



## KENSINGTON FIRE PROTECTION DISTRICT

**DATE:** April 14, 2021

**TO:** Board of Directors  
Kensington Fire Protection District

**RE:** **Agenda Item 4d**  
Lease Negotiations and Options

**SUBMITTED BY:** Bill Hansell, General Manager

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### **Recommended Action**

Appoint the General Manager to be Lead Negotiator for lease discussions/negotiations so that subsequent proposals may be brought to the Board and scheduled appropriately for review and modification/approval.

### **Background**

In order to benefit the KFPD mission by securing its current and future facility needs per the recommendations detailed in Agenda Item 4c, the District should investigate potential lease options for the following reasons:

1. To provide for a temporary facility location for the District's services during renovation of the Public Safety Building;
2. To negotiate the KPPCSD lease-end transition in a manner that best supports the continuing needs of the public services provided by both the Fire and Police Departments to the residents of Kensington.

For reference, attached is a letter provided to General Manager Marti Brown dated April 1<sup>st</sup>, 2021 that explains the lease history with the KPPCSD, references renovation estimates including "Temporary Facility" costs, and identifies current lease options at 303 Arlington Ave. It is assumed that there may be other options and alternatives to investigate for the above reasons during facility planning phases over the coming months.

### **Fiscal Impact**

None at this time. Subsequent actions/approvals by the Board of Directors may affect future revenue and/or expenses.



## Kensington Fire Protection District

Board of Directors  
President Larry Nagel  
Vice President Kevin Padian  
Don Dommer  
Janice Kosel  
Julie Stein

**Date:** April 1, 2021

**To:** Marti Brown, General Manager  
KPPCSD  
217 Arlington Ave  
Kensington CA 94707

**From:** Bill Hansell, General Manager  
[Kensington Fire Protection District](http://Kensington Fire Protection District)  
217 Arlington Ave  
Kensington CA 94707  
Email: [bhansell@kensingtonfire.org](mailto:bhansell@kensingtonfire.org)

**Re: Public Safety Building – Historical Lease Terms, Comps, Renovation Documents**

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Dear Marti:

Last month, you asked if I could provide potential lease rates for the KPPCSD should a shared occupancy option for the Public Safety Building be approved. At the time, I had not researched that and noted it would be a matter for the KFPD Board to consider once a more specific direction for the project was determined. That is still true but since then I have reviewed the lease history and believe that precedence would be the basis for a future agreement.

Attached are the leases from 1998, 2009, 2014, 2017, 2018, and 2020. The current 2020 lease is a month-to-month agreement that continues the terms of the 2018 agreement with monthly payments of \$3,025.25 which translates into roughly \$1.87/sf (re: attached existing net area calcs = 1,195sf PD use + 433sf Half Shared use = 1,628sf PD portion.) The 2017 lease amount was slightly less at \$2,955.67. It appears that the current rate is below market and unlike prior leases the basis of the fee was not codified in these instances.

I have been told that the 2014 lease was established due to a financial hardship plea from KPPCSD but otherwise the document itself does not explain the basis. The terms of the 1998 ten-year lease were based on the renovation project beginning at the time as you can see from the document and later explained in the attached March 2010 Kensington Outlook article. The fee was a combination of the KPPCSD share of the renovation paid over ten years and an annual maintenance fee with CPI increases. Apparently, the 2009 five-year lease amount was also determined by the amortized shared cost of the renovation project started that year.

Therefore, the lease period from 1999 to 2014 directly incorporated improvement costs until the exceptional change in 2014 just prior to discussions in 2015-16 about the renovation needs that are still under consideration. Last September, Interim General Manager Mary Morris-Mayorga included an estimate of the PSB renovation cost by Mack5, Construction Estimators and Managers, who have a long history with the building. In the 09/30/2020 KFPD Board packet, Mary provided info on the total renovation cost and calculations on the KPPCSD share. Those



## Kensington Fire Protection District

amounts ranged from \$8,026/mo to \$9,617/mo, although per my added notes those are amortized over much longer periods than the 10-year basis of the 1999 agreement. The impact on the KFPD budget would need to be analyzed further to see if that can be accommodated. Nevertheless, if those fees were used and the same area provided as calculated above (1,628sf) the fee range would be \$4.93/sf to \$5.91/sf. As you know, the most recent shared plan (Option G) reduces the PD area but the FD staff maintain that it still does not provide adequate room for current fire services needs due to the various code updates required and new fire-fighting standards. To that end, we understand similar points articulated by the PD staff about its space share, so please consider the figures here to be rough estimates.

I have attached Mary's outline which includes a "KFPD Projected Reserve Balances Including Project Cost Outflow" statement, some initial CSDA financing information sheets for partial funding in lieu of cash, the Mack5 "Preliminary Project Cost Report", and the Mack5 "Conceptual Cost Plan" for the renovation. Note that the latter was based on a different internal layout ("Option B" dated 06/01/2020) but the general scope and cost still applies.

In terms of market-rate comparisons, I understand from your March 11, 2021 presentation that the unimproved rental space at 303 Arlington Ave would cost \$5,300/mo (2,656sf @ \$1.99/sf) and, of course, KPD would incur no temporary facility expense there as would be the case with the shared building option (By the way, given the amount of space there, I wonder if KFPD could sublet a portion for its admin and storage needs during construction if a two-building solution is pursued.) In the Fall, Mary negotiated a possible lease for the KFPD admin offices at 289 Arlington Ave for \$2,935/mo for 1,175sf or \$2.49/sf. Looking online, I see other office comps in the \$2.75/sf to \$3.75sf range and assume those will hold or rise as the economy resets and improves. Construction costs are continuing to increase so I anticipate Mack5's project cost estimate and the resultant shared cost figures to be adjusted up accordingly.

I hope this helps fill in the info you need but please feel free to let me know if you have any questions. As you know, I am providing the above based on the records I have and my assumptions do not represent any policy approvals by the KFPD Board which would have to consider the matter(s) in future public meetings.

Sincerely,

A handwritten signature in black ink that reads "Bill Hansell". The signature is written in a cursive, flowing style.

Bill Hansell  
General Manager

# KENSINGTON SECOND FLOOR OFFICES LOADS OF CHARM AND NATURAL LIGHT ±1250 SF WITH 5 PRIVATE OFFICES



303 ARLINGTON AVE KENSINGTON CA 94708



Upper floor suite with five (5) private offices, kitchenette, plus a couple of bonus storage / utility rooms. Good for professional, group, therapy and many other uses.

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Beautiful hometown charm with a true sense of community in the neighborhood.

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Kensington Fire Protection District  
Public Safety Building Renovation  
Financing

*Costs Have Been Updated Pursuant to Draft Project Budget*

<u>Total Renovation Cost</u>	Total	FY 2021	FY 2022	FY 2023
Design/Planning/Management	\$ 808,430	\$ 500,000	\$ 123,372	\$ 185,058
Construction	5,171,243		2,068,497	3,102,746
Project Contingency	725,831		290,332	435,499
Temporary Facility	974,500		974,500	
Additional Costs -Per Project Cost Report	304,137	91,241	106,448	106,448
<b>Total</b>	<b>\$ 7,984,141</b>	<b>\$ 591,241</b>	<b>\$ 3,563,149</b>	<b>\$ 3,829,751</b>

Financing Options

Reserves 100%

Reserves Combined with Construction Loan (CSDA Finance or Other)

KPPCSD Occupied Space (Option B potential)

Construction Cost - based on square footage	\$ 972,946
Soft Cost Estimate - 25%	243,237
<b>Total Estimated Construction Cost</b>	<b>\$ 1,216,183</b>

Options for Funding

Lump Sum (reserves or loan from KFPD)

Amortized Over 15-20 Years

Incorporated into Monthly Lease Payment

Amortized (Rate = 5%)	15 Years	20 Years
Monthly	\$9,617.49	\$8,026.27
Annual	\$ 115,410.00	\$ 96,315.00

**04/01/2021 NOTES:**

1.) Presented at KFPD Board Mtg on 09/30/2020

2.) KPPCSD cost share based on "Option B" which is obsolete but this appears to be a reliable rough estimate based on the most recent option.

3.) The draft KPPCSD Loan option above shows 15yr or 20yr repayment options whereas the precedent of the 1999 agreement was 10yrs. Relative to this issue, please see the attached KFPD funding schedule which shows that the KFPD reserves would be drained over three years compared to the substantially longer reimbursement period suggested above. Pending further financial analysis, a shorter repayment period may be required.

Kensington Fire Protection District  
 Projected Reserve Balances Including Project Cost Outflow

	FY 2021 Budget	FY 2022 Budget	FY 2023 Budget	FY 2024 Budget	FY 2025 Budget
<b>Operating</b>					
Beginning Balance	\$ 5,413,569	\$ 5,305,337	\$ 5,901,203	\$ 3,626,357	\$ 4,260,296
Revenues	\$ 4,679,910	\$ 4,767,813	\$ 4,901,955	\$ 5,004,179	\$ 5,096,335
Expenditures	\$ (4,180,831)	\$ (4,014,636)	\$ (4,119,490)	\$ (4,212,929)	\$ (4,323,024)
Transfer In					
Transfer Out-Capital	\$ (607,311)	\$ (157,311)	\$ (157,311)	\$ (157,311)	\$ (157,311)
Transfer Out-PSB			\$ (2,900,000)		
<b>Ending Balance</b>	<b>\$ 5,305,337</b>	<b>\$ 5,901,203</b>	<b>\$ 3,626,357</b>	<b>\$ 4,260,296</b>	<b>\$ 4,876,296</b>
<b>EC Contract Reserve</b>	<b>(3,500,000)</b>	<b>(3,563,145)</b>	<b>(3,500,000)</b>	<b>(3,500,000)</b>	<b>(3,500,000)</b>
<b>Operating Reserves</b>	<b>\$ 1,805,337</b>	<b>\$ 2,338,058</b>	<b>\$ 126,357</b>	<b>\$ 760,296</b>	<b>\$ 1,376,296</b>
<b>Capital Outlay</b>					
Beginning Balance	\$ 4,047,723	\$ 4,116,413	\$ 764,092	\$ 5,585	\$ 162,969
Revenues	52,620	53,513	9,933	73	2,119
Expenditures	(591,241)	(3,563,145)	(3,825,751)		
Transfer In-Capital Funding	607,311	157,311	157,311	157,311	157,311
Transfer In-Operating			2,900,000		
Transfer Out					
<b>Capital Outlay Reserves</b>	<b>\$ 4,116,413</b>	<b>\$ 764,092</b>	<b>\$ 5,585</b>	<b>\$ 162,969</b>	<b>\$ 322,399</b>
<i>Options to Funding Include Short-Term Loan Through CSDA Program</i>					

04/01/2021 NOTES:

- 1.) Presented at KFPD Board Mtg on 09/30/2020



# CSDA Finance Corporation



1112 I Street, Suite 200  
 Sacramento, CA 95814  
 t: 916.442.7887 f: 916.442.7889  
 www.csdafinance.net

PREPARED BY CSDA FINANCE CORPORATION

DATE: September 21, 2020

**PROPOSED LEASE PURCHASE FOR: Kensington Fire Protection District**

**RE: Building Renovation**

NOTE: TERMS ARE BASED UPON LEASE BEING BANK QUALIFIED

Purchase Option amount is exclusive of the rental payment due on same date.

Interest rate quote is valid for an acceptance within 15 days and lease funding within 60 days.

Payments: Annually in arrears	<b>Financing Amount</b> <b>\$2,000,000</b>	<b>Interest Rate</b> <b>2.35%</b>	<b>Term</b> <b>5 Years</b>
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PMT #	Due Date	Rent Payment	To Principal	To Interest	Purchase Option
1		\$428,636.59	\$381,636.59	47,000.00	
2		428,636.59	390,605.05	38,031.54	
3		428,636.59	399,784.27	28,852.32	844,533.57
4		428,636.59	409,179.20	19,457.39	427,170.79
5		428,636.59	418,794.89	9,841.70	0.00

TOTALS:	<u>\$2,143,182.95</u>	<u>\$2,000,000.00</u>	<u>\$143,182.95</u>
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**Approved and agreed to: Kensington Fire Protection District**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

**04/01/2021 NOTES:**

1.) Presented at KFPD Board Mtg on 09/30/2020



# CSDA Finance Corporation



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Purchase Option amount is exclusive of the rental payment due on same date.

Interest rate quote is valid for an acceptance within 15 days and lease funding within 60 days.

Payments: Annually in arrears	<b>Financing Amount</b> <b>\$2,000,000</b>	<b>Interest Rate</b> <b>2.75%</b>	<b>Term</b> <b>10 Years</b>
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PMT #	Due Date	Rent Payment	To Principal	To Interest	Purchase Option
1		\$231,479.44	\$176,479.44	55,000.00	
2		231,479.44	181,332.62	50,146.82	
3		231,479.44	186,319.27	45,160.17	
4		231,479.44	191,443.05	40,036.39	
5		231,479.44	196,707.74	34,771.70	1,089,072.24
6		231,479.44	202,117.20	29,362.24	882,912.69
7		231,479.44	207,675.42	23,804.02	671,083.77
8		231,479.44	213,386.50	18,092.94	453,429.54
9		231,479.44	219,254.62	12,224.82	229,789.82
10		231,479.44	225,284.14	6,195.30	0.00

TOTALS:	<u>\$2,314,794.40</u>	<u>\$2,000,000.00</u>	<u>\$314,794.40</u>
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**Approved and agreed to: Kensington Fire Protection District**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_





04/01/2021 NOTES:

Cost Model Manager - Preliminary Project Cost Report

1.) Presented at KFPD Board Mtg on 09/30/2020

SUMMARY	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Land Acquisition	\$0	\$0	Not Applicable
Entitlements & Permits	\$67,238	\$10	Planning, Building fees
Design, Planning and Management	\$808,430	\$125	Architects, Engineers, Project/Construction Management
Construction and Related Costs	\$5,171,243	\$798	Construction, Utilities, Inspections, Change Order Contingency
Telephone and Data Systems	\$102,200	\$16	Servers, racks, communication equipment etc
Furnishings, Fixtures and Equipment	\$99,700	\$15	Chairs, tables, sleeping quarter furnishings, lounge area furnishings etc
Audio Visual and Security	\$35,000	\$5	TVs, Security equipment
Owner Costs	\$974,500	\$0.00	Temporary facility costs
Project Contingency	\$725,831	\$112	10% of above costs
<b>TOTAL PROJECTED PROJECT BUDGET</b>	<b>\$7,984,141</b>	<b>\$1,082</b>	



Cost Model Manager - Preliminary Project Cost Report

ENTITLEMENT & PERMITS	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Entitlement Planning Fees	10,000	1.54	Allowance
		-	
Permit Building Permit	57,238	8.83	Allowance @ 1.25% of construction cost
PW Permit		-	
Fire		-	
Encroachment		-	
<b>Total - Entitlement &amp; Permits</b>	<b>67,238</b>	<b>\$ 9</b>	

Cost Model Manager - Preliminary Project Cost Report

DESIGN, PLANNING & MANAGEMENT	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Design Professionals			
Architect	549,480	84.80	Allowance at 12% of construction cost
Landscape Architect		-	
Structural engineer		-	
Electrical		-	
Mechanical		-	
Plumbing		-	
Civil Engineer		-	
Data, Audio Visual, Security		-	
Food Service - kitchen design		-	
Specialty Consultants		-	
Project/Construction Management	228,950	35.33	Allowance at 5% of construction cost
Reimbursables	10,000	1.54	Allowance
Owner Direct Consultants			
Geotech	10,000	1.54	Allowance
Environmental - Hazmat	5,000	0.77	Allowance
Topo and Alta surveys	5,000	0.77	Allowance
<b>Total - Design, Planning &amp; Management</b>	<b>808,430</b>	<b>\$ 125</b>	



Cost Model Manager - Preliminary Project Cost Report

CONSTRUCTION COSTS and RELATED COSTS	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Construction	4,579,000	706.64	Per estimate
Public Art	0	-	Not included
Related Costs of Construction			
Hazmat Abatement	0	-	Included in construction budget
Contractor Labor & Performance Bond	0	-	Included in construction budget
SWPPP	0	-	Not required
Utility Fees	100,000		Allowance
Fire Service	0	-	Included in utility fee
Potable, irrigation	0	-	Included in utility fee
PG&E	0	-	Included in utility fee
Cable/Telecommunications	0	-	Included in utility fee
Insurance - Builder's Risk	0	-	Not included
Testing & Inspections	34,343	5.30	Allowance @ 0.75% of building and site development cost
Change Order Contingency	457,900	70.66	Allowance @ 10% of construction cost
<b>Total - Construction Costs</b>	<b>5,171,243</b>	<b>783</b>	

Cost Model Manager - Preliminary Project Cost Report

<b>TELEPHONE and DATA SYSTEMS</b>	<b>Estimated Budget 15-Sep-20</b>	<b>Anticipated Cost (AC) \$/ GSF</b>	<b>Comments</b>
Cabling	0	-	Included in construction budget
Telecom, Server, Network Switches, Comm. Equipment	97,200	15.00	Allowance, reuse existing?
Desktop/laptop computers	5,000	0.77	Allowance, reuse existing?
<b>Total - Telephone and Data Systems</b>	<b>102,200</b>	<b>16</b>	
<b>FURNISHINGS, FIXTURES &amp; EQUIPMENT</b>	<b>Estimated Budget 15-Sep-20</b>	<b>Anticipated Cost (AC) \$/ GSF</b>	<b>Comments</b>
Furnishings	97,200	15.00	Allowance, reuse existing?
Owner Supplied Breakroom Equipment	2,500	0.39	Allowance, reuse existing?
<b>Total - Furnishings, Fixtures and Equipment</b>	<b>99,700</b>	<b>15</b>	
<b>AUDIO VISUAL and SECURITY</b>	<b>Estimated Budget 15-Sep-20</b>	<b>Anticipated Cost (AC) \$/ GSF</b>	<b>Comments</b>
Public announcement system	0	-	Not included
Audio Visual Systems	10,000	1.54	Allowance, reuse existing?
Assisted Listening Devices	0	-	Not included
Security System - CCTV, Card Keys etc.	25,000	3.86	Head in equipment costs allowance
<b>Total - Audio Visual and Security</b>	<b>35,000</b>	<b>5</b>	



Cost Model Manager - Preliminary Project Cost Report

OWNER COSTS	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Legal	0	-	Not included
Staff Cost	0	-	Not included
Temp Facility	972,000	-	Preliminary budget for 14 months
Financing Fees	0	-	Not included
Ground Breaking, Project Opening etc	2,500	-	
<b>Total - Owner Costs</b>	<b>974,500</b>	<b>0.00</b>	



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

**Conceptual Cost Plan**  
for  
**Kensington Fire Station**  
**Renovation**

July 22, 2020



1900 Powell Street, Suite 470  
Emeryville, CA 94608  
ph: 510.595.3020  
[www.mack5.com](http://www.mack5.com)



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**Conceptual Cost Plan**

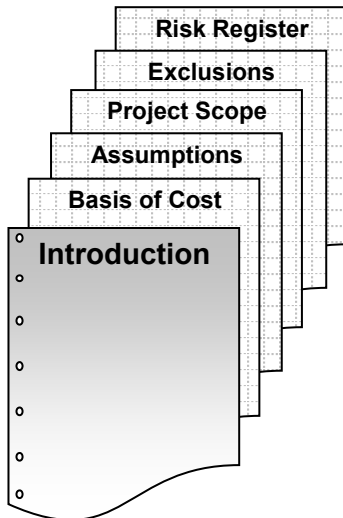
**Commentary**

**Kensington Fire Station**

Introduction  
Basis of Cost  
Assumptions  
Exclusions

July 22, 2020

introduction

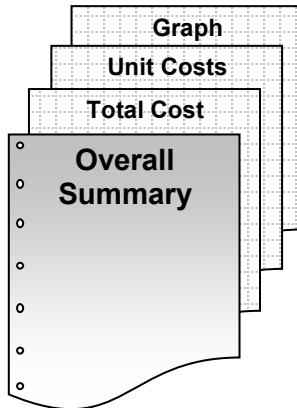


mack5 was requested to carry out a Conceptual Design Cost Plan for the renovation of existing Kensington Fire Station, located at 217 Arlington Avenue, Kensington, CA 94707

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, and exclusions to the costs which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.

Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.





## project introduction

Kensington Fire Protection District proposes to renovate the existing fire station. The existing 6,060gsf, 2-story, Kensington Public Safety building houses the fire and police department. It is a wood & steel framed structure constructed in 1971. The building has undergone multiple renovation in 1998, 2004 and 2010. Trash and storage structures have been added behind the building at the north end of the parking lot.

The existing fire station includes 3-apparatus bays (converted to 2), apparatus support spaces including a workshop, medical storage and clean-up room, turnout storage and related janitor facilities, ADA restroom and station office, kitchen, dining, dayroom and laundry room, private sleeping quarters with unisex restrooms and mechanical/electrical/communications rooms.

## items used for cost estimate

narrative/drawing	Preliminary Space Requirements prepared by RossDrullisCusenberry Architecture, Inc., dated 08/21/2019 Conceptual Retrofit Design prepared by IDA, dated 09/05/2019
architectural	Architectural floor plans prepared by RossDrullisCusenberry Architecture, Inc., dated 09/05/2019 A-01 Existing first floor A-02 Existing second floor Architectural floor plans prepared by RossDrullisCusenberry Architecture, Inc., dated 06/01/2020 First Floor Option B Second Floor Option B

## assumptions

- (a) Construction will start in September, 2021
- (b) A construction period of 12 months
- (c) The general contract will be competitively bid by a minimum of five (5) qualified contractors
- (d) The general contractor will have full access to the site during normal business hours
- (e) There are no phasing requirements
- (f) The contractor will be required to pay prevailing wages

**exclusions**

- (a) Cost escalation beyond the midpoint date of March, 2022
- (b) Loose furniture and equipment except as specifically identified
- (c) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (d) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
- (e) Scope change and post contract contingencies
- (f) Environmental impact mitigation
- (g) Temporary housing for displaced management and staff
- (h) Moving and relocation cost
- (i) Utility fees

Conceptual Cost Plan

**Overall Summary**  
**Kensington Fire Station**  
**Renovation**

Gross Floor Areas  
Overall Summary  
Component Summary  
Trade Summary

July 22, 2020

	<b>Area</b>	<b>%</b>	<b>\$/SF</b>	<b>\$,000</b>
Building Renovation	6,480	96%	\$674.83	\$4,373
Site Improvement	7,700	4%	\$26.71	\$206
<b>TOTAL CONSTRUCTION &amp; SITEWORK</b>	<b>6,480</b>	<b>100%</b>	<b>\$706.57</b>	<b>\$4,579</b>

**ADD Alternate:** **\$,000**

ADD: Elevator and wheelchair lift \$512

**Cost Allocation:**

Cost Allocation to Police Department \$833

<b>Construction Cost Analysis:</b>	<b>\$,000</b>
Replacement Construction Cost	\$8,284
50% Replacement Construction Cost	\$4,142
Renovation Construction Cost (ref. Building Renovation Cost Above)	\$4,373
<b>Overage</b>	<b>\$231</b>

Conceptual Cost Plan

**Building Renovation  
Kensington Fire Station**

Control Quantities  
Building Renovation Summary  
Detailed Cost Breakdown

July 22, 2020



Enclosed Areas		height
First floor	3,120	12.00
Second floor	3,280	14.00

Subtotal of Enclosed Area	6,400
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Covered Area	160
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Subtotal of Covered Area at half value	80
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Total of Gross Floor Area	6,480
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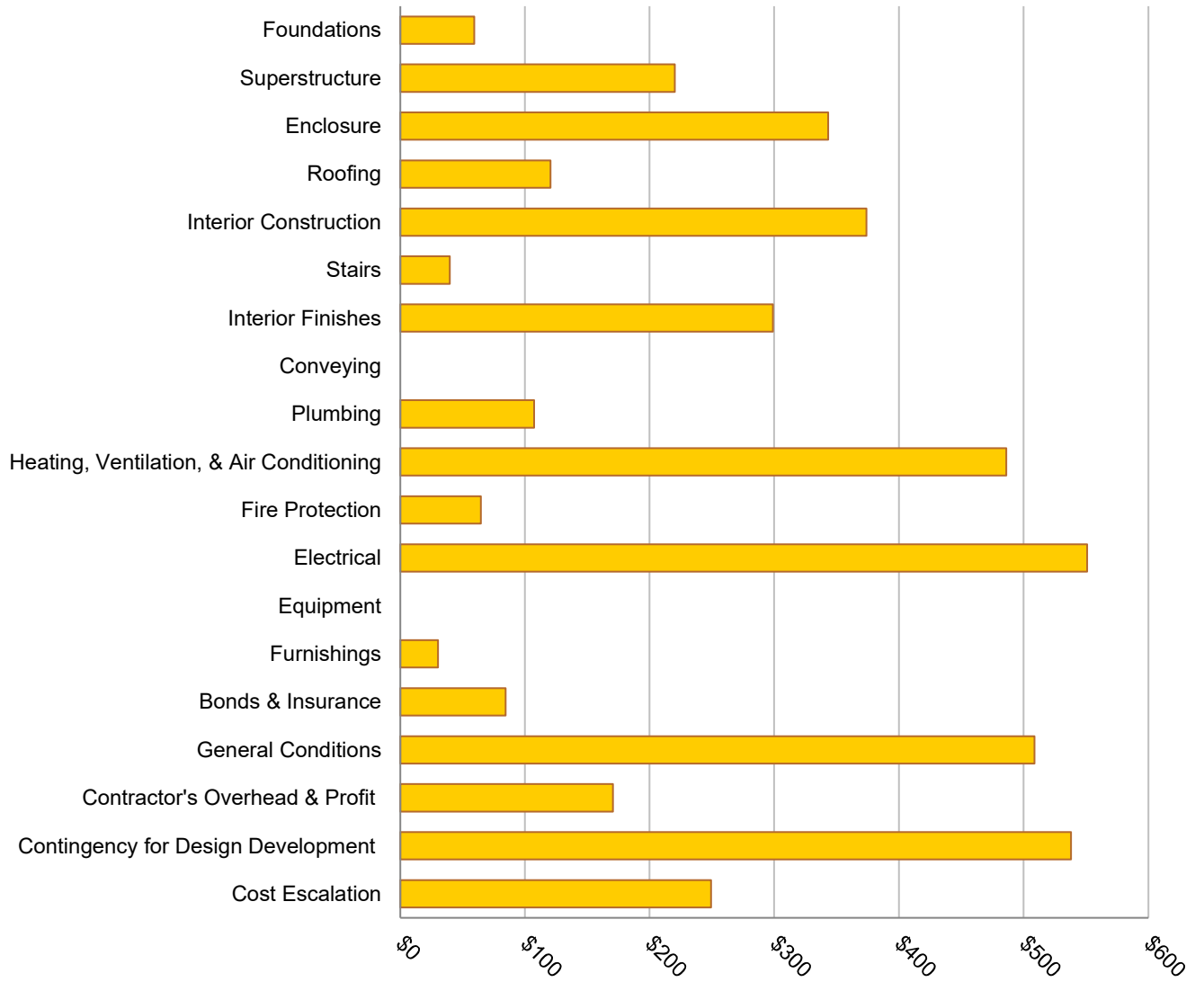
**CONTROL QUANTITIES**

			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.309
Gross Area	6,480	SF	1.000
Enclosed Area	6,400	SF	0.988
Covered Area	160	SF	0.025
Footprint Area	3,280	SF	0.506
Volume	83,360	CF	12.864
Gross Wall Area (excluding retaining wall)	4,110	SF	0.634
Finished Wall Area	93%	3,817	SF 0.589
Windows or Glazing Area	7%	294	SF 0.045
Roof Area - Flat	3,882	SF	0.599
Roof Area - Sloping	-	SF	0.000
Roof Area - Total	3,882	SF	0.599
Roof Glazing Area	0	SF	0.000
Interior Partition Length	640	LF	0.099
Elevators (x10,000)	0	EA	0.000
Plumbing Fixtures (x1,000)	13	EA	2.006

<b>CSI UniFormat Summary</b>	<b>6,480 SF</b>	<b>%</b>	<b>\$/SF</b>	<b>,\$000</b>
Foundations		1%	\$9.20	\$60
Superstructure		5%	\$33.98	\$220
Enclosure		8%	\$52.97	\$343
Roofing		3%	\$18.61	\$121
Interior Construction		9%	\$57.69	\$374
Stairs		1%	\$6.17	\$40
Interior Finishes		7%	\$46.15	\$299
Conveying		0%	\$0.00	\$0
Plumbing		2%	\$16.58	\$107
Heating, Ventilation, & Air Conditioning		11%	\$75.00	\$486
Fire Protection		1%	\$10.00	\$65
Electrical		13%	\$85.00	\$551
Equipment		0%	\$0.00	\$0
Furnishings		1%	\$4.69	\$30
Selective Building Demolition		3%	\$19.41	\$126
<b>Subtotal - Building Construction</b>		<b>65%</b>	<b>\$435.46</b>	<b>\$2,822</b>
Bonds & Insurance	3.00%	2%	\$13.06	\$85
General Conditions	17.50%	12%	\$78.49	\$509
Contractor's Overhead & Profit	5.00%	4%	\$26.35	\$171
<b>Subtotal</b>		<b>82%</b>	<b>\$553.36</b>	<b>\$3,586</b>
Contingency for Design Development	15.00%	12%	\$83.00	\$538
Cost Escalation	6.04%	6%	\$38.47	\$249
<b>TOTAL CONSTRUCTION BUDGET</b>		<b>100%</b>	<b>\$674.83</b>	<b>\$4,373</b>

NOTE: Inclusions and Exclusions listed in the Commentary Section.

### CSI UniFormat Summary



<b>FOUNDATIONS</b>	Quantity	Unit	Rate	Total (\$)
<b>Special Foundation</b>				
11.2 Add Drilled piers to resist slope failure				
Mobilization and demobilization	1	LS	\$15,000.00	\$15,000
Testing	1	LS	\$10,000.00	\$10,000
18" diameter pier x 10' deep	3	EA	\$8,000.00	\$24,000
<b>Slab On Grade</b>				
Allowance to patch/repair existing slab on grade, affected by the seismic retrofit	1,060	SF	\$10.00	\$10,600
<b>Subtotal For Foundations:</b>				<b>\$59,600</b>

<b>SUPERSTRUCTURE</b>	Quantity	Unit	Rate	Total (\$)
<b>Structural Mitigation</b>				
11.1 Strengthen diaphragm and vertical transition at split level, with plywood diaphragm nailing	425	SF	\$30.00	\$12,750
11.3 Strengthen shear wall at grid 1,4,7,A&E; add plywood shearwalls and holdowns or increase nailing at existing shearwalls and replace holdowns as required	3,504	SF	\$30.00	\$105,120
11.4 Provide holdown to foundation, typical at line E (allow at 12" o.c.)	52	EA	\$205.00	\$10,660
11.4 Provide posts to end of shearwall, typical at line E (allow at 12" o.c.)	44	LF	\$205.00	\$9,020
11.5 Install additional anchor bolts to strengthen connection of moment frame to foundation	1	LS	\$3,500.00	\$3,500
11.6 Strengthen moment frame beams by adding steel to build up beam section	43	LF	\$260.00	\$11,180
11.6 Columns strengthening as required	44	LF	\$260.00	\$11,440
<b>Roof Structure</b>				
Extend roof structure over exterior deck; including plywood sheathing and wood framing	322	SF	\$75.00	\$24,150

**SUPERSTRUCTURE**

	Quantity	Unit	Rate	Total (\$)
<b>Miscellaneous</b>				
Miscellaneous metal	6,480	GSF	\$2.00	\$12,960
Miscellaneous rough carpentry	6,480	GSF	\$1.00	\$6,480
Temporary scaffolding, shoring and safety measure	6,480	GSF	\$2.00	\$12,960
<b>Subtotal For Superstructure:</b>				<b>\$220,220</b>

**ENCLOSURE**

	Quantity	Unit	Rate	Total (\$)
<b>Enclosure to (E) exterior deck &amp; App Bay 1</b>				
Wood shingles, complete with water vapor membrane, sheathing, rigid insulation and metal stud frame	180	SF	\$105.00	\$18,900
<b>Exterior Wall</b>				
(N) Horizontal shingles and building paper, over existing plywood	3,637	SF	\$45.00	\$163,643
(N) gypboard, fire taped over (E) plywood - allowance	3,637	SF	\$10.00	\$36,365
<b>Interior Finish To Exterior Wall</b>				
Painted gypwall over insulation and metal stud frame	180	SF	\$16.00	\$2,880
<b>Exterior Windows</b>				
Replace (E) window to match existing	114	SF	\$140.00	\$15,890
(N) Aluminum framed window at dayroom, allow 5-0"high	180	SF	\$140.00	\$25,200
<b>Fascias, Bands and Trims</b>				
Architectural detailing and trim	4,110	GWA	\$3.00	\$12,330
<b>Exterior Doors</b>				
Existing single leaf door, refinished & repaint	5	EA	\$300.00	\$1,500
Replace (E) double leaf door to match existing - to laundry room				<i>NIC, Deleted</i>
New single leaf door to apparatus bay	1	EA	\$3,200.00	\$3,200
Overhead roll-up door at apparatus bay (re-use existing door)	2	EA	\$10,000.00	\$20,000



<b>ENCLOSURE</b>	Quantity	Unit	Rate	Total (\$)
Exterior Soffit				
New wood soffit	160	SF	\$75.00	\$12,000
Miscellaneous				
Caulking and sealants	6,480	GSF	\$2.00	\$12,960
(N) flashing at foundation wall	245	LF	\$75.00	\$18,375
<b>Subtotal For Enclosure:</b>				<b>\$343,243</b>

<b>ROOFING</b>	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Redo existing asphalt built up roofing system, including rigid insulation	3,560	SF	\$22.00	\$78,320
Extend roofing system to deck area	322	SF	\$50.00	\$16,100
Modification/interface to (E) roofing system	45	LF	\$150.00	\$6,750
Roofing Upstands and Sheetmetal				
Flashing, gutters and rainwater downpipes	3,882	SF	\$5.00	\$19,410
Roof Lights				
Clerestory roof				<i>NIC, Existing to remain in place</i>
Skylights				<i>NIC, Existing to remain in place</i>
<b>Subtotal For Roofing:</b>				<b>\$120,580</b>

<b>INTERIOR CONSTRUCTION</b>	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Wood stud framing with gypwall on both sides, non-rated allow 10'high	6,400	SF	\$30.00	\$192,000
Premium for 20% rated partition	1,280	SF	\$8.00	\$10,240
Blocking and backing	6,480	GSF	\$2.00	\$12,960
Window Walls				
Sidelight at Capt, allow 7'high	28	SF	\$100.00	\$2,800
Interior glasswall at lobby 106, allow 5'high	40	SF	\$100.00	\$4,000

**INTERIOR CONSTRUCTION**

	Quantity	Unit	Rate	Total (\$)
<b>Interior Doors &amp; Door Hardware</b>				
Single leaf door	22	EA	\$3,000.00	\$66,000
Double leaf door	1	PR	\$5,000.00	\$5,000
Double leaf door, at storage room	2	PR	\$4,000.00	\$8,000
Premium for specialty door hardwares; card key locking system and automatic openers where required	1	LS	\$10,780.00	\$10,780
<b>Fittings</b>				
Protective guards, barriers and bumpers	6,480	GSF	\$0.50	\$3,240
Prefabricated toilet compartments, showers and accessories				
Toilet Accessories, single stall	4	RM	\$1,000.00	\$4,000
Shower stall and accessories	2	EA	\$3,000.00	\$6,000
Shelving and millwork				
Janitor's shelf and mop rack				<i>NIC, Move to FF&amp;E Budget</i>
Storage casework				<i>NIC, Move to FF&amp;E Budget</i>
Hose storage				<i>NIC, Move to FF&amp;E Budget</i>
Cabinets and countertops				
At workshop				<i>NIC, Move to FF&amp;E Budget</i>
At EMS Storage & alcove				<i>NIC, Move to FF&amp;E Budget</i>
At Radio/Map alcove	8	LF	\$500.00	\$4,000
At Decon Rm				<i>NIC, Move to FF&amp;E Budget</i>
At training room/doc	22	LF	\$600.00	\$13,200
At kitchen				<i>NIC, Reuse Existing</i>
At laundry				<i>NIC, Reuse Existing</i>
Pantry casework	6	LF	\$700.00	\$4,200
Entertainment center at dayroom				<i>NIC, Move to FF&amp;E Budget</i>
District/museum casework				<i>NIC, Move to FF&amp;E Budget</i>
Built-in desk at business manager & watch office				<i>NIC, Move to FF&amp;E Budget</i>
Allowance for miscellaneous casework				<i>NIC, Move to FF&amp;E Budget</i>
Chalkboards, insignia and graphics				
Door ID/signage	25	EA	\$200.00	\$5,000
Directional & wayfinding signs	6,480	GSF	\$1.00	\$6,480
Chalkboards/tackboards and mapping wall				<i>NIC, Move to FF&amp;E Budget</i>
Retain and remount (E) exterior signage			\$3,000.00	\$3,000
<b>Miscellaneous</b>				
Rough carpentry	6,480	GSF	\$2.00	\$12,960

**Subtotal For Interior Construction: \$373,860**

**STAIRS**

	Quantity	Unit	Rate	Total (\$)
<b>Stair Construction</b>				
New ADA stair, complete with handrail/guardrail	1	LS	\$35,000.00	\$35,000
Short ADA stair	1	LS	\$5,000.00	\$5,000
Fire pole				<i>NIC, Deleted</i>
<b>Ladders and Fire Escapes</b>				
Roof access ladder				<i>NIC, Keep existing</i>
			<b>Subtotal For Stairs:</b>	<b>\$40,000</b>

**INTERIOR FINISHES**

	Quantity	Unit	Rate	Total (\$)
<b>Floor Finishes</b>				
Durable quality carpet tile in sleep rooms	525	SF	\$8.00	\$4,200
Sealed concrete on apparatus bay & mechanical/electrical room	1,344	SF	\$5.00	\$6,720
Athletic flooring tiles in exercise/fitness room	400	SF	\$12.00	\$4,800
Exposed finished concrete or similar in lobbies and hallway	580	SF	\$25.00	\$14,500
Ceramic floor tile and base at restrooms	305	SF	\$30.00	\$9,150
Resilient sheet flooring in offices, living areas, storage, kitchen & training room	3,246	SF	\$15.00	\$48,690
Water vapor emission control - allowance	4,171	SF	\$4.00	\$16,684
<b>Bases</b>				
Allow for rubber base	1,767	LF	\$4.00	\$7,068
<b>Wall finishes</b>				
Paint to interior walls	12,800	SF	\$3.00	\$38,400
Ceramic tile in bathrooms & showers, allow 6'high	696	SF	\$30.00	\$20,880
Painted plywood wainscot at apparatus bays, 8' high	928	SF	\$7.50	\$6,960
Protective wainscot at primary operational circulation, 48"high				<i>NIC, Deleted</i>
<b>Ceiling Finishes</b>				
Gypsum board ceilings, painted; 30% Lay-in ACT; 70%	3,802	SF	\$25.00	\$95,060
	1,630	SF	\$8.00	\$13,037
Paint exposed ceiling in apparatus bay	968	SF	\$3.00	\$2,904
Allowance for soffits	200	LF	\$50.00	\$10,000
			<b>Subtotal For Interior Finishes:</b>	<b>\$299,053</b>

**CONVEYING**

Quantity Unit Rate Total (\$)

See ADD Alternate

**Subtotal For Conveying:**

**PLUMBING**

Quantity Unit Rate Total (\$)

Plumbing Fixtures and connection piping;  
including domestic water, sanitary waste, vent  
and service piping

13	FX		
4	EA	\$3,000.00	\$12,000
4	EA	\$3,200.00	\$12,800
		<i>NIC, Reuse Existing</i>	
1	EA	\$3,400.00	\$3,400
1	EA	\$3,300.00	\$3,300
		<i>NIC, Reuse Existing</i>	
2	EA	\$4,400.00	\$8,800
1	EA	\$2,000.00	\$2,000
1	EA	\$350.00	\$350
6,480	GSF	\$2.00	\$12,960

Plumbing equipments; including water heater,  
recirculating pump and expansion tank

6,480	GSF	\$5.00	\$32,400
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Rain Water Drainage

*See Roofing Section*

Trade Specialties; including testing and  
sterilization, pipe sleeves, fire stopping, etc.

6,480	GSF	\$3.00	\$19,440
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**Subtotal For Plumbing: \$107,450**

**HEATING, VENTILATION, & AIR-CONDITIONING**

Quantity Unit Rate Total (\$)

Heating & Cooling System

New heating & cooling system; including  
trade demo, air handling equipments, air  
distribution system including exhaust & grille,  
VRF system and fan coil units, controls and  
instrumentation, system testing & balancing

6,480	GSF	\$75.00	\$486,000
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**Subtotal For Heating, Ventilation, & Air-Conditioning: \$486,000**

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Fire Sprinkler System				
Automatic fire sprinkler system	6,480	GSF	\$10.00	\$64,800
<b>Subtotal For Fire Protection:</b>				<b>\$64,800</b>

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution for normal and emergency power; including distribution equipments, feeders and grounding and miscellaneous equipment connections	6,480	GSF	\$30.00	\$194,400
Lighting and Power Specialties Wiring; including LED lighting fixtures, lighting controls, branch receptacles and branch circuitry	6,480	GSF	\$26.00	\$168,480
Communications and Security				
Fire alarm system	6,480	GSF	\$6.00	\$38,880
Telecommunications rough-in & devices and cabling	6,480	GSF	\$5.00	\$32,400
Public Announce/Fire Alert System	6,480	GSF	\$5.00	\$32,400
Security equipments; including installation, cable and programming	6,480	GSF	\$4.00	\$25,920
Audio Visual system rough-in and power	6,480	GSF	\$4.00	\$25,920
Trade Specialties; including trade demo, seismic restraint, fees & permits, testing & studies and lightning protection	6,480	GSF	\$5.00	\$32,400
<b>Subtotal For Electrical:</b>				<b>\$550,800</b>

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Commercial grade kitchen equipments, including (3) refrigerators, (1) freezer, range/oven, hood exhaust, dishwasher, garbage disposal, microwave oven				NIC, FF&E
Residential grade Laundry equipment; Washer & Dryer				NIC, FF&E
Equipments at turnout room				NIC, FF&E
Washer extractor				NIC, FF&E
Drying cabinet				NIC, FF&E
Fitness Equipments				NIC, FF&E
<b>Subtotal For Equipment:</b>				

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
<b>Fixed Furnishings</b>				
Light control & vision equipments				
Window shades, manual	294	SF	\$15.00	\$4,403
Project screens at training room				<i>NIC, FF&amp;E</i>
<b>Amenities &amp; convenience items</b>				
Fire extinguisher cabinets	1	LS	\$3,000.00	\$3,000
Entrance mats and frames	1	LS	\$5,000.00	\$5,000
Staff mailboxes				<i>NIC, FF&amp;E</i>
Bike storage				<i>NIC, FF&amp;E</i>
Mirrors in exercise/fitness				<i>NIC, FF&amp;E</i>
Wire mesh lockers at turnout room				<i>NIC, FF&amp;E</i>
Shop finish lockers at dorm	18	EA	\$1,000.00	\$18,000
<b>Moveable Furnishings</b>				
Dayroom/Bedroom/sleep room furnishings				<i>NIC, FF&amp;E</i>
Office desk and chairs				<i>NIC, FF&amp;E</i>
Classroom tables and chairs				<i>NIC, FF&amp;E</i>
			<b>Subtotal For Furnishings:</b>	<b>\$30,403</b>

SELECTIVE BUILDING DEMOLITION	Quantity	Unit	Rate	Total (\$)
<b>Exterior Demolition</b>				
Demo and remove (E) shingles at exterior wall	3,637	SF	\$10.00	\$36,365
Demo and remove (E) window glazing	114	SF	\$30.00	\$3,405
Demo and remove (E) apparatus bay roll-up door	3	EA	\$1,500.00	\$4,500
Demo and remove (E) roofing system	3,560	SF	\$3.00	\$10,680
<b>Interior Building Demolition</b>				
Demo and remove (E) gypwall	6,400	SF	\$3.00	\$19,200
Demo and remove (E) floor, wall, ceiling finishes and casework	6,400	SF	\$3.00	\$19,200
Hazardous Materials Abatement - allowance	6,480	GSF	\$5.00	\$32,400
			<b>Subtotal For Selective Building Demolition:</b>	<b>\$125,750</b>

Conceptual Cost Plan

**Site Improvement  
Kensington Fire Station**

Control Quantities  
Site Improvement Summary  
Detailed Cost Breakdown

July 22, 2020

Site Improvement Control Quantities	Job #19650
	July 22, 2020

Site Areas

Site Improvement	7,700
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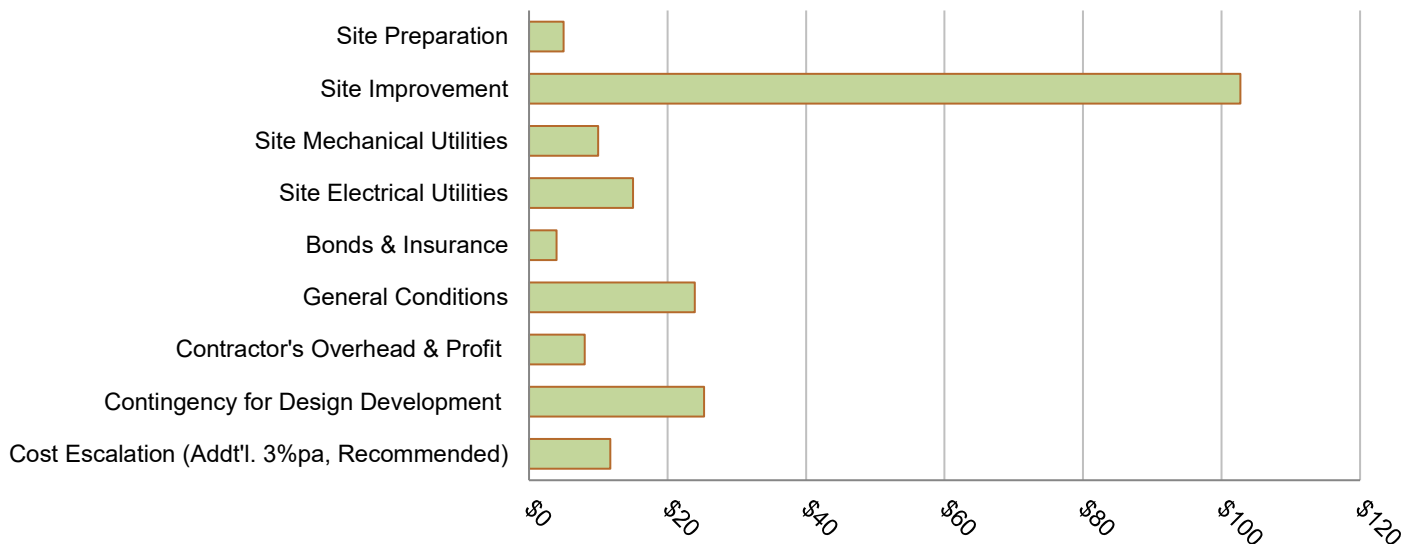
Subtotal of Enclosed Area	7,700
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<b>CSI UniFormat Summary</b>	<b>7,700 SF</b>	<b>%</b>	<b>\$/SF</b>	<b>,\$000</b>
Site Preparation		2%	\$0.65	\$5
Site Improvement		50%	\$13.34	\$103
Site Mechanical Utilities		5%	\$1.30	\$10
Site Electrical Utilities		7%	\$1.95	\$15
<b>Subtotal - Sitework</b>		<b>65%</b>	<b>\$17.23</b>	<b>\$133</b>
Bonds & Insurance	3.00%	2%	\$0.52	\$4
General Conditions	17.50%	12%	\$3.11	\$24
Contractor's Overhead & Profit	5.00%	4%	\$1.04	\$8
<b>Subtotal</b>		<b>82%</b>	<b>\$21.90</b>	<b>\$169</b>
Contingency for Design Development	15.00%	12%	\$3.29	\$25
Cost Escalation (Addtl. 3%pa, Recommended)	6.04%	6%	\$1.52	\$12
<b>TOTAL CONSTRUCTION BUDGET</b>		<b>100%</b>	<b>\$26.71</b>	<b>\$206</b>

NOTE: Inclusions and Exclusions listed in the Commentary Section.

**CSI UniFormat Summary**



SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
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Allowance for erosion control	1	LS	\$5,000.00	\$5,000
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<b>Subtotal For Site Preparation:</b>				<b>\$5,000</b>
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SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
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**Vehicular Paving**

Existing parking - allowance for concrete repair and restriping	5,100	SF	\$5.00	\$25,500
Existing driveway Apron; patch/repair as required	900	SF	\$10.00	\$9,000
Replace (E) driveway/ramp	320	SF	\$35.00	\$11,200

**Pedestrian Paving**

Replace (E) sidewalk	440	SF	\$25.00	\$11,000
Replace (E) curb and gutter	100	LF	\$50.00	\$5,000

**Landscape and Irrigation**

Replace (E) landscape area	240	SF	\$25.00	\$6,000
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**Site Improvement**

Modify/replace (E) concrete ramp, curbs and gutter, landscaping and concrete planters - along Arlington Avenue	700	SF	\$50.00	\$35,000
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<b>Subtotal For Site Improvement:</b>				<b>\$102,700</b>
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SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
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Allowance for minor modification	1	LS	\$10,000.00	\$10,000
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<b>Subtotal For Site Mechanical Utilities:</b>				<b>\$10,000</b>
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SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
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**Electrical Service and Distribution**

Add EV Stations (Dual) with (2)-40A Wiring	1	EA	\$15,000.00	\$15,000
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**Site Lighting**

*NIC, Existing to remain*

**Site Communications and Security**

*NIC, Existing to remain*

<b>Subtotal For Site Electrical Utilities:</b>				<b>\$15,000</b>
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Conceptual Cost Plan

**Alternates**  
**Kensington Fire Station**

Alternates Cost Breakdown

July 22, 2020

ADD: Elevator and wheelchair lift	Quantity	Unit	Rate	Total (\$)
<b>ADD:</b>				
<b>Structural Foundation</b>				
Elevator pit; including excavation & offhaul, waterproofing membrane, reinforced concrete wall & mat foundation/slab on grade	1	LS	\$50,000.00	\$50,000
<b>Structural Elevator Wall &amp; Framing</b>				
2-hour rated elevator shaft	624	SF	\$45.00	\$28,080
Miscellaneous structural steel framing to new opening, 2F	24	LF	\$300.00	\$7,200
Allowance for machine room	1	LS	\$10,000.00	\$10,000
<b>Elevator</b>				
Passenger elevator, hydraulic, 2-stops	1	EA	\$160,000.00	\$160,000
Wheelchair lift	1	EA	\$35,000.00	\$35,000
Elevator pit ladder	1	EA	\$5,000.00	\$5,000
<b>Electrical Allowance</b>				
Elevator & wheelchair connection, including upgrade to service and distribution system	1	LS	\$25,000.00	\$25,000
Elevator cab lighting & connection	1	LS	\$5,000.00	\$5,000
Fire alarm & data connection	1	LS	\$5,000.00	\$5,000
<b>Mark-up's per Overall Summary</b>			54.97%	\$181,560
<b>Subtotal For Add: Elevator And Wheelchair Lift:</b>				<b>\$511,840</b>

Cost Breakout for Police Department	Quantity	Unit	Rate	Total (\$)
<b>Gross Floor Area</b>				
First floor, PD net	978	SF		
First floor, Shared net (includes lobby, conference/interview, secure hallway, restroom (calculated 1/2 of the area)	209	SF		
Grossing factor, 4%	48	SF		
<b>PD Area</b>	<b>1,235</b>	<b>SF</b>	<b>\$435.46</b>	<b>\$537,793</b>
<b>Mark-up's per Overall Summary</b>			54.97%	\$295,633
<b>Subtotal For Cost Breakout For Police Department:</b>				<b>\$833,426</b>

Conceptual Cost Plan

**Variance Report**  
**Kensington Fire Station**

Comparison Summary  
Variance Analysis

July 22, 2020

	<i>DELTA</i>	<i>Building Option B Conceptual</i>		<i>Previous Option C Dated 12/23/2019</i>	
		<i>\$/SF</i>	<i>\$,000</i>	<i>\$/SF</i>	<i>\$,000</i>
<b>CSI UniFormat Summary</b>					
Foundations	\$2	\$9.20	\$60	\$9.35	\$58
Superstructure	\$30	\$33.98	\$220	\$30.55	\$190
Enclosure	\$31	\$52.97	\$343	\$50.31	\$313
Roofing	\$32	\$18.61	\$121	\$14.32	\$89
Interior Construction	\$9	\$57.69	\$374	\$58.72	\$365
Stairs	\$10	\$6.17	\$40	\$4.83	\$30
Interior Finishes	\$39	\$46.15	\$299	\$41.89	\$260
Conveying		-	-	-	-
Plumbing	\$3	\$16.58	\$107	\$16.86	\$105
Heating, Ventilation, & Air Conditioning	\$20	\$75.00	\$486	\$75.00	\$466
Fire Protection	\$3	\$10.00	\$65	\$10.00	\$62
Electrical	\$23	\$85.00	\$551	\$85.00	\$528
Equipment		-	-	-	-
Furnishings	\$3	\$4.69	\$30	\$4.46	\$28
<b>Subtotal - Building Construction</b>	<b>\$206</b>	<b>\$435.46</b>	<b>\$2,822</b>	<b>\$420.99</b>	<b>\$2,616</b>
Site Preparation		\$0.77	\$5	\$0.80	\$5
Site Improvement		\$15.85	\$103	\$16.53	\$103
Site Mechanical Utilities		\$1.54	\$10	\$1.61	\$10
Site Electrical Utilities		\$2.31	\$15	\$2.41	\$15
<b>Subtotal - Sitework</b>		<b>\$20.48</b>	<b>\$133</b>	<b>\$21.36</b>	<b>\$133</b>
<b>Total - Building and Sitework Constr</b>	<b>\$206</b>	<b>\$455.93</b>	<b>\$2,954</b>	<b>\$442.35</b>	<b>\$2,748</b>
Bonds & Insurance	\$7	\$13.68	\$89	\$13.20	\$82
General Conditions	\$38	\$82.18	\$533	\$79.67	\$495
Contractor's Overhead & Profit	\$13	\$27.59	\$179	\$26.72	\$166
Contingency for Design Development	\$39	\$86.91	\$563	\$84.34	\$524
Cost Escalation	\$42	\$40.28	\$261	\$35.25	\$219
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>\$344</b>	<b>\$706.57</b>	<b>\$4,579</b>	<b>\$681.52</b>	<b>\$4,234</b>
<b>GROSS FLOOR AREA</b>	<b>267 SF</b>	<b>6,480 SF</b>		<b>6,213 SF</b>	