

Opinion of Probable Construction Cost

50% DD Cost Estimate Report Dated 12-01-2021

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



Prepared By:



MicroEstimating Inc.
a preconstruction services company

850 South Van Ness Avenue, Suite #26, San Francisco, CA 94110 O (415) 826-9626
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Kensington Public Safety Building Renovation

Based on 50% Design Development Set Dated 11/19/21

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PROJECT CONTACT INFORMATION
Based on 50% Design Development Set Dated 11/19/21

Prepared for:

Kensington Fire Protection District

217 Arlington Avenue, Kensington, CA 94707

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MicroEstimating Inc.

Preconstruction Services Consulting

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SFM Inc.

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Based on 50% Design Development Set Dated 11/19/21

Draft Estimate Date: 12/01/2021

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

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

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Description

Cost/GSF

Group Extension

EXECUTIVE SUMMARY REPORT

RENOVATION COST

\$ 889.18 \$ 5,453,358

SITE WORK COST

\$ 272,330

RENOVATION + SITEWORK

\$ 933.59 \$ 5,725,688

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Total Gross Area	6,133	SF

Description	Cost/GSF	Group Extension
Division 01 - GENERAL REQUIREMENTS	N/A	See Indirect
Division 02 - EXISTING CONDITIONS	\$ 31.67	\$ 194,251
Division 03 - CONCRETE	\$ 56.25	\$ 344,957
Division 04 - MASONRY		NIC
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
SUBTOTAL OF DIRECT COST BEFORE CONTINGENCY	\$ 585.50	\$ 3,590,847
CONTINGENCIES (DESIGN & ESTIMATING)	10.00%	\$ 359,085
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY		\$ 3,949,931
INDIRECT COST		

**Kensington Public Safety Building
Renovation**



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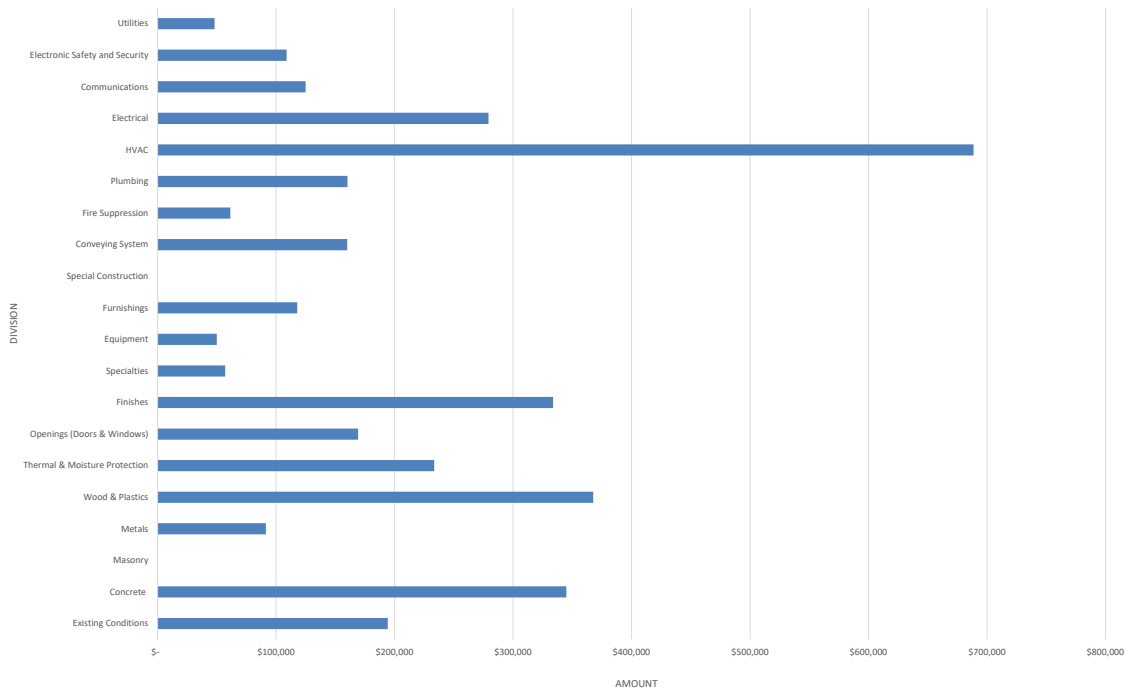
Ground Street Level	2,871	SF
<u>Second Level</u>	<u>3,262</u>	<u>SF</u>
Total Gross Area	6,133	SF

Description	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
TOTAL COST BEFORE ESCALATION		\$ 5,096,596
ESCALATION TO MID- POINT OF CONSTRUCTION	7.00%	\$ 356,762
TOTAL CONSTRUCTION COST WITHOUT OWNER'S (FEE/PM/DELIVERY) COST	\$ 889.18	\$ 5,453,358

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Estimate Date:

Building Cost Breakdown	Amount
General Requirements	See Indirect
Existing Conditions	\$ 194,251
Concrete	\$ 344,957
Masonry	NIC
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
Total Trades Cost	\$ 3,587,632
Total Indirect Cost	\$ 1,862,511
Total Construction Cost	\$ 5,450,143



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Total Gross Area	6,133	SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
TRADE ESTIMATE					
Div. 01 GENERAL REQUIREMENTS					
01 91 13	General Commissioning Requirements				See Indirect Cost
Division 01 - GENERAL REQUIREMENTS					See Indirect
Div. 02 EXISTING CONDITIONS					
02 40 00	Hazardous Waste Removal			\$	37,656
02 50 00	Building Demolition			\$	156,595
Division 02 - EXISTING CONDITIONS					\$ 194,251
Div. 03 CONCRETE					
03 00 00	Special Foundation			\$	115,450
03 00 00	Footings			\$	44,040
03 00 00	Walls			\$	31,550
03 00 00	Slab On Grade			\$	99,140
03 50 00	Underpinning & Shoring			\$	27,900
03 35 11	Densified Polished Sealed Concrete - PC-1			\$	16,500
03 35 11	Sealed Concrete - SC-1			\$	7,162
Division 03 - CONCRETE					\$ 341,742
Div. 04 MASONRY					
04 10 00	Masonry				NIC
Division 04 - MASONRY					\$ -
Div. 05 METALS					
05 100 00	Stair Construction			\$	51,250
05 50 100	Miscellaneous			\$	33,371
05 59 00	Stainless Steel			\$	6,750
Division 05 - METALS					\$ 91,371
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
Division 06 - WOOD & PLASTICS					\$ 367,659
Div. 07 THERMAL AND MOISTURE PROTECTION					
07 30 00	Roof Coverings			\$	91,000
07 50 00	Flashing & Sheet Metal			\$	18,725
07 75 00	Exterior Wall			\$	72,190
07 75 00	Exterior Soffit			\$	18,000
07 75 00	Enclosure to (E) Exterior Deck			\$	9,000
07 90 00	Miscellaneous			\$	24,532

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

Div. 08 OPENINGS

08 11 13	Hollow Metal Doors & Frames			\$	34,250
08 20 00	Wood and Plastic Doors			\$	32,450
08 33 00	Overhead Doors			\$	10,000
08 31 16	Access Panels and Frames			\$	2,500
08 51 00	Metal Windows			\$	39,091
08 60 00	Skylight			\$	2,100
08 71 00	Door Hardware			\$	48,800

Division 08 - OPENINGS \$ 169,191

Div. 09 FINISHES

09 29 00	Gypsum Board			\$	165,608
09 51 13	Acoustical Panel Ceilings			\$	20,952
09 60 00	Flooring			\$	1,440
09 83 00	Acoustic Finishes			\$	4,800
09 60 00	Bases			\$	7,810
09 30 00	Porcelain Tile Flooring - TL-3			\$	33,175
09 65 00	Static Dissipative Tile - 1/8" - SDT-1			\$	4,959
09 65 00	Resilient Athletic Flooring - RR-1			\$	3,584
09 65 00	Resilient Flooring - RF-1			\$	18,088
09 68 00	Carpet - CP-1			\$	15,478
09 91 23	Interior Paint			\$	57,811

Division 09 - FINISHES \$ 333,706

Div. 10 SPECIALTIES

10 14 00	Signage			\$	18,399
10 26 12	Wall Protection and Corner Guards			\$	2,750
10 21 16	Compartments			\$	10,700
10 28 00	Toilet and Bath Accessories			\$	3,310
10 40 00	Safety Specialties			\$	8,000
10 50 00	Storage			\$	13,950

Division 10 - SPECIALTIES \$ 57,109

Div. 11 EQUIPMENT

11 13 00	Commercial Equipment			\$	50,000
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Division 11 - EQUIPMENT \$ 50,000

Div. 12 FURNISHINGS

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

Division 12 - FURNISHINGS \$ 117,850

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Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 13 SPECIAL CONSTRUCTION					
13 00 00 Special Construction					N/A
Division 13 - SPECIAL CONSTRUCTION				\$	-
Div. 14 CONVEYING SYSTEMS					
14 00 00 Elevator and Lift				\$	160,000
Division 14 - CONVEYING SYSTEMS				\$	160,000
Div. 21 FIRE SUPPRESSION					
21 00 00 Fire Suppression				\$	61,330
Division 21 - FIRE SUPPRESSION				\$	61,330
Div. 22 PLUMBING					
22 02 00 Plumbing				\$	160,250
Division 22 - PLUMBING				\$	160,250
Div. 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)					
23 00 00 HVAC				\$	688,620
Division 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)				\$	688,620
Div. 26 ELECTRICAL					
26 00 00 Electrical				\$	279,259
Division 26 - ELECTRICAL				\$	279,259
Div. 27 COMMUNICATIONS					
27 00 00 Communications				\$	124,895
Division 27 - Communications				\$	124,895
Div. 28 ELECTRONIC SAFETY AND SECURITY					
28 00 00 Security and life safety				\$	108,852
Division 28 - ELECTRONIC SAFETY AND SECURITY				\$	108,852
Div. 33 UTILITIES					
33 00 00 Electrical Site Utilities				\$	48,100
Division 33 - UTILITIES				\$	48,100
SUBTOTAL OF DIRECT CONSTRUCTION COST				\$	3,587,632

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

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Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 03	CONCRETE					
03 00 00	Special Foundation					\$ 115,450
	Mobilization and Demobilization	8	EA	\$ 2,000.00	\$ 16,000	
	Testing	8	EA	\$ 1,250.00	\$ 10,000	
	Interior 24" Drilled Piers with Low Overhead	4	EA	\$ 12,500.00	\$ 50,000	
	Interior 24" Drilled Piers	1	EA	\$ 12,000.00	\$ 12,000	
	Exterior 24" Drilled Piers	3	EA	\$ 9,150.00	\$ 27,450	
03 00 00	Footings					\$ 44,040
	Footings 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	
02 00 00	Concrete Curbs					\$ 3,215
	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	
03 00 00	Walls					\$ 31,550
	Elevator Pit Walls	340	SF	\$ 75.00	\$ 25,500	
	Rebar	1,713	LBS.	\$ 2.00	\$ 3,425	
	Drilled Dowels at Footings & Piers Cap	35	EA	\$ 75.00	\$ 2,625	
03 00 00	Slab On Grade					\$ 99,140
	9" Thick SOG at Apparatus Area	636	SF	\$ 50.00	\$ 31,800	
	8" Thick SOG at Office Area	601	SF	\$ 40.00	\$ 24,040	
	14" Elevator Pit	85	SF	\$ 100.00	\$ 8,500	
	Rebar 100#/CY	4,200	LBS.	\$ 2.00	\$ 8,400	
	Drilled Dowels at Slab on Grade	352	EA	\$ 75.00	\$ 26,400	
03 50 00	Underpinning & Shoring					\$ 27,900
	Foundation Underpinning/ Labor & Equipment	60	MHRS	\$ 250.00	\$ 15,000	
	Shore Under Girders/ Labor & Equipment	24	MHRS	\$ 225.00	\$ 5,400	
	Material	1	LS	\$ 7,500.00	\$ 7,500	
03 35 11	Densified Polished Sealed Concrete - PC-1					\$ 16,500
	Repair and Patch	1,100	SF	\$ 15.00	\$ 16,500	
03 35 11	Sealed Concrete - SC-1					\$ 7,162
	Workshop - 101	86	SF	\$ 5.00	\$ 430	
	Turnout - 102	118	SF	\$ 5.00	\$ 591	
	Decon - 103	113	SF	\$ 5.00	\$ 564	
	Apparatus Bay - 104	1,101	SF	\$ 5.00	\$ 5,504	
	Compressor - 114	15	SF	\$ 5.00	\$ 73	
Division 03 - CONCRETE					\$ 344,957	\$ 344,957

Div. 04	MASONRY					
04 100 00	CMU Masonry					NIC
	Not In Scope				NIC	
Division 04 - MASONRY						NIC

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Total Gross Area	6,133	SF

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 05 METALS						
05 100 00	Stair Construction					\$ 51,250
	New Stair	14	Risers	\$ 2,000.00	\$ 28,000	
	Railings	62	LF	\$ 250.00	\$ 15,500	
	Short ADA Stair	2	Risers	\$ 2,000.00	\$ 4,000	
	Railings	5	LF	\$ 250.00	\$ 1,250	
	Pit Ladder	1	LS	\$ 2,500.00	\$ 2,500	
05 50 100	Miscellaneous					\$ 33,371
	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	
05 59 00	Stainless Steel					\$ 6,750
	Wall Backsplash - SS-1	45	SF	\$ 150.00	\$ 6,750	
Division 05 - METALS					\$ 91,371	\$ 91,371
Div. 06 WOOD AND PLASTICS						
06 11 00	Wood Framing					\$ 131,929
	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	
06 11 00	Ceiling Joists and Plywood Sheathings					\$ 51,686
	Second Floor Framing Plan					
	New 2X12 Ceiling Joists	1,558	SF	\$ 12.00	\$ 18,696	
	Roof Framing Plan					
	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	
06 11 00	Wall Strengthened Shear Walls					\$ 165,284
	Strengthened Shear Walls/ 7/S 200 (150 LF X 22'-6" H)	3,375	SF			
	First Floor					
	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	
	Second Floor					
	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	

Based on 50% Design Development Set Dated 11/19/21

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Ground Street Level	2,871	SF
Second Level	3,262	SF
Total Gross Area	6,133	SF

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				
06 40 53 Misc. Carpentry					\$ 13,509
Misc. Carpentry	80	MHRS	\$ 137.61	\$ 11,009	
Misc. Material & Tools	1	LS	\$ 2,500.00	\$ 2,500	
06 41 00 Architectural Wood Casework (Framing and Backing)					\$ 5,250
Backing for Upper and Lower Cabinetry/Lockers for Fixed Casework and Countertop See Div. 12 Below.	150	LF	\$ 35.00	\$ 5,250	See Div. 12
Division 06 - WOOD AND PLASTICS				\$ 367,659	\$ 367,659
Div. 07 THERMAL AND MOISTURE PROTECTION					
07 30 00 Roof Coverings					\$ 91,000
New Roofing System	3,745	SF	\$ 20.00	\$ 74,900	
Roofing System to Deck Area	322	SF	\$ 50.00	\$ 16,100	
07 50 00 Sheetmetal and Flashing					\$ 18,725
Flashing & Sheet Metals	3,745	SF	\$ 5.00	\$ 18,725	
07 75 00 Exterior Wall					\$ 72,190
(N) Cement Siding at West Elevation (Front)	799	SF	\$ 50.00	\$ 39,950	
Patch and Repair (E) Siding at East Elevation	750	SF	\$ 5.00	\$ 3,750	
(N) Prep and Paint Entire Structure	2,849	SF	\$ 10.00	\$ 28,490	
07 75 00 Exterior Soffit					\$ 18,000
New Wood soffit	240	SF	\$ 75.00	\$ 18,000	
07 75 00 Enclosure to New Exterior at Existing Deck					\$ 9,000
(N) Cement Siding at West Elevation North & West	180	SF	\$ 50.00	\$ 9,000	
07 90 00 Misc.					\$ 24,532
Caulking and Sealants	6,133	GSF	\$ 2.00	\$ 12,266	
Insulation	6,133	GSF	\$ 2.00	\$ 12,266	
Division 07 - THERMAL AND MOISTURE PROTECTION				\$ 233,447	\$ 233,447
Div. 08 OPENINGS					
08 11 13 Hollow Metal Doors & Frames					\$ 34,250
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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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
08 20 00	Wood and Plastic Doors					\$ 32,450
	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	
08 33 00	Overhead Doors					\$ 10,000
	Refurbish Existing Bay Door Keep (E) Roll Up Doors	1	LS	\$ 10,000.00	\$ 10,000	
08 31 16	Access Panels and Frames					\$ 2,500
	Fire-Rated Access Door	1	ALLOW	\$ 2,500.00	\$ 2,500	
08 51 00	Metal Windows					\$ 39,091
	Fixed Windows	51	SF	\$ 110.00	\$ 5,610	
	Casement Upper Lite	48	SF	\$ 145.00	\$ 6,960	
	Casement	182	SF	\$ 125.00	\$ 22,750	
	Interior Window HM Frame	34	SF	\$ 110.00	\$ 3,771	
08 60 00	Skylight					\$ 2,100
		12	SF	\$ 175.00	\$ 2,100	
08 71 00	Door Hardware					\$ 48,800
	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	
Division 08 - OPENINGS					\$ 169,191	\$ 169,191
Div. 09	FINISHES					
09 29 00	Gypsum Board					\$ 165,608
	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	
09 51 13	Acoustical Panel Ceilings					\$ 20,952
	Acoustical Panel Ceilings	1,164	SF	\$ 18.00	\$ 20,952	
09 60 00	Flooring					\$ 1,440
	Stairs and Landing Finishes	120	SF	\$ 12.00	\$ 1,440	
09 83 00	Acoustic Finishes					\$ 4,800
	Tackboard at Meeting Room (Assume Long Wall)	240	SF	\$ 20.00	\$ 4,800	
09 60 00	Bases					\$ 7,810
	RB -1	1,562	LF	\$ 5.00	\$ 7,810	
09 30 00	Porcelain Tile Flooring - TL-3					\$ 33,175
	Porcelain Floor Tile Restroom	48	SF	\$ 30.00	\$ 1,440	
	Porcelain Floor Tile Bathroom	170	SF	\$ 30.00	\$ 5,100	
	Porcelain Tile Cove Base Restroom	25	LF	\$ 35.00	\$ 875	
	Porcelain Wall Tile Bathroom to 8'	920	SF	\$ 28.00	\$ 25,760	
09 65 00	Static Dissipative Tile - 1/8" - SDT-1					\$ 4,959
	Radio - 201	61	SF	\$ 18.00	\$ 1,095	
	Storage - 202	84	SF	\$ 18.00	\$ 1,504	
	IT/Elec - 203	131	SF	\$ 18.00	\$ 2,361	

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
09 65 00 Resilient Athletic Flooring - RR-1					\$ 3,584
Exercise - 209	239	SF	\$ 15.00	\$ 3,584	
09 65 00 Resilient Flooring - RF-1					\$ 18,088
Lobby - 105	112	SF	\$ 12.00	\$ 1,339	
Hall 1 - 106	90	SF	\$ 12.00	\$ 1,080	
Storage - 113	25	SF	\$ 12.00	\$ 294	
Kitchen/Dining - 206	520	SF	\$ 12.00	\$ 6,242	
Dayroom - 207	483	SF	\$ 12.00	\$ 5,793	
Hall 2 - 208	179	SF	\$ 12.00	\$ 2,154	
Laundry - 217	63	SF	\$ 12.00	\$ 762	
Storage - 218	35	SF	\$ 12.00	\$ 425	
09 68 00 Carpet - CP-1					\$ 15,478
Staff - 107	172	SF	\$ 9.00	\$ 1,544	
Records - 109	30	SF	\$ 9.00	\$ 270	
Administration - 110	260	SF	\$ 9.00	\$ 2,338	
Meeting - 111	432	SF	\$ 9.00	\$ 3,890	
Office 1 - 204	125	SF	\$ 9.00	\$ 1,129	
Captain's Office - 205	125	SF	\$ 9.00	\$ 1,129	
Hall 3 - 211	125	SF	\$ 9.00	\$ 1,123	
Dorm 1 - 212	151	SF	\$ 9.00	\$ 1,355	
Dorm 2 - 213	150	SF	\$ 9.00	\$ 1,351	
Dorm 3 - 214	150	SF	\$ 9.00	\$ 1,348	
09 91 23 Interior Paint					\$ 57,811
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	
Division 09 - FINISHES				\$ 333,706	\$ 333,706
Div. 10 SPECIALTIES					
10 14 00 Signage					\$ 18,399
New Interior Signage (ADA, ID, Egress)	6,133	GSF	\$ 3.00	\$ 18,399	
10 26 12 Wall Protection and Corner Guards					\$ 2,750
Wall and Corner Protection	8	EA	\$ 250.00	\$ 2,000	
Allowance for 2nd Floor (Dayroom, shaft, exercise room)	3	EA	\$ 250.00	\$ 750	
10 21 16 Compartments					\$ 10,700
Shower Compartment and Accessories	2	EA	\$ 2,850.00	\$ 5,700	
Office Partition Administration	1	Allow	\$ 5,000.00	\$ 5,000	
10 28 00 Toilet and Bath Accessories					\$ 3,310
Grab Bars	6	EA	\$ 85.00	\$ 510	
Toilet Paper Dispenser	3	EA	\$ 150.00	\$ 450	
Automatic Soap Dispenser	3	EA	\$ 150.00	\$ 450	
Recessed Auto Paper Towel Dispenser w/Waste Recept	1	EA	\$ 650.00	\$ 650	
Shower Folding Seat	1	EA	\$ 500.00	\$ 500	
Steel Channel Mirror 24"x36"	3	EA	\$ 250.00	\$ 750	
10 40 00 Safety Specialties					\$ 8,000
Fire Extinguisher Cabinets	1	Allow	\$ 3,000.00	\$ 3,000	
Misc. Emergency Aid (Defib Cab/First Aid Etc.)	1	Allow	\$ 5,000.00	\$ 5,000	

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

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
10 50 00	Storage					\$ 13,950
	Dorm Lockers Single Tier 72"	9	EA	\$ 950.00	\$ 8,550	
	Turnout Lockers (4-Compartment 24") (By Owner?)	3	EA	\$ 1,800.00	\$ 5,400	
Division 11 - EQUIPMENT					\$ 57,109	\$ 57,109
Div. 11	EQUIPMENT					
11 13 00	Commercial Equipment					\$ 50,000
	Commercial Appliances	1	Allow	\$ 50,000.00	\$ 50,000	
	Kitchen Equipment's				Included in above	
	Residential Equipment's				Included in above	
	Equipment's at Turnout room				Included in above	
	Washer Extractor				Included in above	
	Drying Cabinet				Included in above	
	Fitness Equipment's				Included in above	
Division 11 - EQUIPMENT					\$ 50,000	\$ 50,000
Div. 12	FURNISHINGS					
12 40 00	Moveable Furnishings					\$ 30,000
	Furniture's	1	Allow	\$ 30,000.00	\$ 30,000	
	Dayroom/Bedroom/Sleep room Furnishings				Included in above	
	Office Desk and Chairs				Included in above	
	Classroom Tables and Chairs				Included in above	
	Other Furniture				Included in above	
12 36 00	Casework					\$ 63,800
	Fixed Lower Casework	55	LF	\$ 450.00	\$ 24,750	
	Fixed Upper Casework	63	LF	\$ 350.00	\$ 22,050	
	Fixed Kitchen Island Counter	10	LF	\$ 500.00	\$ 5,000	
	Fixed Kitchen Pantry	14	LF	\$ 500.00	\$ 7,000	
	Workshop Lower Casework and Countertops	20	LF	\$ 250.00	\$ 5,000	
12 36 00	Countertops					\$ 16,250
	Solid Surface Countertops	65	LF	\$ 250.00	\$ 16,250	
12 40 00	Furnishings and Accessories					N/A
	FF & E (By Owner includes all furniture, tables, chairs, etc...)		Excluded			
12 48 00	Rugs and Mats					\$ 1,500
	Walk Off Mats	1	LS	\$ 1,500.00	\$ 1,500	
12 21 23	Roll Down Blinds - BL-1					\$ 6,300
	Roll Down Blinds (All Windows)	315	SF	\$ 20.00	\$ 6,300	
Division 12 - FURNISHINGS					\$ 117,850	\$ 117,850
Div. 13	SPECIAL CONSTRUCTION					
	SPECIAL CONSTRUCTION					N/A
Division 13 - SPECIAL CONSTRUCTION						N/A
Div. 14	CONVEYING SYSTEMS					
14 00 00	Elevator & Lift					\$ 160,000
	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	
Division 14 - CONVEYING SYSTEMS					\$ 160,000	\$ 160,000

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

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 21	FIRE SUPPRESSION					
21 00 00	Fire Protection System					\$ 61,330
	Fire Protection System	6,133	GSF	\$ 10.00	\$ 61,330	
	New Fire Water Connection (FDC)				Included in Site Cost	
	Backflow Preventer				Included in Site Cost	
Division 21 - FIRE SUPPRESSION					\$ 61,330	\$ 61,330
Div. 22	PLUMBING					
22 00 00	Domestic Water/ Sanitary Waste/ Vent & Service Piping Including Connections and Rough In					\$ 160,250
	Management, Detailing, Submittals, Permits & Clean-up	1	LS	\$ 15,000.00	\$ 15,000	
	Waste & Vent Piping	1	LS	\$ 30,000.00	\$ 30,000	
	Water Closet	3	EA	\$ 3,000.00	\$ 9,000	
	Lavatory	3	EA	\$ 3,200.00	\$ 9,600	
	Mop sink	1	EA	\$ 3,850.00	\$ 3,850	
	Service sink, double	3	EA	\$ 3,300.00	\$ 9,900	
	Kitchen sink, dbl, SS faucet, disposer				Existing to be used	
	Laundry sink, single				Existing to be used	
	Shower Complete System	2	EA	\$ 4,400.00	\$ 8,800	
	Emergency Shower	1	EA	\$ 6,500.00	\$ 6,500	
	Laundry Box, with WHA	1	EA	\$ 2,000.00	\$ 2,000	
	Connection for Dishwasher	1	EA	\$ 500.00	\$ 500	
	FS-1 Floor Sink	2	EA	\$ 2,500.00	\$ 5,000	
	FD-1 Floor Drain	2	EA	\$ 1,500.00	\$ 3,000	
	Linear Trench Drain	28	LF	\$ 125.00	\$ 3,500	
	WH-1 Water Heater	1	EA	\$ 8,500.00	\$ 8,500	
	CP-1 Hot Water Recirculation Pump	1	EA	\$ 2,500.00	\$ 2,500	
	ET-1 Expansion Tank	1	EA	\$ 3,850.00	\$ 3,850	
	SOI -1 Sand & Oil Interceptor	1	EA	\$ 18,250.00	\$ 18,250	
	Fire Stopping & Acoustical Seal Penetrations	1	LS	\$ 2,500.00	\$ 2,500	
	Demo	1	LS	\$ 3,000.00	\$ 3,000	
	Saw Cutting	1	LS	\$ 15,000.00	\$ 15,000	
Division 22 - PLUMBING					\$ 160,250	\$ 160,250
Div. 23	HEATING, VENTILATING, and AIR CONDITIONING (HVAC)					
23 00 00	Heating & Cooling System					\$ 688,620
	ERV-1, Energy Recovery Unit 3,200-cfm	1	EA	\$ 40,900.00	\$ 40,900	
	OU-1 & 2 VRF Outdoor Heat Recovery Condenser	4	EA	\$ 15,200.00	\$ 60,800	
	IU-1 thru 18 VRF Indoor Units	18	EA	\$ 3,280.00	\$ 59,040	
	IR-1 thru 9 Infrared Heaters	9	EA	\$ 3,550.00	\$ 31,950	
	DX Piping	1	LS	\$ 115,500.00	\$ 115,500	
	VRF Hook-up	18	EA	\$ 1,600.00	\$ 28,800	
	Supply Air Galvanized Ducting	1	LS	\$ 114,400.00	\$ 114,400	
	Roof Supports	1	LS	\$ 33,250.00	\$ 33,250	
	Fire Smoke Damper	20	EA	\$ 1,650.00	\$ 33,000	
	Air Outlets & Volume Dampers	48	EA	\$ 135.00	\$ 6,480	
	Roof Supports Duct & Pipe	1	LS	\$ 15,000.00	\$ 15,000	
	Fire Stopping & Acoustical Seal Penetrations	1	LS	\$ 2,500.00	\$ 2,500	
	Duct Insulation	1	LS	\$ 20,000.00	\$ 20,000	
	HVAC Controls	1	LS	\$ 90,000.00	\$ 90,000	
	Louvers	2	EA	\$ 1,500.00	\$ 3,000	
	Air & Water Balance	1	LS	\$ 14,000.00	\$ 14,000	
	Demo	1	LS	\$ 5,000.00	\$ 5,000	
	Management, Detailing, Submittals, Permits & Clean-up	1	LS	\$ 15,000.00	\$ 15,000	
Division 23 - HEATING, VENTILATING, and AIR CONDITIONING (HVAC)					\$ 688,620	\$ 688,620
Div. 26	ELECTRICAL					

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

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
26 00 00	Electrical					\$ 279,259
26 00 00	Electrical Demolition					
	Soft demo	6,133	SF	\$ 2.00	\$ 12,266	
	Switchgear and Feeders					
	Electrical panels and feeders (add or revise existing)	1	LS	\$ 25,000.00	\$ 25,000	
	Lighting					
	Lighting fixtures including branch wiring	6,133	SF	\$ 17.00	\$ 104,261	
	Fixture type F1	5	EA			
	Fixture type F2	9	EA			
	Fixture type F3	33	EA			
	Fixture type F4	13	EA			
	Fixture type F5	1	EA			
	Fixture type F6	10	EA			
	Fixture type F7-2'	2	EA			
	Fixture type F7-4'	3	EA			
	Fixture type F8	2	EA			
	Fixture type F9	1	EA			
	Fixture type F10	6	EA			
	Fixture type F11	4	EA			
	Fixture type F12	3	EA			
	Fixture type F13	2	EA			
	Fixture type F14	1	EA			
	Fixture type F15	2	EA			
	Fixture type F16	4	EA			
	Fixture type X1	4	EA			
	Lighting outlets	105	EA			
	Branch conduit and wire	2,000	LF			
	Lighting controls					
	Allowance for devices to include	6,133	SF	\$ 4.00	\$ 24,532	
	Ceiling mounted occupancy sensor	INCL				
	Power pack	INCL				
	Lighting bridge	INCL				
	Lighting interface module	INCL				
	Lighting emergency dimming power pack	INCL				
	Lighting control relay panel	INCL				
	Lighting receptacle power pack	INCL				
	Lighting dimming power pack	INCL				
	Lighting wall occupancy sensor	INCL				
	Lighting dimming control	INCL				
	Branch conduit and wire	INCL				
	Title 24 requirements	INCL				
	Testing	INCL				
	Devices	6,133	SF	\$ 5.00	\$ 30,665	
	Duplex receptacle	INCL				
	4plex	INCL				
	WP GFI	INCL				
	Controlled duplex	INCL				
	USB duplex	INCL				
	Cord reels	INCL				
	L5-20 outlets	INCL				
	L5-30 outlets	INCL				
	Floor box	INCL				
	Branch conduit and wire	INCL				
	Connection to Mechanical					
	30 amp connection	17	EA	\$ 344.05	\$ 5,849	
	60 amp connection	3	EA	\$ 454.28	\$ 1,363	
	30 amp disconnect N-1	14	EA	\$ 446.94	\$ 6,257	

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
60 amp disconnect N-1	2	EA	\$ 597.07	\$ 1,194	
30 amp disconnect N-3R	1	EA	\$ 496.64	\$ 497	
60 amp disconnect N-3 R	1	EA	\$ 693.82	\$ 694	
Allowance for equipment not shown	1	LS	\$ 5,000.00	\$ 5,000	
Elevator feeder	50	LF	\$ 65.00	\$ 3,250	
Elevator disconnect	1	EA	\$ 725.00	\$ 725	
Car lighting disconnect	1	EA	\$ 446.94	\$ 447	
Pit wiring	1	EA	\$ 1,270.00	\$ 1,270	
Gate motor controller	1	LS	\$ 1,500.00	\$ 1,500	
Branch circuits	1000	LF	\$ 23.99	\$ 23,990	
Misc.					
ARC Fault	1	LS	\$ 2,500.00	\$ 2,500	
Temp Power	1	LS	\$ 15,000.00	\$ 15,000	
Temp power maintenance	1	LS	\$ 8,500.00	\$ 8,500	
Fire caulk	1	LS	\$ 4,500.00	\$ 4,500	
Division 26 - ELECTRICAL				\$ 279,259	\$ 279,259
Div. 27 COMMUNICATIONS					
27 00 00 Communication					\$ 124,895
Provision for IT room (plywood, cable tray grounding and	1	LS	\$ 15,000.00	\$ 15,000	
Data voice outlets	18	EA	\$ 140.00	\$ 2,520	
Conduit from com room to roof antenna	1	LS	\$ 2,500.00	\$ 2,500	
WAP	12	EA	\$ 920.00	\$ 11,040	
Rack	3	EA	\$ 325.00	\$ 975	
Patch panel	3	EA	\$ 450.00	\$ 1,350	
Patch cord	144	EA	\$ 9.60	\$ 1,382	
Testing labeling terminating	144	EA	\$ 12.00	\$ 1,728	
POE switch	1	EA	\$ 4,500.00	\$ 4,500	
Cat6 cable	4,800	LF	\$ 9.50	\$ 45,600	
FSAS (owner furnished and installed)					
Conduit rough in for FSAS	1	ls	\$ 7,500.00	\$ 7,500	
CATV					
Outlet and wiring for (flat screen TV by owner)	11	LS	\$ 1,800.00	\$ 19,800	
Video intercom master	1	LS	\$ 3,500.00	\$ 3,500	
Video intercom slave	3	EA	\$ 2,500.00	\$ 7,500	
Division 27 - COMMUNICATIONS				\$ 124,895	\$ 124,895
Div. 28 ELECTRONIC SAFETY AND SECURITY					
28 00 00 Security and life safety					\$ 108,852
Fire Alarm					
All devices to include	6,133	SF	\$ 6.00	\$ 36,798	
FACP		INCL			
FAA		INCL			
Smoke detector		INCL			
Heat detector		INCL			
Flow and tamper		INCL			
PIV		INCL			
Horn/strobe		INCL			
Strobe		INCL			
Elevator connection		INCL			
Pull station		INCL			
Conduit and cable		INCL			
Testing		INCL			
Certification		INCL			
Training		INCL			
Security					
Access Control					
Head end	1	EA	\$ 1,800.00	\$ 1,800	
Card reader	7	EA	\$ 390.00	\$ 2,730	
Door position switch	8	EA	\$ 420.00	\$ 3,360	

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Electric lock	7	EA	\$ 410.00	\$ 2,870	
Roll up door positioning switch	4	EA	\$ 525.00	\$ 2,100	
Window position switch	7	EA	\$ 510.00	\$ 3,570	
Testing	1	LS	\$ 2,500.00	\$ 2,500	
Training	1	LS	\$ 2,500.00	\$ 2,500	
Branch conduit and wire	1360	LF	\$ 23.99	\$ 32,626	
CCTV					
360 camera outdoor	3	EA	\$ 3,500.00	\$ 10,500	
Wall arm	3	EA	\$ 750.00	\$ 2,250	
Data port	3	EA	\$ 150.00	\$ 450	
Branch conduit and wire.	200	LF	\$ 23.99	\$ 4,798	
Division 28 - ELECTRONIC SAFETY AND SECURITY				\$ 108,852	\$ 108,852
Div. 33 UTILITIES					
33 00 00 Electrical Site Utilities					\$ 48,100
Misc. Electrical Site Utilities .					
1" 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					
Site Communication to include					
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					
Site Security					
None shown add allowance for cameras	1	LS	\$ 8,100.00	\$ 8,100	
Underground Pipe Utilities					
Division 33 - Utilities				\$ 48,100	\$ 48,100
SUBTOTAL OF DIRECT CONSTRUCTION COST				\$ 3,590,847	\$ 3,590,847

Based on 50% Design Development Set Dated 11/19/21

Draft Estimate Date: 12/01/2021

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

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
SITE IMPROVEMENTS COST					
Div. 32 SITE IMPROVEMENTS COST					
Parking Lot					\$ 48,620
Saw Cut	294	LF	\$ 10.00	\$ 2,940	
Remove Concrete	450	SF	\$ 5.00	\$ 2,250	
New Asphalt Overlay	995	SF	\$ 4.00	\$ 3,980	
New Asphalt Pavement	300	SF	\$ 10.00	\$ 3,000	
Driveway Repair	1,000	SF	\$ 15.00	\$ 15,000	
New Concrete Replacement	758	SF	\$ 25.00	\$ 18,950	
Striping & Signage	1	LS	\$ 2,500.00	\$ 2,500	
Pedestrian Improvements					\$ 21,500
Replace Cub & Gutter	80	LF	\$ 50.00	\$ 4,000	
Relace Ramp	500	SF	\$ 35.00	\$ 17,500	
Landscape & Irrigation					\$ 5,000
Landscape & Irrigation	250	SF	\$ 15.00	\$ 3,750	
Irrigation	250	SF	\$ 5.00	\$ 1,250	
Site Utilities					\$ 72,700
Sewer Lines	30	LF	\$ 150.00	\$ 4,500	
Manhole	1	EA	\$ 5,500.00	\$ 5,500	
Trench drain	80	LF	\$ 125.00	\$ 10,000	
Domestic Water	30	LF	\$ 90.00	\$ 2,700	
Fire Water	200	LF	\$ 150.00	\$ 30,000	
Sand & Oil Interceptor	1	LS	\$ 10,000.00	\$ 10,000	
Backflow Preventer	1	EA	\$ 7,500.00	\$ 7,500	
FDC	1	EA	\$ 2,500.00	\$ 2,500	
All Electrical Site Utilities are included in the Building Cost			Included in Building Cost		
Additional Improvements					\$ 31,500
Site Improvements at Arlington Street	700	SF	\$ 45.00	\$ 31,500	
SUBTOTAL OF DIRECT CONSTRUCTION COST				\$ 179,320	\$ 179,320
CONTINGENCIES (DESIGN & ESTIMATING)			10.00%	\$	17,932
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY					\$ 197,252
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%	\$	29,588
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			10.00%	\$	22,684
BOND AND INSURANCE			2.00%	\$	4,990
TOTAL COST BEFORE ESCALATION					\$ 254,514
ESCALATION TO MID- POINT OF CONSTRUCTION			7.00%	\$	17,816
TOTAL CONSTRUCTION COST WITHOUT OWNER'S (FEE/PM/DELIVERY) COST					\$ 272,330

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 06/01/2022 and will be completed in 09/01/2023. The work will be constructed in one phase with a normal construction period.

All work is to be performed during regular working hour.

No overtime work allowed in the estimate.

Project Delivery Method

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

Qualifications & Assumptions

Kensington Public Safety Building Renovation

Basis of the Estimate:

Basis of Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other

Direct Cost

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

Indirect Cost

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

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

Cost Escalation

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

Items Impacting Costs

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

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

Qualifications & Assumptions

Kensington Public Safety Building Renovation

Basis of the Estimate:

General Qualifications of the Estimate

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

Bid Conditions

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

Market Conditions:

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

Kensington Public Safety Building Renovation



ESCALATION CALCULATION

Date of Estimate Pricing	12/1/2021
Start of Construction	6/1/2022
End of Construction	9/1/2023
Construction Duration in Calendar Days	457 Days 15 Months
Number of Days as of Estimate Report	182 Days
1/2 of construction period (Mid-Point)	229 Days
Day of estimate pricing to mid-point	411 Days 14 Months
Mid-Point of Construction	1/15/2023
Escalation Per Year Factor	6.0%
Total Escalation to Mid-Point of Construction	7.00%