floor Area	40	MHRS	129.25	\$ 5,170	
Steel Post	1	LS	\$ 2,500.00	\$ 2,500	
05 59 00 Stainless Steel					\$ 6,750
Wall Backsplash - SS-1	45	SF	\$ 150.00	\$ 6,750	
Division 05 - METALS				\$ 83,071	\$ 83,071
Div. 06 WOOD AND PLASTICS					
06 11 00 Wood Framing					\$ 197,854
Interior Partitions	5,634	SF	\$ 18.00	\$ 101,417	
Interior Partitions 8" Elevator Shaft Wall	725	SF	\$ 20.00	\$ 14,490	
Misc. Work at Kitchen Ponywall for Lift & Stairs	1	LS	\$ 1,500.00	\$ 1,500	
Gypsum Board Ceiling	4,621	SF	\$ 15.00	\$ 69,315	
Exterior Wall Framing for Addition at Deck Area	506	SF	\$ 22.00	\$ 11,132	
Framing for Stair	Included in Metal Fabrication Above				
06 11 00 Ceiling Joists					\$ 70,128
New Ceiling Joists 2X 12 at 16" C/C	3,896	SF	\$ 12.00	\$ 46,752	
Plywood Floor/Roof Sheeting	7,792	SF	\$ 3.00	\$ 23,376	
06 11 00 Wall Strengthened Shear Walls					\$ 182,416
Strengthened Shear Walls/ S 200 (150 LF X 22'-6" H)	3,375	SF	\$ 35.00	\$ 118,125	
Simpson Holdown to Footings	55	EA	\$ 200.00	\$ 11,000	
Tie Downs	1	LS	\$ 5,000.00	\$ 5,000	
Provide Posts	22	EA	\$ 200.00	\$ 4,400	
Anchor Bolts to Strengthened Shear Wall	75	EA	\$ 75.00	\$ 5,625	
Steel Structural Framing additions to add Strength	40	LF	\$ 250.00	\$ 10,000	
Scaffolding and Shoring	6,133	GSF	\$ 2.00	\$ 12,266	
Bracing During Construction	80	MHRS	\$ 200.00	\$ 16,000	
Align Shear Wall Directly Under Existing Beam	See Division 5				
06 40 53 Misc. Carpentry					\$ 13,509
Misc. Carpentry	80	MHRS	\$ 137.61	\$ 11,009	
Misc. Material & Tools	1	LS	\$ 2,500.00	\$ 2,500	
06 41 00 Architectural Wood Casework (Framing and Backing)					\$ 5,250
Backing for Upper and Lower Cabinetry/Lockers for Fixed Casework and Countertop See Div. 12 Below.	150	LF	\$ 35.00	\$ 5,250	See Div. 12
Division 06 - WOOD AND PLASTICS				\$ 469,157	\$ 469,157
Div. 07 THERMAL AND MOISTURE PROTECTION					
07 30 00 Roof Coverings					\$ 91,000
New Roofing System	3,745	SF	\$ 20.00	\$ 74,900	
Roofing System to Deck Area	322	SF	\$ 50.00	\$ 16,100	
07 50 00 Sheetmetal and Flashing					\$ 18,725
Flashing & Sheet Metals	3,745	SF	\$ 5.00	\$ 18,725	
07 75 00 Exterior Wall					\$ 72,190
(N) Cement Siding at West Elevation (Front)	799	SF	\$ 50.00	\$ 39,950	
Patch and Repair (E) Siding at East Elevation	750	SF	\$ 5.00	\$ 3,750	
(N) Prep and Paint Entire Structure	2,849	SF	\$ 10.00	\$ 28,490	
07 75 00 Exterior Soffit					\$ 18,000

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<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
	New Wood soffit	240	SF	\$ 75.00	\$ 18,000	
07 75 00	Enclosure to New Exterior at Existing Deck					\$ 9,000
	(N) Cement Siding at West Elevation North & West	180	SF	\$ 50.00	\$ 9,000	
07 90 00	Misc.					\$ 24,532
	Caulking and Sealants	6,133	GSF	\$ 2.00	\$ 12,266	
	Insulation	6,133	GSF	\$ 2.00	\$ 12,266	
Division 07 - THERMAL AND MOISTURE PROTECTION					\$ 233,447	\$ 233,447
Div. 08	OPENINGS					
08 11 13	Hollow Metal Doors & Frames					\$ 31,700
	Hollow Metal Frames 28/70	1	EA	\$ 850.00	\$ 850	
	Hollow Metal Frames 30/70	13	EA	\$ 850.00	\$ 11,050	
	Hollow Metal Frames 30/70 w/Sidelite	7	EA	\$ 1,200.00	\$ 8,400	
	Hollow Metal Frames 50/70	3	EA	\$ 1,000.00	\$ 3,000	
	Hollow Metal Frames 60/70	1	EA	\$ 1,200.00	\$ 1,200	
	Hollow Metal Doors 30/70	1	EA	\$ 950.00	\$ 950	
	Hollow Metal Doors 50/70	3	PR	\$ 1,500.00	\$ 4,500	
	Hollow Metal Doors 60/70	1	PR	\$ 1,500.00	\$ 1,500	
	20 Min Rating	1	EA	\$ 250.00	\$ 250	
08 20 00	Wood and Plastic Doors					\$ 28,400
	Wood Doors 30/70	18	EA	\$ 1,350.00	\$ 24,300	
	Wood Doors 28/70	1	EA	\$ 1,350.00	\$ 1,350	
	Vision Glass/Panel	4	EA	\$ 250.00	\$ 1,000	
	20 Min Rating	7	EA	\$ 250.00	\$ 1,750	
08 33 00	Overhead Doors					\$ 10,000
	Refurbish Existing Bay Door Keep (E) Roll Up Doors	1	LS	\$ 10,000.00	\$ 10,000	
08 31 16	Access Panels and Frames					\$ 2,500
	Fire-Rated Access Door	1	ALLOW	\$ 2,500.00	\$ 2,500	
08 51 00	Metal Windows					\$ 39,091
	Fixed Windows	51	SF	\$ 110.00	\$ 5,610	
	Casement Upper Lite	48	SF	\$ 145.00	\$ 6,960	
	Casement	182	SF	\$ 125.00	\$ 22,750	
	Interior Window HM Frame	34	SF	\$ 110.00	\$ 3,771	
08 60 00	Skylight					\$ 2,100
	Skylight	12	SF	\$ 175.00	\$ 2,100	
08 71 00	Door Hardware					\$ 45,350
	Door Hardware	25	EA	\$ 1,000.00	\$ 25,000	
	Kick Plates	29	EA	\$ 150.00	\$ 4,350	
	Door Louvers	3	EA	\$ 250.00	\$ 750	
	Door Operator (Not Shown 104A/105A?)	1	Allow	\$ 10,000.00	\$ 10,000	
	Card Reader Hardware (Wiring & Hookups See Div. 28)	7	EA	\$ 750.00	\$ 5,250	
Division 08 - OPENINGS					\$ 159,141	\$ 159,141
Div. 09	FINISHES					
09 29 00	Gypsum Board					\$ 164,648
	New Walls 5/8" X	11,340	SF	\$ 8.00	\$ 90,720	
	Perimeter Walls 5/8" X	2,960	SF	\$ 8.00	\$ 23,680	
	New 2-Hr Shaft Wall	690	SF	\$ 12.00	\$ 8,280	
	Gypsum Ceiling	4,621	SF	\$ 8.00	\$ 36,968	
	Misc. Patch and Repair of (E) Walls and Ceilings	1	LS	\$ 5,000.00	\$ 5,000	

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<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
09 51 13 Acoustical Panel Ceilings					\$ 20,952
Acoustical Panel Ceilings	1,164	SF	\$ 18.00	\$ 20,952	
09 60 00 Flooring					\$ 1,440
Stairs and Landing Finishes	120	SF	\$ 12.00	\$ 1,440	
09 83 00 Acoustic Finishes					\$ 4,800
Tackboard at Meeting Room (Assume Long Wall)	240	SF	\$ 20.00	\$ 4,800	
09 60 00 Bases					\$ 7,810
RB -1	1,562	LF	\$ 5.00	\$ 7,810	
09 30 00 Porcelain Tile Flooring - TL-3					\$ 33,175
Porcelain Floor Tile Restroom	48	SF	\$ 30.00	\$ 1,440	
Porcelain Floor Tile Bathroom	170	SF	\$ 30.00	\$ 5,100	
Porcelain Tile Cove Base Restroom	25	LF	\$ 35.00	\$ 875	
Porcelain Wall Tile Bathroom to 8'	920	SF	\$ 28.00	\$ 25,760	
09 65 00 Static Dissipative Tile - 1/8" - SDT-1					\$ 4,959
Radio - 201	61	SF	\$ 18.00	\$ 1,095	
Storage - 202	84	SF	\$ 18.00	\$ 1,504	
IT/Elec - 203	131	SF	\$ 18.00	\$ 2,361	
09 65 00 Resilient Athletic Flooring - RR-1					\$ 3,584
Exercise - 209	239	SF	\$ 15.00	\$ 3,584	
09 65 00 Resilient Flooring - RF-1					\$ 18,088
Lobby - 105	112	SF	\$ 12.00	\$ 1,339	
Hall 1 - 106	90	SF	\$ 12.00	\$ 1,080	
Storage - 113	25	SF	\$ 12.00	\$ 294	
Kitchen/Dining - 206	520	SF	\$ 12.00	\$ 6,242	
Dayroom - 207	483	SF	\$ 12.00	\$ 5,793	
Hall 2 - 208	179	SF	\$ 12.00	\$ 2,154	
Laundry - 217	63	SF	\$ 12.00	\$ 762	
Storage - 218	35	SF	\$ 12.00	\$ 425	
09 68 00 Carpet - CP-1					\$ 15,478
Staff - 107	172	SF	\$ 9.00	\$ 1,544	
Records - 109	30	SF	\$ 9.00	\$ 270	
Administration - 110	260	SF	\$ 9.00	\$ 2,338	
Meeting - 111	432	SF	\$ 9.00	\$ 3,890	
Office 1 - 204	125	SF	\$ 9.00	\$ 1,129	
Captain's Office - 205	125	SF	\$ 9.00	\$ 1,129	
Hall 3 - 211	125	SF	\$ 9.00	\$ 1,123	
Dorm 1 - 212	151	SF	\$ 9.00	\$ 1,355	
Dorm 2 - 213	150	SF	\$ 9.00	\$ 1,351	
Dorm 3 - 214	150	SF	\$ 9.00	\$ 1,348	
09 91 23 Interior Paint					\$ 57,211
Painting Walls & Ceilings	16,477	SF	\$ 3.00	\$ 49,431	
Apparatus Bay Ceiling	1,256	SF	\$ 5.00	\$ 6,280	
Misc. Patch and Paint	1	LS	\$ 1,500.00	\$ 1,500	
Division 09 - FINISHES				\$ 332,146	\$ 332,146

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Total Gross Area	6,133	SF

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 10	SPECIALTIES					
10 14 00	Signage					\$ 18,399
	New Interior Signage (ADA, ID, Egress)	6,133	GSF	\$ 3.00	\$ 18,399	
10 26 12	Wall Protection and Corner Guards					\$ 5,000
	Wall and Corner Protection	1	Allow	\$ 5,000.00	\$ 5,000	
10 21 16	Compartments					\$ 10,700
	Shower Compartment and Accessories	2	EA	\$ 2,850.00	\$ 5,700	
	Office Partition Administration	1	Allow	\$ 5,000.00	\$ 5,000	
10 28 00	Toilet and Bath Accessories					\$ 3,310
	Grab Bars	6	EA	\$ 85.00	\$ 510	
	Toilet Paper Dispenser	3	EA	\$ 150.00	\$ 450	
	Automatic Soap Dispenser	3	EA	\$ 150.00	\$ 450	
	Recessed Auto Paper Towel Dispenser w/Waste Recept	1	EA	\$ 650.00	\$ 650	
	Shower Folding Seat	1	EA	\$ 500.00	\$ 500	
	Steel Channel Mirror 24"x36"	3	EA	\$ 250.00	\$ 750	
10 40 00	Safety Specialties					\$ 8,000
	Fire Extinguisher Cabinets	1	Allow	\$ 3,000.00	\$ 3,000	
	Misc. Emergency Aid (Defib Cab/First Aid Etc.)	1	Allow	\$ 5,000.00	\$ 5,000	
10 50 00	Storage					\$ 13,950
	Dorm Lockers Single Tier 72"	9	EA	\$ 950.00	\$ 8,550	
	Turnout Lockers (4-Compartment 24") (By Owner?)	3	EA	\$ 1,800.00	\$ 5,400	
Division 11 - EQUIPMENT					\$ 59,359	\$ 59,359
Div. 11	EQUIPMENT					
11 13 00	Commercial Equipment					\$ 50,000
	Commercial Appliances	1	Allow	\$ 50,000.00	\$ 50,000	
	Kitchen Equipment's				Included in above	
	Residential Equipment's				Included in above	
	Equipment's at Turnout room				Included in above	
	Washer Extractor				Included in above	
	Drying Cabinet				Included in above	
	Fitness Equipment's				Included in above	
Division 11 - EQUIPMENT					\$ 50,000	\$ 50,000
Div. 12	FURNISHINGS					
12 40 00	Moveable Furnishings					\$ 30,000
	Furniture's	1	Allow	\$ 30,000.00	\$ 30,000	
	Dayroom/Bedroom/Sleep room Furnishings				Included in above	
	Office Desk and Chairs				Included in above	
	Classroom Tables and Chairs				Included in above	
	Other Furniture				Included in above	
12 36 00	Casework					\$ 63,800
	Fixed Lower Casework	55	LF	\$ 450.00	\$ 24,750	
	Fixed Upper Casework	63	LF	\$ 350.00	\$ 22,050	
	Fixed Kitchen Island Counter	10	LF	\$ 500.00	\$ 5,000	
	Fixed Kitchen Pantry	14	LF	\$ 500.00	\$ 7,000	
	Workshop Lower Casework and Countertops	20	LF	\$ 250.00	\$ 5,000	
12 36 00	Countertops					\$ 16,250
	Solid Surface Countertops	65	LF	\$ 250.00	\$ 16,250	

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Description		Quantity	Unit	Unit Cost	Extension	Group Extension
12 40 00	Furnishings and Accessories FF & E (By Owner includes all furniture, tables, chairs, etc...)	Excluded				N/A
12 48 00	Rugs and Mats Walk Off Mats	1	LS	\$ 1,500.00	\$ 1,500	\$ 1,500
12 21 23	Roll Down Blinds - BL-1 Roll Down Blinds (All Windows)	315	SF	\$ 20.00	\$ 6,300	\$ 6,300
Division 12 - FURNISHINGS					\$ 117,850	\$ 117,850
Div. 13	SPECIAL CONSTRUCTION SPECIAL CONSTRUCTION					N/A
Division 13 - SPECIAL CONSTRUCTION						N/A
Div. 14	CONVEYING SYSTEMS					
14 00 00	Elevator & Lift					\$ 150,000
	Two-Stop Otis Hydro Fit unit standard Otis Fixtures, Finishes, Cab Interior	1	EA	\$ 120,000.00	\$ 120,000	
	Cab Finishes	1	EA	\$ 25,000.00	\$ 25,000	
	Wheelchair Lift	1	EA	\$ 5,000.00	\$ 5,000	
Division 14 - CONVEYING SYSTEMS					\$ 150,000	\$ 150,000
Div. 21	FIRE SUPPRESSION					
21 00 00	Fire Protection System					\$ 61,330
	Fire Protection System	6,133	GSF	\$ 10.00	\$ 61,330	
	New Fire Water Connection (FDC)				Included in Site Cost	
	Backflow Preventer				Included in Site Cost	
Division 21 - FIRE SUPPRESSION					\$ 61,330	\$ 61,330
Div. 22	PLUMBING					
22 00 00	Domestic Water/ Sanitary Waste/ Vent & Service Piping Including Connections and Rough In					\$ 160,250
	Management, Detailing, Submittals, Permits & Clean-up	1	LS	\$ 15,000.00	\$ 15,000	
	Waste & Vent Piping	1	LS	\$ 30,000.00	\$ 30,000	
	Water Closet	3	EA	\$ 3,000.00	\$ 9,000	
	Lavatory	3	EA	\$ 3,200.00	\$ 9,600	
	Mop sink	1	EA	\$ 3,850.00	\$ 3,850	
	Service sink, double	3	EA	\$ 3,300.00	\$ 9,900	
	Kitchen sink, dbl, SS faucet, disposer				Existing to be used	
	Laundry sink, single				Existing to be used	
	Shower Complete System	2	EA	\$ 4,400.00	\$ 8,800	
	Emergency Shower	1	EA	\$ 6,500.00	\$ 6,500	
	Laundry Box, with WHA	1	EA	\$ 2,000.00	\$ 2,000	
	Connection for Dishwasher	1	EA	\$ 500.00	\$ 500	
	FS-1 Floor Sink	2	EA	\$ 2,500.00	\$ 5,000	
	FD-1 Floor Drain	2	EA	\$ 1,500.00	\$ 3,000	
	Linear Trench Drain	28	LF	\$ 125.00	\$ 3,500	
	WH-1 Water Heater	1	EA	\$ 8,500.00	\$ 8,500	
	CP-1 Hot Water Recirculation Pump	1	EA	\$ 2,500.00	\$ 2,500	
	ET-1 Expansion Tank	1	EA	\$ 3,850.00	\$ 3,850	
	SOI -1 Sand & Oil Interceptor	1	EA	\$ 18,250.00	\$ 18,250	
	Fire Stopping & Acoustical Seal Penetrations	1	LS	\$ 2,500.00	\$ 2,500	
	Demo	1	LS	\$ 3,000.00	\$ 3,000	
	Saw Cutting	1	LS	\$ 15,000.00	\$ 15,000	
Division 22 - PLUMBING					\$ 160,250	\$ 160,250
Div. 23	HEATING, VENTILATING, and AIR CONDITIONING (HVAC)					

Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

Draft Estimate Date: 10/07/2021

Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
23 00 00 Heating & Cooling System					\$ 688,620
ERV-1, Energy Recovery Unit 3,200-cfm	1	EA	\$ 40,900.00	\$ 40,900	
OU-1 & 2 VRF Outdoor Heat Recovery Condenser	4	EA	\$ 15,200.00	\$ 60,800	
IU-1 thru 18 VRF Indoor Units	18	EA	\$ 3,280.00	\$ 59,040	
IR-1 thru 9 Infrared Heaters	9	EA	\$ 3,550.00	\$ 31,950	
DX Piping	1	LS	\$ 115,500.00	\$ 115,500	
VRF Hook-up	18	EA	\$ 1,600.00	\$ 28,800	
Supply Air Galvanized Ducting	1	LS	\$ 114,400.00	\$ 114,400	
Roof Supports	1	LS	\$ 33,250.00	\$ 33,250	
Fire Smoke Damper	20	EA	\$ 1,650.00	\$ 33,000	
Air Outlets & Volume Dampers	48	EA	\$ 135.00	\$ 6,480	
Roof Supports Duct & Pipe	1	LS	\$ 15,000.00	\$ 15,000	
Fire Stopping & Acoustical Seal Penetrations	1	LS	\$ 2,500.00	\$ 2,500	
Duct Insulation	1	LS	\$ 20,000.00	\$ 20,000	
HVAC Controls	1	LS	\$ 90,000.00	\$ 90,000	
Louvers	2	EA	\$ 1,500.00	\$ 3,000	
Air & Water Balance	1	LS	\$ 14,000.00	\$ 14,000	
Demo	1	LS	\$ 5,000.00	\$ 5,000	
Management, Detailing, Submittals, Permits & Clean-up	1	LS	\$ 15,000.00	\$ 15,000	
Division 23 - HEATING, VENTILATING, and AIR CONDITIONING (HVAC)				\$ 688,620	\$ 688,620
Div. 26 ELECTRICAL					
26 00 00 Electrical					\$ 279,259
26 00 00 Electrical Demolition					
Soft demo	6,133	SF	\$ 2.00	\$ 12,266	
Switchgear and Feeders					
Electrical panels and feeders (add or revise existing)	1	LS	\$ 25,000.00	\$ 25,000	
Lighting					
Lighting fixtures including branch wiring	6,133	SF	\$ 17.00	\$ 104,261	
Fixture type F1	5	EA			
Fixture type F2	9	EA			
Fixture type F3	33	EA			
Fixture type F4	13	EA			
Fixture type F5	1	EA			
Fixture type F6	10	EA			
Fixture type F7-2'	2	EA			
Fixture type F7-4'	3	EA			
Fixture type F8	2	EA			
Fixture type F9	1	EA			
Fixture type F10	6	EA			
Fixture type F11	4	EA			
Fixture type F12	3	EA			
Fixture type F13	2	EA			
Fixture type F14	1	EA			
Fixture type F15	2	EA			
Fixture type F16	4	EA			
Fixture type X1	4	EA			
Lighting outlets	105	EA			
Branch conduit and wire	2,000	LF			
Lighting controls					
Allowance for devices to include	6,133	SF	\$ 4.00	\$ 24,532	
Ceiling mounted occupancy sensor	INCL				
Power pack	INCL				
Lighting bridge	INCL				
Lighting interface module	INCL				
Lighting emergency dimming power pack	INCL				
Lighting control relay panel	INCL				

Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

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Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Lighting receptacle power pack	INCL				
Lighting dimming power pack	INCL				
Lighting wall occupancy sensor	INCL				
Lighting dimming control	INCL				
Branch conduit and wire	INCL				
Title 24 requirements	INCL				
Testing	INCL				
Devices	6,133	SF	\$ 5.00	\$ 30,665	
Duplex receptacle	INCL				
4plex	INCL				
WP GFI	INCL				
Controlled duplex	INCL				
USB duplex	INCL				
Cord reels	INCL				
L5-20 outlets	INCL				
L5-30 outlets	INCL				
Floor box	INCL				
Branch conduit and wire	INCL				
Connection to Mechanical					
30 amp connection	17	EA	\$ 344.05	\$ 5,849	
60 amp connection	3	EA	\$ 454.28	\$ 1,363	
30 amp disconnect N-1	14	EA	\$ 446.94	\$ 6,257	
60 amp disconnect N-1	2	EA	\$ 597.07	\$ 1,194	
30 amp disconnect N-3R	1	EA	\$ 496.64	\$ 497	
60 amp disconnect N-3 R	1	EA	\$ 693.82	\$ 694	
Allowance for equipment not shown	1	LS	\$ 5,000.00	\$ 5,000	
Elevator feeder	50	LF	\$ 65.00	\$ 3,250	
Elevator disconnect	1	EA	\$ 725.00	\$ 725	
Car lighting disconnect	1	EA	\$ 446.94	\$ 447	
Pit wiring	1	EA	\$ 1,270.00	\$ 1,270	
Gate motor controller	1	LS	\$ 1,500.00	\$ 1,500	
Branch circuits	1000	LF	\$ 23.99	\$ 23,990	
Misc.					
ARC Fault	1	LS	\$ 2,500.00	\$ 2,500	
Temp Power	1	LS	\$ 15,000.00	\$ 15,000	
Temp power maintenance	1	LS	\$ 8,500.00	\$ 8,500	
Fire caulk	1	LS	\$ 4,500.00	\$ 4,500	
Division 26 - ELECTRICAL				\$ 279,259	\$ 279,259
Div. 27 COMMUNICATIONS					
27 00 00 Communication					\$ 124,895
Provision for IT room (plywood, cable tray grounding and	1	LS	\$ 15,000.00	\$ 15,000	
Data voice outlets	18	EA	\$ 140.00	\$ 2,520	
Conduit from com room to roof antenna	1	LS	\$ 2,500.00	\$ 2,500	
WAP	12	EA	\$ 920.00	\$ 11,040	
Rack	3	EA	\$ 325.00	\$ 975	
Patch panel	3	EA	\$ 450.00	\$ 1,350	
Patch cord	144	EA	\$ 9.60	\$ 1,382	
Testing labeling terminating	144	EA	\$ 12.00	\$ 1,728	
POE switch	1	EA	\$ 4,500.00	\$ 4,500	
Cat6 cable	4,800	LF	\$ 9.50	\$ 45,600	
FSAS (owner furnished and installed)					
Conduit rough in for FSAS	1	ls	\$ 7,500.00	\$ 7,500	
CATV					
Outlet and wiring for (flat screen TV by owner)	11	LS	\$ 1,800.00	\$ 19,800	
Video intercom master	1	LS	\$ 3,500.00	\$ 3,500	
Video intercom slave	3	EA	\$ 2,500.00	\$ 7,500	
Division 27 - COMMUNICATIONS				\$ 124,895	\$ 124,895
Div. 28 ELECTRONIC SAFETY AND SECURITY					

Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

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Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
28 00 00	Security and life safety					\$ 108,852
	Fire Alarm					
	All devices to include	6,133	SF	\$ 6.00	\$ 36,798	
	FACP		INCL			
	FAA		INCL			
	Smoke detector		INCL			
	Heat detector		INCL			
	Flow and tamper		INCL			
	PIV		INCL			
	Horn/strobe		INCL			
	Strobe		INCL			
	Elevator connection		INCL			
	Pull station		INCL			
	Conduit and cable		INCL			
	Testing		INCL			
	Certification		INCL			
	Training		INCL			
	Security					
	Access Control					
	Head end	1	EA	\$ 1,800.00	\$ 1,800	
	Card reader	7	EA	\$ 390.00	\$ 2,730	
	Door position switch	8	EA	\$ 420.00	\$ 3,360	
	Electric lock	7	EA	\$ 410.00	\$ 2,870	
	Roll up door positioning switch	4	EA	\$ 525.00	\$ 2,100	
	Window position switch	7	EA	\$ 510.00	\$ 3,570	
	Testing	1	LS	\$ 2,500.00	\$ 2,500	
	Training	1	LS	\$ 2,500.00	\$ 2,500	
	Branch conduit and wire	1360	LF	\$ 23.99	\$ 32,626	
	CCTV					
	360 camera outdoor	3	EA	\$ 3,500.00	\$ 10,500	
	Wall arm	3	EA	\$ 750.00	\$ 2,250	
	Data port	3	EA	\$ 150.00	\$ 450	
	Branch conduit and wire.	200	LF	\$ 23.99	\$ 4,798	
Division 28 - ELECTRONIC SAFETY AND SECURITY					\$ 108,852	\$ 108,852
Div. 33	UTILITIES					
33 00 00	Electrical Site Utilities					\$ 48,100
	Misc. Electrical Site Utilities .	1	LS	\$ 15,000.00	\$ 15,000	
	1" PVC for future EVC, end at N-17 box					
	1" RGS MT from roof to future PV panel, terminate in N-3R					
	Connect motorized gate controller					
	Install conduit for loop detection to gate controller					
	Install stanchion for card reader and associated 3/4"					
	3/4" PVC w/ 4/#10 for power to gates					
	Ditchwitch					
	Site Communication to include	1	LS	\$ 25,000.00	\$ 25,000	
	4" PVC ATT conduit					
	24x36x24 ATT in ground pull box. Demo existing box and					
	2-2" PVC for MCTB traffic					
	2" Comcast service conduit					
	17x 30 Comcast box with traffic lid					
	2" PVC w/3-CAT6A outdoor rated					
	PIV fire alarm switch					
	3/*4" PVC w/1-16TSP					
	Excavation, backfill and compaction					
	Site Security					

Kensington Public Safety Building Renovation



Based on Preliminary Schematic Pricing Set Design Dated 09/27/21

Draft Estimate Date: 10/07/2021

Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
None shown add allowance for cameras	1	LS	\$ 8,100.00	\$ 8,100	
Underground Pipe Utilities					
Division 33 - Utilities				\$ 48,100	\$ 48,100
SUBTOTAL OF DIRECT CONSTRUCTION COST				\$ 3,661,470	\$ 3,661,470

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Ground Street Level	2,871	SF
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Total Gross Area	6,133	SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
SITE IMPROVEMENTS COST					
Div. 32 SITE IMPROVEMENTS COST					
Parking Lot					\$ 60,750
Existing Parking - Concrete Repair	1,500	SF	\$ 8.00	\$ 12,000	
Existing Asphalt Aodifications	5,000	SF	\$ 4.00	\$ 20,000	
Draiveway Repair	1,000	SF	\$ 15.00	\$ 15,000	
Replace Sidewalk	450	SF	\$ 25.00	\$ 11,250	
Striping & Signage	1	LS	\$ 2,500.00	\$ 2,500	
Pedestarin Improvements					\$ 22,500
Replace Cub & Gutter	100	LF	\$ 50.00	\$ 5,000	
Rplace Ramp	500	SF	\$ 35.00	\$ 17,500	
Landscape & Irrigation					\$ 5,000
Landscape & Irrigation	250	SF	\$ 15.00	\$ 3,750	
Irrigation	250	SF	\$ 5.00	\$ 1,250	
Site Utilities					\$ 62,700
Sewer Lines	30	LF	\$ 150.00	\$ 4,500	
Manhole	1	EA	\$ 5,500.00	\$ 5,500	
Trench drain	80	LF	\$ 125.00	\$ 10,000	
Domestic Water	30	LF	\$ 90.00	\$ 2,700	
Fire Water	200	LF	\$ 150.00	\$ 30,000	
Backflow Preventer	1	EA	\$ 7,500.00	\$ 7,500	
FDC	1	EA	\$ 2,500.00	\$ 2,500	
All Electrical Site Utilities are included in the Building Cost				Included in Building Cost	
Additional Improvements					\$ 31,500
Site Improvements at Arlington Street	700	SF	\$ 45.00	\$ 31,500	
SUBTOTAL OF DIRECT CONSTRUCTION COST				\$ 182,450	\$ 182,450
CONTINGENCIES (DESIGN & ESTIMATING)			10.00%		\$ 18,245
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY					\$ 200,695
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%		\$ 30,104
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			10.00%		\$ 23,080
BOND AND INSURANCE			2.00%		\$ 5,078
TOTAL COST BEFORE ESCALATION					\$ 258,957
ESCALATION TO MID- POINT OF CONSTRUCTION			8.10%		\$ 20,975
TOTAL CONSTRUCTION COST WITHOUT OWNER'S (FEE/PM/DELIVERY) COST					\$ 279,932

Qualifications & Assumptions

Kensington Public Safety Building Renovation

Basis of the Estimate:

This estimate is based on the plans and specifications which is labeled as Preliminary Schematic Pricing Set Design prepared by MARJANG Architecture Dated 09/27/2021.

Project Description:

Complete Rebuild of Area above First Floor Between grids 4-7

Exterior Work Includes New Siding And Paint, Patch And Repair To Existing.

New Covering At Roof At Eaves.

Full Interior Remodel

See Civil, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Audio Visual, Electrical, And Security Drawings For Scope Of Work.

Exclusions

- 1) Utility Connection Fees
- 2) Furniture Fitting and Equipment (FFE) - An Allowance is included in the Estimate
- 3) Engineering and Architectural or any other Design Fees
- 4) Land Cost, Financing Cost and Legal Fees
- 5) Permit & Plan Check Fees
- 6) Testing and Inspection Cost
- 7) Quality Control Costs
- 8) Owner's Project Administration, Management and Supervision
- 9) Cost of Change Orders during Construction
- 10) Cost of Escalation Beyond the Assumed Construction Schedule
- 11) Owner's Relocation Costs
- 12) Any Work Related to Existing Conference Room and Security Storage Room is Excluded from this

Allowances

An Allowance for FF&E is included in the Estimate

Construction Schedule

Construction Duration Assumed to be 15 Months which will be started in 06/01/2022 and will be completed in 09/01/2023. The work will be constructed in one phase with a normal construction period.

All work is to be performed during regular working hour.

No overtime work allowed in the estimate.

Project Delivery Method

The estimate reflects our Opinion of Probable Construction Costs obtainable in the project locality on the date of this estimate under competitive bidding for a lump sum (Design-Bid-Build) contract with a minimum of 3 bids.

Qualifications & Assumptions

Kensington Public Safety Building Renovation

Basis of the Estimate:

Basis of 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

Direct Cost

- 1) The unit prices used in the direct cost estimate section are composite unit prices which include costs for material, labor, equipment and subcontractor's/supplier's mark-ups and sales tax.
- 2) Subcontractor's overhead and profit is included in each line item unit cost.
- 3) Labor costs are based on Prevailing wages for Bay Area focusing in XX county.

Indirect Cost

Markups are added in the Summary to cover the following needed costs:

- a) General Contractor's general conditions and general requirements
- b) General contractor's overhead and profit, bonds and insurance
- c) Design phase contingency
- d) Cost escalation beyond the assumed construction mid-point
- e) Other indirect costs which may be needed to complete the project.

Cost Escalation

Escalation is based on 6% Average annually to the mid [point of construction. Project Construction anticipated to start on 06/01/2022 with a completing in 09/01/2023 with 15 Month Duration.

Items Impacting Costs

The following is a list of items that may affect the cost estimate:

- a) Modifications to the scope of work or assumptions included in this estimate
- b) Unforeseen sub-surface conditions such rock and hazardous material
- c) Special phasing requirements
- d) Restrictive technical specifications or excessive contract conditions
- e) Any specified item of equipment, material, or product that cannot be obtained from at least three
- f) Any other non-competitive bid situations.
- g) Any cost of handling, removal, treatment and transportation of hazardous Waste Material is Excluded.

Qualifications & Assumptions

Kensington Public Safety Building Renovation

Basis of the Estimate:

General Qualifications of the Estimate

This estimate represents MicroEstimating's opinion of probable construction costs based on professional experience and qualifications. Since we have no control over the cost of labor, materials or equipment, services furnished by others, contractor's method of pricing and carrying out of work, design work still to be completed, competitive bidding, or market conditions, we cannot guarantee that bid or final construction costs will not vary from our opinion of probable costs. These opinions of cost are based on current market conditions with a relatively low level of participation from General Contractors and Subcontractors on public works and private projects.

Bid Conditions

Experience shows fewer bidders may result in higher bids, and conversely more bidders may result in lower bids. Therefore, it is important to obtain as many bids as possible.

Market Conditions:

Due to the high number of construction projects currently underway in Bay Area there is a shortage or lack of participation in some special trades, as well as shortages of labor and skilled workers that may impact the cost of construction projects. These conditions may continue for a few years before construction slows. For this reason we suggest that the owner carry an additional 10% above and beyond this construction cost. This 10% is not considered to be a contingency of escalation factor, but is only to account for market volatility.

Kensington Public Safety Building Renovation



ESCALATION CALCULATION

Date of Estimate Pricing	10/07/2021
Start of Construction	6/1/2022
End of Construction	9/1/2023
Construction Duration in Calendar Days	457 Days 15 Months
Number of Days as of Estimate Report	237 Days
1/2 of construction period (Mid-Point)	229 Days
Day of estimate pricing to mid-point	466 Days 16 Months
Mid-Point of Construction	1/15/2023
Escalation Per Year Factor	6.0%
Total Escalation to Mid-Point of Construction	8.10%

