

# Opinion of Probable Construction Cost

## Kensington Public Safety Building Building Replacement Cost Estimate

217 Arlington Avenue  
Kensington, CA 94707



Prepared By:



**MicroEstimating Inc.**  
a preconstruction services company

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# **Kensington Public Safety Building**

## **Building Replacement Cost Estimate**

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**PROJECT CONTACT INFORMATION**  
**Building Replacement Cost Estimate**

**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

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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

**Goetechnical 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

Building Replacement Cost Estimate

Areas - Allow	GSF	GSF
<b>ENCLOSED AREA</b>		<b>100</b>
Basement 2	100	
Basement 1	100	
Ground Floor	100	
Level 2	100	
Level 3	100	
Level 4	100	
<b>COVERED AREA @ 1/2 Value</b>		
Covered Area		
<b>TOTAL GROSS FLOOR AREA</b>	<b>1</b>	<b>100</b>

Control Quantities			Ratio to Gross Area
Number of Stories (x1000)	EA	1	0.010
Gross Area	SF	100	1.000
Enclosed Area	SF	100	1.000
Footprint Area	SF	100	1.000
Enclosed Volume	CF	100	1.000
Basement Volume	CF	100	1.000
Gross Wall Area	SF	100	1.000
Basement Wall Area	SF	100	1.000
Finished Wall Area	SF	100	1.000
Exterior Window or Glazing Area	SF	100	1.000
Interior Partition Length	LF	100	1.000
Finished Floor Area	SF	100	1.000
Elevators (x10000)	EA	100	1.000
Plumbing Fixtures (x1000)	EA	100	1.000
HVAC	CFM	100	1.000

**Building Replacement Cost Estimate**

**Cost Estimate Date: 02/28/22**

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
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**Building Parameters**

<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>	3,262	SF
<b>Interior Partition Length</b>	650	LF

**Building Replacement Cost Estimate**

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

Cost Estimate Date: 2/28/2022

Description	Cost/GSF	Group Extension
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**EXECUTIVE SUMMARY REPORT**

REPLACEMENT COST	\$ 1,862.27	\$ 11,421,297
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SITE WORK COST	NOT INCLUDED	
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<b>GRAND TOTAL</b>	<b>\$ 1,862.27</b>	<b>\$ 11,421,297</b>
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**AACE International Recommended Practice No. 18R-97**

**Cost Estimate Based on Class 2 Classifications**

**L: -5% to -15%**

L: -5%	L: -5%	\$ 10,850,232
L: -15%	L: -15%	\$ 9,708,102

**H: +5% to +20%**

H: +5%	H: +5%	\$ 11,992,361
H: +20%	H: +20%	\$ 13,705,556

**Building Replacement Cost Estimate**

**Cost Estimate Date: 02/28/22**

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	\$ 31.27	\$ 191,795
Division 03 - CONCRETE	\$ 203.83	\$ 1,250,103
Division 04 - MASONRY		NIC
Division 05 - METALS	\$ 96.28	\$ 590,483
Division 06 - WOOD AND PLASTICS	\$ 20.32	\$ 124,594
Division 07 - THERMAL AND MOISTURE PROTECTION	\$ 61.00	\$ 374,098
Division 08 - OPENINGS	\$ 93.46	\$ 573,190
Division 09 - FINISHES	\$ 97.77	\$ 599,604
Division 10 - SPECIALTIES	\$ 9.68	\$ 59,359
Division 11 - EQUIPMENT	\$ 8.15	\$ 50,000
Division 12 - FURNISHINGS	\$ 29.75	\$ 182,470
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
<b>SUBTOTAL OF DIRECT COST BEFORE CONTINGENCY</b>	<b>\$ 915.87</b>	<b>\$ 5,617,002</b>
CONTINGENCIES (DESIGN & ESTIMATING)	15.00%	\$ 842,550
<b>TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY</b>		<b>\$ 6,459,553</b>
<b>INDIRECT COST</b>		

**Building Replacement Cost Estimate**

**Cost Estimate Date: 02/28/22**

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 GENERAL REQUIREMENT	20.00%	\$ 1,291,911
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE	15.00%	\$ 1,162,719
BOND AND INSURANCE	2.50%	\$ 222,855
<b>TOTAL COST BEFORE ESCALATION</b>		<b>\$ 9,137,037</b>
ESCALATION TO MID- POINT OF CONSTRUCTION	25.00%	\$ 2,284,259
<b>TOTAL CONSTRUCTION COST WITHOUT OWNER'S (FEE/PM/DELIVERY) COST</b>	<b>\$ 1,862.27</b>	<b>\$ 11,421,297</b>

**AACE International Recommended Practice No. 18R-97**

**Cost Estimate Based on Class 2 Classifications**

**L: -5% to -15%**

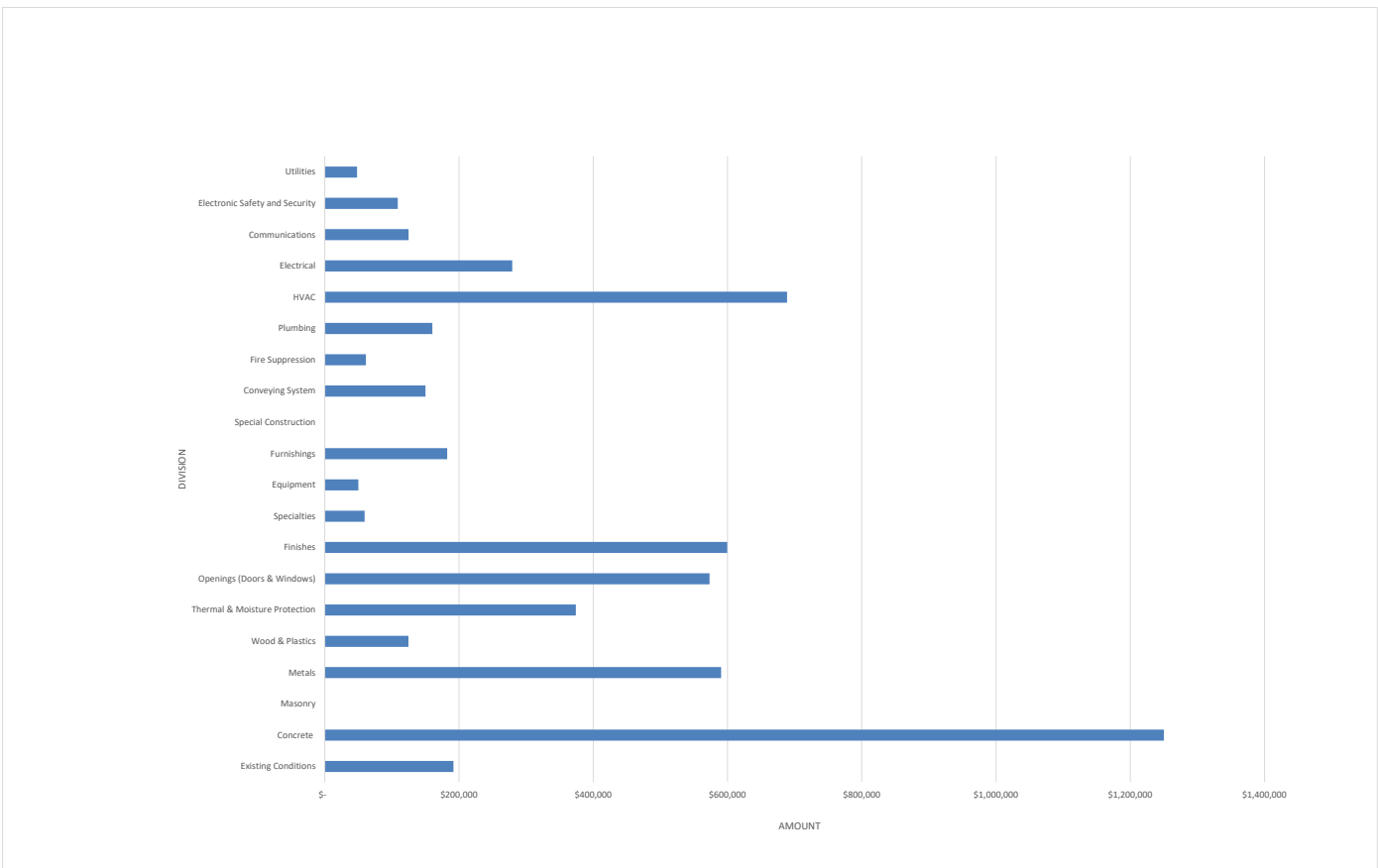
L: -5%	L: -5%	\$ 10,850,232
L: -15%	L: -15%	\$ 9,708,102

**H: +5% to +20%**

H: +5%	H: +5%	\$ 11,992,361
H: +20%	H: +20%	\$ 13,705,556



Building Cost Breakdown	Amount
General Requirements	See Indirect
Existing Conditions	\$ 191,795
Concrete	\$ 1,250,103
Masonry	NIC
Metals	\$ 590,483
Wood & Plastics	\$ 124,594
Thermal & Moisture Protection	\$ 374,098
Openings (Doors & Windows)	\$ 573,190
Finishes	\$ 599,604
Specialties	\$ 59,359
Equipment	\$ 50,000
Furnishings	\$ 182,470
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
<b>Total Trades Cost</b>	<b>\$ 5,617,002</b>
<b>Total Indirect Cost</b>	<b>\$ 5,804,294</b>
<b>Total Construction Cost</b>	<b>\$ 11,421,297</b>



## Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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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## 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 \$ 48,795

02 50 00 Building Demolition \$ 93,000

02 50 00 Site Demolition \$ 50,000

**Division 02 - EXISTING CONDITIONS**

\$ 191,795

**Div. 03 CONCRETE**

03 50 00 Special Foundation \$ 243,325

03 00 00 Standard Foundatio \$ 91,995

03 00 00 Slab On Grade \$ 170,802

03 00 00 Concrete Fill Over Deck \$ 334,200

03 00 00 Retaining Wall \$ 277,500

03 00 00 Misc. Concrete \$ 63,281

03 50 00 Underpinning &amp; Shoring \$ 39,000

03 35 11 Densified Polished Sealed Concrete \$ 22,500

03 35 11 Sealed Concrete \$ 7,500

**Division 03 - CONCRETE**

\$ 1,250,103

**Div. 04 MASONRY**

04 10 00 Masonry NIC

**Division 04 - MASONRY**

NIC

**Div. 05 METALS**

05 100 00 Structural Steel \$ 449,626

05 30 00 Metal Deck \$ 52,192

05 100 00 Stair Construction \$ 51,250

05 50 100 Miscellaneous \$ 30,665

05 59 00 Stainless Steel \$ 6,750

**Division 05 - METALS**

\$ 590,483

**Div. 06 WOOD & PLASTICS**

06 40 53 Misc. Carpentry \$ 35,665

06 41 00 Architectural Wood Casework (Framing and Backing) \$ 88,929

**Division 06 - WOOD & PLASTICS**

\$ 124,594

**Div. 07 THERMAL AND MOISTURE PROTECTION**

07 10 00 Waterproofing \$ 122,660

07 30 00 Roof Coverings \$ 25,000

07 50 00 Roofing System \$ 65,240

07 75 00 Flashing &amp; Sheet Metal \$ 21,466

Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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
07 75 00 Exterior Wall				\$	97,200
07 75 00 Exterior Soffit				\$	18,000
07 90 00 Miscellaneous				\$	24,532
<b>Division 07 - THERMAL AND MOISTURE PROTECTION</b>					<b>\$ 374,098</b>
<b>Div. 08 OPENINGS</b>					
08 11 13 Hollow Metal Doors & Frames				\$	31,700
08 20 00 Wood and Plastic Doors				\$	28,400
08 33 00 Overhead Doors				\$	150,000
08 31 16 Access Panels and Frames				\$	2,500
08 51 00 Aluminum Windows				\$	206,420
08 70 00 Exterior Doors				\$	50,500
08 60 00 Aluminum Shades				\$	58,320
08 71 00 Door Hardware				\$	45,350
<b>Division 08 - OPENINGS</b>					<b>\$ 573,190</b>
<b>Div. 09 FINISHES</b>					
09 29 00 Framing Gypsum Board				\$	458,448
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				\$	33,175
09 65 00 Resilient Athletic Flooring				\$	3,750
09 65 00 Resilient Flooring				\$	18,084
09 68 00 Carpet				\$	15,480
09 91 23 Interior Paint				\$	35,665
<b>Division 09 - FINISHES</b>					<b>\$ 599,604</b>
<b>Div. 10 SPECIALTIES</b>					
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
<b>Division 10 - SPECIALTIES</b>					<b>\$ 59,359</b>
<b>Div. 11 EQUIPMENT</b>					
11 13 00 Commercial Equipment				\$	50,000
<b>Division 11 - EQUIPMENT</b>					<b>\$ 50,000</b>
<b>Div. 12 FURNISHINGS</b>					
12 40 00 Moveable Furnishings				\$	75,000
12 36 00 Casework				\$	63,800
12 36 00 Countertops				\$	16,250
12 48 00 Rugs and Mats				\$	1,500
12 21 23 Roll Down Blinds				\$	25,920

Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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
<b>Division 12 - FURNISHINGS</b>					\$ 182,470
<b>Div. 13 SPECIAL CONSTRUCTION</b>					
13 00 00 Special Construction					N/A
<b>Division 13 - SPECIAL CONSTRUCTION</b>					\$ -
<b>Div. 14 CONVEYING SYSTEMS</b>					
14 00 00 Elevator and Lift				\$	150,000
<b>Division 14 - CONVEYING SYSTEMS</b>					\$ 150,000
<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>					\$ 5,617,002

Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
<b>Div. 01 GENERAL REQUIREMENTS</b>					
01 91 13 General Commissioning Requirements					See Indirect Cost
<b>Division 01 - GENERAL REQUIREMENTS</b>					
<b>See Indirect Cost</b>					
<b>Div. 02 EXISTING CONDITIONS</b>					
02 40 00 Hazardous Waste Removal			\$ 7.96		\$ 48,795
Foremen	60	MHRS	\$ 137.61	\$ 8,257	
Laborer - 3 Ea.	180	MHRS	\$ 121.70	\$ 21,906	
Equipment	60	MHRS	\$ 50.00	\$ 3,000	
Temporary Protections & Enclosures	1	LS	\$ 7,500.00	\$ 7,500	
Subcontractor's Contractor OH&P	20%		\$ 40,662.60	\$ 8,133	
02 50 00 Building Demolition					\$ 93,000
Entire Building Demolition	6,200	SF	\$ 15.00	\$ 93,000	
Site Demolition					\$ 50,000
Site Demolition & Site Protection	10,000	SF	\$ 3.50	\$ 35,000	
Storm Water Prevention Protection Plan (SWPPP)	10,000	SF	\$ 1.50	\$ 15,000	
<b>Division 02 - EXISTING CONDITIONS</b>				\$ 191,795	\$ 191,795
<b>Div. 03 CONCRETE</b>					
03 50 00 Special Foundations					\$ 243,325
24" Drilled Piers	6,133	GSF	\$ 25.00	\$ 153,325	
Mobilization and demobilization equipment	1	LS	\$ 25,000.00	\$ 25,000	
Testing	1	LS	\$ 15,000.00	\$ 15,000	
Soil Stability for the entire foundation system	1	LS	\$ 50,000	\$ 50,000	
03 00 00 Standard Foundations					\$ 91,995
Footings & Grade Beams	6,133	GSF	\$ 15.00	\$ 91,995	
03 00 00 Building Pad & Slab on Grade					\$ 170,802
9" Thick SOG at Apparatus Area	671	SF	\$ 50.00	\$ 33,550	
8" Thick SOG at Office Area	2,200	SF	\$ 40.00	\$ 88,000	
Rebar 100#/CY	7,400	LBS	\$ 2.00	\$ 14,800	
Building Pad- Clearing and Grading	2,871	SF	\$ 12.00	\$ 34,452	
03 00 00 Concrete Fill Over Deck					\$ 334,200
4 1/2" Thick Light Weight Concrete - Send Floor	3,262	SF	\$ 50.00	\$ 163,100	
4 1/2" Thick Light Weight Concrete - Roof	3,262	SF	\$ 50.00	\$ 163,100	
Reinforced Concrete Curb 12" high	200	LF	\$ 40.00	\$ 8,000	
03 00 00 Retaining Walls					\$ 277,500
Retaining Wall, 18" thick - 200 LF X 11.5'H	2,300	SF	\$ 80.00	\$ 184,000	
Reinforced continuous wall footing	200	LF	\$ 250.00	\$ 50,000	
Waterproofing membrane	2,300	SF	\$ 15.00	\$ 34,500	
Perforated Drainage & Perforated Drain Pipe	200	LF	\$ 45.00	\$ 9,000	
03 00 300 Miscellaneous					\$ 63,281
Elevator Pit					
14" Elevator Pit Walls	340	SF	\$ 75.00	\$ 25,500	
Elevator Pit Slab	85	SF	\$ 100.00	\$ 8,500	
Rebar	2,141	LBS	\$ 2.00	\$ 4,281	
Equipment Pads	1	LS	\$ 15,000.00	\$ 15,000	
Drilled Dowels at Footings & Piers Cap	1	LS	\$ 10,000.00	\$ 10,000	
03 50 00 Underpinning & Shoring					\$ 39,000
Foundation Underpinning/ Labor & Equipment	80	MHRS	\$ 250.00	\$ 20,000	
Shore Under Girders/ Labor & Equipment	40	MHRS	\$ 225.00	\$ 9,000	
Material	1	LS	\$ 10,000.00	\$ 10,000	

Building Replacement Cost Estimate

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
<b>03 35 11 Densified Polished Sealed Concrete</b>					<b>\$ 22,500</b>
Polished Concrete	1,500	SF	\$ 15.00	\$ 22,500	
<b>03 35 11 Sealed Concrete</b>					<b>\$ 7,500</b>
Sealed Concrete	1,500	SF	\$ 5.00	\$ 7,500	
<b>Division 03 - CONCRETE</b>				<b>\$ 1,250,103</b>	<b>\$ 1,250,103</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>
<b>Div. 05 METALS</b>					
<b>05 100 00 Structural Steel Column and Braced Frame - allow 15 psf</b>					<b>\$ 449,626</b>
<b>Vertical Structure</b>					
Structural Steel Column and Braced Frame - allow 5psf	46	Tons	\$ 8,500.00	\$ 390,979	
Premium for Laterral Design for New Construction	15%		\$ 390,979	\$ 58,647	
<b>05 30 00 Metal Deck</b>					<b>\$ 52,192</b>
4 1/2" Thick Light Weight Concrete - Send Floor	3,262	SF	\$ 8.00	\$ 26,096	
4 1/2" Thick Light Weight Concrete - Roof	3,262	SF	\$ 8.00	\$ 26,096	
<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>\$ 30,665</b>
Miscellaneous Metal	6,133	GSF	\$ 5.00	\$ 30,665	
<b>05 59 00 Stainless Steel</b>					<b>\$ 6,750</b>
Wall Backsplash	45	SF	\$ 150.00	\$ 6,750	
<b>Division 05 - METALS</b>				<b>\$ 590,483</b>	<b>\$ 590,483</b>
<b>Div. 06 WOOD AND PLASTICS</b>					
<b>06 40 53 Misc. Carpentry</b>					<b>\$ 35,665</b>
Misc. Carpentry	6,133	SF	\$ 5.00	\$ 30,665	
Misc. Material & Tools	1	LS	\$ 5,000.00	\$ 5,000	
<b>06 41 00 Architectural Wood Casework (Framing and Backing)</b>					<b>\$ 88,929</b>
Backing for Upper and Lower Cabinetry/Lockers	6,133	SF	\$ 2.50	\$ 15,333	
All Case Works and Counter Tops	See Div.12				
All other Miscellaneous Casework	6,133	GSF	\$ 12.00	\$ 73,596	
<b>Division 06 - WOOD AND PLASTICS</b>				<b>\$ 124,594</b>	<b>\$ 124,594</b>
<b>Div. 07 THERMAL AND MOISTURE PROTECTION</b>					
<b>07 100 00 Waterproofing</b>					<b>\$ 122,660</b>
Waterproofing	6,133	SF	\$ 20.00	\$ 122,660	
<b>07 30 00 Roof Coverings</b>					<b>\$ 25,000</b>
Skylights	100	SF	\$ 250.00	\$ 25,000	
<b>07 50 00 Roofing System</b>					<b>\$ 65,240</b>

Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Roofing and Insulation	3,262	SF	\$ 20.00	\$ 65,240	
<b>07 70 00 Sheetmetal and Flashing</b>					<b>\$ 21,466</b>
Flashing & Sheet Metals	6,133	SF	\$ 3.50	\$ 21,466	
<b>07 75 00 Exterior Wall</b>					<b>\$ 97,200</b>
Cement Siding - 60% of Exterior	1,944	SF	\$ 50.00	\$ 97,200	
<b>07 75 00 Exterior Soffit</b>					<b>\$ 18,000</b>
New Soffit	240	SF	\$ 75.00	\$ 18,000	
<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	

**Division 07 - THERMAL AND MOISTURE PROTECTION**

**\$ 374,098 \$ 374,098**

Div. 08	OPENINGS					
<b>08 11 13</b>	<b>Hollow Metal Doors &amp; Frames</b>					<b>\$ 31,700</b>
	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	
		31				
<b>08 20 00</b>	<b>Wood and Plastic Doors</b>					<b>\$ 28,400</b>
	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	
<b>08 33 00</b>	<b>Overhead Doors</b>					<b>\$ 150,000</b>
	Apparatus Bay Sectional Doors	3	EA	\$ 50,000.00	\$ 150,000	
<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>Aluminum Windows</b>					<b>\$ 206,420</b>
	Windows - 40% of Exterior	1,296	SF	\$ 145.00	\$ 187,920	
	Interior Window	185	SF	\$ 100.00	\$ 18,500	
<b>08 60 00</b>	<b>Aluminum Shades</b>					<b>\$ 58,320</b>
	Aluminum Sunshade Screens over Glazing	1,296	SF	\$ 45.00	\$ 58,320	
<b>08 70 00</b>	<b>Exterior Doors, Frames and Hardware</b>					<b>\$ 50,500</b>
	Gate	1	LS	\$ 15,000.00	\$ 15,000	
	Entry Door, double leaf	1	PR	\$ 10,000.00	\$ 10,000	
	Exterior Metal Door	3	EA	\$ 3,500.00	\$ 10,500	
	Panic Hardwar	1	LS	\$ 15,000.00	\$ 15,000	
<b>08 71 00</b>	<b>Door Hardware</b>					<b>\$ 45,350</b>
	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	

Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Card Reader Hardware (Wiring & Hookups See Div. 28)	7	EA	\$ 750.00	\$ 5,250	
<b>Division 08 - OPENINGS</b>				<b>\$ 573,190</b>	<b>\$ 573,190</b>
<b>Div. 09 FINISHES</b>					
<b>09 29 00 Framing and Gypsum Board</b>					<b>\$ 458,448</b>
Framing and Gypboard	11,340	SF	\$ 23.00	\$ 260,820	
Perimeter Walls 5/8" X	3,240	SF	\$ 25.00	\$ 81,000	
Drywall to Interior of Exterior Wall	3,240	SF	\$ 5.00	\$ 16,200	
New 2-Hr Shaft Wall	690	SF	\$ 25.00	\$ 17,250	
Gypsum Ceiling	4,621	SF	\$ 18.00	\$ 83,178	
<b>09 51 13 Acoustical Panel Ceilings</b>					<b>\$ 20,952</b>
Acoustical Panel Ceilings	1,164	SF	\$ 18.00	\$ 20,952	
<b>09 60 00 Flooring</b>					<b>\$ 1,440</b>
Stairs and Landing Finishes	120	SF	\$ 12.00	\$ 1,440	
<b>09 83 00 Acoustic Finishes</b>					<b>\$ 4,800</b>
Tackboard at Meeting Room (Assume Long Wall)	240	SF	\$ 20.00	\$ 4,800	
<b>09 60 00 Bases</b>					<b>\$ 7,810</b>
Rubber Bases	1,562	LF	\$ 5.00	\$ 7,810	
<b>09 30 00 Porcelain Tile Flooring</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 Resilient Athletic Flooring</b>					<b>\$ 3,750</b>
Resilient Athletic Flooring	250	SF	\$ 15.00	\$ 3,750	
<b>09 65 00 Resilient Flooring</b>					<b>\$ 18,084</b>
Resilient Flooring	1,507	SF	\$ 12.00	\$ 18,084	
<b>09 68 00 Carpet</b>					<b>\$ 15,480</b>
Carpet	1,720	SF	\$ 9.00	\$ 15,480	
<b>09 91 23 Interior Paint</b>					<b>\$ 35,665</b>
Painting Walls & Ceilings	6,133	SF	\$ 5.00	\$ 30,665	
Misc. Patch and Paint	1	LS	\$ 5,000.00	\$ 5,000	
<b>Division 09 - FINISHES</b>				<b>\$ 599,604</b>	<b>\$ 599,604</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>\$ 5,000</b>
Wall and Corner Protection	1	Allow	\$ 5,000.00	\$ 5,000	
<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	



Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
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	
<b>10 50 00 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>\$ 59,359</b>	<b>\$ 59,359</b>
<b>Div. 11 EQUIPMENT</b>					
<b>11 13 00 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 FURNISHINGS</b>					
<b>12 40 00 Moveable Furnishings</b>					<b>\$ 75,000</b>
<b>Furniture's</b>	1	Allow	\$ 75,000.00	\$ 75,000	
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 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 Countertops</b>					<b>\$ 16,250</b>
Solid Surface Countertops	65	LF	\$ 250.00	\$ 16,250	
<b>12 48 00 Rugs and Mats</b>					<b>\$ 1,500</b>
Walk Off Mats	1	LS	\$ 1,500.00	\$ 1,500	
<b>12 21 23 Roll Down Blinds</b>					<b>\$ 25,920</b>
Roll Down Blinds (All Windows)	1,296	SF	\$ 20.00	\$ 25,920	
<b>Division 12 - FURNISHINGS</b>				<b>\$ 182,470</b>	<b>\$ 182,470</b>
<b>Div. 13 SPECIAL CONSTRUCTION</b>					
SPECIAL CONSTRUCTION					N/A
<b>Division 13 - SPECIAL CONSTRUCTION</b>					<b>N/A</b>
<b>Div. 14 CONVEYING SYSTEMS</b>					
<b>14 00 00 Elevator &amp; Lift</b>					<b>\$ 150,000</b>

Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
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	
<b>Division 14 - CONVEYING SYSTEMS</b>				<b>\$ 150,000</b>	<b>\$ 150,000</b>
<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	

Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
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>					
<b>26 00 00 Electrical</b>					<b>\$ 279,259</b>
26 00 00 Electrical					
Demolition					
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>					
Duplex receptacle	6,133	SF	\$ 5.00	\$ 30,665	
4plex	INCL				
WP GFI	INCL				
Controlled duplex	INCL				
USB duplex	INCL				
Cord reels	INCL				
L5-20 outlets	INCL				
L5-30 outlets	INCL				

Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
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	
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)	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				

Building Replacement Cost Estimate

Cost Estimate Date: 02/28/22

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>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	
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-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>\$ 5,617,002</b>	<b>\$ 5,617,002</b>

## Qualifications & Assumptions

#REF!

### **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:**

Demolition of Existing Building and Building A New Building

### **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 06/01/2026 and will be completed in 09/01/2027. 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.

### **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

## Qualifications & Assumptions

#REF!

### **Basis of the Estimate:**

#### **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 06/01/2026 with a completing in 09/01/2027 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

#REF!

### **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.



**ESCALATION CALCULATION**

Date of Estimate Pricing	<b>12/1/2021</b>
Start of Construction	<b>6/1/2024</b>
End of Construction	<b>12/1/2025</b>
Construction Duration in Calendar Days	<b>548 Days</b> <b>18 Months</b>
Number of Days as of Estimate Report	<b>913 Days</b>
1/2 of construction period (Mid-Point)	<b>274 Days</b>
Day of estimate pricing to mid-point	<b>1187 Days</b> <b>40 Months</b>
<b>Mid-Point of Construction</b>	<b>3/2/2025</b>
Escalation Per Year Factor	<b>6.0%</b>
<b>Total Escalation to Mid-Point of Construction</b>	<b>21.40%</b>
<b>Use</b>	<b>25.00%</b>