



Item No. 19 Town of Atherton

CITY COUNCIL STAFF REPORT – REGULAR AGENDA

TO: HONORABLE MAYOR AND CITY COUNCIL
GEORGE RODERICKS, CITY MANAGER

FROM: MICHAEL KASHIWAGI
COMMUNITY SERVICES DIRECTOR

DATE: MARCH 19, 2014

SUBJECT: ACCEPTANCE OF CIVIC CENTER MASTER PLAN,
INITIATION OF THE ENVIRONMENTAL PROCESS, AND
MODIFICATION OF THE CIVIC CENTER ADVISORY
COMMITTEE CHARTER

RECOMMENDATION

That the City Council move the following actions:

1. Accept the Master Plan and Project Cost Estimates;
2. Authorize the City Manager to initiate the Master Plan Environmental Review process;
3. Authorize the City Manager to begin preparations for the design phase of the project; and
4. Modify the Civic Center Advisory Committee's (CCAC's) charter (Exhibit 1) to include participation through the design phase of the project.

BACKGROUND

At the CCAC's February 24, 2014 meeting, the selected Master Plan architect, HMC, presented a final site plan (Exhibit 2) that represented the culmination of a Master Plan process for new buildings and civic center site to serve the Town's needs for the foreseeable future. The Master Plan is a synthesis of inputs received during six neighborhood meetings and several CCAC work sessions, as well as a joint CCAC-City Council work session, with one major change as recommended by the CCAC, elimination of an underground garage. The final site plan proposes major changes in the town center area, including replacement of the existing Administration/Police building with a two-story building, a new Library, revised vehicle circulation and a central Town Green.

FINDINGS | ANALYSIS

Since the last joint City Council/CCAC work session in December 2013, the CCAC selected a 3-member ad-hoc Budget committee to review the cost estimates resulting from the site plan and program. Staff and the Budget committee reviewed initial and subsequent cost estimates, assumptions and underlying cost components. The Budget committee recommended and the CCAC endorsed a philosophy that the Civic Center Project must be **budget-driven** rather than program-driven in order to assure that the project can be successful. Following input from HMC, the committee and the cost consultant, one significant change made since December is the designation of the underground parking garage and access ramp as an add-alternate, with Police parking in a secure surface lot. This resulted in a significant cost reduction in the base project. The only other discernable difference between the previous site plan and the final recommended version is that the existing Corporation Yard maintenance building remains, as does the Maple/Station Lane intersection.

When reviewing the programming of the facilities, the consensus of the Budget committee was that a detailed analysis of facility programming is a part of the design process, not the Master Plan process. Until then, the recommended facility space sizes are sufficient to move forward. The Budget committee did express that larger-sized spaces, such as community and meeting rooms should be shared or designed as multi-function wherever possible.

Among the additional changes in the cost estimate that the Budget committee recommended were reductions in per-square-foot construction costs, which translate into slightly reduced building quality and finishes, as well as reductions in specific components, based on more detailed analysis and on input from industry experts. Many features of the project were deemed to be additive features beyond a base project. These features were designated as add-alternates that could be incorporated into the project if sufficient or specific contributions were received.

These add-alternate features total \$23 million, with the largest single item being the underground garage, at \$17 million (see Page 6 in the Cost Estimate). Deletion of these project alternates from the base project is another significant change from the original cost estimate. In addition, as the costs of construction are reduced, other project costs, which are typically estimated as a percentage of construction, were reduced accordingly, by nearly \$6 million.

In addition to reviewing construction costs, the Budget committee also reviewed assumptions underlying the cost estimate. Since this is a Master Plan level project without a specific design, HMC and the cost estimator collaborated on describing a project that is typical for municipal facilities. In order to validate their analysis, a member of the committee enlisted the pro-bono services of an independent construction expert who recommended a number of modifications in construction cost elements as well as project services. The Budget committee also reviewed the distribution of site costs and recommended that they be allocated based on building footprints.

While HMC has tried to account for all potential costs, they recommend a number of contingency amounts not only for likely changes in costs but also for unknown requirements. The Budget committee lowered some of these contingencies, but is aware that HMC Architects, their cost estimator, and the independent reviewer all note that the change order and overall contingencies are lower than is typical at this early stage of a project. This means that there is less flexibility to add to the program as design progresses and that the project needs to be tightly

Acceptance of Civic Center Master Plan

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managed to remain within its budget. The CCAC acknowledges the challenge of a lower contingency than is typical, but notes that there are additional changes that could be made to the program, if necessary, that might further reduce construction costs. These changes include changing from a two-story to one-story Administration/Police building, changing to wood-frame construction and lastly, consideration of retaining the current Ashfield Road alignment.

The cost estimate includes a number of project costs that can be characterized as pre-construction (environmental) and post-construction costs (furnishings) that may be funded outside of the overall project estimate. Given the strict funding requirements of the project and the restrictions imposed via the November 2012 ballot measure, it is helpful to identify these project components separately. About one-third of these costs would require funding prior to the start of the project, while the remainder would be needed to make the new buildings fully operational.

The CCAC is comfortable with a fundraising range of \$20 to \$25 million. This amount is comparable to similar, privately funded civic projects in the area. With a gross project budget of \$31.8 million for the modified project, the final cost estimate reflecting the recommended site plan and program results in a minimum fundraising need of \$19.8 million, net of restricted Library and Building funds.

The CCAC, working with staff, has aligned the final cost estimate with revenue sources as follows:

Program	Building Estimate	Site Cost Estimate	Total
Admin PD CDD	\$18.4 M	\$3.5 M	\$21.9 M
Library	\$7.5 M	\$2.3 M	\$9.8 M
		Total	\$31.8 M
Revenues			
		<i>Library Fund</i>	<i>(\$9.8 M)</i>
		<i>CDD (Building) Fund</i>	<i>(\$2.2 M)</i>
		<i>Fundraising Target</i>	<i>\$19.8 M</i>

The staff and CCAC are very conscious of the unique opportunity presented by the Civic Center Project to bring the community together around a common vision for Atherton's civic service center. The Civic Center Project will define the environment in which residents interact with their local government services for the next 50 years. While it is anticipated that there will be many in and outside of Atherton that may wish to contribute to the success of the project; it will remain vitally important that this project is well-thought, well-managed, and budget conscious. To assist in that effort, the CCAC recommends that their charter be modified to expand its' responsibilities to continue to work with staff to guide the project and to continue its' role in maintaining contact with the community.

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Enc: Exhibit 1 Revised CCAC Charter
Exhibit 2 01/28/2014 Civic Center site plan
Exhibit 3 02/06/2014 \$31.8M Civic Center Cost Estimate

Prepared By:

Approved:

Michael Kashiwagi, P.E.
Community Services Director

George Rodericks
City Manager

Exhibit 1

1. Civic Center Advisory Committee (CCAC)

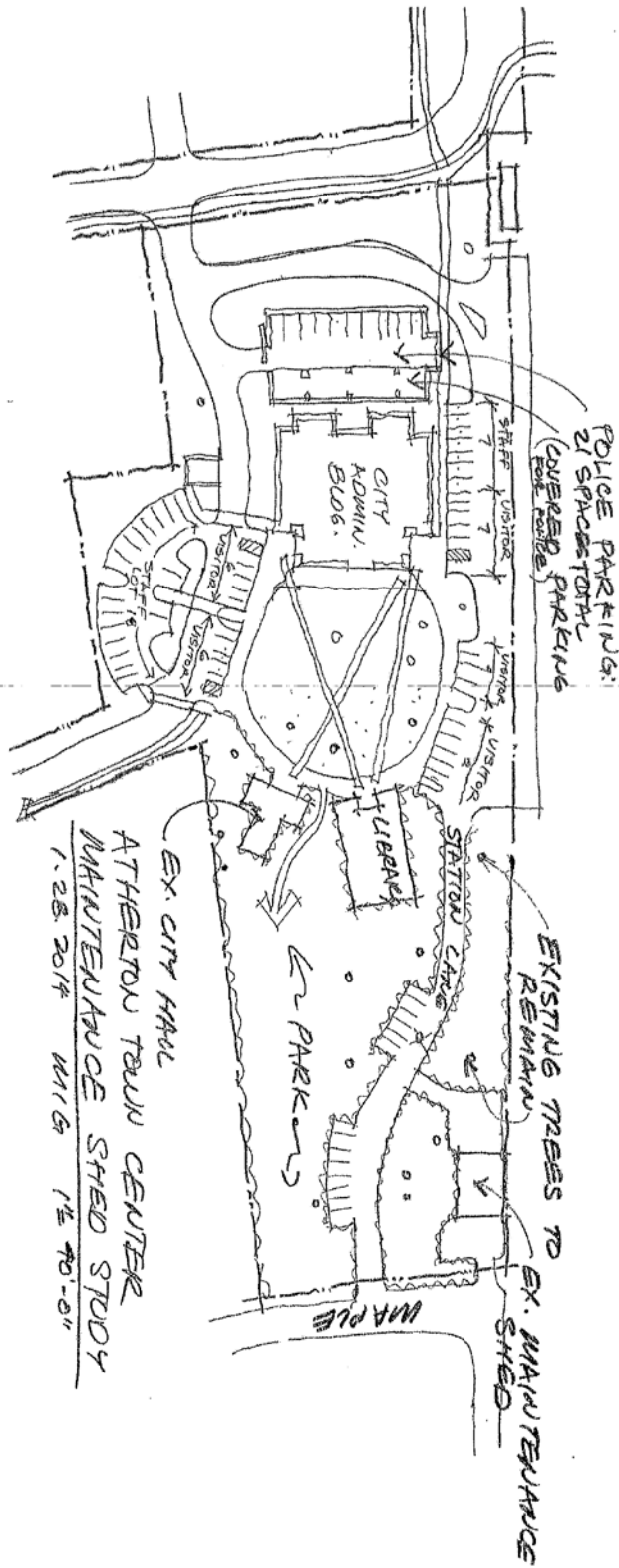
The Civic Center Advisory Committee (CCAC) shall have the following powers and duties.

Act in an advisory capacity to:

- a. ~~Assist~~Work with staff in finalizing the ~~development of a~~ master planning process ~~to determine they identifying~~ key issues that need to be addressed ~~by the community as well as a process for keeping the community at large informed and involved.~~
- b. Work with staff to solicit feedback through tools such as surveys, community gatherings, and workshops to disseminate information regarding the key issues and questions involved in the ~~development of a Master Plan for the proposed~~ new Civic Center.
- c. Engage in public outreach to solicit substantive feedback and opinions on the ~~Master Plan and the~~ Civic Center project ~~and provide Council with a summary of findings for consideration.~~ Support staff with updates for the Town website and periodic updates for residents.
- d. The CCAC may form Ad Hoc Subcommittees and/or host community workshops to involve a broader base of residents for the purposes of information gathering on specific issues, thus creating more community involvement and more in-depth visioning.
- e. Once the Council adopts a Master Plan, the CCAC will continue to work with staff ~~through the design phase, to include coordination of~~ ~~to coordinate~~ public outreach, ~~and ecollection of~~ resident input, ~~and providing feedback on the design.~~ ~~during the design phase of the Community Center project.~~
- f. Assist staff, as appropriate, in the review and recommendation of project professionals, to include, but not limited to environmental consultants, design professionals, project management professionals, and project contractor.
- g. Once the Civic Center Project is underway, the CCAC will continue to work with staff, as appropriate, to provide feedback on project priorities and direction.
- h. Assist staff and the City Council with the identification and development of donor recognition opportunities throughout the project.
- f.i. Assist in discussion about the short-term improvements needed for the Library and Town Center facilities.

The Civic Center Advisory Committee consists of up to seven (7) members ~~including~~ plus two liaison City Council members. The Committee is setup for specific purposes listed above and when the purposes are accomplished the Committee will disband. The Civic Center Project consists of the Town's Administrative Offices, Police Department, Public Works, Building and Planning Departments, Council Chambers, Library, community meeting rooms and associated outdoor facilities. The Committee meets on the second Monday of each month at 4:30 p.m. in the Council Chambers or the Town Administrative Conference Room.

Exhibit 2



DRAFT

ID	Duration	Task Name	Start	Finish	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd														
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
1	176 days?	Master Planning	Wed 7/17/13	Wed 3/19/14																						
2	1 day?	CCAC Approval of Report	Mon 3/10/14	Mon 3/10/14																						
3	0 days	Council Selection of Option	Wed 3/19/14	Wed 3/19/14																						
4	0 days	Approve Envir. Assmt. RFP	Wed 4/16/14	Wed 4/16/14																						
5	1 day?	Approval of Funding Plan	Wed 4/16/14	Wed 4/16/14																						
6	0 days	CIP Budget Amendment	Wed 4/16/14	Wed 4/16/14																						
7	241 days	CCAC Meetings	Mon 3/10/14	Mon 2/9/15																						
18	1 day	CCAC Meetings 11	Mon 1/12/15	Mon 1/12/15																						
19	1 day	CCAC Meetings 12	Mon 2/9/15	Mon 2/9/15																						
20	1 day?	Select Envir. Consultant	Wed 6/18/14	Wed 6/18/14																						
21	175 days	Environmental Assessment	Thu 6/19/14	Wed 2/18/15																						
22	1 day?	Approve Project Management RFP	Wed 5/21/14	Wed 5/21/14																						
23	1 day?	Approve Architect RFP	Wed 5/21/14	Wed 5/21/14																						
24	6 days?	Project Manager Interviews	Tue 6/3/14	Tue 6/10/14																						
25	6 days?	Architect Interviews	Tue 6/17/14	Tue 6/24/14																						
26	8 days	PM Contract Negotiations	Wed 6/11/14	Fri 6/20/14																						
27	0 days	Council Approval of PM Agreement	Wed 7/16/14	Wed 7/16/14																						
28	10 days	Architect Contract Negotiations	Wed 7/16/14	Tue 7/29/14																						
29	0 days	Council Selection of Architect	Wed 8/20/14	Wed 8/20/14																						
30	28 days	Detailed Architectural Programming	Wed 8/20/14	Fri 9/26/14																						
31	95 days	Conceptual Design	Mon 9/29/14	Fri 2/6/15																						
32	0 days	Council Approval of Conceptual Design	Wed 2/18/15	Wed 2/18/15																						

DRAFT

Project: CC 3192014
Date: Tue 3/11/14

Task		Summary		Rolled Up Progress		Project Summary	
Progress		Rolled Up Task		Split		Group By Summary	
Milestone		Rolled Up Milestone		External Tasks		Deadline	



MARCENE TAYLOR INC.

Conceptual Project Cost Plan

**Atherton Civic Center Master Plan
Town of Atherton
Atherton, California**

**February 6, 2014
MTI Job No. 13-0048**

Marcene Taylor Inc.
Boise, Idaho
Oakland, California
(510) 735-6768
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Basis of Estimate

Executive Summary

Basis of Estimate

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Conceptual Project Cost Plan

**Atherton Civic Center Master Plan
Town of Atherton
Atherton, California**

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Executive Summary

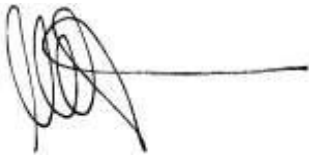
The following estimate was prepared using Conceptual sketches and information provided by HMC Architects. The estimate is divided into three sections - a description of the basis of the estimate, overall areas and summaries including a conceptual project cost summary, and building and sitework areas, summaries, and component budgets.

This estimates represents a Master Plan Scheme that does not include an underground parking garage or any basement spaces. All construction and site development is above grade. Alternates are included for the remodel and seismic upgrade of the Council Chamber, an Underground Garage, Photovoltaic Panels on the roofs of the new buildings, a new Corporation Yard, Site Upgrades, Signage, and Accessories, Public Art, Renderings, Enhanced Ballistic Sheathing at the Police portion of the building, an allowance for Additional Furnishings within the Building, and an allowance for a Stormwater Collection and Reuse System on the Site.

The total construction cost in this estimate is \$23,074,461. Project soft costs including professional services, legal and EIR costs, project management, testing and inspection, furnishings and equipment, and project contingencies total \$8,694,540. The overall project cost in this estimate is anticipated to be \$31,769,001.

An overall cost summary page is included to show the construction costs and project costs allocation by building for the project. Alternate costs are also shown on this summary page.

Please feel free to contact me should you require additional information.



Marcene N. Taylor, CPE
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MARCENE TAYLOR INC.

Basis of Estimate

Conceptual Project Cost Plan

**Atherton Civic Center Master Plan
Town of Atherton
Atherton, California**

**February 6, 2014
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Basis of Estimate

Project Description

A new civic center comprised of a Police-City Administration Building and a new Library Building with associated sitework.

Conditions of Construction

The construction start date is July 2015.

The total construction period is 18 months.

The general contract will be competitively bid by at least four qualified general contractors and main subcontractors.

The contractor will be required to pay prevailing wages.

There will not be small business set aside requirements.

The general contractor will have access to the site at all hours.

Inclusions

Foundations include standard reinforced concrete spread and continuous footings and slab on grade.

No work is anticipated for basement construction.

Superstructure includes structural steel floor and roof framing with metal decks and concrete fill.

Exterior enclosure includes metal stud wall framing with exterior and interior sheathing, batt insulation in walls, an allowance for premium acoustic performance, canopies and sunshades, exterior finish of a stone tile, metal panel, and upgraded cement plaster, an allowance for trim and fascia, exterior glazing, and exterior doors.

Roofing includes allowances for high performance roofing and insulation with associated flashings and sheetmetal and caulking and sealants and skylights.

Interior construction includes metal stud partition framing, sound insulation, partition sheathing, interior glazing, interior doors, and interior fittings including code-required signage, toilet partitions and accessories, markerboards and tackboards, lockers, and miscellaneous fittings.

Stairs include staircase flights from floor to floor.

Wall finishes include upgraded wall finishes at public areas, acoustic surfaces, ceramic/porcelain wall tile, and paint. Floor finishes include upgraded floor finishes at public areas, rubber flooring, ceramic tile, and an allowance for carpet and resilient flooring with associated bases. Ceiling finishes include suspended acoustic ceiling tile and grid, suspended gypsum board ceiling, and an allowance for soffits and fascia.

Conveying includes two stop elevators at the Administration Building (please note that there will not be elevator access to the roof level).

Basis of Estimate

Inclusions (continued)

Plumbing includes plumbing systems within the building.

Heating, ventilation, and air conditioning includes HVAC systems within the building.

Fire protection includes an automatic sprinkler system.

Electrical includes electrical systems within the building. An allowance is included for photovoltaic arrays covering approximately half of the roofs of the two new buildings.

Equipment includes parking equipment, appliances, library equipment, and other institutional equipment as required.

Furnishings include window coverings and fixed casework.

No work is anticipated for special construction.

Selective building demolition is limited to the existing Chamber Building as needed for remodel.

Site preparation includes site clearing and grading and removal of existing buildings.

Site improvement includes vehicular paving, pedestrian paving, site development, and landscaping and irrigation.

Allowances are included for mechanical and electrical site utilities.

No work is anticipated for other site construction.

Exclusions

Cost escalation beyond a construction midpoint of April 2016.

Land and easement acquisition costs including real estate fees, CEQA mitigation, and entitlement costs.

Costs associated with special foundation systems and unsuitable soils conditions.

Builder's risk, project wrap-up, and other owner provided insurance programs.

Off-site work.

Premium or overtime pay.

Costs associated with phasing the construction.

Risk Register

This cost plan has been prepared using only conceptual ideas of what may be in the project. Costs will change as the design is developed.

The process of designing and building a LEED Gold Certified project may require premiums beyond what has been allowed.

Basis of Estimate

Risk Register (continued)

A complete survey of existing site utilities is not available. There is a risk that existing conditions may not be what was anticipated and costs could increase dramatically.

The construction market has been fairly volatile in the past two to three years with continuing increases in materials prices and labor. Prices for labor and materials are still unstable and may see increases beyond what is covered in the mark-up for cost escalation.

Since this is a preliminary estimate, there is not a design for structural systems and a geotechnical report is not available. There is a risk that standard spread footings will not be an adequate foundation system and costs could increase dramatically if special foundation systems are required.

Allowances for furnishings within the building have been reduced at the Owner's request. It is unlikely that there will be enough funds in the budget for all new furnishings and furniture will have to be reused or the budget supplemented to furnish the new buildings.

Project contingencies have been reduced at the Owner's request beyond what would typically be carried at this early stage of a project to establish a budget. There is a risk that the project conditions and scope may change beyond what is allowed for in the contingency line items. Not all of the conditions such as potential required EIR mitigations, site utilities, existing site and soils conditions are identified within the estimate so there is risk in this item.

Items Used in Preparing Cost Estimate

Conceptual site plan (Option 4) and descriptions of anticipated finishes and systems prepared by HMC Architects.

Updated site plan showing all parking on site dated 12/20/13.

Discussions with the project architects and engineers.

Assumption of Market Conditions

This estimate is an opinion of probable construction costs based on measurement and pricing of quantities available through provided information and reasonable assumptions for work not covered in the current drawings and specifications. Unit rates are based on historical data and/or discussions with contractors. The unit rates in this estimate reflect current bid costs in the area and include subcontractors' overhead and profit. MTI has no control over material or labor pricing and market conditions at the time of bid. Hence, MTI cannot guarantee that the bids or construction cost will not vary from this opinion of probable construction cost.

This estimate is based on the assumption that there will be competitive bidding for every portion of the work - a minimum of four bidders for all subcontract items and general contractor bids if applicable. If fewer bids are received, prices may be higher, while more bids received may result in more competitive pricing.



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Overall Areas and Summaries

Conceptual Project Cost Plan

**Atherton Civic Center Master Plan
Town of Atherton
Atherton, California**

February 6, 2014

MTI Job No. 13-0048

Conceptual Project Cost Plan

**Atherton Civic Center Master Plan
Town of Atherton
Atherton, California**

**February 6, 2014
MTI Job No. 13-0048**

Overall Areas

	Enclosed	Covered	Gross*	
Police-City Administration Building	24,123	668	24,457	SF
Library Building	8,953	380	9,143	SF
Total Building Area	33,076	1,048	33,810	SF
Total Site Area			207,440	SF

* Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

Conceptual Project Cost Plan

**Atherton Civic Center Master Plan
Town of Atherton
Atherton, California**

**February 6, 2014
MTI Job No. 13-0048**

Overall Cost Summary

\$

PROJECT COSTS BY BUILDING

Police-City Administration Building	18,433,249
Construction Costs	13,388,438
Project Soft Costs	5,044,811
Library Building	7,556,946
Construction Costs	5,488,761
Project Soft Costs	2,068,185
Sitework	5,778,806
Construction Costs	4,197,263
Project Soft Costs	1,581,544

TOTAL PROJECT COSTS**31,769,001****PROJECT ALTERNATES**

Council Chamber Remodel	2,086,095
Construction Costs	1,515,172
Project Soft Costs	570,922
Underground Garage	16,726,649
Construction Costs	10,850,994
Project Soft Costs (including additional escalation and phasing allowances for balance of project)	5,875,656
Photovoltaic Panels	1,531,911
Construction Costs	1,112,657
Project Soft Costs	419,253
Corporation Yard	472,812
Construction Costs	343,413
Project Soft Costs	129,399
Site Upgrades, Signage & Furnishings	1,064,574
Construction Costs	773,221
Project Soft Costs	291,353
Public Art	461,489
Construction Costs	0
Project Soft Costs	461,489
Renderings	65,000
Construction Costs	0
Project Soft Costs	65,000
Enhanced Ballistic Sheathing	106,383
Construction Costs	77,268
Project Soft Costs	29,115
Additional Furnishings Allowance	386,955
Construction Costs	0
Project Soft Costs	386,955
Stormwater Collection & Reuse System	472,812
Construction Costs	343,413
Project Soft Costs	129,399

Conceptual Project Cost Plan

**Atherton Civic Center Master Plan
Town of Atherton
Atherton, California**

**February 6, 2014
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Overall Project Cost Summary**Total \$****Construction 23,074,461**

Total Construction Cost (including escalation) 23,074,461

Fees, Allowances, and Administrative Costs 4,932,190

A/E Design Fees (SD through CA) 10.00% 2,307,446

A/E Design Fees (Programming) 1.00% 230,745

A/E Design Fees (Facilitation of Community Engagement) 2.00% 461,489

Special Consultants (Library, Police, LEED, Commissioning, etc.) 1.00% 230,745

LEED Registration and Certification Fees 10,000

Reimbursable Expenses 0.50% 115,372

Survey (assume existing will be used) 0

Permit Fees 0.60% 138,447

Utility Connection Fees 0.10% 23,074

Project Management - Internal 1.00% 230,745

Project Management Consultants 4.00% 922,978

Insurance and Legal Fees 0.20% 46,149

Interest and Financing - By Owner 0

Promotional/Development (Models, Renderings, Literature) - Allowance 15,000

Hazardous Material Removals 200,000

Temporary Facilities - By Owner (TBD) 0

Testing/Inspection 120,000

Building Inspection and Special Testing 18 Months 90,000

Soils Report (conformance with soils report) 30,000

FF&E Prior to Occupancy 67,620

Computer/Telecom Cabling (allow \$2.00/SF) 67,620

Subtotal 28,194,272

Construction Change Order Contingency 5.00% 1,153,723

Project Soft Costs Scope Change Contingency 5.00% 306,436

Overall Project Contingency 7.50% 2,114,570

Total Project Cost 31,769,001**Environmental Costs 310,000**

Soils Report 35,000

Planning Department Fees 25,000

Environmental Impact Report 200,000

Hazardous Material Testing 50,000

Post Construction Costs 698,910

Moving/Relocations (allow \$1.50/SF) 50,715

A/V Equipment (allow \$1.50/SF) 50,715

Computer/Telecom Equipment (allow \$5.00/SF) 169,050

Planning/Professional Services for A/V and I/T 12.00% 26,372

Furniture & Furnishings (allow \$5.00/SF) - See Risk Register & Alternate 169,050

Planning/Professional Services for Furnishings 5.00% 8,453

Special Equipment (allow \$1.00/SF) 33,810

Signage (allow \$2.00/SF) 67,620

Planning/Professional Services for Signage 5.00% 3,381

Escalation on Furniture and Movable Equipment 9.00% 119,745

Conceptual Project Cost Plan

**Atherton Civic Center Master Plan
Town of Atherton
Atherton, California**

**February 6, 2014
MTI Job No. 13-0048**

<i>Overall Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		16.68	563,980
A20 Basement Construction		0.00	0
B10 Superstructure		37.93	1,282,565
B20 Enclosure		90.61	3,063,415
B30 Roofing		24.01	811,796
C10 Interior Construction		44.62	1,508,731
C20 Stairs		2.22	75,000
C30 Interior Finishes		27.67	935,365
D10 Conveying		7.54	255,000
D20 Plumbing		8.18	276,458
D30 HVAC		44.72	1,512,000
D40 Fire Protection		4.97	168,000
D50 Electrical		59.63	2,016,000
E10 Equipment		7.38	249,457
E20 Furnishings		12.86	434,816
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		20.56	695,055
G20 Site Improvement		50.25	1,698,937
G30 Site Mechanical Utilities		20.81	703,600
G40 Site Electrical Utilities		12.27	414,880
G90 Other Site Construction		0.00	0
Direct Construction Cost		492.90	16,665,055
Bonds and Insurance	2.0%	9.86	333,301
General Conditions	8.0%	40.22	1,359,868
GC Overhead and Profit or CM Fee	4.0%	21.72	734,329
Design Contingency	Varies	61.42	2,076,677
Cost Escalation to Midpoint of Construction*	9.0%	56.35	1,905,231
Total Construction Cost		682.47	23,074,461

* Cost escalation to midpoint of construction in April 2016 - 27 months at 4% per annum.



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Police-City Administration Building

Building Areas, Summary, and Detail

Conceptual Project Cost Plan

Atherton Civic Center Master Plan

Town of Atherton

Atherton, California

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Conceptual Project Cost Plan

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Atherton, California

February 6, 2014
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Police-City Administration Building*Areas and Control Quantities*

Areas	Enclosed	Covered	Gross*	
First Floor	13,620	668	13,954	SF
Second Floor	10,503	0	10,503	SF
Total Building Area	24,123	668	24,457	SF

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	24,457	SF	1.000
Enclosed Area	24,123	SF	0.986
Covered Area	668	SF	0.027
Gross Exterior Wall Area	15,960	SF	0.653
Finished Wall Area	15,960	SF	0.653
Glazing Area	5,586	SF	0.228
Total Roof Area	14,982	SF	0.613
Total Length of Interior Partitions	2,787	LF	0.114
Total Number of Elevators (x 1,000)	2	EA	0.082

* Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

Conceptual Project Cost Plan

**Atherton Civic Center Master Plan
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Atherton, California**

**February 6, 2014
MTI Job No. 13-0048**

Police-City Administration Building

<i>Component Summary</i>	<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations	14.34	350,700
A20 Basement Construction	0.00	0
B10 Superstructure	38.24	935,294
B20 Enclosure	80.25	1,962,713
B30 Roofing	20.19	493,709
C10 Interior Construction	49.09	1,200,534
C20 Stairs	3.07	75,000
C30 Interior Finishes	26.95	659,160
D10 Conveying	10.43	255,000
D20 Plumbing	8.50	207,885
D30 HVAC	45.00	1,100,565
D40 Fire Protection	5.00	122,285
D50 Electrical	60.00	1,467,420
E10 Equipment	2.64	64,457
E20 Furnishings	10.72	262,115
F10 Special Construction	0.00	0
F20 Selective Building Demolition	0.00	0
G10 Site Preparation	0.00	0
G20 Site Improvement	24.11	589,770
G30 Site Mechanical Utilities	0.00	0
G40 Site Electrical Utilities	0.00	0
G90 Other Site Construction	0.00	0

Direct Construction Cost	398.52	9,746,607
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Bonds and Insurance	2.0%	7.97	194,932
General Conditions	8.0%	32.52	795,323
GC Overhead and Profit or CM Fee	4.0%	17.56	429,474
Design Contingency	10.0%	45.66	1,116,634
Cost Escalation to Midpoint of Construction*	9.0%	45.20	1,105,467

Total Construction Cost	547.43	13,388,438
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* Cost escalation to midpoint of construction in April 2016 - 27 months at 4% per annum.

Conceptual Project Cost Plan

Atherton Civic Center Master Plan
Town of Atherton
Atherton, California

February 6, 2014
MTI Job No. 13-0048

Police-City Administration Building

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>A10 Foundations</u>					<u>350,700</u>
Standard foundations					214,500
Reinforced concrete wall and column footings and grade beams	286	CY	750.00	214,500	
Slab on grade					136,200
Reinforced concrete slab on grade	13,620	SF	10.00	136,200	
<u>A20 Basement Construction</u>					<u>0</u>
<u>B10 Superstructure</u>					<u>935,294</u>
Floor and roof construction					898,608
Structural steel columns and braces	36	TN	4,000.00	144,000	
Structural steel beams at second floor and roof	127	TN	4,000.00	508,000	
Metal deck with concrete fill	25,485	SF	9.50	242,108	
Premium for forming dais - allow	300	SF	15.00	4,500	
Miscellaneous					36,686
Miscellaneous metals and rough carpentry - allow	24,457	SF	1.50	36,686	
<u>B20 Enclosure</u>					<u>1,962,713</u>
Exterior walls					1,347,113
Steel stud exterior wall framing	15,960	SF	10.00	159,600	
Thermal insulation in exterior wall	10,374	SF	2.50	25,935	
Exterior sheathing	10,374	SF	3.00	31,122	
Gypsum board to inside face of exterior wall	10,374	SF	4.00	41,496	
Premium for acoustic treatment at exterior wall - allow	15,960	SF	15.00	239,400	
Exterior entrance canopy framing and finish	668	SF	125.00	83,500	

Conceptual Project Cost Plan

Atherton Civic Center Master Plan
Town of Atherton
Atherton, California

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MTI Job No. 13-0048

Police-City Administration Building

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Cement plaster, smooth trowel finish	4,150	SF	45.00	186,750	
Metal panel cladding system	5,187	SF	75.00	389,025	
Stone tile cladding	1,037	SF	65.00	67,405	
Aluminum sunscreens - allow	1	LS	75,000.00	75,000	
Trim and fascia - allow	15,960	SF	3.00	47,880	
Exterior windows					558,600
Exterior windows and storefronts, high performance insulated glazing with aluminum frames	5,586	SF	100.00	558,600	
Exterior doors					57,000
Glazed entry doors, automatic	4	PR	10,000.00	40,000	
Glazed entry doors	4	EA	3,500.00	14,000	
Hollow metal doors	2	LVS	1,500.00	3,000	
<u>B30 Roofing</u>					<u>493,709</u>
Roof coverings					433,709
Rigid insulation at roof	14,982	SF	3.00	44,946	
High performance roofing - allow	14,982	SF	20.00	299,640	
Flashing and sheetmetal	14,982	SF	3.50	52,437	
Caulking and sealants	24,457	SF	1.50	36,686	
Roof openings					60,000
Skylight at central atrium - allow	400	SF	150.00	60,000	
<u>C10 Interior Construction</u>					<u>1,200,534</u>
Interior partitions					755,538
Metal stud partition framing	44,592	SF	5.00	222,960	
Batt sound insulation	44,592	SF	1.00	44,592	
Gypsum board partition sheathing	89,184	SF	4.00	356,736	
Premium for ballistic sheathing in walls - allow	1,250	SF	45.00	56,250	
Interior glazing - allow	1	LS	75,000.00	75,000	
Interior doors					313,000
Combination of solid core wood doors, hollow metal doors, and glazed doors - allow	139	EA	2,000.00	278,000	
Premium for specialty hardware, ballistic rating, and glazed lites	1	LS	35,000.00	35,000	

Conceptual Project Cost Plan

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Town of Atherton
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Police-City Administration Building

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Fittings					131,996
Interior signage (code and directional)	24,457	SF	1.50	36,686	
Toilet partitions and accessories	1	LS	40,000.00	40,000	
Markerboards and tackboards	1	LS	15,000.00	15,000	
Fire extinguishers and cabinets	15	EA	450.00	6,750	
Lockers - allow	1	LS	25,000.00	25,000	
Miscellaneous fittings and accessories - allow	24,457	SF	0.35	8,560	
<u>C20 Stairs</u>					<u>75,000</u>
Stair construction and finishes					75,000
Steel framed stairs including finish and railings (one stair continues to roof)	3	FLT	25,000.00	75,000	
<u>C30 Interior Finishes</u>					<u>659,160</u>
Wall finishes					165,340
Upgraded wall finish at public lobby - allow	1	LS	25,000.00	25,000	
Ceramic or porcelain wall tile	1,920	SF	20.00	38,400	
Acoustic wall covering	1,018	SF	20.00	20,360	
Paint to walls and partitions	81,580	SF	1.00	81,580	
Floor finishes					193,905
Upgraded floor finish and base at public entry	630	SF	40.00	25,200	
Ceramic or porcelain floor tile and base	800	SF	18.00	14,400	
Rubber flooring and base at fitness area	800	SF	15.00	12,000	
Combination of carpet and vinyl composition tile with topset rubber base	21,893	SF	6.50	142,305	
Ceiling finishes					299,915
Suspended gypsum board ceiling, painted	7,930	SF	15.00	118,950	
Suspended acoustic ceiling tile and grid	16,193	SF	5.00	80,965	
Gypsum board soffits and fascia - allow	1	LS	100,000.00	100,000	

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Police-City Administration Building

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>D10 Conveying</u>					<u>255,000</u>
Elevators and lifts					255,000
Hydraulic elevator, 2 stop, public	1	EA	120,000.00	120,000	
Hydraulic elevator, 2 stop, secure	1	EA	135,000.00	135,000	
<u>D20 Plumbing</u>					<u>207,885</u>
Plumbing systems within building					207,885
Allow (including enhanced commissioning)	24,457	SF	8.50	207,885	
<u>D30 HVAC</u>					<u>1,100,565</u>
HVAC systems within building					1,100,565
High performance HVAC system - allow (including enhanced commissioning)	24,457	SF	45.00	1,100,565	
<u>D40 Fire Protection</u>					<u>122,285</u>
Sprinklers					122,285
Allow	24,457	SF	5.00	122,285	
<u>D50 Electrical</u>					<u>1,467,420</u>
Electrical systems within building					1,467,420
Allow (including enhanced commissioning)	24,457	SF	60.00	1,467,420	
<u>E10 Equipment</u>					<u>64,457</u>
Institutional equipment					64,457
Kitchen appliances	1	LS	15,000.00	15,000	
Mounts for owner-supplied audiovisual equipment	1	LS	10,000.00	10,000	
Gun lockers and safes	1	LS	15,000.00	15,000	
Miscellaneous equipment - allow	24,457	SF	1.00	24,457	

Conceptual Project Cost Plan**Atherton Civic Center Master Plan
Town of Atherton
Atherton, California****February 6, 2014
MTI Job No. 13-0048****Police-City Administration Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>E20 Furnishings</u>					<u>262,115</u>
Fixed furnishings					262,115
Fixed casework - allow	24,123	SF	5.00	120,615	
Window coverings - allow	5,660	SF	25.00	141,500	
<u>F10 Special Construction</u>					<u>0</u>
<u>F20 Selective Building Demolition</u>					<u>0</u>
<u>G10 Site Preparation</u>					<u>0</u>
<u>G20 Site Improvement</u>					<u>589,770</u>
Site development					589,770
Ancillary building for Police Department	1,517	SF	200.00	303,400	
K-9 kennels and support Generator enclosure and fuel tank	1	LS	35,000.00	35,000	
Shade structure for parking	1	LS	50,000.00	50,000	
Shade structure for parking	3,098	SF	65.00	201,370	
<u>G30 Site Mechanical Utilities</u>					<u>0</u>
<u>G40 Site Electrical Utilities</u>					<u>0</u>
<u>G90 Other Site Construction</u>					<u>0</u>



MARCENE TAYLOR INC.

Library Building

Building Areas, Summary, and Detail

Conceptual Project Cost Plan

Atherton Civic Center Master Plan

Town of Atherton

Atherton, California

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Conceptual Project Cost Plan

Atherton Civic Center Master Plan
Town of Atherton
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Library Building*Areas and Control Quantities*

Areas	Enclosed	Covered	Gross*	
First Floor	8,953	380	9,143	SF
Total Building Area	8,953	380	9,143	SF

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	9,143	SF	1.000
Enclosed Area	8,953	SF	0.979
Covered Area	380	SF	0.042
Gross Exterior Wall Area	9,660	SF	1.057
Finished Wall Area	9,660	SF	1.057
Glazing Area	3,864	SF	0.423
Total Roof Area	9,848	SF	1.077
Total Length of Interior Partitions	893	LF	0.098

* Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

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Library Building

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		23.33	213,280
A20 Basement Construction		0.00	0
B10 Superstructure		37.98	347,271
B20 Enclosure		120.39	1,100,702
B30 Roofing		34.79	318,087
C10 Interior Construction		33.71	308,197
C20 Stairs		0.00	0
C30 Interior Finishes		30.21	276,205
D10 Conveying		0.00	0
D20 Plumbing		7.50	68,573
D30 HVAC		45.00	411,435
D40 Fire Protection		5.00	45,715
D50 Electrical		60.00	548,580
E10 Equipment		20.23	185,000
E20 Furnishings		18.89	172,701
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
Direct Construction Cost		437.03	3,995,746
Bonds and Insurance	2.0%	8.74	79,915
General Conditions	8.0%	35.66	326,053
GC Overhead and Profit or CM Fee	4.0%	19.26	176,069
Design Contingency	10.0%	50.07	457,778
Cost Escalation to Midpoint of Construction*	9.0%	49.57	453,200
Total Construction Cost		600.32	5,488,761

* Cost escalation to midpoint of construction in April 2016 - 27 months at 4% per annum.

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Library Building

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>A10 Foundations</u>					<u>213,280</u>
Standard foundations					123,750
Reinforced concrete wall and column footings and grade beams	165	CY	750.00	123,750	
Slab on grade					89,530
Reinforced concrete slab on grade	8,953	SF	10.00	89,530	
<u>A20 Basement Construction</u>					<u>0</u>
<u>B10 Superstructure</u>					<u>347,271</u>
Roof construction					333,556
Structural steel columns and braces	11	TN	4,000.00	44,000	
Structural steel beams at roof	49	TN	4,000.00	196,000	
Metal deck with concrete fill	9,848	SF	9.50	93,556	
Miscellaneous					13,715
Miscellaneous metals and rough carpentry - allow	9,143	SF	1.50	13,715	
<u>B20 Enclosure</u>					<u>1,100,702</u>
Exterior walls					700,622
Steel stud exterior wall framing	9,660	SF	10.00	96,600	
Thermal insulation in exterior wall	5,796	SF	2.50	14,490	
Exterior sheathing	5,796	SF	3.00	17,388	
Gypsum board to inside face of exterior wall	5,796	SF	4.00	23,184	
Premium for acoustic treatment at exterior wall - allow	5,796	SF	15.00	86,940	
Exterior entrance canopy framing and finish	380	SF	115.00	43,700	
Cement plaster, smooth trowel finish	2,029	SF	45.00	91,305	
Metal panel cladding system	2,318	SF	75.00	173,850	
Stone tile cladding	1,449	SF	65.00	94,185	
Aluminum sunscreens - allow	1	LS	30,000.00	30,000	
Trim and fascia - allow	9,660	SF	3.00	28,980	

Conceptual Project Cost Plan

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Library Building

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Exterior windows					367,080
Exterior windows and storefronts, high performance insulated glazing with aluminum frames	3,864	SF	95.00	367,080	
Exterior doors					33,000
Glazed entry doors, automatic	2	PR	10,000.00	20,000	
Glazed entry doors	2	EA	3,500.00	7,000	
Hollow metal doors	4	LVS	1,500.00	6,000	
<u>B30 Roofing</u>					<u>318,087</u>
Roof coverings					274,687
Rigid insulation at roof	9,848	SF	3.00	29,544	
High performance roofing - allow	9,848	SF	20.00	196,960	
Flashing and sheetmetal	9,848	SF	3.50	34,468	
Caulking and sealants	9,143	SF	1.50	13,715	
Roof openings					43,400
Skylights - allow	256	SF	150.00	38,400	
Roof access hatch and ladder	1	EA	5,000.00	5,000	
<u>C10 Interior Construction</u>					<u>308,197</u>
Interior partitions					215,032
Metal stud partition framing	14,288	SF	5.00	71,440	
Batt sound insulation	14,288	SF	1.00	14,288	
Gypsum board partition sheathing	28,576	SF	4.00	114,304	
Interior glazing - allow	1	LS	15,000.00	15,000	
Interior doors					44,000
Combination of solid core wood doors, hollow metal doors, and glazed doors - allow	22	EA	2,000.00	44,000	
Fittings					49,165
Interior signage (code and directional)	9,143	SF	1.50	13,715	
Toilet partitions and accessories	1	LS	20,000.00	20,000	
Markerboards and tackboards	1	LS	7,500.00	7,500	
Fire extinguishers and cabinets	5	EA	450.00	2,250	
Lockers - allow	1	LS	2,500.00	2,500	
Miscellaneous fittings and accessories - allow	9,143	SF	0.35	3,200	

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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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C20 Stairs**0****C30 Interior Finishes****276,205**

Wall finishes					93,075
Upgraded wall finish at public entry - allow	1	LS	15,000.00	15,000	
Ceramic or porcelain wall tile	1,976	SF	20.00	39,520	
Acoustic wall covering	600	SF	20.00	12,000	
Paint to walls and partitions	26,555	SF	1.00	26,555	
Floor finishes					76,565
Upgraded floor finish and base at public entry	400	SF	30.00	12,000	
Ceramic or porcelain floor tile and base	780	SF	18.00	14,040	
Combination of carpet and vinyl composition tile with topset rubber base	7,773	SF	6.50	50,525	
Ceiling finishes					106,565
Suspended gypsum board ceiling, painted	3,680	SF	15.00	55,200	
Suspended acoustic ceiling tile and grid	5,273	SF	5.00	26,365	
Gypsum board soffits and fascia - allow	1	LS	25,000.00	25,000	

D10 Conveying**0****D20 Plumbing****68,573**

Plumbing systems within building Allow (including enhanced commissioning)	9,143	SF	7.50	68,573	68,573
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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>D30 HVAC</u>					<u>411,435</u>
HVAC systems within building					411,435
High performance HVAC system - allow (including enhanced commissioning)	9,143	SF	45.00	411,435	
<u>D40 Fire Protection</u>					<u>45,715</u>
Sprinklers					45,715
Allow	9,143	SF	5.00	45,715	
<u>D50 Electrical</u>					<u>548,580</u>
Electrical systems within building					548,580
Allow (including enhanced commissioning)	9,143	SF	60.00	548,580	
<u>E10 Equipment</u>					<u>185,000</u>
Institutional equipment					185,000
Book security system and self check system - allow	1	LS	50,000.00	50,000	
Library stacks	1	LS	125,000.00	125,000	
Mounts for owner-supplied audiovisual equipment	1	LS	10,000.00	10,000	
<u>E20 Furnishings</u>					<u>172,701</u>
Fixed furnishings					172,701
Fixed casework - allow	8,953	SF	8.50	76,101	
Window coverings - allow	3,864	SF	25.00	96,600	
<u>F10 Special Construction</u>					<u>0</u>
<u>F20 Selective Building Demolition</u>					<u>0</u>



MARCENE TAYLOR INC.

Sitework

Areas, Summary, and Detail

Conceptual Project Cost Plan

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Sitework

Areas and Control Quantities

Areas

Total Site Area 207,440 SF

Control Quantities

	Quantity	Unit	Ratio to Gross
Total Site Area	207,440	SF	1.000
Finished Site Area	183,505	SF	0.885

Conceptual Project Cost Plan

**Atherton Civic Center Master Plan
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Sitework

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		0.00	0
C20 Stairs		0.00	0
C30 Interior Finishes		0.00	0
D10 Conveying		0.00	0
D20 Plumbing		0.00	0
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		0.00	0
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		3.35	695,055
G20 Site Improvement		5.35	1,109,167
G30 Site Mechanical Utilities		3.39	703,600
G40 Site Electrical Utilities		2.00	414,880
G90 Other Site Construction		0.00	0
Direct Construction Cost		14.09	2,922,702
Bonds and Insurance	2.0%	0.28	58,454
General Conditions	8.0%	1.15	238,492
GC Overhead and Profit or CM Fee	4.0%	0.62	128,786
Design Contingency	15.0%	2.42	502,265
Cost Escalation to Midpoint of Construction*	9.0%	1.67	346,563
Total Construction Cost		20.23	4,197,263

* Cost escalation to midpoint of construction in April 2016 - 27 months at 4% per annum.

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Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>G10 Site Preparation</u>					<u>695,055</u>
Site clearing					340,300
Clear and grub site as required - allow	207,440	SF	1.25	259,300	
Protect existing landscaping and improvements in place as required - allow	18	MO	4,500.00	81,000	
Site demolition and relocations					302,895
Demolish and remove existing buildings on site	20,193	SF	15.00	302,895	
Site earthwork					51,860
Grade site as required - allow	207,440	SF	0.25	51,860	
Hazardous waste remediation					0
None anticipated	1	LS	0.00	0	
<u>G20 Site Improvement</u>					<u>1,109,167</u>
Vehicular paving					364,642
Asphaltic concrete paving for driveways and parking lots	41,607	SF	6.00	249,642	
Concrete curb and gutter	4,250	LF	20.00	85,000	
Parking striping and signage	1	LS	30,000.00	30,000	
Pedestrian paving					231,251
Concrete sidewalk paving, integral color	26,406	SF	8.50	224,451	
Concrete curb cut ramp with truncated dome paving	8	EA	850.00	6,800	
Site development					95,500
Trash enclosure	1	LS	20,000.00	20,000	
Code required site signage - allow	1	LS	15,000.00	15,000	
Monument signage - allow for 2 pillars and 1 main sign	1	LS	50,000.00	50,000	
Flag poles	3	EA	3,500.00	10,500	
Landscaping					417,774
Topsoil and fine grading	49,413	SF	0.30	14,824	
Shrubs and groundcover, Bay Friendly compliant	24,707	SF	5.00	123,535	
Turf, low maintenance	24,707	SF	1.25	30,884	
New trees - allow	1	LS	50,000.00	50,000	

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Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Protect existing trees in place - allow	1	LS	75,000.00	75,000	
Mulch - allow	549	CY	45.00	24,705	
Irrigation - allow	49,413	SF	2.00	98,826	

G30 Site Mechanical Utilities**703,600**

Site mechanical utilities					703,600
Remove existing utilities and create new campus loop for domestic water, fire water, and sewer	207,440	SF	1.50	311,160	
Modify existing gas lines as required - allow	1	LS	35,000.00	35,000	
Storm drainage	207,440	SF	1.00	207,440	
Unforeseen utility conditions - allow	1	LS	150,000.00	150,000	

G40 Site Electrical Utilities**414,880**

Site electrical utilities					414,880
Remove existing utilities and create new campus loop for electrical distribution and telecommunications	207,440	SF	1.50	311,160	
Site lighting	207,440	SF	0.50	103,720	

G90 Other Site Construction**0**



MARCENE TAYLOR INC.

Alternates

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Alternates

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>Alternate No. 1 - Council Chamber Remodel</u>					<u>1,515,172</u>
Add to base bid					1,055,068
Standard foundations					
Modify and strengthen existing foundations as required for seismic upgrade - allow	1,834	SF	40.00	73,360	
Slab on grade					
Patch and repair existing slab on grade as required - allow	1,834	SF	5.00	9,170	
Floor and roof construction					
Brace and strengthen existing bearing walls and columns - allow	1,834	SF	40.00	73,360	
Brace and strengthen existing roof framing and sheathing - allow	1,834	SF	30.00	55,020	
Miscellaneous					
Miscellaneous metals and rough carpentry - allow	1,834	SF	2.00	3,668	
Exterior walls					
Modify existing as required - allow	2,760	SF	25.00	69,000	
Exterior windows					
Restore existing windows with high performance aluminum glazing	920	SF	175.00	161,000	
Exterior doors					
Restore existing as required - allow	1	LS	25,000.00	25,000	
Roof coverings					
Reroof existing building - allow	1,834	SF	35.00	64,190	
Interior partitions					
Modify interior as required for new use	1,834	SF	20.00	36,680	
Interior doors					
Combination of solid core wood doors, hollow metal doors, and glazed doors - allow	10	EA	2,000.00	20,000	
Fittings					
Interior signage (code and directional)	1,834	SF	1.50	2,751	
Toilet partitions and accessories	1	LS	10,000.00	10,000	
Markerboards and tackboards	1	LS	2,500.00	2,500	
Fire extinguishers and cabinets	2	EA	450.00	900	
Miscellaneous fittings and accessories - allow	1,834	SF	0.35	642	

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Wall finishes					
Upgraded wall finish at public entry - allow	1	LS	5,000.00	5,000	
Ceramic or porcelain wall tile	576	SF	20.00	11,520	
Acoustic wall covering	340	SF	20.00	6,800	
Paint to walls and partitions	4,991	SF	1.00	4,991	
Floor finishes					
Upgraded floor finish and base at public entry	250	SF	40.00	10,000	
Ceramic or porcelain floor tile and base	160	SF	18.00	2,880	
Combination of carpet and vinyl composition tile with topset rubber base	1,424	SF	6.50	9,256	
Ceiling finishes					
Suspended gypsum board ceiling, painted	610	SF	15.00	9,150	
Suspended acoustic ceiling tile and grid	1,224	SF	5.00	6,120	
Gypsum board soffits and fascia - allow	1	LS	10,000.00	10,000	
Plumbing systems within building					
Modify existing - allow	1,834	SF	8.50	15,589	
HVAC systems within building					
Replace existing with high efficiency system - allow	1,834	SF	45.00	82,530	
Sprinklers					
Allow	1,834	SF	5.00	9,170	
Electrical systems within building					
Allow	1,834	SF	50.00	91,700	
Institutional equipment					
Mounts for owner-supplied audiovisual equipment	1	LS	10,000.00	10,000	
Fixed furnishings					
Fixed casework - allow	1,834	SF	10.00	18,340	
Window coverings - allow	920	SF	25.00	23,000	
Building elements demolition					
Remove existing improvements as required - allow	1,834	SF	15.00	27,510	
Hazardous components abatement					
Excluded	1	LS	0.00	0	
Site clearing					
Clear and grub site as required - allow	3,500	SF	1.25	4,375	
Pedestrian paving					
Concrete sidewalk paving, integral color	600	SF	8.50	5,100	
Concrete pedestrian ramp	335	SF	85.00	28,475	

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Site development					
Site signage and furnishings - allow	1,666	SF	0.50	833	
Seat walls and trellises - allow	1	LS	10,000.00	10,000	
Landscaping					
Topsoil and fine grading	731	SF	0.30	219	
Shrubs and groundcover, Bay Friendly compliant	731	SF	5.00	3,655	
New trees - allow	1	LS	5,000.00	5,000	
Mulch - allow	8	CY	45.00	360	
Irrigation - allow	731	SF	4.00	2,924	
Site utilities					
Connect to new site utilities as required - allow	1	LS	25,000.00	25,000	
Site lighting - allow	1,666	SF	5.00	8,330	
Mark-Ups					460,104
Bonds and Insurance		2.0%		21,101	
General Conditions		8.0%		86,094	
GC Overhead and Profit or CM Fee		4.0%		46,491	
Design Contingency		15.0%		181,313	
Cost Escalation to Midpoint of Construction		9.0%		125,106	

Alternate No. 2 - Underground Garage**10,850,994****Add to base bid**

7,899,381

Standard foundations

Reinforced concrete wall and column footings and grade beams	233	CY	750.00	174,750	
Slab on grade					
Reinforced concrete slab on grade	24,718	SF	10.00	247,180	
Premium for ramps to parking	3,216	SF	15.00	48,240	
Basement construction					
Excavate for basement	22,910	CY	10.00	229,100	
Backfill against basement walls	3,031	CY	30.00	90,930	
Basement walls					
Reinforced concrete retaining walls	11,690	SF	40.00	467,600	
Waterproofing to basement walls	11,690	SF	5.00	58,450	
Perimeter drain	835	LF	25.00	20,875	

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Floor and roof construction					
Reinforced concrete walls	9,800	SF	40.00	392,000	
Reinforced concrete columns	1,008	LF	50.00	50,400	
Concrete podium over underground parking including concrete beams, slab, and waterproofing	38,338	SF	35.00	1,341,830	
Miscellaneous					
Miscellaneous metals and rough carpentry - allow	38,338	SF	1.50	57,507	
Exterior doors					
Hollow metal doors	4	LVS	1,500.00	6,000	
Sallyport vehicular gates	1	LS	20,000.00		
Roof coverings					
Caulking and sealants	38,338	SF	1.50	57,507	
Interior partitions					
Metal stud partition framing	3,872	SF	5.00	19,360	
Batt sound insulation	3,872	SF	1.00	3,872	
Gypsum board partition sheathing	7,744	SF	4.00	30,976	
Interior doors					
Combination of solid core wood doors, hollow metal doors, and glazed doors - allow	12	EA	2,000.00	24,000	
Fittings					
Interior signage (code and directional)	38,338	SF	1.50	57,507	
Miscellaneous fittings and accessories - allow	38,338	SF	0.35	13,418	
Stair construction and finishes					
Steel framed stairs including finish and railings	2	FLT	25,000.00	50,000	
Wall finishes					
Paint to walls and partitions	6,516	SF	1.00	6,516	
Floor finishes					
Sealer to concrete at parking	38,338	SF	2.50	95,845	
Ceiling finishes					
Paint to exposed ceiling	38,338	SF	2.50	95,845	
Elevators and lifts					
Hydraulic elevator, 3 stop, public - cost for additional stop only	1	EA	35,000.00	35,000	
Hydraulic elevator, 3 stop, secure - cost for additional stop only	1	EA	35,000.00	35,000	
Plumbing systems within building					
Allow	38,338	SF	7.50	287,535	
HVAC systems within building					
High performance HVAC system - allow	38,338	SF	45.00	1,725,210	

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Sprinklers					
Allow	38,338	SF	5.00	191,690	
Electrical systems within building					
Allow	38,338	SF	50.00	1,916,900	
Institutional equipment					
Miscellaneous equipment - allow	38,338	SF	1.00	38,338	
Vehicular equipment					
Parking control equipment - allow	1	LS	30,000.00	30,000	
Mark-Ups					2,951,613
Bonds and Insurance		2.0%		157,988	
General Conditions		8.0%		644,589	
GC Overhead and Profit or CM Fee		4.0%		348,078	
Design Contingency		10.0%		905,004	
Cost Escalation to Midpoint of Construction		9.0%		895,954	
<u>Alternate No. 3 - Photovoltaic Panels</u>					<u>1,112,657</u>
Add to base project costs					810,000
Photovoltaic array - allow					
Police-City Administration					
Building	7,500	SF	60.00	450,000	
Library Building	6,000	SF	60.00	360,000	
Mark-Ups					302,657
Bonds and Insurance		2.0%		16,200	
General Conditions		8.0%		66,096	
GC Overhead and Profit or CM Fee		4.0%		35,692	
Design Contingency		10.0%		92,799	
Cost Escalation to Midpoint of Construction		9.0%		91,871	
<u>Alternate No. 4 - Corporation Yard</u>					<u>343,413</u>
Add to base bid					250,000
Corporation Yard building and canopy - allow	2,000	SF	125.00	250,000	
Mark-Ups					93,413
Bonds and Insurance		2.0%		5,000	
General Conditions		8.0%		20,400	
GC Overhead and Profit or CM Fee		4.0%		11,016	
Design Contingency		10.0%		28,642	
Cost Escalation to Midpoint of Construction		9.0%		28,355	

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<u>Alternate No. 5 - Site Upgrades, Signage & Furnishings</u>					<u>773,221</u>
Add to base bid					562,895
Vehicular paving					
Premium finish paving for driveways and parking lots - allow	20,000	SF	12.50	250,000	
Pedestrian paving					
Upgrade to precast concrete pavers	4,312	SF	11.50	49,588	
Upgrade to stone sidewalk pavers over sand bed	3,719	SF	21.50	79,959	
Site development					
Site signage and furnishings - allow	207,440	SF	0.45	93,348	
Seat walls and trellises - allow	1	LS	90,000.00	90,000	
Mark-Ups					210,326
Bonds and Insurance		2.0%		11,258	
General Conditions		8.0%		45,932	
GC Overhead and Profit or CM Fee		4.0%		24,803	
Design Contingency		10.0%		64,489	
Cost Escalation to Midpoint of Construction		9.0%		63,844	
<u>Alternate No. 6 - Public Art</u>					<u>461,489</u>
Add to base project					461,489
Art (allow 2% of construction costs)		2.0%		461,489	
<u>Alternate No. 7 - Renderings</u>					<u>65,000</u>
Add to base project					65,000
Additional renderings for community outreach and marketing	1	LS	65,000.00	65,000	

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Alternate No. 8 - Enhanced Ballistic Sheathing**77,268**

Add to base bid					56,250
Additional ballistic sheathing	1,250	SF	45.00	56,250	
Mark-Ups					21,018
Bonds and Insurance		2.0%		1,125	
General Conditions		8.0%		4,590	
GC Overhead and Profit or CM Fee		4.0%		2,479	
Design Contingency		10.0%		6,444	
Cost Escalation to Midpoint of Construction		9.0%		6,380	

Alternate No. 9 - Additional Furnishings Allowance**386,955**

Add to base project					386,955
Increased allowance for furnishings to fully furnish the building	33,810	SF	10.00	338,100	
Planning/Professional Services for Furnishings		5.0%		16,905	
Escalation on increased furnishings		9.0%		31,950	

Alternate No. 10 - Stormwater Collection & Reuse System**343,413**

Add to base bid					250,000
Stormwater collection and reuse system including appropriate landscaping - allow	1	LS	250,000.00	250,000	
Mark-Ups					93,413
Bonds and Insurance		2.0%		5,000	
General Conditions		8.0%		20,400	
GC Overhead and Profit or CM Fee		4.0%		11,016	
Design Contingency		10.0%		28,642	
Cost Escalation to Midpoint of Construction		9.0%		28,355	