

# Opinion of Probable Construction Cost

## Building Renovation Cost Estimate

# Kensington Public Safety Building **Renovation**

217 Arlington Avenue

Kensington, CA 94707

Prepared for:

**MARJANG Architecture**

930 Cole Street, Suite 101

San Francisco, CA 94117

Date of Draft Cost Estimate Report

**02/28/2022**

Prepared by:

 **MicroEstimating Inc.**  
a preconstruction services company

## Kensington Public Safety Building Renovation

### Building Renovation Cost Estimate

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**PROJECT CONTACT INFORMATION**  
**Building Renovation Cost Estimate**

**Prepared for:**

**Kensington Fire Protection District**

217 Arlington Avenue, Kensington, CA 94707

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**Prepared by:**

**MicroEstimating Inc.**

Preconstruction Services Consulting

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Certified Professional Estimator Active General Contractor License A & B

**Architect:**

**MarJang Architecture**

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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:**

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

**MEP Consultant:**

**List Engineering Company**

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

**Geotechnical Engineer:**

**Haley Aldrich**

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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

**Building Renovation Cost Estimate**

**Draft Estimate Date: 02/28/2022**

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

**Description**

**Cost/GSF**

**Group Extension**

<b>Gross Area</b>	6,133	SF
<b>Enclosed Area</b>	6,133	SF
<b>Foot Print Area</b>	2,898	SF
<b>Gross Wall Area</b>	3,060	SF
<b>Windows or Glazing Area</b>	222	SF
<b>Roof Area - Flat</b>	3,745	SF
<b>Interior Partition Length</b>	397	LF

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Total Gross Area	6,133	SF

**Description**

**Cost/GSF**

**Group Extension**

**EXECUTIVE SUMMARY REPORT**

**RENOVATION COST**

**\$ 902.48 \$ 5,534,904**

**SITE WORK COST**

**Not Included**

**RENOVATION + SITEWORK**

**\$ 902.48 \$ 5,534,904**

**Building Renovation Cost Estimate**

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<b>Total Gross Area</b>	<b>6,133</b>	<b>SF</b>

Description	Cost/GSF	Group Extension
Division 01 - GENERAL REQUIREMENTS	N/A	See Indirect
Division 02 - EXISTING CONDITIONS	\$ 31.67	\$ 194,251
Division 03 - CONCRETE	\$ 56.25	\$ 344,957
Division 04 - MASONRY		N/A
Division 05 - METALS	\$ 14.90	\$ 91,371
Division 06 - WOOD AND PLASTICS	\$ 59.95	\$ 367,659
Division 07 - THERMAL AND MOISTURE PROTECTION	\$ 38.06	\$ 233,447
Division 08 - OPENINGS	\$ 27.59	\$ 169,191
Division 09 - FINISHES	\$ 54.41	\$ 333,706
Division 10 - SPECIALTIES	\$ 9.31	\$ 57,109
Division 11 - EQUIPMENT	\$ 8.15	\$ 50,000
Division 12 - FURNISHINGS	\$ 19.22	\$ 117,850
Division 13 - SPECIAL CONSTRUCTION		N/A
Division 14 - CONVEYING SYSTEMS	\$ 26.09	\$ 160,000
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
<b>SUBTOTAL OF DIRECT COST BEFORE CONTINGENCY</b>	<b>\$ 585.50</b>	<b>\$ 3,590,847</b>
CONTINGENCIES (DESIGN & ESTIMATING)	10.00%	\$ 359,085
<b>TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY</b>		<b>\$ 3,949,931</b>
<b>INDIRECT COST</b>		

**Building Renovation Cost Estimate**

**Draft Estimate Date: 02/28/2022**

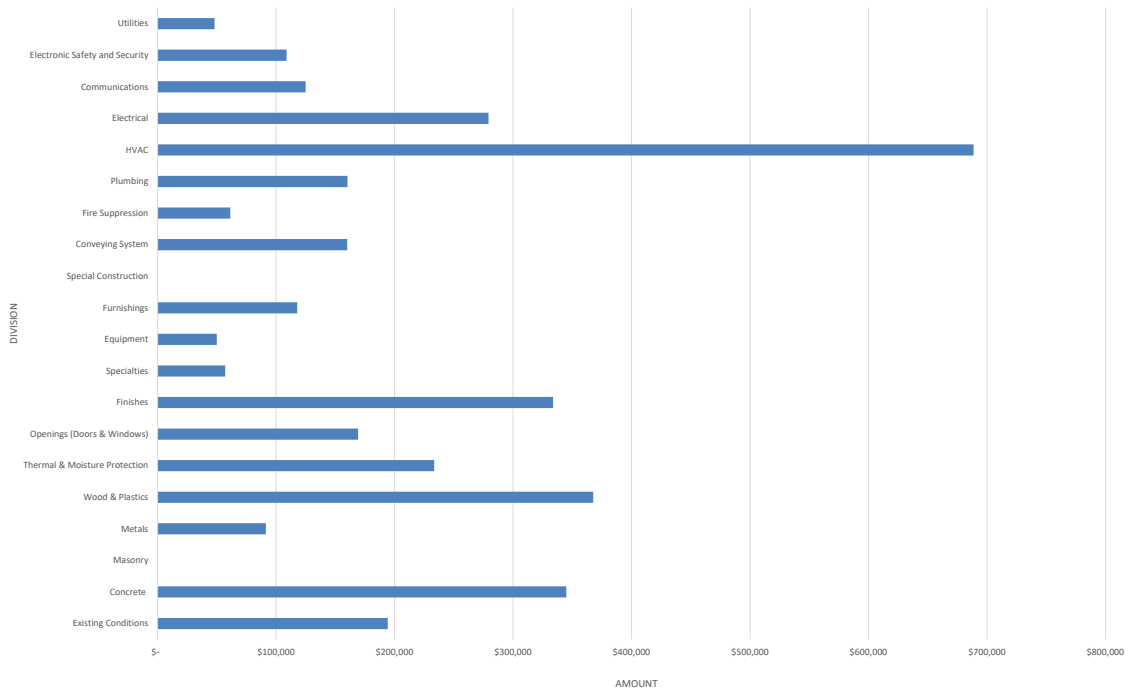
Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
<b>Total Gross Area</b>	<b>6,133</b>	<b>SF</b>

Description	Cost/GSF	Group Extension
GENERAL CONDITIONS and GR	15.00%	\$ 592,490
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE	10.00%	\$ 454,242
BOND AND INSURANCE	2.00%	\$ 99,933
<b>TOTAL COST BEFORE ESCALATION</b>		<b>\$ 5,096,596</b>
ESCALATION TO MID- POINT OF CONSTRUCTION	8.60%	\$ 438,307
<b>TOTAL CONSTRUCTION COST WITHOUT OWNER'S (FEE/PM/DELIVERY) COST</b>	\$ 902.48	<b>\$ 5,534,904</b>

Building Renovation Cost Estimate

Estimate Date:

Building Cost Breakdown	Amount
General Requirements	See Indirect
Existing Conditions	\$ 194,251
Concrete	\$ 344,957
Masonry	N/A
Metals	\$ 91,371
Wood & Plastics	\$ 367,659
Thermal & Moisture Protection	\$ 233,447
Openings (Doors & Windows)	\$ 169,191
Finishes	\$ 333,706
Specialties	\$ 57,109
Equipment	\$ 50,000
Furnishings	\$ 117,850
Special Construction	N/A
Conveying System	\$ 160,000
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
<b>Total Trades Cost</b>	<b>\$ 3,590,847</b>
<b>Total Indirect Cost</b>	<b>\$ 1,944,057</b>
<b>Total Construction Cost</b>	<b>\$ 5,534,904</b>





**Building Renovation Cost Estimate**

**Draft Estimate Date: 02/28/2022**

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<b>Total Gross Area</b>	<b>6,133</b>	<b>SF</b>

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
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**TRADE ESTIMATE**

**Div. 01 GENERAL REQUIREMENTS**

01 91 13	General Commissioning Requirements				See Indirect Cost
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<b>Division 01 - GENERAL REQUIREMENTS</b>					<b>See Indirect</b>
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**Div. 02 EXISTING CONDITIONS**

02 40 00	Hazardous Waste Removal			\$	37,656
02 50 00	Building Demolition			\$	156,595

<b>Division 02 - EXISTING CONDITIONS</b>					<b>\$ 194,251</b>
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**Div. 03 CONCRETE**

03 00 00	Special Foundation			\$	115,450
03 00 00	Footings			\$	44,040
02 00 00	Concrete Curbs			\$	3,215
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

<b>Division 03 - CONCRETE</b>					<b>\$ 344,957</b>
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**Div. 04 MASONRY**

04 10 00	Masonry				NIC
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<b>Division 04 - MASONRY</b>					<b>NIC</b>
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**Div. 05 METALS**

05 100 00	Stair Construction			\$	51,250
05 50 100	Miscellaneous			\$	33,371
05 59 00	Stainless Steel			\$	6,750

<b>Division 05 - METALS</b>					<b>\$ 91,371</b>
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**Div. 06 WOOD & PLASTICS**

06 11 00	Wood Framing			\$	131,929
06 11 00	Ceiling Joists			\$	51,686
06 11 00	Wall Strengthened Shear Walls			\$	165,284
06 40 53	Misc. Carpentry			\$	13,509
06 41 00	Architectural Wood Casework (Framing and Backing)			\$	5,250

<b>Division 06 - WOOD &amp; PLASTICS</b>					<b>\$ 367,659</b>
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**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

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<b>Total Gross Area</b>	<b>6,133</b>	<b>SF</b>

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
07 90 00					\$ 24,532
<b>Division 07 - THERMAL AND MOISTURE PROTECTION</b>					<b>\$ 233,447</b>
<b>Div. 08</b>	<b>OPENINGS</b>				
08 11 13				\$	34,250
08 20 00				\$	32,450
08 33 00				\$	10,000
08 31 16				\$	2,500
08 51 00				\$	39,091
08 60 00				\$	2,100
08 71 00				\$	48,800
<b>Division 08 - OPENINGS</b>					<b>\$ 169,191</b>
<b>Div. 09</b>	<b>FINISHES</b>				
09 29 00				\$	165,608
09 51 13				\$	20,952
09 60 00				\$	1,440
09 83 00				\$	4,800
09 60 00				\$	7,810
09 30 00				\$	33,175
09 65 00				\$	4,959
09 65 00				\$	3,584
09 65 00				\$	18,088
09 68 00				\$	15,478
09 91 23				\$	57,811
<b>Division 09 - FINISHES</b>					<b>\$ 333,706</b>
<b>Div. 10</b>	<b>SPECIALTIES</b>				
10 14 00				\$	18,399
10 26 12				\$	2,750
10 21 16				\$	10,700
10 28 00				\$	3,310
10 40 00				\$	8,000
10 50 00				\$	13,950
<b>Division 10 - SPECIALTIES</b>					<b>\$ 57,109</b>
<b>Div. 11</b>	<b>EQUIPMENT</b>				
11 13 00				\$	50,000
<b>Division 11 - EQUIPMENT</b>					<b>\$ 50,000</b>
<b>Div. 12</b>	<b>FURNISHINGS</b>				
12 40 00				\$	30,000
12 36 00				\$	63,800
12 36 00				\$	16,250
12 40 00					N/A
12 48 00				\$	1,500
12 21 23				\$	6,300
<b>Division 12 - FURNISHINGS</b>					<b>\$ 117,850</b>

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<b>Total Gross Area</b>	<b>6,133</b>	<b>SF</b>

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
<b>Div. 13 SPECIAL CONSTRUCTION</b>					
13 00 00 Special Construction					N/A
<b>Division 13 - SPECIAL CONSTRUCTION</b>					N/A
<b>Div. 14 CONVEYING SYSTEMS</b>					
14 00 00 Elevator and Lift				\$	160,000
<b>Division 14 - CONVEYING SYSTEMS</b>				\$	160,000
<b>Div. 21 FIRE SUPPRESSION</b>					
21 00 00 Fire Suppression				\$	61,330
<b>Division 21 - FIRE SUPPRESSION</b>				\$	61,330
<b>Div. 22 PLUMBING</b>					
22 02 00 Plumbing				\$	160,250
<b>Division 22 - PLUMBING</b>				\$	160,250
<b>Div. 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)</b>					
23 00 00 HVAC				\$	688,620
<b>Division 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)</b>				\$	688,620
<b>Div. 26 ELECTRICAL</b>					
26 00 00 Electrical				\$	279,259
<b>Division 26 - ELECTRICAL</b>				\$	279,259
<b>Div. 27 COMMUNICATIONS</b>					
27 00 00 Communications				\$	124,895
<b>Division 27 - Communications</b>				\$	124,895
<b>Div. 28 ELECTRONIC SAFETY AND SECURITY</b>					
28 00 00 Security and life safety				\$	108,852
<b>Division 28 - ELECTRONIC SAFETY AND SECURITY</b>				\$	108,852
<b>Div. 33 UTILITIES</b>					
33 00 00 Electrical Site Utilities				\$	48,100
<b>Division 33 - UTILITIES</b>				\$	48,100
<b>SUBTOTAL OF DIRECT CONSTRUCTION COST</b>				\$	3,590,847

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<b>Total Gross Area</b>	<b>6,133</b>	<b>SF</b>

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
<b>Div. 01</b>	<b>GENERAL REQUIREMENTS</b>					
<b>01 91 13</b>	<b>General Commissioning Requirements</b>					<b>See Indirect Cost</b>
<b>Division 01 - GENERAL REQUIREMENTS</b>						<b>See Indirect Cost</b>
<b>Div. 02</b>	<b>EXISTING CONDITIONS</b>					
<b>02 40 00</b>	<b>Hazardous Waste Removal</b>			\$ 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	
<b>02 50 00</b>	<b>Building Demolition</b>					\$ 49,632
	<b>First Floor</b>					
	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	
	<b>Second Floor</b>					\$ 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	
	<b>Exterior Building Demolition</b>					\$ 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	
<b>Division 02 - EXISTING CONDITIONS</b>					<b>\$ 194,251</b>	<b>\$ 194,251</b>

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Description	Quantity	Unit	Unit Cost	Extension	Group Extension
<b>Div. 03 CONCRETE</b>					
<b>03 00 00 Special Foundation</b>					<b>\$ 115,450</b>
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	
<b>03 00 00 Footings</b>					<b>\$ 44,040</b>
Footings and Grade Beams GF24 - 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	
<b>02 00 00 Concrete Curbs</b>					<b>\$ 3,215</b>
6" Wide Concrete Curbs per 5/S1.1	22	LF	\$ 95.00	\$ 2,090	
Epoxy Dowels #4 at 18"cc	15	EA	\$ 75.00	\$ 1,125	
<b>03 00 00 Walls</b>					<b>\$ 31,550</b>
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	
<b>03 00 00 Slab On Grade</b>					<b>\$ 99,140</b>
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	
<b>03 50 00 Underpinning &amp; Shoring</b>					<b>\$ 27,900</b>
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	
<b>03 35 11 Densified Polished Sealed Concrete - PC-1</b>					<b>\$ 16,500</b>
Repair and Patch	1,100	SF	\$ 15.00	\$ 16,500	
<b>03 35 11 Sealed Concrete - SC-1</b>					<b>\$ 7,162</b>
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	
<b>Division 03 - CONCRETE</b>				<b>\$ 344,957</b>	<b>\$ 344,957</b>

<b>Div. 04 MASONRY</b>					
<b>04 100 00 CMU Masonry</b>					<b>NIC</b>
Not In Scope				NIC	
<b>Division 04 - MASONRY</b>					<b>NIC</b>

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Description	Quantity	Unit	Unit Cost	Extension	Group Extension
<b>Div. 05 METALS</b>					
<b>05 100 00 Stair Construction</b>					<b>\$ 51,250</b>
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	
<b>05 50 100 Miscellaneous</b>					<b>\$ 33,371</b>
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	
HSS 5X5X1/4	2,160	LBS.	\$ 4.00	\$ 8,640	
Elevator Guard Rails	540	LBS.	\$ 4.00	\$ 2,160	
<b>05 59 00 Stainless Steel</b>					<b>\$ 6,750</b>
Wall Backsplash - SS-1	45	SF	\$ 150.00	\$ 6,750	
<b>Division 05 - METALS</b>				<b>\$ 91,371</b>	<b>\$ 91,371</b>
<b>Div. 06 WOOD AND PLASTICS</b>					
<b>06 11 00 Wood Framing</b>					<b>\$ 131,929</b>
Interior Partitions	5,739	SF	\$ 18.00	\$ 103,307	
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	
Exterior Wall Framing for Addition at Deck Area	506	SF	\$ 22.00	\$ 11,132	
Framing for Stair	Included in Metal Fabrication Above				
Misc. Headers & Small Beams	1	LS	\$ 1,500.00	\$ 1,500	
<b>06 11 00 Ceiling Joists and Plywood Sheathings</b>					<b>\$ 51,686</b>
<b>Second Floor Framing Plan</b>					
New 2X12 Ceiling Joists	1,558	SF	\$ 12.00	\$ 18,696	
<b>Roof Framing Plan</b>					
New Beam - 2 EA	2	EA	\$ 1,600.00	\$ 3,200	
DBL 2X8 at 24" cc	306	SF	\$ 15.00	\$ 4,590	
2x8 Joists at 16" cc	152	SF	\$ 12.00	\$ 1,824	
Plywood Floor/Roof Sheeting	7,792	SF	\$ 3.00	\$ 23,376	
<b>06 11 00 Wall Strengthened Shear Walls</b>					<b>\$ 165,284</b>
Strengthened Shear Walls/ 7/S 200 (150 LF X 22'-6" H)	3,375	SF			
<b>First Floor</b>					
B - 8'-06" with HDU14	102	SF	\$ 30.00	\$ 3,060	
B - 22'-09" with HDU14	250	SF	\$ 30.00	\$ 7,504	
C - 30'-06" with HDU11	366	SF	\$ 30.00	\$ 10,980	
D- 12'-03" X 1 Side	147	SF	\$ 30.00	\$ 4,417	
D- 15'-09" X 1 Side	189	SF	\$ 30.00	\$ 5,670	
E- 13'-06" X 2 Sides	326	SF	\$ 30.00	\$ 9,792	
E- 10'-06" X 2 Sides	252	SF	\$ 30.00	\$ 7,560	
<b>Second Floor</b>					
A- 9'-06" with HDU2 X 1 Side	114	SF	\$ 30.00	\$ 3,420	
A- 14'-06" with HDU2 X 1 Side	174	SF	\$ 30.00	\$ 5,220	
A- 10'-03" with HDU2 X 1 Side	123	SF	\$ 30.00	\$ 3,690	
B- 18'-09" X 2 Sides	450	SF	\$ 30.00	\$ 13,500	
B- 7'-09" X 1 Sides	93	SF	\$ 30.00	\$ 2,790	
B- 8'-03" X 1 Sides	99	SF	\$ 30.00	\$ 2,970	
B- 9'-00" X 1 Sides	108	SF	\$ 30.00	\$ 3,240	
C- 9'-30" X 1 Sides	111	SF	\$ 30.00	\$ 3,330	
C- 9'-06" X 1 Sides	114	SF	\$ 30.00	\$ 3,420	

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
D- 12'-09" X 1 Side	153	SF	\$ 30.00	\$ 4,590	
D- 13'-00" HDU11 X 1 Side	153	SF	\$ 30.00	\$ 4,590	
Simpson Hold own to Footings	75	EA	\$ 150.00	\$ 11,250	
Tie Downs	1	LS	\$ 5,000.00	\$ 5,000	
4x4 Wood Posts	22	EA	\$ 200.00	\$ 4,400	
Hold Downs for Posts	8	EA	\$ 125.00	\$ 1,000	
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				
<b>06 40 53 Misc. Carpentry</b>					<b>\$ 13,509</b>
Misc. Carpentry	80	MHRS	\$ 137.61	\$ 11,009	
Misc. Material & Tools	1	LS	\$ 2,500.00	\$ 2,500	
<b>06 41 00 Architectural Wood Casework (Framing and Backing)</b>					<b>\$ 5,250</b>
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
<b>Division 06 - WOOD AND PLASTICS</b>				<b>\$ 367,659</b>	<b>\$ 367,659</b>
<b>Div. 07 THERMAL AND MOISTURE PROTECTION</b>					
<b>07 30 00 Roof Coverings</b>					<b>\$ 91,000</b>
New Roofing System	3,745	SF	\$ 20.00	\$ 74,900	
Roofing System to Deck Area	322	SF	\$ 50.00	\$ 16,100	
<b>07 50 00 Sheetmetal and Flashing</b>					<b>\$ 18,725</b>
Flashing & Sheet Metals	3,745	SF	\$ 5.00	\$ 18,725	
<b>07 75 00 Exterior Wall</b>					<b>\$ 72,190</b>
(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	
<b>07 75 00 Exterior Soffit</b>					<b>\$ 18,000</b>
New Wood soffit	240	SF	\$ 75.00	\$ 18,000	
<b>07 75 00 Enclosure to New Exterior at Existing Deck</b>					<b>\$ 9,000</b>
(N) Cement Siding at West Elevation North & West	180	SF	\$ 50.00	\$ 9,000	
<b>07 90 00 Misc.</b>					<b>\$ 24,532</b>
Caulking and Sealants	6,133	GSF	\$ 2.00	\$ 12,266	
Insulation	6,133	GSF	\$ 2.00	\$ 12,266	
<b>Division 07 - THERMAL AND MOISTURE PROTECTION</b>				<b>\$ 233,447</b>	<b>\$ 233,447</b>
<b>Div. 08 OPENINGS</b>					
<b>08 11 13 Hollow Metal Doors &amp; Frames</b>					<b>\$ 34,250</b>
Hollow Metal Frames 28/70	1	EA	\$ 850.00	\$ 850	
Hollow Metal Frames 30/70	16	EA	\$ 850.00	\$ 13,600	
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	



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

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
<b>08 20 00</b>	<b>Wood and Plastic Doors</b>					<b>\$ 32,450</b>
	Wood Doors 30/70	21	EA	\$ 1,350.00	\$ 28,350	
	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	
<b>08 33 00</b>	<b>Overhead Doors</b>					<b>\$ 10,000</b>
	Refurbish Existing Bay Door Keep (E ) Roll Up Doors	1	LS	\$ 10,000.00	\$ 10,000	
<b>08 31 16</b>	<b>Access Panels and Frames</b>					<b>\$ 2,500</b>
	Fire-Rated Access Door	1	ALLOW	\$ 2,500.00	\$ 2,500	
<b>08 51 00</b>	<b>Metal Windows</b>					<b>\$ 39,091</b>
	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	
<b>08 60 00</b>	<b>Skylight</b>					<b>\$ 2,100</b>
		12	SF	\$ 175.00	\$ 2,100	
<b>08 71 00</b>	<b>Door Hardware</b>					<b>\$ 48,800</b>
	Door Hardware	28	EA	\$ 1,000.00	\$ 28,000	
	Kick Plates	32	EA	\$ 150.00	\$ 4,800	
	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	
<b>Division 08 - OPENINGS</b>					<b>\$ 169,191</b>	<b>\$ 169,191</b>
<b>Div. 09</b>	<b>FINISHES</b>					
<b>09 29 00</b>	<b>Gypsum Board</b>					<b>\$ 165,608</b>
	New Walls 5/8" X	11,460	SF	\$ 8.00	\$ 91,680	
	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	
<b>09 51 13</b>	<b>Acoustical Panel Ceilings</b>					<b>\$ 20,952</b>
	Acoustical Panel Ceilings	1,164	SF	\$ 18.00	\$ 20,952	
<b>09 60 00</b>	<b>Flooring</b>					<b>\$ 1,440</b>
	Stairs and Landing Finishes	120	SF	\$ 12.00	\$ 1,440	
<b>09 83 00</b>	<b>Acoustic Finishes</b>					<b>\$ 4,800</b>
	Tackboard at Meeting Room (Assume Long Wall)	240	SF	\$ 20.00	\$ 4,800	
<b>09 60 00</b>	<b>Bases</b>					<b>\$ 7,810</b>
	RB -1	1,562	LF	\$ 5.00	\$ 7,810	
<b>09 30 00</b>	<b>Porcelain Tile Flooring - TL-3</b>					<b>\$ 33,175</b>
	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	
<b>09 65 00</b>	<b>Static Dissipative Tile - 1/8" - SDT-1</b>					<b>\$ 4,959</b>
	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	



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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
<b>09 65 00 Resilient Athletic Flooring - RR-1</b>					<b>\$ 3,584</b>
Exercise - 209	239	SF	\$ 15.00	\$ 3,584	
<b>09 65 00 Resilient Flooring - RF-1</b>					<b>\$ 18,088</b>
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	
<b>09 68 00 Carpet - CP-1</b>					<b>\$ 15,478</b>
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	
<b>09 91 23 Interior Paint</b>					<b>\$ 57,811</b>
Painting Walls & Ceilings	16,677	SF	\$ 3.00	\$ 50,031	
Apparatus Bay Ceiling	1,256	SF	\$ 5.00	\$ 6,280	
Misc. Patch and Paint	1	LS	\$ 1,500.00	\$ 1,500	
<b>Division 09 - FINISHES</b>				<b>\$ 333,706</b>	<b>\$ 333,706</b>
<b>Div. 10 SPECIALTIES</b>					
<b>10 14 00 Signage</b>					<b>\$ 18,399</b>
New Interior Signage (ADA, ID, Egress)	6,133	GSF	\$ 3.00	\$ 18,399	
<b>10 26 12 Wall Protection and Corner Guards</b>					<b>\$ 2,750</b>
Wall and Corner Protection	8	EA	\$ 250.00	\$ 2,000	
Allowance for 2nd Floor (Dayroom, shaft, exercise room)	3	EA	\$ 250.00	\$ 750	
<b>10 21 16 Compartments</b>					<b>\$ 10,700</b>
Shower Compartment and Accessories	2	EA	\$ 2,850.00	\$ 5,700	
Office Partition Administration	1	Allow	\$ 5,000.00	\$ 5,000	
<b>10 28 00 Toilet and Bath Accessories</b>					<b>\$ 3,310</b>
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	
<b>10 40 00 Safety Specialties</b>					<b>\$ 8,000</b>
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	

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

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
<b>10 50 00</b>	<b>Storage</b>					<b>\$ 13,950</b>
	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	
<b>Division 11 - EQUIPMENT</b>					<b>\$ 57,109</b>	<b>\$ 57,109</b>
<b>Div. 11</b>	<b>EQUIPMENT</b>					
<b>11 13 00</b>	<b>Commercial Equipment</b>					<b>\$ 50,000</b>
	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	
<b>Division 11 - EQUIPMENT</b>					<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Div. 12</b>	<b>FURNISHINGS</b>					
<b>12 40 00</b>	<b>Moveable Furnishings</b>					<b>\$ 30,000</b>
	<b>Furniture's</b>	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	
<b>12 36 00</b>	<b>Casework</b>					<b>\$ 63,800</b>
	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	
<b>12 36 00</b>	<b>Countertops</b>					<b>\$ 16,250</b>
	Solid Surface Countertops	65	LF	\$ 250.00	\$ 16,250	
<b>12 40 00</b>	<b>Furnishings and Accessories</b>					<b>N/A</b>
	FF & E (By Owner includes all furniture, tables, chairs, etc...)		Excluded			
<b>12 48 00</b>	<b>Rugs and Mats</b>					<b>\$ 1,500</b>
	Walk Off Mats	1	LS	\$ 1,500.00	\$ 1,500	
<b>12 21 23</b>	<b>Roll Down Blinds - BL-1</b>					<b>\$ 6,300</b>
	Roll Down Blinds (All Windows)	315	SF	\$ 20.00	\$ 6,300	
<b>Division 12 - FURNISHINGS</b>					<b>\$ 117,850</b>	<b>\$ 117,850</b>
<b>Div. 13</b>	<b>SPECIAL CONSTRUCTION</b>					
	SPECIAL CONSTRUCTION					N/A
<b>Division 13 - SPECIAL CONSTRUCTION</b>						<b>N/A</b>
<b>Div. 14</b>	<b>CONVEYING SYSTEMS</b>					
<b>14 00 00</b>	<b>Elevator &amp; Lift</b>					<b>\$ 160,000</b>
	Two-Stop Otis Hydro Fit unit standard Otis Fixtures, Finishes, Cab Interior TO BE VERIFIED	1	EA	\$ 120,000.00	\$ 120,000	
	Cab Finishes	1	EA	\$ 25,000.00	\$ 25,000	
	Wheelchair Lift	1	EA	\$ 15,000.00	\$ 15,000	
<b>Division 14 - CONVEYING SYSTEMS</b>					<b>\$ 160,000</b>	<b>\$ 160,000</b>

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
<b>Div. 21 FIRE SUPPRESSION</b>					
<b>21 00 00 Fire Protection System</b>					<b>\$ 61,330</b>
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	
<b>Division 21 - FIRE SUPPRESSION</b>				<b>\$ 61,330</b>	<b>\$ 61,330</b>
<b>Div. 22 PLUMBING</b>					
<b>22 00 00 Domestic Water/ Sanitary Waste/ Vent &amp; Service Piping Including Connections and Rough In</b>					<b>\$ 160,250</b>
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	
<b>Division 22 - PLUMBING</b>				<b>\$ 160,250</b>	<b>\$ 160,250</b>
<b>Div. 23 HEATING, VENTILATING, and AIR CONDITIONING (HVAC)</b>					
<b>23 00 00 Heating &amp; Cooling System</b>					<b>\$ 688,620</b>
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	
<b>Division 23 - HEATING, VENTILATING, and AIR CONDITIONING (HVAC)</b>				<b>\$ 688,620</b>	<b>\$ 688,620</b>
<b>Div. 26 ELECTRICAL</b>					

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

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
26 00 00	<b>Electrical</b>					\$ 279,259
26 00 00	<b>Electrical Demolition</b>					
	Soft demo	6,133	SF	\$ 2.00	\$ 12,266	
	<b>Switchgear and Feeders</b>					
	Electrical panels and feeders (add or revise existing)	1	LS	\$ 25,000.00	\$ 25,000	
	<b>Lighting</b>					
	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			
	<b>Lighting controls</b>					
	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				
	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				
	<b>Devices</b>	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				
	<b>Connection to Mechanical</b>					
	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	

Building Renovation Cost Estimate

Draft Estimate Date: 02/28/2022

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
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	
<b>Misc.</b>					
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	
<b>Division 26 - ELECTRICAL</b>				<b>\$ 279,259</b>	<b>\$ 279,259</b>
<b>Div. 27 COMMUNICATIONS</b>					
<b>27 00 00 Communication</b>					<b>\$ 124,895</b>
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	
<b>FSAS (owner furnished and installed)</b>					
Conduit rough in for FSAS	1	ls	\$ 7,500.00	\$ 7,500	
<b>CATV</b>					
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	
<b>Division 27 - COMMUNICATIONS</b>				<b>\$ 124,895</b>	<b>\$ 124,895</b>
<b>Div. 28 ELECTRONIC SAFETY AND SECURITY</b>					
<b>28 00 00 Security and life safety</b>					<b>\$ 108,852</b>
<b>Fire Alarm</b>					
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			
<b>Security</b>					
<b>Access Control</b>					
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	

Building Renovation Cost Estimate

Draft Estimate Date: 02/28/2022

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
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	
<b>CCTV</b>					
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	
<b>Division 28 - ELECTRONIC SAFETY AND SECURITY</b>				<b>\$ 108,852</b>	<b>\$ 108,852</b>
<b>Div. 33 UTILITIES</b>					
<b>33 00 00 Electrical Site Utilities</b>					<b>\$ 48,100</b>
<b>Misc. Electrical Site Utilities .</b>					
1" PVC for future EVC, end at N-17 box	1	LS	\$ 15,000.00	\$ 15,000	
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					
<b>Site Communication to include</b>					
4" PVC ATT conduit	1	LS	\$ 25,000.00	\$ 25,000	
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					
<b>Site Security</b>					
None shown add allowance for cameras	1	LS	\$ 8,100.00	\$ 8,100	
<b>Underground Pipe Utilities</b>					
<b>Division 33 - Utilities</b>				<b>\$ 48,100</b>	<b>\$ 48,100</b>
<b>SUBTOTAL OF DIRECT CONSTRUCTION COST</b>				<b>\$ 3,590,847</b>	<b>\$ 3,590,847</b>

## 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 11/19/2021.

#### **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

#### **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 09/01/2022 and will be completed in 12/01/2023. 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 09/01/2022 with a completing in 12/01/2023 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	12/1/2021
Start of Construction	9/1/2022
End of Construction	12/1/2023
Construction Duration in Calendar Days	456 Days 15 Months
Number of Days as of Estimate Report	274 Days
1/2 of construction period (Mid-Point)	228 Days
Day of estimate pricing to mid-point	502 Days 17 Months
<b>Mid-Point of Construction</b>	<b>4/17/2023</b>
Escalation Per Year Factor	6.0%
<b>Total Escalation to Mid-Point of Construction</b>	<b>8.60%</b>