

# Appendix F - Detailed Cost Estimate

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Detailed Cost Estimate

02.2014



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**

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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  
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**February 6, 2014  
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*Executive Summary*

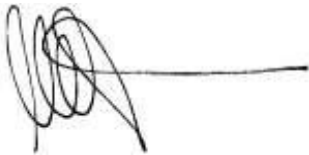
The following estimate was prepared using Conceptual sketches and information provided by HMC Architects. The estimate is divided into three sections - a description of the basis of the estimate, overall areas and summaries including a conceptual project cost summary, and building and sitework areas,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





MARCENE TAYLOR INC.

**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**

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Town of Atherton  
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*Overall Areas*

|                                     | Enclosed      | Covered      | Gross*        |           |
|-------------------------------------|---------------|--------------|---------------|-----------|
| Police-City Administration Building | 24,123        | 668          | 24,457        | SF        |
| Library Building                    | 8,953         | 380          | 9,143         | SF        |
| <b>Total Building Area</b>          | <b>33,076</b> | <b>1,048</b> | <b>33,810</b> | <b>SF</b> |
| 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**

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*Overall Cost Summary*

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**PROJECT COSTS BY BUILDING**

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

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

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

**Conceptual Project Cost Plan**

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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**

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| <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                 |
| <b>Direct Construction Cost</b>              |        | <b>492.90</b> | <b>16,665,055</b> |
| 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         |
| <b>Total Construction Cost</b>               |        | <b>682.47</b> | <b>23,074,461</b> |

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



MARCENE TAYLOR INC.

**Police-City Administration Building**

**Building Areas, Summary, and Detail**

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**Police-City Administration Building***Areas and Control Quantities*

| <b>Areas</b>               | Enclosed      | Covered    | Gross*        |           |
|----------------------------|---------------|------------|---------------|-----------|
| First Floor                | 13,620        | 668        | 13,954        | SF        |
| Second Floor               | 10,503        | 0          | 10,503        | SF        |
| <b>Total Building Area</b> | <b>24,123</b> | <b>668</b> | <b>24,457</b> | <b>SF</b> |

| <b>Control Quantities</b>           | Quantity | Unit | Ratio to<br>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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**February 6, 2014**  
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**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                 |
| <b>Direct Construction Cost</b>              |       | <b>398.52</b> | <b>9,746,607</b>  |
| 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         |
| <b>Total Construction Cost</b>               |       | <b>547.43</b> | <b>13,388,438</b> |

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



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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>         |
|--|-----------------|-------------|-------------|--------------------|-------------------------|
| <b><u>A10 Foundations</u></b>                                |                 |             |             |                    | <b><u>350,700</u></b>   |
| 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            |                         |
| <b><u>A20 Basement Construction</u></b>                      |                 |             |             |                    | <b><u>0</u></b>         |
| <b><u>B10 Superstructure</u></b>                             |                 |             |             |                    | <b><u>935,294</u></b>   |
| 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             |                         |
| <b><u>B20 Enclosure</u></b>                                  |                 |             |             |                    | <b><u>1,962,713</u></b> |
| 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             |                         |

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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>         |
|---|-----------------|-------------|-------------|--------------------|-------------------------|
| 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              |                         |
| <b><u>B30 Roofing</u></b>   |                 |             |             |                    | <b><u>493,709</u></b>   |
| 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             |                         |
| <b><u>C10 Interior Construction</u></b>   |                 |             |             |                    | <b><u>1,200,534</u></b> |
| 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**

**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>       |
|---|-----------------|-------------|-------------|--------------------|-----------------------|
| 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              |                       |
| <b><u>C20 Stairs</u></b>  |                 |             |             |                    | <b><u>75,000</u></b>  |
| 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             |                       |
| <b><u>C30 Interior Finishes</u></b>   |                 |             |             |                    | <b><u>659,160</u></b> |
| 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            |                       |

**Conceptual Project Cost Plan**

**Atherton Civic Center Master Plan**  
**Town of Atherton**  
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**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>         |
|---|-----------------|-------------|-------------|--------------------|-------------------------|
| <b><u>D10 Conveying</u></b>   |                 |             |             |                    | <b><u>255,000</u></b>   |
| 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            |                         |
| <b><u>D20 Plumbing</u></b>  |                 |             |             |                    | <b><u>207,885</u></b>   |
| Plumbing systems within building  |                 |             |             |                    | 207,885                 |
| Allow (including enhanced commissioning)                                | 24,457          | SF          | 8.50        | 207,885            |                         |
| <b><u>D30 HVAC</u></b>  |                 |             |             |                    | <b><u>1,100,565</u></b> |
| HVAC systems within building  |                 |             |             |                    | 1,100,565               |
| High performance HVAC system - allow (including enhanced commissioning) | 24,457          | SF          | 45.00       | 1,100,565          |                         |
| <b><u>D40 Fire Protection</u></b>                                       |                 |             |             |                    | <b><u>122,285</u></b>   |
| Sprinklers  |                 |             |             |                    | 122,285                 |
| Allow   | 24,457          | SF          | 5.00        | 122,285            |                         |
| <b><u>D50 Electrical</u></b>  |                 |             |             |                    | <b><u>1,467,420</u></b> |
| Electrical systems within building                                      |                 |             |             |                    | 1,467,420               |
| Allow (including enhanced commissioning)                                | 24,457          | SF          | 60.00       | 1,467,420          |                         |
| <b><u>E10 Equipment</u></b>   |                 |             |             |                    | <b><u>64,457</u></b>    |
| 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>       |
|---|-----------------|-------------|-------------|--------------------|-----------------------|
| <b><u>E20 Furnishings</u></b>                             |                 |             |             |                    | <b><u>262,115</u></b> |
| Fixed furnishings   |                 |             |             |                    | 262,115               |
| Fixed casework - allow                                    | 24,123          | SF          | 5.00        | 120,615            |                       |
| Window coverings - allow                                  | 5,660           | SF          | 25.00       | 141,500            |                       |
| <b><u>F10 Special Construction</u></b>                    |                 |             |             |                    | <b><u>0</u></b>       |
| <b><u>F20 Selective Building Demolition</u></b>           |                 |             |             |                    | <b><u>0</u></b>       |
| <b><u>G10 Site Preparation</u></b>                        |                 |             |             |                    | <b><u>0</u></b>       |
| <b><u>G20 Site Improvement</u></b>                        |                 |             |             |                    | <b><u>589,770</u></b> |
| 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             |                       |
|   | 3,098           | SF          | 65.00       | 201,370            |                       |
| <b><u>G30 Site Mechanical Utilities</u></b>               |                 |             |             |                    | <b><u>0</u></b>       |
| <b><u>G40 Site Electrical Utilities</u></b>               |                 |             |             |                    | <b><u>0</u></b>       |
| <b><u>G90 Other Site Construction</u></b>                 |                 |             |             |                    | <b><u>0</u></b>       |



MARCENE TAYLOR INC.

**Library Building**

**Building Areas, Summary, and Detail**

***Conceptual Project Cost Plan***

**Atherton Civic Center Master Plan**

**Town of Atherton**

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**Conceptual Project Cost Plan**

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

**February 6, 2014  
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**Library Building**

*Areas and Control Quantities*

| <b>Areas</b>               | <b>Enclosed</b> | <b>Covered</b> | <b>Gross*</b> |           |
|----------------------------|-----------------|----------------|---------------|-----------|
| First Floor                | 8,953           | 380            | 9,143         | SF        |
| <b>Total Building Area</b> | <b>8,953</b>    | <b>380</b>     | <b>9,143</b>  | <b>SF</b> |

| <b>Control Quantities</b>           | <b>Quantity</b> | <b>Unit</b> | <b>Ratio to<br/>Gross</b> |
|-------------------------------------|-----------------|-------------|---------------------------|
| 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.

**Conceptual Project Cost Plan**

**Atherton Civic Center Master Plan**  
**Town of Atherton**  
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**February 6, 2014**  
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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                |
| <b>Direct Construction Cost</b>              |       | <b>437.03</b> | <b>3,995,746</b> |
| 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          |
| <b>Total Construction Cost</b>               |       | <b>600.32</b> | <b>5,488,761</b> |

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



**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>         |
|--|-----------------|-------------|-------------|--------------------|-------------------------|
| <b><u>A10 Foundations</u></b>                                |                 |             |             |                    | <b><u>213,280</u></b>   |
| 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             |                         |
| <b><u>A20 Basement Construction</u></b>                      |                 |             |             |                    | <b><u>0</u></b>         |
| <b><u>B10 Superstructure</u></b>                             |                 |             |             |                    | <b><u>347,271</u></b>   |
| 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             |                         |
| <b><u>B20 Enclosure</u></b>                                  |                 |             |             |                    | <b><u>1,100,702</u></b> |
| 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,<br>high performance insulated<br>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              |                       |
| <b><u>B30 Roofing</u></b>   |                 |             |             |                    | <b><u>318,087</u></b> |
| 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              |                       |
| <b><u>C10 Interior Construction</u></b>   |                 |             |             |                    | <b><u>308,197</u></b> |
| 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<br>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<br>doors, hollow metal doors, and<br>glazed doors - allow        | 22              | EA          | 2,000.00    | 44,000             |                       |
| Fittings  |                 |             |             |                    | 49,165                |
| Interior signage (code and<br>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<br>accessories - allow   | 9,143           | SF          | 0.35        | 3,200              |                       |

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**Atherton Civic Center Master Plan**  
**Town of Atherton**  
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**MTI Job No. 13-0048**

**Library Building**

| <i>Component Detail</i> | <i>Quantity</i> | <i>Unit</i> | <i>Rate</i> | <i>Subtotal \$</i> | <i>Total \$</i> |
|-------------------------|-----------------|-------------|-------------|--------------------|-----------------|
|-------------------------|-----------------|-------------|-------------|--------------------|-----------------|

**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 |
|---|-------|----|------|--------|--------|

**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>       |
|---|-----------------|-------------|-------------|--------------------|-----------------------|
| <b><u>D30 HVAC</u></b>  |                 |             |             |                    | <b><u>411,435</u></b> |
| HVAC systems within building  |                 |             |             |                    | 411,435               |
| High performance HVAC system - allow (including enhanced commissioning) | 9,143           | SF          | 45.00       | 411,435            |                       |
| <b><u>D40 Fire Protection</u></b>                                       |                 |             |             |                    | <b><u>45,715</u></b>  |
| Sprinklers  |                 |             |             |                    | 45,715                |
| Allow   | 9,143           | SF          | 5.00        | 45,715             |                       |
| <b><u>D50 Electrical</u></b>  |                 |             |             |                    | <b><u>548,580</u></b> |
| Electrical systems within building                                      |                 |             |             |                    | 548,580               |
| Allow (including enhanced commissioning)                                | 9,143           | SF          | 60.00       | 548,580            |                       |
| <b><u>E10 Equipment</u></b>   |                 |             |             |                    | <b><u>185,000</u></b> |
| 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             |                       |
| <b><u>E20 Furnishings</u></b>   |                 |             |             |                    | <b><u>172,701</u></b> |
| Fixed furnishings   |                 |             |             |                    | 172,701               |
| Fixed casework - allow  | 8,953           | SF          | 8.50        | 76,101             |                       |
| Window coverings - allow  | 3,864           | SF          | 25.00       | 96,600             |                       |
| <b><u>F10 Special Construction</u></b>                                  |                 |             |             |                    | <b><u>0</u></b>       |
| <b><u>F20 Selective Building Demolition</u></b>                         |                 |             |             |                    | <b><u>0</u></b>       |



MARCENE TAYLOR INC.

**Sitework**

**Areas, Summary, and Detail**

***Conceptual Project Cost Plan***

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

**Sitework**

*Areas and Control Quantities*

**Areas**

Total Site Area 207,440 SF

**Control Quantities**

|                    | Quantity | Unit | Ratio to<br>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                |
| <b>Direct Construction Cost</b>              |       | <b>14.09</b> | <b>2,922,702</b> |
| 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          |
| <b>Total Construction Cost</b>               |       | <b>20.23</b> | <b>4,197,263</b> |

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

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**Town of Atherton**  
**Atherton, California**

**February 6, 2014**  
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**Sitework**

| <i>Component Detail</i>  | <i>Quantity</i> | <i>Unit</i> | <i>Rate</i> | <i>Subtotal \$</i> | <i>Total \$</i>         |
|--|-----------------|-------------|-------------|--------------------|-------------------------|
| <b><u>G10 Site Preparation</u></b>   |                 |             |             |                    | <b><u>695,055</u></b>   |
| 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                  |                         |
| <b><u>G20 Site Improvement</u></b>   |                 |             |             |                    | <b><u>1,109,167</u></b> |
| 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**

***Conceptual Project Cost Plan***

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**Alternates**

| <i>Component Detail</i>  | <i>Quantity</i> | <i>Unit</i> | <i>Rate</i> | <i>Subtotal \$</i> | <i>Total \$</i>         |
|--|-----------------|-------------|-------------|--------------------|-------------------------|
| <b><u>Alternate No. 1 - Council Chamber Remodel</u></b>                            |                 |             |             |                    | <b><u>1,515,172</u></b> |
| <b>Add to base bid</b>   |                 |             |             |                    | <b>1,055,068</b>        |
| 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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**Alternates**

| <i>Component Detail</i>  | <i>Quantity</i> | <i>Unit</i> | <i>Rate</i> | <i>Subtotal \$</i> | <i>Total \$</i> |
|--|-----------------|-------------|-------------|--------------------|-----------------|
| <b>Wall finishes</b>   |                 |             |             |                    |                 |
| 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              |                 |
| <b>Floor finishes</b>  |                 |             |             |                    |                 |
| 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              |                 |
| <b>Ceiling finishes</b>  |                 |             |             |                    |                 |
| 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             |                 |
| <b>Plumbing systems within building</b>                                  |                 |             |             |                    |                 |
| Modify existing - allow  | 1,834           | SF          | 8.50        | 15,589             |                 |
| <b>HVAC systems within building</b>                                      |                 |             |             |                    |                 |
| Replace existing with high efficiency system - allow                     | 1,834           | SF          | 45.00       | 82,530             |                 |
| <b>Sprinklers</b>  |                 |             |             |                    |                 |
| Allow  | 1,834           | SF          | 5.00        | 9,170              |                 |
| <b>Electrical systems within building</b>                                |                 |             |             |                    |                 |
| Allow  | 1,834           | SF          | 50.00       | 91,700             |                 |
| <b>Institutional equipment</b>   |                 |             |             |                    |                 |
| Mounts for owner-supplied audiovisual equipment                          | 1               | LS          | 10,000.00   | 10,000             |                 |
| <b>Fixed furnishings</b>   |                 |             |             |                    |                 |
| Fixed casework - allow   | 1,834           | SF          | 10.00       | 18,340             |                 |
| Window coverings - allow   | 920             | SF          | 25.00       | 23,000             |                 |
| <b>Building elements demolition</b>                                      |                 |             |             |                    |                 |
| Remove existing improvements as required - allow                         | 1,834           | SF          | 15.00       | 27,510             |                 |
| <b>Hazardous components abatement</b>                                    |                 |             |             |                    |                 |
| Excluded   | 1               | LS          | 0.00        | 0                  |                 |
| <b>Site clearing</b>   |                 |             |             |                    |                 |
| Clear and grub site as required - allow                                  | 3,500           | SF          | 1.25        | 4,375              |                 |
| <b>Pedestrian paving</b>   |                 |             |             |                    |                 |
| Concrete sidewalk paving, integral color                                 | 600             | SF          | 8.50        | 5,100              |                 |
| Concrete pedestrian ramp   | 335             | SF          | 85.00       | 28,475             |                 |

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| <i>Component Detail</i>                           | <i>Quantity</i> | <i>Unit</i> | <i>Rate</i> | <i>Subtotal \$</i> | <i>Total \$</i> |
|---|-----------------|-------------|-------------|--------------------|-----------------|
| 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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| <i>Component Detail</i>  | <i>Quantity</i> | <i>Unit</i> | <i>Rate</i> | <i>Subtotal \$</i> | <i>Total \$</i> |
|--|-----------------|-------------|-------------|--------------------|-----------------|
| 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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**Alternates**

| <i>Component Detail</i>                             | <i>Quantity</i> | <i>Unit</i> | <i>Rate</i> | <i>Subtotal \$</i> | <i>Total \$</i>         |
|---|-----------------|-------------|-------------|--------------------|-------------------------|
| 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            |                         |
| <b><u>Alternate No. 3 - Photovoltaic Panels</u></b> |                 |             |             |                    | <b><u>1,112,657</u></b> |
| 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             |                         |
| <b><u>Alternate No. 4 - Corporation Yard</u></b>    |                 |             |             |                    | <b><u>343,413</u></b>   |
| 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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**Alternates**

| <i>Component Detail</i>  | <i>Quantity</i> | <i>Unit</i> | <i>Rate</i> | <i>Subtotal \$</i> | <i>Total \$</i>       |
|--|-----------------|-------------|-------------|--------------------|-----------------------|
| <b><u>Alternate No. 5 - Site Upgrades, Signage &amp; Furnishings</u></b> |                 |             |             |                    | <b><u>773,221</u></b> |
| 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             |                       |
| <b><u>Alternate No. 6 - Public Art</u></b>                               |                 |             |             |                    | <b><u>461,489</u></b> |
| Add to base project  |                 |             |             |                    | 461,489               |
| Art (allow 2% of construction costs)                                     |                 | 2.0%        |             | 461,489            |                       |
| <b><u>Alternate No. 7 - Renderings</u></b>                               |                 |             |             |                    | <b><u>65,000</u></b>  |
| Add to base project  |                 |             |             |                    | 65,000                |
| Additional renderings for community outreach and marketing               | 1               | LS          | 65,000.00   | 65,000             |                       |



**Conceptual Project Cost Plan**

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

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

**Alternates**

| <i>Component Detail</i>  | <i>Quantity</i> | <i>Unit</i> | <i>Rate</i> | <i>Subtotal \$</i> | <i>Total \$</i>       |
|--|-----------------|-------------|-------------|--------------------|-----------------------|
| <b><u>Alternate No. 8 - Enhanced Ballistic Sheathing</u></b>                           |                 |             |             |                    | <b><u>77,268</u></b>  |
| 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              |                       |
| <b><u>Alternate No. 9 - Additional Furnishings Allowance</u></b>                       |                 |             |             |                    | <b><u>386,955</u></b> |
| Add to base project  |                 |             |             |                    | 386,955               |
| Increased allowance for<br>furnishings to fully furnish the<br>building                | 33,810          | SF          | 10.00       | 338,100            |                       |
| Planning/Professional Services for<br>Furnishings                                      |                 | 5.0%        |             | 16,905             |                       |
| Escalation on increased<br>furnishings   |                 | 9.0%        |             | 31,950             |                       |
| <b><u>Alternate No. 10 - Stormwater Collection &amp; Reuse System</u></b>              |                 |             |             |                    | <b><u>343,413</u></b> |
| Add to base bid  |                 |             |             |                    | 250,000               |
| Stormwater collection and reuse<br>system including appropriate<br>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             |                       |