



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

Rough Order Of Magnitude Cost Estimate Updated
for

**Kensington Public Safety Building
Replacement Cost of Existing Facility**

July 22, 2020

DRAFT for REVIEW and COMMENT

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Rough Order Of Magnitude Cost Estimate Updated

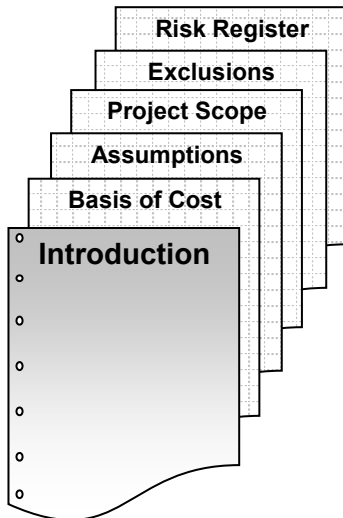
Commentary
Kensington Public Safety Building
Replacement Cost of Existing Facility

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Basis of Cost
Assumptions
Exclusions
Risk Register

July 22, 2020

DRAFT for REVIEW and COMMENT

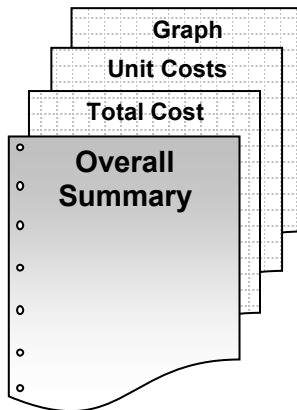
introduction



mack5 was requested to develop a Rough Order of Magnitude (ROM) Cost Estimate for replacement cost of Kensington Public Safety Building located in Kensington, CA.

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, the exclusions to the costs and a risk register 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

The existing public safety building is shared by the fire and the police departments. The fire station includes 3-apparatus bays, 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. The replacement facility will be designed to Essential Services Facility standard and will meet all applicable codes including accessibility, fire & energy codes.

assumptions

- (a) Construction will start in September, 2021
- (b) A construction period of 16 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 May, 2022
- (b) Loose furniture and equipment except as specifically identified
- (c) Cost associated with unforeseen conditions
- (d) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (e) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development
- (f) Scope change and post contract contingencies
- (g) Environmental impact mitigation

risk register

- (a) Due to the location of site, foundation cost could be higher. The estimate has taken in to consideration drilled pier system but the final design will depend on geotech engineer's recommendation. Also, additional retaining structures in front of the building may be required for slope stabilization.

Rough Order Of Magnitude Cost Estimate Updated

**Replacement Cost At Existing Site
Kensington Public Safety Building**

Control Quantities
Replacement Cost At Existing Site Summary
Detailed Cost Breakdown

July 22, 2020

DRAFT for REVIEW and COMMENT

Enclosed Areas		Height
Level 1	3,120	17.00
Level 2	3,280	12.00
Subtotal of Enclosed Area		6,400
Covered Area		
Roof Overhang	160	
Subtotal of Covered Area at half value		80
Total of Gross Floor Area		6,480

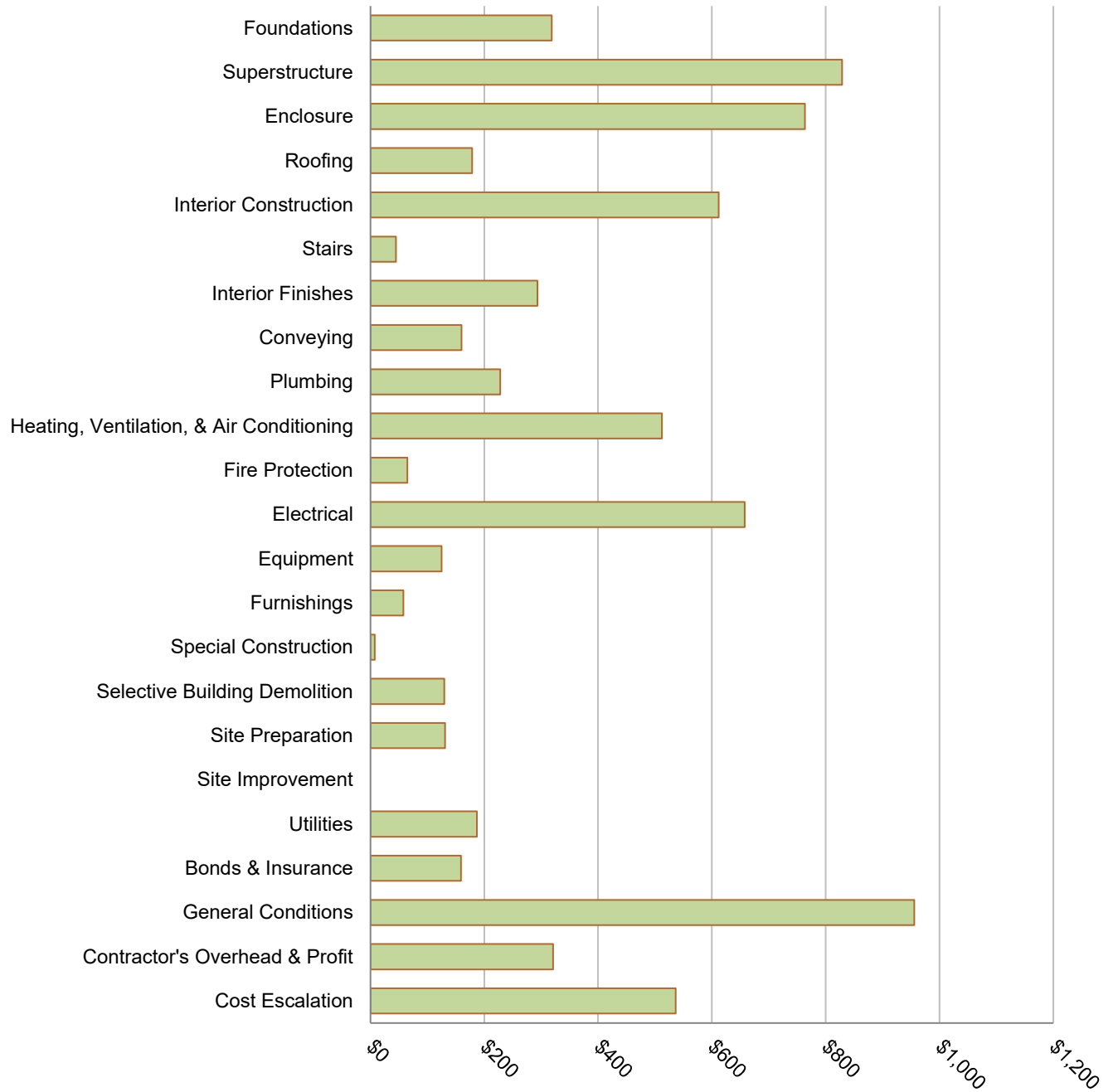
CONTROL QUANTITIES

			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	3,120	SF	0.481
Volume	92,400	CF	14.259
Gross Wall Area	7,105	SF	1.096
Finished Wall Area	2,686	SF	0.414
Retaining Wall Area	2,288	SF	0.353
Windows or Glazing Area	30% 2,132	SF	0.329
Roof Area - Flat	3,280	SF	0.506
Roof Area - Sloping	-	SF	0.000
Roof Area - Total	3,280	SF	0.506
Roof Glazing Area	-	SF	0.000
Interior Partition Length	654	LF	0.101
Elevators (x10,000)	1	EA	1.543
Plumbing Fixtures (x1,000)	20	EA	3.086

CSI UniFormat Summary	6,480 SF	%	\$/SF	,\$000
Foundations		4%	\$49.18	\$319
Superstructure		10%	\$127.90	\$829
Enclosure		9%	\$117.85	\$764
Roofing		2%	\$27.56	\$179
Interior Construction		7%	\$94.42	\$612
Stairs		1%	\$6.94	\$45
Interior Finishes		4%	\$45.27	\$293
Conveying		2%	\$24.69	\$160
Plumbing		3%	\$35.22	\$228
Heating, Ventilation, & Air Conditioning		6%	\$79.05	\$512
Fire Protection		1%	\$10.00	\$65
Electrical		8%	\$101.50	\$658
Equipment		2%	\$19.29	\$125
Furnishings		1%	\$8.98	\$58
Special Construction		0%	\$1.16	\$8
Selective Building Demolition		2%	\$20.00	\$130
Subtotal - Building Construction		60%	\$769.01	\$4,983
Site Preparation		2%	\$20.24	\$131
Site Improvement		0%	\$0.00	\$0
Utilities		2%	\$28.86	\$187
Subtotal - Sitework		4%	\$49.10	\$318
Total - Building and Sitework Construction		64%	\$818.11	\$5,301
Bonds & Insurance	3.00%	2%	\$24.54	\$159
General Conditions	17.50%	12%	\$147.46	\$956
Contractor's Overhead & Profit	5.00%	4%	\$49.51	\$321
Subtotal		81%	\$1,039.63	\$6,737
Contingency for Design Development	15.00%	12%	\$155.94	\$1,011
Cost Escalation	6.92%	6%	\$82.78	\$536
TOTAL CONSTRUCTION BUDGET		100%	\$1,278.35	\$8,284

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Cast in place reinforced concrete grade beams/footings/pile caps	6,480	GSF	\$15.00	\$97,200
Special Foundations				
Drilled pier	6,480	GSF	\$12.00	\$77,760
Mobilization and demobilization equipment	1	LS	\$25,000.00	\$25,000
Testing	1	LS	\$15,000.00	\$15,000
Reinforced concrete slab on grade				
6" thick, typical	950	SF	\$14.00	\$13,300
12" thick at Apparatus bay	2,170	SF	\$20.00	\$43,400
Miscellaneous				
Allowance for equipment pads	1	LS	\$12,000.00	\$12,000
Elevator pit	1	EA	\$35,000.00	\$35,000
Subtotal For Foundations:				\$318,660

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Basement Excavation				
Excavate & haul away basement material to elev 514'			<i>NIC, Existing Basement</i>	
Sheeting/Shoring allowance	2,288	SF	\$45.00	\$102,960
Basement Walls				
Basement & retaining wall, 18" thick	2,288	SF	\$80.00	\$183,040
Reinforced continuous wall footing	200	LF	\$250.00	\$50,000
Waterproofing membrane	2,288	SF	\$15.00	\$34,320
Perforated drain pipe	200	LF	\$35.00	\$7,000
Vertical Structure				
Structural steel column and braced frame - allow 5psf	6,480	GSF	\$20.00	\$129,600

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Floor Structure (level 2)				
2" thick light weight concrete over metal deck & structural WF framing	3,280	SF	\$50.00	\$164,000
Reinforced concrete curb at walls surrounding the apparatus bays, turnout room and workshop, 12" high	180	LF	\$40.00	\$7,200
Roof Structure				
Metal deck (without concrete fill)	3,280	SF	\$10.00	\$32,800
Structural WF framing	3,280	SF	\$30.00	\$98,400
Miscellaneous				
Miscellaneous metal	6,480	GSF	\$2.00	\$12,960
Miscellaneous rough carpentry	6,480	GSF	\$1.00	\$6,480
Subtotal For Superstructure:				\$828,760

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Wall Framing, Furring and Insulating				
Exterior wall system; medium grade cladding assembly with self-adhering waterproofing over dense glass panels, including sealants, blocking, flashings etc	2,098	SF	\$45.00	\$94,410
Backup system; 6" Metal stud, insulation, air/vapor barrier	1,214	SF	\$30.00	\$36,420
Full height CMU wall at armory and evidence storage	884	SF	\$45.00	\$39,780
Drywall to interior face of exterior wall	2,098	SF	\$10.00	\$20,980
Exterior Windows				
Aluminum framed storefront system/punched window	2,132	SF	\$140.00	\$298,410
Premium for operable window	10	EA	\$600.00	\$6,000
Aluminum sunshade screens over areas of glazing - Allowance	1	LS	\$50,000.00	\$50,000

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Doors, Frames and Hardware				
Apparatus bay sectional doors; 14' x 14'	3	EA	\$50,000.00	\$150,000
Police garage doors/gate	1	LS	\$15,000.00	\$15,000
Entry door, double leaf	1	PR	\$8,000.00	\$8,000
Hollow metal door, frame and hardware, exterior	3	EA	\$3,200.00	\$9,600
Allowance for specialty hardware at entrance doors	1	LS	\$15,000.00	\$15,000
Balustrades, Parapets & Roof Screens				
Guardrail/handrail at roof deck	18	LF	\$450.00	\$8,100
Soffits				
Exterior soffit to roof overhangs	160	SF	\$75.00	\$12,000
Subtotal For Enclosure:				\$763,700

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof or deck traffic surfaces				
Membrane roofing over tapered rigid insulation	3,280	SF	\$24.00	\$78,720
Roof Parapet/Coping	336	LF	\$35.00	\$11,760
Roof Openings				
Skylight, allow 3% of roof area	98	SF	\$250.00	\$24,600
Miscellaneous work				
Mechanical roof screen - allowance	1	LS	\$45,000.00	\$45,000
Caulking and sealants	6,480	GSF	\$1.00	\$6,480
Roof ladder/ hatches/ accessories	1	LS	\$12,000.00	\$12,000
Subtotal For Roofing:				\$178,560

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Elevator shaft	1,480	SF	\$36.00	\$53,280
Metal light gauge framing with acoustic treatments to achieve STC rating, allow 12' high	5,882	SF	\$32.00	\$188,216
Full height CMU wall at armory and evidence storage	1,972	SF	\$45.00	\$88,740
Backing and blocking	6,480	GSF	\$2.00	\$12,960
Interior glazed windows/partitions at conference; allow 8'-0"high	184	SF	\$100.00	\$18,400
2-Way mirror in Interview room - allowance	2	EA	\$3,000.00	\$6,000
Interior Doors				
Solid core wood doors in hollow metal frames	17	EA	\$3,000.00	\$50,988
Hollow metal doors in secure interview rooms, evidence storage and armory	5	EA	\$3,200.00	\$16,000
Premium for specialty door hardwares; card key locking system and automatic openers where required	1	LS	\$10,000.00	\$10,000
Fittings				
Protective guards, barriers and bumpers - allowance	6,480	GSF	\$0.50	\$3,240
Prefabricated compartments and accessories				
Mirrors in exercise/fitness	60	SF	\$50.00	\$3,000
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	1	EA	\$550.00	\$550
Cabinets and Countertops				
Counter tops/desk at reception and radio workstation; level1 & 2	82	LF	\$350.00	\$28,700
Casework at kitchen, with stainless steel countertop	60	LF	\$850.00	\$51,000
Bullet resistant transaction window 48"wide x 48"high; complete with stainless steel countertop 48" x 18" x 1-1/2" and stainless steel recessed tray with bullet trap	2	EA	\$8,500.00	\$17,000
Allowance for miscellaneous casework	6,480	GSF	\$3.00	\$19,440

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Chalkboards and Graphics				
Directional/wayfinding signs	6,480	GSF	\$2.00	\$12,960
Door signage	22	EA	\$200.00	\$4,399
Chalkboards/tackboards and mapping wall	1	LS	\$5,000.00	\$5,000
Building signage - exterior	1	LS	\$12,000.00	\$12,000
Subtotal For Interior Construction:				\$611,874

STAIRS	Quantity	Unit	Rate	Total (\$)
Stair Construction				
Public & Staff stair; steel framed stairs with concrete treads	1	FLT	\$35,000.00	\$35,000
Fire Pole	1	LS	\$10,000.00	\$10,000
Subtotal For Stairs:				\$45,000

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes				
Durable quality carpet tile in sleep rooms	540	SF	\$8.00	\$4,320
Sealed concrete on apparatus bay	1,344	SF	\$5.00	\$6,720
Resilient sheet flooring in offices, living areas, storage, kitchen & training room	1,369	SF	\$15.00	\$20,535
Athletic flooring tiles in exercise/fitness room	500	SF	\$12.00	\$6,000
Exposed finished concrete or similar in lobbies and hallway	1,076	SF	\$25.00	\$26,900
Ceramic floor tile and base in bathrooms & locker room	781	SF	\$30.00	\$23,430
Elevator shaft/staff stair	790	SF		<i>No Finish, NIC</i>
Water vapor emission control - allowance	2,409	SF	\$4.00	\$9,636
Bases				
Allow for rubber base	1,800	LF	\$4.00	\$7,200

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Wall finishes				
Paint to interior walls	6,480	GSF	\$3.00	\$19,440
Ceramic tile in bathrooms & showers; wainscot at wet walls only, full height in showers	1,932	SF	\$30.00	\$57,960
Painted plywood wainscot at apparatus bays, 8' high	1,056	SF	\$7.50	\$7,920
Protective wainscot at primary operational circulation, 48"high	1,168	SF	\$15.00	\$17,520
Ceiling Finishes				
Gypsum board ceilings, painted; 30% Lay-in ACT; 70%	1,419	SF	\$25.00	\$35,475
Abuse resistant gypsum board over security mesh for detention interview rooms	326	SF	\$30.00	\$9,780
Paint exposed ceiling in apparatus bay	1,344	SF	\$3.00	\$4,032
Allowance for soffits	200	LF	\$50.00	\$10,000

Subtotal For Interior Finishes: \$293,356

CONVEYING	Quantity	Unit	Rate	Total (\$)
Elevators and Lifts				
Hydraulic elevator, 2 stops	1	EA	\$160,000.00	\$160,000
Subtotal For Conveying:				\$160,000

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing Fixtures				
Water closet, floor, manual flush	4	EA	\$2,000.00	\$8,000
Lavatory, wall hung, lever faucet	4	EA	\$2,400.00	\$9,600
Kitchen sink, dbl, SS faucet, disposer	1	EA	\$2,400.00	\$2,400
Mop sink, floor type, trim	1	EA	\$2,500.00	\$2,500
Service sink, wall type, ECI, faucet	1	EA	\$2,000.00	\$2,000
Laundry sink, single	1	EA	\$3,200.00	\$3,200
Shower receptor, drain, valve & head	2	EA	\$3,400.00	\$6,800
Laundry box, recessed w/ WHA	1	EA	\$1,000.00	\$1,000
Hose bibb - interior type	2	EA	\$350.00	\$700
Hose bibb - exterior type	2	EA	\$700.00	\$1,400
Dishwasher (connections only)	1	EA	\$750.00	\$750
Miscellaneous fixtures	6,480	GSF	\$1.00	\$6,480

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing Equipment				
Gas water heater w/ flue	1	EA	\$10,000.00	\$10,000
Recirculation pump w/ aqua stat	1	EA	\$2,500.00	\$2,500
Expansion tank	1	EA	\$600.00	\$600
Miscellaneous equipment	6,480	GSF	\$1.00	\$6,480
Domestic Water Distribution				
Domestic water system	6,480	SF	\$4.50	\$29,160
Cold water rough-in for fixture	20	EA	\$650.00	\$13,000
Hot water rough-in for fixture	11	EA	\$400.00	\$4,400
Sanitary Waste				
Sanitary waste & vent systems	6,480	GSF	\$3.50	\$22,680
Rain Water Drainage				
Rain water drainage system	6,480	GSF	\$2.00	\$12,960
Gutters & downspouts	418	LF	\$40.00	\$16,720
Other Plumbing Systems				
Compressed Air Systems				
Air compressor, 120 gallon, 10 HP	1	EA	\$12,000.00	\$12,000
Air dryer, filters, etc.	2	EA	\$1,000.00	\$2,000
Natural Gas System				
Natural gas system piping, allowance	6,480	GSF	\$4.00	\$25,920
Condensate Drainage				
Condensate drain system	6,480	GSF	\$1.00	\$6,480
Trade Specialties				
Testing & sterilization	1	LS	\$3,500.00	\$3,500
Pipe sleeves, fire stopping, etc.	1	LS	\$5,000.00	\$5,000
Miscellaneous	1	LS	\$10,000.00	\$10,000
Subtotal For Plumbing:				\$228,230

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Heating/Cooling Systems:				
Electric infrared heater (at Bay doors)	3	EA	\$1,500.00	\$4,500
Air Handling Equipment/split system	6,480	GSF	\$12.00	\$77,760
Terminal & Package Units, allowance	6,480	GSF	\$20.00	\$129,600
Distribution Systems				
Galvanized sheet metal ductwork	6,400	LB	\$15.00	\$96,000
Duct insulation	4,160	SF	\$5.00	\$20,800
Miscellaneous duct accessories	1	LS	\$8,500.00	\$8,500
Sound Attenuator	1	LS	\$10,000.00	\$10,000
Registers, grilles and diffusers	37	EA	\$500.00	\$18,500
Dryer vent	1	EA	\$350.00	\$350
Controls and Instrumentation				
Controls & instrumentation	6,480	GSF	\$6.00	\$38,880
Systems Testing and Balancing				
Systems start-up & testing	1	LS	\$5,000.00	\$5,000
Air systems balancing	6,480	GSF	\$2.00	\$12,960
Other HVAC Systems and Equipment				
Apparatus bay exhaust system	3	EA	\$7,500.00	\$22,500
Decon room exhaust fan	1	EA	\$3,400.00	\$3,400
Turnout room exhaust fan	1	EA	\$3,000.00	\$3,000
Work shop area exhaust fan	1	EA	\$3,400.00	\$3,400
Trade Specialties				
HVAC shutoff sensors for all windows and doors	10	EA	\$2,000.00	\$20,000
Rigging & hoisting	1	LS	\$13,500.00	\$13,500
Pipe sleeves, firestopping, etc.	1	LS	\$5,600.00	\$5,600
Miscellaneous	1	LS	\$18,000.00	\$18,000
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$512,250

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Sprinklers				
Wet sprinkler system - complete including pump	6,480	GSF	\$10.00	\$64,800
Subtotal For Fire Protection:				\$64,800

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Electrical Service and Distribution for normal and emergency power; including distribution equipments, feeders and grounding and miscellaneous equipment connections	6,480	GSF	\$35.00	\$226,800
Lighting and Branch Wiring				
LED lighting fixtures with installation labor	6,480	GSF	\$14.00	\$90,720
Lighting controls	6,480	GSF	\$6.00	\$38,880
Branch receptacles	6,480	GSF	\$3.00	\$19,440
Lighting & branch circuitry	6,480	GSF	\$8.00	\$51,840
Communications and Security				
Fire Alarm System	6,480	GSF	\$7.50	\$48,600
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	\$6.00	\$38,880
Audio Visual system rough-in and power	6,480	GSF	\$4.00	\$25,920
Emergency shutoff system for oven, grill, stove etc	6,480	GSF	\$3.00	\$19,440
Trade Specialties; including trade demo, seismic restraint, fees & permits, testing & studies and lightning protection	6,480	GSF	\$5.00	\$32,400
Subtotal For Electrical:				\$657,720

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Commercial grade kitchen equipments, including refrigerators, freezer, range/oven with FS system, hood exhaust, dishwasher, garbage disposal, microwave oven	1	RM	\$50,000.00	\$50,000
Residential grade Laundry equipment; Washer & Dryer	1	LS	\$5,000.00	\$5,000
Equipments at turnout room				
Washer extractor	1	EA	\$10,000.00	\$10,000
Drying cabinet	1	EA	\$10,000.00	\$10,000
Fitness Equipments				NIC, FF&E

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Shelving				
High density mobile storage systems in Property & Evidence room; allowance	1	LS	\$15,000.00	\$15,000
Public Safety Equip; including gun lockers, detention furniture, evidence storage etc	1	LS	\$35,000.00	\$35,000
Subtotal For Equipment:				\$125,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Fixed Furnishings				
Roller shades, manual, mecho shades				
Exterior window/storefront	2,132	SF	\$12.00	\$25,578
Interior window	184	SF	\$12.00	\$2,208
Projection screens at training room	1	LS	\$5,000.00	\$5,000
Staff mailboxes	1	LS	\$2,500.00	\$2,500
Entrance mats and frames	100	SF	\$40.00	\$4,000
Fire Extinguisher cabinets	1	LS	\$2,500.00	\$2,500
Amenities and Convenience Items				
Lockers	32	LF	\$450.00	\$14,400
Bike storage	1	LS	\$2,000.00	\$2,000
Moveable Furnishings				NIC, FF&E
Subtotal For Furnishings:				\$58,186

SPECIAL CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Special Controls and Instrumentation				
Safe in Property/Evidence room	1	EA	\$7,500.00	\$7,500
Subtotal For Special Construction:				\$7,500

SELECTIVE BUILDING DEMOLITION	Quantity	Unit	Rate	Total (\$)
Building Demolition				
Demolish (E) building in its entirety	6,480	SF	\$15.00	\$97,200
Hazardous Materials Abatement				
Allowance	6,480	SF	\$5.00	\$32,400
Subtotal For Selective Building Demolition:				\$129,600
SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Site Demolition				
Demolish (E) retaining wall down to foundation	1,392	SF	\$15.00	\$20,880
Site Clearing and Demolition				
Allowance for site preparation/ protection	10,000	SF	\$3.50	\$35,000
Allowance for erosion control	10,000	SF	\$1.75	\$17,500
Earthwork				
Site grading/cut & fill at driveway	1,445	CY	\$40.00	\$57,800
Subtotal For Site Preparation:				\$131,180
SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
<i>NIC, Excluded</i>				
Subtotal For Site Improvement:				
UTILITIES	Quantity	Unit	Rate	Total (\$)
Domestic Water				
Allowance for domestic & fire water site piping excluding utility charges	1	LS	\$35,000.00	\$35,000
Sanitary Sewer				
Allowance for sanitary sewer line excluding sewer district charges	1	LS	\$25,000.00	\$25,000
Fuel Distribution				
Allowance for fuel distribution				NIC

UTILITIES	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Primary electrical ductbank, allow 2-4" empty	100	LF	\$150.00	\$15,000
Meter fees	1	LS	\$35,000.00	\$35,000
Transformer pad	1	LS	\$3,000.00	\$3,000
Secondary ductbank, allow	60	LF	\$250.00	\$15,000
Generator duct bank, allow	60	LF	\$150.00	\$9,000
Generator, allow	1	LS	\$35,000.00	\$35,000
Site Communications and Security				
Communication ductbank, allow 2-4" empty	150	LF	\$100.00	\$15,000
Subtotal For Utilities:				\$187,000

Rough Order Of Magnitude Cost Estimate Updated

Variance Report
Kensington Public Safety Building

Comparison Summary
Variance Analysis

July 22, 2020

DRAFT for REVIEW and COMMENT

	DELTA	CURRENT		PREVIOUS 12/3/2019	
		\$/SF	\$,000	\$/SF	\$,000
CSI UniFormat Summary					
Foundations	\$45	\$49.18	\$319	\$42.17	\$273
Superstructure	\$90	\$127.90	\$829	\$114.08	\$739
Enclosure	\$20	\$117.85	\$764	\$114.82	\$744
Roofing	\$7	\$27.56	\$179	\$26.54	\$172
Interior Construction	\$24	\$94.42	\$612	\$90.70	\$588
Stairs	\$5	\$6.94	\$45	\$6.17	\$40
Interior Finishes	\$12	\$45.27	\$293	\$43.43	\$281
Conveying	(\$15)	\$24.69	\$160	\$27.01	\$175
Plumbing	\$2	\$35.22	\$228	\$34.85	\$226
Heating, Ventilation, & Air Conditioning	\$14	\$79.05	\$512	\$76.92	\$498
Fire Protection		\$10.00	\$65	\$10.00	\$65
Electrical	\$23	\$101.50	\$658	\$98.00	\$635
Equipment		\$19.29	\$125	\$19.29	\$125
Furnishings		\$8.98	\$58	\$8.98	\$58
Special Construction		\$1.16	\$8	\$1.16	\$8
Selective Building Demolition		\$20.00	\$130	\$20.00	\$130
Subtotal - Building Construction	\$226	\$769.01	\$4,983	\$734.12	\$4,757
Site Preparation		\$20.24	\$131	\$20.24	\$131
Site Improvement		-	-	-	-
Site Mechanical & Electrical Utilities		\$28.86	\$187	\$28.86	\$187
Subtotal - Sitework		\$49.10	\$318	\$49.10	\$318
Total - Building and Sitework Construc	\$226	\$818.11	\$5,301	\$783.23	\$5,075
Bonds & Insurance	\$7	\$24.54	\$159	\$23.50	\$152
General Conditions	\$171	\$147.46	\$956	\$121.01	\$784
Contractor's Overhead & Profit	\$20	\$49.51	\$321	\$46.39	\$301
Contingency for Design Development	\$64	\$155.94	\$1,011	\$146.12	\$947
Cost Escalation (to midpoint of constructi	\$137	\$82.78	\$536	\$61.71	\$400
Start Date/Construction Duration		Sept. 2021/16Months		Jan. 2021/16Months	
TOTAL CONSTRUCTION BUDGET	\$625	\$1,278.35	\$8,284	\$1,181.94	\$7,659
GROSS FLOOR AREA	0 SF		6,480 SF		6,480 SF