



100% Design Development Cost Estimate
for
Atherton Civic Center

February 14, 2017

CONTENTS	Page
Commentary.....	1 - 6
Overall Summary.....	7 - 9
City Hall.....	10 - 35
Library.....	36 - 54
Renovate existing Heritage Town Hall.....	55 - 66
Site Improvement (Police Station Scope).....	67 - 76
Site Improvement (Library Scope).....	77 - 84
Alternates.....	85 - 90
Comparison Summary	91 - 95

100% Design Development Cost Estimate

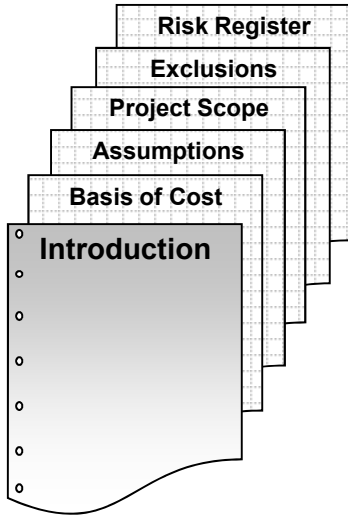
Commentary

Atherton Civic Center

Introduction
Basis of Cost
Assumptions
Exclusions
Risk Register

February 14, 2017

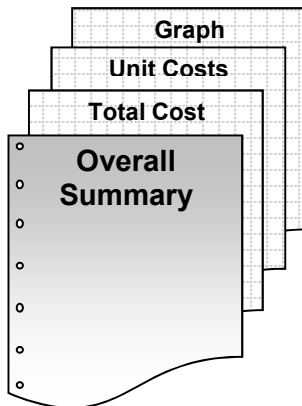
introduction



mack5 was requested to carry out a 100% Design Development Cost Estimate for the proposed Atherton Civic Center located in Atherton, CA.

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, the exclusions to the costs and a risk register which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.



Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.

project introduction

The Town of Atherton intends to build a new Civic Center on the existing 5 acre Civic Center Site. The old building date from 1920s and include several temporary trailer offices. Many buildings are near, or at the end of their useful life. The Site itself is under utilized and split apart by several roads.

The entire site will be remade to maximize use and provide an efficient functioning town government. The new project will contain a new Library and City Hall Building. The new City Hall Building will contain council chamber, city administration offices, community development offices and police station. The existing Corporate yard will remain largely intact.

On-site development includes Ancillary Support building, public/visitor parking, secure department parking, vehicle sallyport, trash enclosure, light flagpole at front of station, station sign and on-site fire hydrant.

All projects will involve phased renovation and/or relocation or existing roads, utilities, parking and landscaping

items used for cost estimate

general Architectural drawing prepared by WRNS, dated 1/18/2017
G-001, G-101, G-102, G-103, G-111

civil Architectural drawing prepared by Sherwood, dated 1/18/2017
C-000, C010, C020, C100, C101, C200, C201, C300, C301,
C400, C401

landscaping Landscape drawing prepared by swa, dated 9/12/2016
L0.00, L0.01~0.02, L1.01, L1.02, L3.01, L3.02, L4.01, L4.02,
L4.11, L4.12, L5.01, L6.01, L6.02, L7.00, L7.01, L7.02, L8.01,
L8.02, L9.01~9.07

structural Structural drawing prepared by Mar Structural Design,
dated 1/18/2017
S1.0, S1.2, S1.3, S2.0A~S2.0C, S2.1~2.5, S3.1~S3.3, S4.11,
S4.31, S5.01~5.03, S5.06, S5.06A, A5.07, S5.21, S5.22,
S6.01, S6.02, S6.11, S6.12

items used for cost estimate

- architectural Architectural drawing prepared by WRNS, dated 1/18/2017
AN-001, AS-101, AS-102, AS-105, AS-801~803, A-101~103,
A-111, A-112, A-201, A-202, A-211, A-301~303, A-311,
A-331, A-332, A-341, A-401~405, A-410, A-411, A-421,
A-422, A-501~509, A-511, A-521~524, A-531~536,
A-541~544, A-601~602, A-610, A641~642, A-651~652,
A-655~656, A-671, A-701~702, A-721~722, A-801, A-802,
A-811, A-821~822, A-831, A-835, A-841, A-842, A-844,
AI-001, AI-101, AI-102, AI-111
- equipment Equipment schedule prepared by WRNS, dated 1/18/2017
AQ-001
- mechanical Mechanical drawing prepared by Interface Engineering,
dated 1/18/2017
M-001~003, M-100, M-201Z, M-202Z, M-211Z, M-201~203, M-
211~212, M-221, M-401, M-411, M-501~503
- plumbing Plumbing drawing prepared by Interface Engineering,
dated 1/18/2017
P-001, P-002, P-200, P-201~203, P-210~212, P-221, P-401,
P-501
- electrical Electrical drawing, dated 1/18/2017
E-000, E-001~003, E-101~103, E-201, E-202, E-211, E-221,
E322, E-401, E-501, E-502, E-701, E-702
- PV PV Site plan prepared by Integral Group dated
PV-101
- narrative Energy Analysis prepared by Interface Engineering,
dated 12/1/2016 (8-pages)
HVAC & Plumbing System prepared by Interface Engineering,
dated 12/1/2016 (189-pages)
Project manual Outline Specification prepared by WRNS,
dated 1/18/2017 (1,209 pages)

assumptions

- (a) Construction will start in December, 2017
- (b) A construction period of 24 months
- (c) The general contract will be competitively bid by a minimum of five (5) qualified contractors
- (d) The general contractor will have full access to the site during normal business hours
- (e) There are no phasing requirements
- (f) The contractor will be required to pay prevailing wages

inclusions

Police/City Hall and Library

- foundations This section includes reinforced concrete grade beams and drilled pier, elevator pit, slab on grade, perforated drain pipe, perimeter concrete curb/stemwall and allowance for mechanical pads.
- superstructure This section includes structural steel framing, metal deck with concrete fill, bare roof deck and miscellaneous metal and rough carpentry.
- enclosure This section includes exterior wall finishes, exterior storefront/curtainwall system, exterior windows, mechanical roof screen, parapet wall, and misc band and trims.
- roofing This section includes clay tile roof at Civic Center and modified bituminous roof system at the library. It also includes roof flashing, gutter, downspouts, allowance for mechanical roof pad, roof hatches, caulking and sealants.
- interior construction This section includes interior partitions, glazed wall and sidelights, interior balustrades and guardrails, interior doors, protective bumpers, toilet partitions and accessories, shelving and millwork, casework and countertops, chalkboards and signages.

inclusions**Police/City Hall and Library**

- stairs This section includes exit/egress stairs complete with finishes, handrail and guardrail.
- interior finishes This section includes floor, wall and ceiling finishes.
- conveying This section includes 1-elevator at Police/City Hall Building.
- plumbing This section includes plumbing fixtures, domestic water distribution, sanitary waste piping, storm water piping and miscellaneous trade specialties.
- heating, ventilation, and air-conditioning This section includes mechanical equipments, piping, ductwork and miscellaneous trade specialties.
- fire protection This section includes automatic wet-pipe sprinkler system
- electrical This section includes main service and distribution, emergency power, photovoltaic roof mounted system (at library only), equipment power, user convenience power, lighting & lighting control, telecomm, fire alarm, security, audio/visual rough-in and miscellaneous trade specialties.
- equipment This section includes kitchen and breakroom equipment, and allowance for fitness room equipments.
- furnishings This section includes window shades, projection screens, entrance mats, fire extinguisher cabinets, bike storage, benches and lockers.

Site Improvement

- site preparation This section includes demolition of existing buildings and removal of existing hardscape surrounding the buildings. It also includes site protective construction, earthwork and erosion control
- site improvement This section includes vehicular and pedestrian paving, site structures, landscaping and miscellaneous site furnishing. It also includes ancillary support building and police secured parking.
- site mechanical utilities This section includes allowance for site drainage
- site electrical utilities This section includes site lighting and site communications and security, and allowance for site demolition and relocation

exclusions

- (a) Cost escalation beyond a start date of December, 2017
- (b) Utility Yard and associated site improvement
- (c) Existing corporation shed and train depot to remain in place
- (d) PV system at Police/City Hall Building & Site
(included as ADD Alternate)
- (e) Relocation of displaced management and staff
- (f) Loose furniture and equipment except as specifically identified
- (g) Hazardous materials handling, disposal and abatement
- (h) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (i) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
- (j) Scope change and post contract contingencies
- (k) Environmental impact mitigation

100% Design Development Cost Estimate

Overall Summary

Atherton Civic Center

Gross Floor Areas
Overall Summary
Component Summary
Trade Summary

February 14, 2017

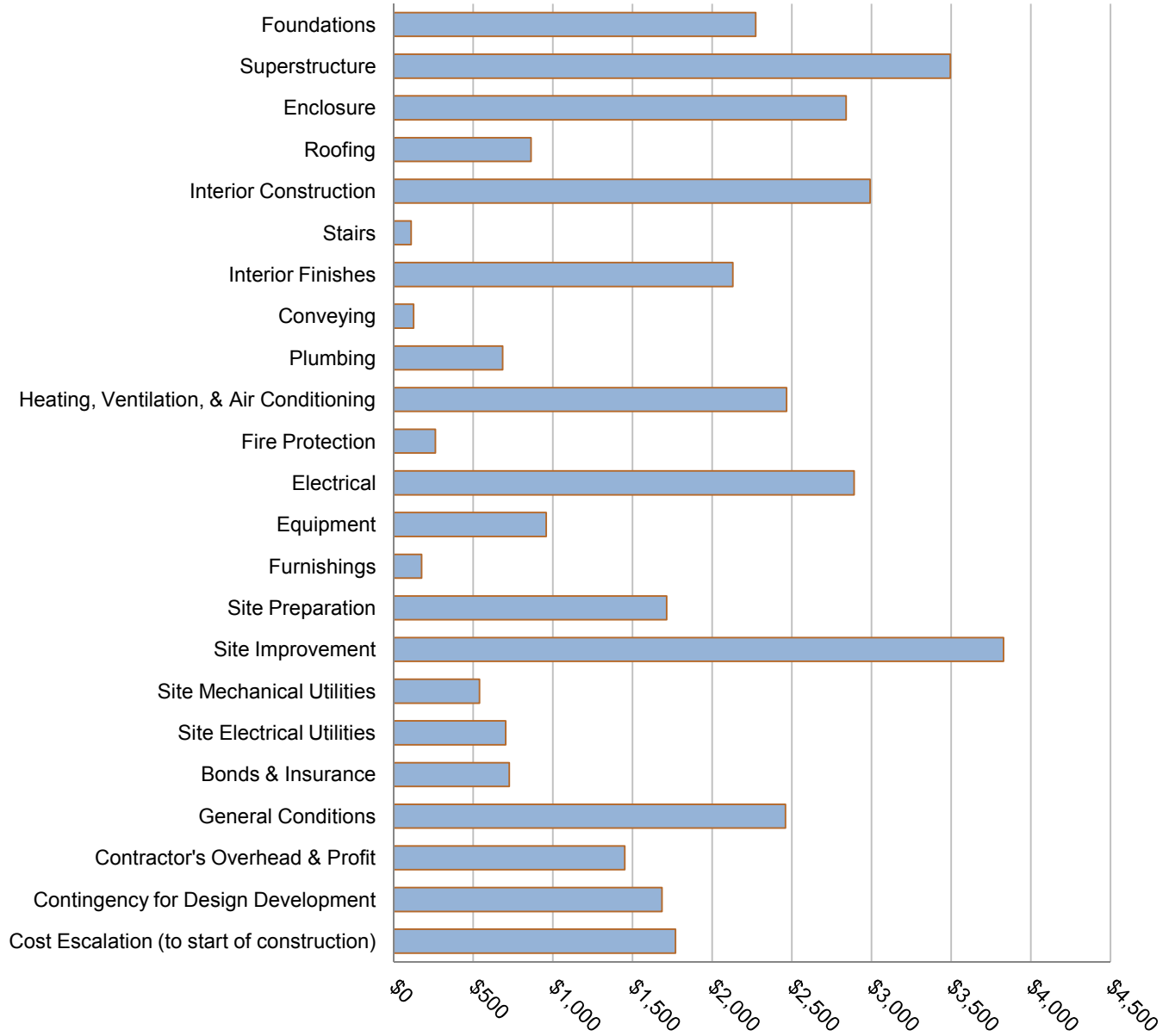
Atherton Civic Center	GFA	%	\$/SF	\$,000
City Hall	28,910	48%	\$613.24	\$17,729
Library	10,269	26%	\$935.58	\$9,607
Renovate existing Heritage Town Hall	1,910	3%	\$601.40	\$1,148
Site Improvement (Police Station Scope)	122,481	12%	\$35.83	\$4,388
Site Improvement (Library Scope)	88,205	12%	\$48.58	\$4,285
TOTAL CONSTRUCTION & SITEWORK:	41,089		\$904.34	\$37,158

Alternates:	\$,000
Alt. #1: Provide hydroseed planting at City Hall in lieu of indicated	(\$223)
Alt. #2: Energy Monitoring at Admin/PD	\$13
Alt. #3: Microgrid at Admin/PD	\$594
Alt. #4A: PV for Admin/PD (RA1A)	\$539
Alt. #4B: PV for Admin/PD (RA1B)	\$527
Alt. #4C: PV for Admin/PD (RA2)	\$1,130
Alt. #4D: PV for Admin/PD (RA10)	\$124
Alt. #5: Add 25,000 gallon thermal energy storage tank	\$192
Alt. #6: Copper in lieu of painted aluminum for gutters/downspout (At City Hall)	\$75
Alt. #7: Stone veneer in lieu of precast concrete wall base (At City Hall)	\$21

CSI UniFormat Summary	41,089 SF	%	\$/SF	,\$000
Foundations		6%	\$55.33	\$2,273
Superstructure		9%	\$85.04	\$3,494
Enclosure		8%	\$69.14	\$2,841
Roofing		2%	\$21.00	\$863
Interior Construction		8%	\$72.82	\$2,992
Stairs		0%	\$2.67	\$110
Interior Finishes		6%	\$51.83	\$2,130
Conveying		0%	\$3.04	\$125
Plumbing		2%	\$16.66	\$685
Heating, Ventilation, & Air Conditioning		7%	\$60.04	\$2,467
Fire Protection		1%	\$6.36	\$261
Electrical		8%	\$70.34	\$2,890
Equipment		3%	\$23.30	\$957
Furnishings		0%	\$4.26	\$175
Selective Building Demolition		0%	\$0.43	\$18
Subtotal - Building Construction		60%	\$542.27	\$22,281
Site Preparation		5%	\$41.71	\$1,714
Site Improvement		10%	\$93.20	\$3,830
Site Mechanical Utilities		1%	\$13.10	\$538
Site Electrical Utilities		2%	\$17.10	\$703
Subtotal - Sitework		18%	\$165.11	\$6,784
Total - Building and Sitework Construction		78%	\$707.38	\$29,065
Bonds & Insurance	2.50%	2%	\$17.68	\$727
General Conditions		7%	\$59.87	\$2,460
Contractor's Overhead & Profit	4.50%	4%	\$35.32	\$1,451
Subtotal		91%	\$820.26	\$33,703
Contingency for Design Development	5.00%	5%	\$41.01	\$1,685
Cost Escalation (to start of construction)	5.00%	5%	\$43.06	\$1,769
TOTAL CONSTRUCTION BUDGET	December 2017	100%	\$904.34	\$37,158

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary





Fair Oaks View

City Hall

Atherton Civic Center

Control Quantities
Summary
Detailed Cost Breakdown

February 14, 2017

Enclosed Areas

Level 1	15,770
Level 2	11,244

Subtotal of Enclosed Area	27,014
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Covered Area

Roof Overhang	3,792
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Subtotal of Covered Area at half value	1,896
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Total of Gross Floor Area	28,910
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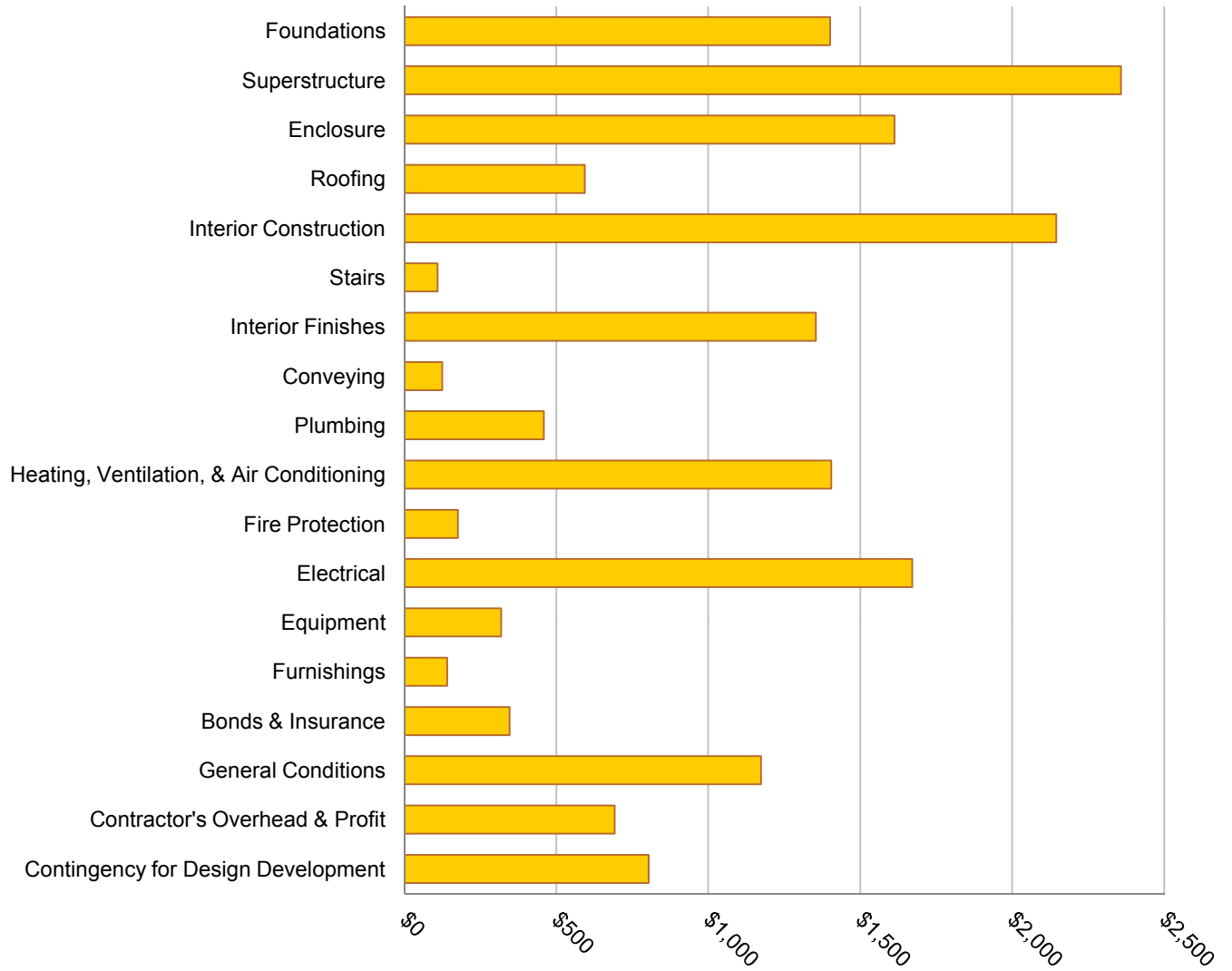
CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.069
Gross Area	28,910	SF	1.000
Enclosed Area	27,014	SF	0.934
Covered Area	3,792	SF	0.131
Footprint Area	15,770	SF	0.545
Volume	330,957	CF	11.448
Gross Wall Area	18,686	SF	0.646
Finished Wall Area	16,356	SF	0.566
Windows or Glazing Area	12% 2,330	SF	0.081
Roof Area - Flat	504	SF	0.017
Roof Area - Sloping	19,058	SF	0.659
Roof Area - Total	19,562	SF	0.677
Roof Glazing Area	85	SF	0.003
Interior Partition Length	2,544	LF	0.088
Elevators (x10,000)	1	EA	0.346
Plumbing Fixtures (x1,000)	50	EA	1.730

CSI UniFormat Summary	28,910 SF	%	\$/SF	,\$000
Foundations		8%	\$48.46	\$1,401
Superstructure		13%	\$81.57	\$2,358
Enclosure		9%	\$55.79	\$1,613
Roofing		3%	\$20.52	\$593
Interior Construction		12%	\$74.19	\$2,145
Stairs		1%	\$3.80	\$110
Interior Finishes		8%	\$46.82	\$1,354
Conveying		1%	\$4.32	\$125
Plumbing		3%	\$15.87	\$459
Heating, Ventilation, & Air Conditioning		8%	\$48.59	\$1,405
Fire Protection		1%	\$6.08	\$176
Electrical		9%	\$57.82	\$1,672
Equipment		2%	\$11.01	\$318
Furnishings		1%	\$4.86	\$140
Subtotal - Building Construction		78%	\$479.69	\$13,868
Bonds & Insurance	2.50%	2%	\$11.99	\$347
General Conditions		7%	\$40.60	\$1,174
Contractor's Overhead & Profit	4.50%	4%	\$23.95	\$692
Subtotal		91%	\$556.23	\$16,081
Contingency for Design Development	5.00%	5%	\$27.81	\$804
Cost Escalation (to start of construction)	5.00%	5%	\$29.20	\$844
TOTAL CONSTRUCTION BUDGET	December 2017	100%	\$613.24	\$17,729

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete grade beams (GB1 & GB2)				
Excavation and disposal offsite	430	CY	\$35.00	\$15,050
Concrete, 4000psi	430	CY	\$250.00	\$107,500
Gravel bedding and subgrade	4,160	SF	\$1.50	\$6,240
Formwork	8,320	SF	\$8.00	\$66,560
Reinforcement	96,737	LB	\$1.25	\$120,921
Dywidag multistrand PT 12-0.6"	11,014	LB	\$5.00	\$55,070
Elevator pit; complete with waterproof membrane and subsoil drainage around pit	1	EA	\$20,000.00	\$20,000
Special Foundations				
Drilled concrete pier				
18" diameter x 25'deep (66EA)	1,650	LF	\$100.00	\$165,000
18" diameter x 40'deep (28EA)	1,120	LF	\$100.00	\$112,000
24" diameter x 30' deep (14EA)	420	LF	\$150.00	\$63,000
24" diameter x 40' deep (28EA)	1,120	LF	\$150.00	\$168,000
24" diameter x 50' deep (10EA)	500	LF	\$150.00	\$75,000
24" diameter x 60' deep (2EA)	120	LF	\$150.00	\$18,000
Mobilization/demobilization and testing	1	LS	\$25,000.00	\$25,000
Slab On Grade				
5" thick reinforced concrete slab on grade, reinforced with #5 @ 18" o.c., e.w.	16,778	SF	\$7.00	\$117,446
"Stegowrap" water vapor membrane, 15mil	16,778	SF	\$0.75	\$12,584
4" thick crushed rock	207	CY	\$75.00	\$15,535
12" thick class 2 aggregate	621	CY	\$75.00	\$46,606
2" thick rigid foam	16,778	SF	\$2.50	\$41,945
Thickened slab at perimeter	2,016	SF	\$14.00	\$28,224
Excavation and removal	3,170	CY	\$25.00	\$79,247
30" thick reworked/compacted engineered fill				included in Sitework
6~12" thick scarified/moisture conditioned/compacted native soil				included in Sitework
Miscellaneous				
Perimeter perforated drain pipe	672	LF	\$25.00	\$16,800
Perimeter concrete stemwall/curb	672	LF	\$30.00	\$20,160
Allowance for mechanical pads	1	LS	\$5,000.00	\$5,000

Subtotal For Foundations: \$1,400,888

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Structural steel columns	110	T	\$5,200.00	\$572,000
Conventional wide flange braces, W12x120	20	T	\$5,200.00	\$104,000
Base plates	163	EA	\$450.00	\$73,350
Level2 Construction				
Structural steel framing and miscellaneous connection	80	T	\$5,200.00	\$416,000
Metal deck, W3-18ga	11,244	SF	\$5.00	\$56,220
Normal weight concrete	174	CY	\$260.00	\$45,115
Finish top of concrete	11,244	SF	\$1.00	\$11,244
Reinforcement, #4 @ 12"o.c., e.w.	18,215	LB	\$1.50	\$27,323
Continuous edge bent plate	566	LF	\$20.00	\$11,320
Headed studs at 12" o.c.	3,109	EA	\$3.00	\$9,327
Roof Construction				
Structural steel framing and miscellaneous connection	75	T	\$5,200.00	\$390,000
3/4" thick fire treated plywood	20,324	SF	\$4.00	\$81,297
N-16 deck	20,324	SF	\$6.00	\$121,946
Architecturally exposed glulam beam				
GLB 10 3/4 x 39	2,740	BF	\$20.00	\$54,800
GLB 10 3/4 x 45	2,160	BF	\$20.00	\$43,200
Miscellaneous wood framing	8,870	BF	\$14.00	\$124,180
Sprayed-fireproofing				NIC, Not required
Miscellaneous				
Miscellaneous metal	28,910	GSF	\$2.00	\$57,820
Miscellaneous rough carpentry	28,910	GSF	\$1.50	\$43,365
Design/build seismic bracing of equipment and non-structural components, and for seismic certification of equipment (seismic risk category IV)	28,910	GSF	\$4.00	\$115,640
Subtotal For Superstructure:				\$2,358,147

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Wall Framing, Furring and Insulation				
Drainage mat	16,356	SF	\$3.00	\$49,069
Rigid insulation, 1" thick	16,356	SF	\$2.00	\$32,712
Waterproofing membrane	16,356	SF	\$0.50	\$8,178
Exterior sheathing, 1/2" thick	16,356	SF	\$4.00	\$65,425
Light gauge metal stud, 6" thick	16,356	SF	\$14.00	\$228,987
Batt insulation, R19	16,356	SF	\$1.50	\$24,534
Applied Exterior Finishes				
Cement plaster (3-coat plaster system) with decorative texture and reveals	16,356	SF	\$25.00	\$408,905
Precast Column				
GFRC custom column at entry; complete with top trim, shaft, bottom trim and base	4	EA	\$3,000.00	\$12,000
Exterior Windows				
Storefront/window system; steel framed, bronze finish with insulated double glazed solarban (GL-1)	507	SF	\$125.00	\$63,375
Aluminum thermal window with insulated double glazed solarban (GL-1)	1,823	SF	\$95.00	\$173,151
Premium for level-5 security low-e glazing at police department (GL-3)	243	SF	\$225.00	\$54,675
Premium for operable windows	46	EA	\$350.00	\$16,100
Interior finish of exterior wall				
Painted gypwall	16,356	SF	\$5.00	\$81,781
Exterior Doors, Frames and Hardware				
Double steel glass door with muntins (DGL-4)	6	PR	\$8,000.00	\$48,000
Single flush wood door (FL-1)	6	EA	\$3,000.00	\$18,000
Double flush hollow metal door (DFL-1)	3	PR	\$6,000.00	\$18,000
Double flush solid core steel door with vision panel (DVLVP-1)	1	PR	\$8,000.00	\$8,000
Single flush glass door (SGL-1)	1	EA	\$3,500.00	\$3,500
Single flush hollow metal with louvers (LV-2)	1	EA	\$3,000.00	\$3,000
Special door hardware				
Buzzer entry	2	EA	\$1,500.00	\$3,000
Cardkey access	3	EA	\$2,500.00	\$7,500

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Fascias, bands, screens, trim, wood articulation at doors, etc.				
Precast concrete veneer base	819	LF	\$30.00	\$24,570
Window sill, 4"~6" precast concrete sill to match precast wall base	380	LF	\$50.00	\$19,000
Decorative custom iron grille/rail	72	SF	\$100.00	\$7,200
Custom decorative chamber door jamb	1	LS	\$15,000.00	\$15,000
Soffits				
Exterior wood soffit - allowance	3,792	SF	\$45.00	\$170,640
Balustrades, parapets and roof screens				
Mechanical wall, 4'-4" high	173	SF	\$45.00	\$7,800
Fumehood chimney/enclosure				
4" metal stud frame with 3-coat plaster at exterior and sheet metal at interior side	192	SF	\$75.00	\$14,400
Painted decorative metal coping	72	LF	\$30.00	\$2,160
Access panel, 30" x 48"	1	EA	\$2,500.00	\$2,500
Miscellaneous Work				
Rough carpentry	28,910	GSF	\$0.75	\$21,683
Subtotal For Enclosure:				\$1,612,844

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Modified bituminous roofing system over tapered rigid insulation, flat roof area	504	SF	\$16.00	\$8,064
Clay tile roof over fire-treated battens, over adhered membrane, sloped roof area	19,820	SF	\$25.00	\$495,508
Roofing upstands and sheetmetal				
Gutter, bronze painted aluminum	1,042	LF	\$35.00	\$36,470
Downspout, bronze painted aluminum	380	LF	\$30.00	\$11,400
Roof Lights				
Skylight, STC35 (GL-2)	45	SF	\$200.00	\$9,000
Vented skylight, STC42 (GL-5)	40	SF	\$250.00	\$10,000
Premium for automatic operable system	13	EA	\$500.00	\$6,500

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof or deck traffic surfaces				
Allowance for mechanical roof pad, 25% of flat roof area	126	SF	\$15.00	\$1,890
Miscellaneous work				
Roof access hatches with ladder			NIC, Not required	
Caulking and sealants	28,910	GSF	\$0.50	\$14,455
Subtotal For Roofing:				\$593,287

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Non-rated Partitions				
Type A - Includes metal stud framing, batt insulation, 5/8" gypboard on one side, finished				
A0X - 7/8" hat channel	19	SF	\$11.00	\$208
A2X - 2 1/2" metal stud	899	SF	\$12.50	\$11,243
A2XA - 2 1/2" metal stud and premium for impact resistant gypboard	412	SF	\$136.00	\$55,998
A3X - 3 5/8" metal stud	2,257	SF	\$12.75	\$28,777
A3Z - 3 5/8" metal stud	439	SF	\$12.75	\$5,602
A3ZA - 3 5/8" metal stud and premium for impact resistant gypboard	377	SF	\$12.75	\$4,812
A6Z - 6" metal stud	572	SF	\$13.50	\$7,727
Type B - Includes metal stud framing, batt insulation, 5/8" gypboard on both sides, finished				
B2X - 2 1/2" metal stud	31	SF	\$17.00	\$527
B3X - 3 5/8" metal stud	1,261	SF	\$17.25	\$21,752
B3Z - 3 5/8" metal stud	4,963	SF	\$17.25	\$85,616
B3ZA - 3 5/8" metal stud and premium for impact resistant gypboard	6,294	SF	\$17.25	\$108,564
B6X - 6" metal stud	25	SF	\$18.00	\$450
B6Z - 6" metal stud	1,160	SF	\$18.00	\$20,874
B6ZA - 6" metal stud and premium for impact resistant gypboard	510	SF	\$18.00	\$9,185
B8Z - 8" metal stud	224	SF	\$18.25	\$4,093

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Non-rated Partitions				
Type C - Includes metal stud framing, batt insulation, 5/8" gypboard underlayment on one side, 5/8" gypboard on both sides,				
C3Z - 3 5/8" metal stud	4,871	SF	\$20.75	\$101,078
C3ZA - 3 5/8" metal stud and premium for impact resistant gypboard	5,774	SF	\$20.75	\$119,818
Type E - Includes metal stud framing, batt insulation, Level 5 bullet proof fiberglass panel on one side, 5/8" gypboard on one side, finished				
E2ZA - 2 1/2" metal stud and premium for impact resistant gypboard	226	SF	\$72.50	\$16,392
E3Z - 3 5/8" metal stud	112	SF	\$72.75	\$8,152
E3ZA & E3.2ZA - 3 5/8" metal stud and premium for impact resistant gypboard	348	SF	\$72.75	\$25,324
Type F - Includes double metal stud framing, double batt insulation, Level 5 bullet proof fiberglass panel on one side, 5/8" gypboard on both sides, finished				
F3ZA, F3.1ZA & F3.2ZA - 3 5/8" metal stud and premium for impact resistant gypboard	1,249	SF	\$85.50	\$106,747
Type G - Includes metal stud framing, batt insulation, Level 5 bullet proof fiberglass panel on one side, 5/8" gypboard on both sides, finished				
G3Z - 3 5/8" metal stud	476	SF	\$77.25	\$36,756
G6ZA - 6" metal stud and premium for impact resistant gypboard	59	SF	\$78.00	\$4,602
Type H - Includes metal stud framing, batt insulation, 1 1/8" fire resistant plywood and security mesh on one side, 5/8" gypboard underlayment on both sides, 5/8" gypboard on both sides, finished				
H3Z - 3 5/8" metal stud	923	SF	\$27.25	\$25,163
H3ZA - 3 5/8" metal stud and premium for impact resistant gypboard	707	SF	\$27.25	\$19,277
H6X - 6" metal stud	302	SF	\$28.00	\$8,467

INTERIOR CONSTRUCTION

Quantity Unit Rate Total (\$)

Interior Partitions

Non-rated Partitions

Type J - Includes metal stud framing, batt insulation, furring channel, 1" acoustic backerboard, acoustic cement plaster on one side, 5/8" gypboard on one side, finished
 J6ZB - 6" metal stud and without gypboard on one side

995 SF \$40.50 \$40,310

Type K - Includes metal stud framing, batt insulation, 3/4" fire resistant plywood, 5/8" abuse resistant gypboard on one side, 5/8" gypboard on one side, finished

K3Z - 3 5/8" metal stud

300 SF \$18.50 \$5,544

K6ZA - 6" metal stud and premium for impact resistant gypboard

558 SF \$19.25 \$10,733

Type L - Includes double metal stud framing, double batt insulation, Level 5 bullet proof fiberglass panel on one side, 5/8" gypboard underlayment on both sides, 5/8" gypboard on both sides, finished

L3ZA, L3.1ZA & L3.2ZA - 3 5/8" metal stud and premium for impact resistant gypboard

1,071 SF \$92.50 \$99,026

Type M - Includes double metal stud framing, double batt insulation, 5/8" gypboard underlayment on both sides, 5/8" gypboard on both sides, finished

M3Z - 3 5/8" metal stud

543 SF \$32.50 \$17,638

M3ZA & M3.1ZA - 3 5/8" metal stud and premium for impact resistant gypboard

905 SF \$24.25 \$21,946

Type N - Includes metal stud framing, batt insulation, 5/8" gypboard underlayment on both sides, 5/8" gypboard on both sides, finished

N3Z - 3 5/8" metal stud

543 SF \$24.25 \$13,160

N3ZA & N3.1ZA - 3 5/8" metal stud and premium for impact resistant gypboard

3,470 SF \$24.25 \$84,157

N3YA - 3 5/8" metal stud and premium for impact resistant gypboard

467 SF \$24.25 \$11,325

N8Z - 8" metal stud

61 SF \$25.25 \$1,534

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Non-rated Partitions				
Type P - Includes double metal stud framing, double batt insulation, 3/4" fire resistant plywood, 5/8" abuse resistant gypboard on one side, 5/8" gypboard on one side, finished				
P3Z & P3.1Z - 3 5/8" metal stud	543	SF	\$26.75	\$14,517
P3ZA - 3 5/8" metal stud and premium for impact resistant gypboard	200	SF	\$26.75	\$5,345
Type Q - Includes double metal stud framing, double batt insulation, 5/8" gypboard on both sides, finished				
Q3X - 3 5/8" metal stud	112	SF	\$24.50	\$2,745
Rated Partitions, 1 hour				
Type B - Includes metal stud framing, batt insulation, 5/8" gypboard on both sides, finished				
1B3ZA - 3 5/8" metal stud and premium for impact resistant gypboard	232	SF	\$17.25	\$4,005
Type D - Includes C-H stud framing, batt insulation, 1" gypboard liner on one side, 5/8" type "X" gypboard on one side, finished				
1D3 - 3 5/8" metal stud	689	SF	\$17.25	\$11,877
Type G - Includes metal stud framing, batt insulation, Level 5 bullet proof fiberglass panel on one side, 5/8" gypboard on both sides, finished				
1G3Z - 3 5/8" metal stud	1,106	SF	\$76.00	\$84,018
Fire barrier sealant	407	LF	\$10.00	\$4,068
Backing and blocking	28,910	GSF	\$1.25	\$36,138
Moveable Partitions				
Sliding custom wooden screen panel, 30' x 7' 9", with locking device	1	EA	\$25,000.00	\$25,000

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Window Walls				
GL-10 safety glazing	394	SF	\$125.00	\$49,250
GL-11 security level 5 glazing	56	SF	\$275.00	\$15,290
GL-11 security level 5 glazing, with voice around slotted frame and currency tray	48	SF	\$275.00	\$13,228
Sidelights	157	SF	\$95.00	\$14,915
Balustrades and rails				
Steel grille custom guardrail with continuous wood top, painted	71	LF	\$350.00	\$24,815
Custom wood screen at lobby reception	62	SF	\$50.00	\$3,090
Custom decorative iron grille at windows	4	EA	\$350.00	\$1,400
Precast concrete window sill	19	LF	\$35.00	\$665
Interior Doors, Frames and Hardware				
Single leaf	67	EA	\$1,800.00	\$120,600
Single leaf, with vision panel	11	EA	\$2,000.00	\$22,000
Single leaf, with glazing	5	EA	\$2,000.00	\$10,000
Single leaf sliding door	1	EA	\$1,750.00	\$1,750
Wire mesh door with storage lock	1	EA	\$1,500.00	\$1,500
Double leaf	4	PR	\$3,200.00	\$12,800
10" kickplate	22	EA	\$250.00	\$5,500
36" armor plate	2	EA	\$300.00	\$600
Cardkey access	11	EA	\$2,000.00	\$22,000
Panic hardware	1	EA	\$1,500.00	\$1,500
Premium for security door with buzzer	1	EA	\$1,500.00	\$1,500
Fittings				
Protective guards, barriers and bumpers Allowance	28,910	GSF	\$0.25	\$7,228
Prefabricated compartments and accessories				
Toilet Partitions				
Standard	2	EA	\$1,100.00	\$2,200
Disabled	6	EA	\$1,400.00	\$8,400

INTERIOR CONSTRUCTION

	Quantity	Unit	Rate	Total (\$)
Prefabricated compartments and accessories				
Toilet Accessories				
Recessed seat cover dispenser, toilet paper dispenser, napkin disposal	8	EA	\$450.00	\$3,600
Recessed seat cover dispenser, toilet paper dispenser	4	EA	\$450.00	\$1,800
Toilet seat cover dispenser	1	EA	\$150.00	\$150
Toilet seat cover dispenser, heavy duty	1	EA	\$200.00	\$200
Toilet paper dispenser	1	EA	\$100.00	\$100
Toilet paper dispenser, heavy duty	1	EA	\$150.00	\$150
Soap dispenser	14	EA	\$100.00	\$1,400
ADA grab bar	10	SET	\$500.00	\$5,000
Recessed paper towel dispenser/waste receptacle combo	11	EA	\$450.00	\$4,950
Paper towel dispenser	1	EA	\$300.00	\$300
Double coat rack	5	EA	\$100.00	\$500
Framed mirror	145	SF	\$50.00	\$7,230
Recessed sanitary napkin vendor	3	EA	\$150.00	\$450
Recessed baby changing station	5	EA	\$500.00	\$2,500
Shower stall	3	EA	\$2,500.00	\$7,500
Shower curtain and rod	3	EA	\$300.00	\$900
Recessed soap dish	3	EA	\$100.00	\$300
Shower seat	2	EA	\$350.00	\$700
Shelving and Millwork				
Storage shelving braced to wall, 6' 6" h	50	LF	\$250.00	\$12,475
Vanity countertop	32	LF	\$200.00	\$6,300
Custom wood veneer reception desk, with solid surface countertop	15	LF	\$600.00	\$9,000
Custom community development counter, with solid surface countertop	27	LF	\$600.00	\$16,200
Wall mounted shelf	10	LF	\$100.00	\$1,000
Wall mounted shelves at parcel drop	23	LF	\$100.00	\$2,250
Brochure rack	1	EA	\$1,500.00	\$1,500
Janitor's shelf and mop rack	2	EA	\$500.00	\$1,000
Allowance for EOC and council storage	1	LS	\$2,500.00	\$2,500
Upper cabinets, wood veneer	128	LF	\$300.00	\$38,370
Upper cabinets, open shelving	54	LF	\$300.00	\$16,080
Lower cabinets, wood veneer	199	LF	\$350.00	\$69,580
Lower cabinets, open shelving	55	LF	\$350.00	\$19,285

INTERIOR CONSTRUCTION

	Quantity	Unit	Rate	Total (\$)
Cabinets and Countertops				
Full height cabinets, wood veneer	6	LF	\$750.00	\$4,725
Full height cabinets, open shelving	6	LF	\$750.00	\$4,125
Countertops	181	LF	\$150.00	\$27,150
Solid surface countertops	104	LF	\$200.00	\$20,820
Stainless steel countertops	10	LF	\$250.00	\$2,525
Brace (OFCI) shelving to wall	2	EA	\$300.00	\$600
Council Chambers Desk				
Engineered stone countertop	19	LF	\$200.00	\$3,780
Custom dais with reclaimed oak wood from site	30	LF	\$750.00	\$22,800
Wood grille clad cabinet wall with sliding cabinet doors	208	SF	\$50.00	\$10,375
Chalkboards and Graphics				
Directional/wayfinding signs	28,910	GSF	\$1.50	\$43,365
Door signage	89	EA	\$150.00	\$13,350
Building signage - exterior	1	LS	\$20,000.00	\$20,000
Building directory - allowance	1	LS	\$5,000.00	\$5,000
Markerboards	500	SF	\$50.00	\$25,000
Tackboards	216	SF	\$50.00	\$10,800
Mail boxes	66	EA	\$100.00	\$6,600
Flagpoles	2	EA	\$10,000.00	\$20,000
Subtotal For Interior Construction:				\$2,144,804

STAIRS

	Quantity	Unit	Rate	Total (\$)
Stair Construction				
Main lobby stair 1A; consist of concrete filled metal pan landing, precast concrete tread & riser, wood tread with bullnose, wood riser, wood top rail and handrail, 1/2" square picket guardrail	1	LS	\$45,000.00	\$45,000
Steps and landing to stair 1A	130	SF	\$75.00	\$9,750
Exit/egress stair 2A & 3A; steel pan with concrete fill, complete with contrasting stripe top and bottom tread, and steel handrail/guardrail	2	FLT	\$25,000.00	\$50,000
Elevator pit ladder	1	LS	\$5,000.00	\$5,000
Subtotal For Stairs:				\$109,750

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Flooring				
Sealed concrete	1,557	SF	\$1.50	\$2,335
Rubber flooring with integral cove base	1,117	SF	\$8.00	\$8,938
Linoleum	5,033	SF	\$8.00	\$40,264
Porcelain tile, 8" x 8"	235	SF	\$20.00	\$4,706
Porcelain tile, 12" x 12"	4,123	SF	\$21.00	\$86,583
Porcelain tile, 24" x 24"	1,573	SF	\$22.00	\$34,602
Carpet tile	9,976	SF	\$5.50	\$54,866
Epoxy resin flooring with integral base	202	SF	\$12.00	\$2,422
Wood , 7" maple	782	SF	\$15.00	\$11,729
Resilient athletic flooring	813	SF	\$10.00	\$8,131
Raised wood platform over 3/4" plywood subfloor and acoustic underlayment	170	SF	\$30.00	\$5,100
Water vapor emission control system, under the resinous and carpet finishes - allowance	17,923	SF	\$3.50	\$62,730
Bases				
Wood	347	LF	\$10.00	\$3,474
Rubber	3,697	LF	\$3.50	\$12,941
Porcelain	425	LF	\$20.00	\$8,500
Ceramic tile, 6"	291	LF	\$20.00	\$5,820
Stone veneer, 12" x 24"	227	LF	\$25.00	\$5,675
Walls				
Porcelain tile, 2" x 6"	216	SF	\$21.00	\$4,536
Ceramic tile, 3" x 6"	1,608	SF	\$20.00	\$32,156
Ceramic tile, 6" x 12"	2,040	SF	\$20.00	\$40,803
Ceramic tile, 2" x 6"	817	SF	\$20.00	\$16,342
Terracotta wall tile	118	SF	\$25.00	\$2,948
Plaster	1,690	SF	\$20.00	\$33,794
Acoustical plaster	1,394	SF	\$25.00	\$34,855
Stone veneer	1,258	SF	\$30.00	\$37,752
Wood panel	192	SF	\$35.00	\$6,710
Acoustic wood panel	1,072	SF	\$35.00	\$37,532
Acoustic wall panel	396	SF	\$35.00	\$13,846
Integrated picture rail	20	LF	\$100.00	\$1,950
Tackable wall panel	467	SF	\$25.00	\$11,685
Linoleum wall panel	3,249	SF	\$15.00	\$48,741
Mirror	71	SF	\$50.00	\$3,550
Paint	15,321	SF	\$1.50	\$22,981
Wood trim at west wall lobby	67	LF	\$75.00	\$5,048
Wood ledge at council chamber	79	LF	\$75.00	\$5,955

INTERIOR FINISHES

	Quantity	Unit	Rate	Total (\$)
Ceiling				
Acoustical ceiling tile, 2' x 2'	4,196	SF	\$7.50	\$31,472
Acoustical radiant ceiling tile, 2' x 2'	6,490	SF	\$30.00	\$194,691
Wood grille, Rulon	1,383	SF	\$35.00	\$48,412
Wood radiant acoustic ceiling; includes 7" rigid mineral wood insulation, furring channel, 1" mineral wood insulation	1,712	SF	\$35.00	\$59,903
Wood deck, reclaimed oak from site, 2' x 6'	685	SF	\$35.00	\$23,968
Gypsum board, painted	3,901	SF	\$18.00	\$70,222
Radiant gypsum board	357	SF	\$38.00	\$13,566
Abuse-resistant gypsum board	122	SF	\$20.00	\$2,436
Abuse-resistant, radiant gypsum board	157	SF	\$40.00	\$6,292
Security gypsum board; includes 1 1/8" plywood, heavy gauge wire mesh, 4" metal studs, 2 layers of 5/8" type X gypboard on both sides	313	SF	\$25.00	\$7,813
Security, radiant gypsum board	295	SF	\$45.00	\$13,253
1-hr fire rated gypsum board	39	SF	\$25.00	\$978
Acoustic stretched fabric; includes furring channel, 7" rigid mineral wood insulation, 1/2" gypboard, 1" fiberglass backing	1,394	SF	\$45.00	\$62,712
Assume paint exposed ceiling	4,368	SF	\$2.00	\$8,736
Wood veneer on glu-lam beam	235	SF	\$10.00	\$2,354
Miscellaneous Allowance				
Acoustic requirement	28,910	GSF	\$3.00	\$86,730

Subtotal For Interior Finishes:	\$1,353,534
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CONVEYING

	Quantity	Unit	Rate	Total (\$)
Elevators and Lifts				
Electric traction elevator, 3500 lbs, 200fpm 2-stops	1	LS	\$125,000.00	\$125,000
Subtotal For Conveying:				\$125,000

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing Equipment				
Backflow Preventer C-RPBP-1	1	EA	\$4,850.00	\$4,850
Air Compressor AC-1	1	EA	\$8,650.00	\$8,650
Water Heater C-EWH-1 80 GAL	1	EA	\$4,500.00	\$4,500
Water Heater C-EWH-2 20 GAL	1	EA	\$1,850.00	\$1,850
Water Heater C-EWH-3 INSTANT	1	EA	\$2,285.00	\$2,285
Water Heater C-EWH-4 INSTANT	1	EA	\$2,285.00	\$2,285
Pump, Circ C-CP-1 3GPM	1	EA	\$2,450.00	\$2,450
Pump, Circ C-CP-2 1GPM	1	EA	\$1,850.00	\$1,850
Expansion Tank C-ET-1	1	EA	\$2,050.00	\$2,050
Expansion Tank C-ET-2	1	EA	\$2,050.00	\$2,050
Floor Drains	8	EA	\$1,750.00	\$14,000
Trap Primer	8	EA	\$850.00	\$6,800
Plumbing Fixtures				
Water closet	13	EA	\$2,500.00	\$32,500
Lavatory	13	EA	\$1,800.00	\$23,400
Lavatory(Kitchen)	1	EA	\$1,000.00	\$1,000
Lavatory (in casework)	7	EA	\$975.00	\$6,825
Urinal	3	EA	\$2,850.00	\$8,550
Shower with valve, drain & enclosure	3	EA	\$4,200.00	\$12,600
Mop sink	2	EA	\$1,300.00	\$2,600
Drinking fountain	1	EA	\$4,500.00	\$4,500
Kitchen sink	1	EA	\$1,200.00	\$1,200
Floor clean out	4	EA	\$565.00	\$2,260
4" Roof drain	3	EA	\$850.00	\$2,550
3" Roof drain	12	EA	\$750.00	\$9,000
Water closet (Detention)	1	EA	\$3,500.00	\$3,500
Lavatory (Detention)	1	EA	\$2,500.00	\$2,500
Domestic Water Distribution				
2 1/2" Domestic water piping	750	LF	\$45.00	\$33,750
2" Domestic water piping	500	LF	\$42.00	\$21,000
1 1/2" Domestic water piping	600	LF	\$36.00	\$21,600
1" Domestic water piping	500	LF	\$34.00	\$17,000
3/4" Domestic water piping	800	LF	\$30.00	\$24,000
Domestic water pipe insulation	3,150	LF	\$12.00	\$37,800
Sanitary Waste & Vent Piping				
4" Sanitary underslab	800	LF	\$48.00	\$38,400

PLUMBING	Quantity	Unit	Rate	Total (\$)
Storm Water Piping				
4" Storm drain piping	400	LF	\$49.00	\$19,600
3" Storm drain piping	500	LF	\$45.00	\$22,500
Natural Gas Piping				
Black steel pipe with fittings & hangers (Allowance)				NIC, Not required
Miscellaneous				
Valves and consumables	1	LS	\$3,850.00	\$3,850
Disinfecting & flushing	1	LS	\$15,000.00	\$15,000
Coring, sealing and firestopping	1	LS	\$10,000.00	\$10,000
Coordination, commissioning support & management	1	LS	\$20,000.00	\$20,000
Fees & permits	1	LS	\$7,676.00	\$7,676
Subtotal For Plumbing:				\$458,781

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Equipment				
C-EF-1 815cfm	1	EA	\$3,665.00	\$3,665
C-EF-2 200cfm	1	EA	\$900.00	\$900
C-EF-3 2030cfm	1	EA	\$7,650.00	\$7,650
C-EF-4 400cfm	1	EA	\$1,800.00	\$1,800
C-EF-5 675cfm	1	EA	\$3,040.00	\$3,040
C-EF-6 400cfm	1	EA	\$1,800.00	\$1,800
C-EF-7 200cfm	1	EA	\$900.00	\$900
C-EF-8 110cfm	1	EA	\$530.00	\$530
C-EF-9 110cfm	1	EA	\$530.00	\$530
C-EF-10 1000cfm	1	EA	\$3,750.00	\$3,750
C-EF-11 700cfm	1	EA	\$3,150.00	\$3,150
C-EF-12 400cfm	1	EA	\$1,800.00	\$1,800
C-EF-13 1030cfm	1	EA	\$4,650.00	\$4,650
C-EF-14 1030cfm	1	EA	\$4,650.00	\$4,650
CHW/HW Fan coil	2	EA	\$3,500.00	\$7,000
AHU-1 3000cfm	1	EA	\$43,500.00	\$43,500
AHU-2 4500cfm	1	EA	\$65,250.00	\$65,250
AHU-3 1800cfm	1	EA	\$39,150.00	\$39,150
VAV Terminal Unit	18	EA	\$1,800.00	\$32,400
C-CHWP-1 400gpm	1	EA	\$15,725.00	\$15,725
C-CHWP-2 400gpm	1	EA	\$15,725.00	\$15,725

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Equipment				
C-CHWP-3 75gpm	1	EA	\$2,950.00	\$2,950
C-CHWP-4 75gpm	1	EA	\$2,950.00	\$2,950
HWP-1 400gpm	1	EA	\$15,725.00	\$15,725
HWP-2 400gpm	1	EA	\$15,725.00	\$15,725
HWP-3 70gpm	1	EA	\$2,750.00	\$2,750
HWP-4 70gpm	1	EA	\$2,750.00	\$2,750
C-AS-1	1	EA	\$1,285.00	\$1,285
C-AS-2	1	EA	\$1,285.00	\$1,285
C-AS-3	1	EA	\$1,285.00	\$1,285
C-AS-4	1	EA	\$1,285.00	\$1,285
VFD	8	EA	\$3,500.00	\$28,000
Radiant slab	1,683	SF	\$15.00	\$25,245
Radiant ceiling system connection	7,098	SF	\$7.50	\$53,235
VRF Heat Pump	1	LS	\$35,600.00	\$35,600
VRF Fan Coil Unit (1-5)	5	EA	\$6,035.00	\$30,175
Mode Control Unit	1	EA	\$14,500.00	\$14,500
Refrigerant Tubing	285	LF	\$48.85	\$13,922
Piping				
3" HW	300	LF	\$45.00	\$13,500
2 1/2" HW / CHW	660	LF	\$40.00	\$26,400
2" HW / CHW	680	LF	\$35.00	\$23,800
1 1/2" HW /CHW	680	LF	\$25.00	\$17,000
Pipe insulation	2,320	SF	\$14.00	\$32,480
Condensate drain piping with fittings & hangers	28,564	SF	\$0.25	\$7,141
Valves & accessories	28,564	SF	\$0.45	\$12,854
Ductwork				
Galvanized ductwork with fittings & hangers	24,500	LB	\$10.85	\$265,825
Duct insulation	15,800	SF	\$4.00	\$63,200
Gravity ventilators (GH-1 thru GH-10)	10	EA	\$4,850.00	\$48,500
Registers, grilles & diffusers	28,910	GSF	\$1.20	\$34,692
Miscellaneous sheet metal accessories	28,910	GSF	\$0.35	\$10,119

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Miscellaneous				
Ceiling fan	28	EA	\$1,200.00	\$33,600
Automatic temperature control DDC	28,910	GSF	\$7.25	\$209,598
Test and balance	28,910	GSF	\$0.75	\$21,683
Coring and firestopping	1	LS	\$7,000.00	\$7,000
Rigging & equipment rental	1	LS	\$15,000.00	\$15,000
Coordination, commissioning support & management	1	LS	\$40,000.00	\$40,000
Fees & permits	1	LS	\$16,000.00	\$16,000
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$1,404,623

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Wet Pipe Sprinkler Distribution				
Double check valve	1	EA	\$15,000.00	\$15,000
Wet alarm valve	1	EA	\$5,500.00	\$5,500
Fire department connection	1	EA	\$1,200.00	\$1,200
Sprinkler head	255	EA	\$100.00	\$25,500
Miscellaneous valves	1	LS	\$7,500.00	\$7,500
Main sprinkler pipe with fittings & hangers	950	LF	\$30.00	\$28,500
Branch sprinkler pipe with fittings & hangers	2,995	LF	\$25.00	\$74,875
Miscellaneous				
Hydraulic calculations	1	LS	\$4,500.00	\$4,500
Coring and firestopping	1	LS	\$3,000.00	\$3,000
Coordination & management	1	LS	\$5,000.00	\$5,000
Drawings	1	LS	\$3,000.00	\$3,000
Fees & permits	1	LS	\$2,200.00	\$2,200
Subtotal For Fire Protection:				\$175,775

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
2000A Bus / 1600A main breaker distribution panelboard	1	EA	\$45,000.00	\$45,000
600A distribution panelboard	1	EA	\$25,000.00	\$25,000
400A panelboard	1	EA	\$12,000.00	\$12,000
250A panelboard	4	EA	\$8,500.00	\$34,000
125A panelboard	5	EA	\$2,150.00	\$10,750
100A panelboard	4	EA	\$2,000.00	\$8,000
112.5KVA transformer	1	EA	\$10,150.00	\$10,150
75KVA transformer	3	EA	\$8,500.00	\$25,500
600A feed	40	LF	\$189.00	\$7,560
400A feed	40	LF	\$126.00	\$5,040
250A feed	150	LF	\$68.00	\$10,200
125A feed	250	LF	\$38.00	\$9,500
100A feed	410	LF	\$30.00	\$12,300
Grounding and bonding	1	LS	\$7,500.00	\$7,500
Emergency power				
500KW emergency generator	1	EA	\$155,000.00	\$155,000
600A distribution panelboard	1	EA	\$30,000.00	\$30,000
Make connections to existing generator	1	EA	\$2,500.00	\$2,500
500A ATS	1	EA	\$12,000.00	\$12,000
100A ATS	1	EA	\$3,800.00	\$3,800
Photovoltaic system, with array of panels, inverters, panelboards, feeders and installation				See Alternate #4A~4D
Equipment wiring				
Mechanical equipment feed and connections	28,910	GSF	\$0.25	\$7,228
Elevator feed and connection	1	EA	\$4,500.00	\$4,500
Elevator cab power feed and connection	1	EA	\$1,500.00	\$1,500
AHU feed and connection	3	EA	\$4,500.00	\$13,500
EF feed and connection	14	EA	\$1,500.00	\$21,000
FCU feed and connection	2	EA	\$1,000.00	\$2,000
Pump feed and connection	8	EA	\$1,500.00	\$12,000
Split feed and connection	1	EA	\$3,000.00	\$3,000
Ceiling fan feed and backbox only	28	EA	\$450.00	\$12,600
VFD feed and connection only	8	EA	\$950.00	\$7,600
VAV feed and connection	18	EA	\$550.00	\$9,900
EWH feed and connection	2	EA	\$650.00	\$1,300

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Lighting and Branch Wiring				
Lighting fixtures				
Type C1	4	EA	\$175.00	\$700
Type C2	2	EA	\$175.00	\$350
Type P1A	32	LF	\$150.00	\$4,800
Type P1B	8	LF	\$150.00	\$1,200
Type P1C	12	LF	\$130.00	\$1,560
Type P1D	40	LF	\$150.00	\$6,000
Type P3	11	EA	\$750.00	\$8,250
Type P5	1	EA	\$750.00	\$750
Type P7	12	EA	\$400.00	\$4,800
Type R1	89	EA	\$275.00	\$24,475
Type R2	12	EA	\$375.00	\$4,500
Type R3	42	EA	\$375.00	\$15,750
Type R4	14	EA	\$275.00	\$3,850
Type R5	6	EA	\$375.00	\$2,250
Type S2A	19	EA	\$175.00	\$3,325
Type S2B	49	EA	\$150.00	\$7,350
Type S4	8	EA	\$275.00	\$2,200
Type W1	8	EA	\$250.00	\$2,000
Type Z7	10	EA	\$450.00	\$4,500
Type Z8	3	EA	\$450.00	\$1,350
Lighting and Branch Wiring				
Lighting fixtures				
Pit light	1	EA	\$175.00	\$175
Lighting not shown at this scope level	28,910	GSF	\$1.00	\$28,910
Exit and emergency lighting	28,910	GSF	\$1.00	\$28,910
Energy monitoring (lighting only)	1	LS	\$15,000.00	\$15,000
Lighting controls				
Lighting control panel	1	EA	\$2,500.00	\$2,500
Digital lighting control system	28,564	SF	\$1.50	\$42,846
DRC	18	EA	\$250.00	\$4,500
Single pole switch	46	EA	\$40.00	\$1,840
Sensor	105	EA	\$200.00	\$21,000
Dimmer switch	59	EA	\$75.00	\$4,425

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Branch devices				
Double Duplex receptacle	20	EA	\$72.00	\$1,440
Double Duplex receptacle in floor box	12	EA	\$72.00	\$864
Duplex receptacle	108	EA	\$36.00	\$3,888
Duplex receptacle (controlled)	117	EA	\$52.00	\$6,084
Duplex receptacle in floor box	5	EA	\$36.00	\$180
GFCI duplex receptacle	30	EA	\$40.00	\$1,200
2 gang floor box	17	EA	\$350.00	\$5,950
Device box	825	EA	\$38.00	\$31,350
3/4" EMT	16,500	LF	\$10.00	\$165,000
3/4" PVC	1,200	LF	\$10.00	\$12,000
#12 THHN	88,500	LF	\$1.10	\$97,350
Communications and Security				
Fire Alarm				
Fire alarm control panel	1	EA	\$7,500.00	\$7,500
Graphic annunciator	1	EA	\$4,500.00	\$4,500
LCD annunciator	1	EA	\$1,500.00	\$1,500
Initiating device	40	EA	\$150.00	\$6,000
Audio visual device	50	EA	\$125.00	\$6,250
Visual device	10	EA	\$115.00	\$1,150
Modules	16	EA	\$150.00	\$2,400
Device box	120	EA	\$30.00	\$3,600
3/4" EMT	3,600	LF	\$8.00	\$28,800
FA cable	5,800	LF	\$1.50	\$8,700
Testing and programming	1	LS	\$3,500.00	\$3,500
Bi-Directional amplification				
Bi-Directional amplification	1	EA	\$25,000.00	\$25,000
Telecommunications				
IDF fit out	1	EA	\$6,500.00	\$6,500
MDF fit out	1	EA	\$8,500.00	\$8,500
Device box with conduit stub to ceiling	165	EA	\$130.00	\$21,450
2 gang floor box	44	EA	\$350.00	\$15,400
1-port device	125	EA	\$25.00	\$3,125
1-port device in floor box	38	EA	\$25.00	\$950
2-port device	40	EA	\$50.00	\$2,000
2-port device in floor box	6	EA	\$50.00	\$300
WAP	46	EA	\$350.00	\$16,100
Cat.6 cable	60,000	LF	\$1.75	\$105,000
Grounding	1	LS	\$1,500.00	\$1,500
PA/Clock system				NIC

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
AV system				
AV system rough-in & power	28,910	GSF	\$0.25	\$7,228
Security system				
Head end	1	LS	\$15,000.00	\$15,000
Camera WP	13	EA	\$1,750.00	\$22,750
Camera	17	EA	\$1,200.00	\$20,400
Card reader	25	EA	\$350.00	\$8,750
Door contact	21	EA	\$250.00	\$5,250
Electric strike (connection only, strike provided by DHC)	14	EA	\$250.00	\$3,500
REX	14	EA	\$250.00	\$3,500
Motion detector	4	EA	\$250.00	\$1,000
Device box	110	EA	\$38.00	\$4,180
3/4" EMT	5,000	LF	\$10.00	\$50,000
Cabling	7,000	LF	\$1.75	\$12,250
Detention room lock system (Rough-in only)	1	LS	\$7,500.00	\$7,500
E-911 (Server)				
UPS unit disconnect switch feed and connection	1	LS	\$25,000.00	\$25,000
E-911 rough-in)	1	LS	\$5,000.00	\$5,000
Dispatch Room				
Dispatch room rough-in (allow)	1	LS	\$7,500.00	\$7,500
Antenna System				
Exterior antenna power and grounding only	1	LS	\$5,000.00	\$5,000
Radio system, power only	1	LS	\$5,000.00	\$5,000
Emergency Call System				
Call system	1	LS	\$2,500.00	\$2,500
Council Chamber Room				
Sound system	1	LS	\$9,500.00	\$9,500
Rough-in	1	LS	\$2,500.00	\$2,500
Projector screen feed and connection	1	LS	\$1,200.00	\$1,200
Other Electrical Systems				
Temp power & lighting	1	LS	\$20,000.00	\$20,000
Seismic restraints	1	LS	\$15,000.00	\$15,000
Fees & Permits	1	LS	\$35,000.00	\$35,000
Subtotal For Electrical:				\$1,671,532

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment (CFCI)				
Residential equipment at staff lounge and breakroom				
Refrigerator	3	EA	\$2,000.00	\$6,000
Dishwasher	1	EA	\$1,500.00	\$1,500
Microwave	4	EA	\$500.00	\$2,000
Range and range hood	1	EA	\$4,500.00	\$4,500
TV monitors, wall mounted				
40" at community dev & police	2	EA	\$1,000.00	\$2,000
60" at admin & police	5	EA	\$1,300.00	\$6,500
70" at council chamber	1	EA	\$1,700.00	\$1,700
94" LCD monitor at council chamber	1	EA	\$4,500.00	\$4,500
AV Equipments				
Recessed projection screen 8' x 6'	4	EA	\$4,500.00	\$18,000
CE Projector, ceiling mounted	4	EA	\$3,500.00	\$14,000
Police Equipments				
Dispatch console, mid range	2	EA	\$32,500.00	\$65,000
Maple butcher block square edge workbench 72"W x 30"D	5	EA	\$600.00	\$3,000
Key cabinet	1	EA	\$500.00	\$500
Undercounter refrigerator	1	EA	\$2,000.00	\$2,000
Solvent parts washer	1	EA	\$750.00	\$750
30" fumehood	2	EA	\$8,000.00	\$16,000
Police Equipment by "Spacesaver", quote dated February 7, 2017	1	LS	\$170,425.00	\$170,425
Weapon rack storage				<i>included above</i>
Ammunition storage				<i>included above</i>
Flammable storage cabinet				<i>included above</i>
Evidence refrigerator				<i>included above</i>
Biological evidence drying cabinet				<i>included above</i>
Manually operated mobile shelving unit array				<i>included above</i>
5-door evidence locker				<i>included above</i>
Miscellaneous				
Vending machine				NIC, OFOI
Mail hamper				NIC, OFOI
Copier				NIC, OFOI

Subtotal For Equipment: \$318,375

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Fixed Furnishings				
Light Control and Vision Equipment				
Mechoshade, manual installation (WC-1)	1,687	SF	\$12.00	\$20,240
Mechoshade/blackout shade, manual installation (WC-2)	136	SF	\$20.00	\$2,720
Amenities and Convenience Items				
Fire Extinguisher cabinets (FEC)	1	LS	\$5,000.00	\$5,000
Walk-off mat, metro steel gate (WM-1)	144	SF	\$50.00	\$7,200
Bike storage - Allowance	1	LS	\$3,000.00	\$3,000
Stainless steel bench, wall mounted	12	LF	\$400.00	\$4,800
Wall mounted bench at main lobby entry	21	LF	\$300.00	\$6,300
Benches at locker room	18	LF	\$300.00	\$5,400
Metal lockers				
Large, 24" x 24" x 72"H (LK:1)	33	EA	\$1,000.00	\$33,000
Small, 12" x 24" x 72"H (LK:2)	17	EA	\$750.00	\$12,750
Council Chambers Millwork & Furnishing				
Lectern, custom design	1	LS	\$15,000.00	\$15,000
Custom dais with built-in screen pads and microphones, with decorative wood slats to match wood wall	20	LF	\$1,250.00	\$25,000
Dais seating	7	EA		NIC
Council Chambers seating	56	EA		NIC
Subtotal For Furnishings:				\$140,410



Library Cedar Terrace View

Library

Atherton Civic Center

Control Quantities
Library Summary
Detailed Cost Breakdown

February 14, 2017

Enclosed Areas

Ground floor, library	9,950
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Subtotal of Enclosed Area	9,950
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Covered Area

Roof Overhang	638
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Subtotal of Covered Area at half value	319
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Total of Gross Floor Area	10,269
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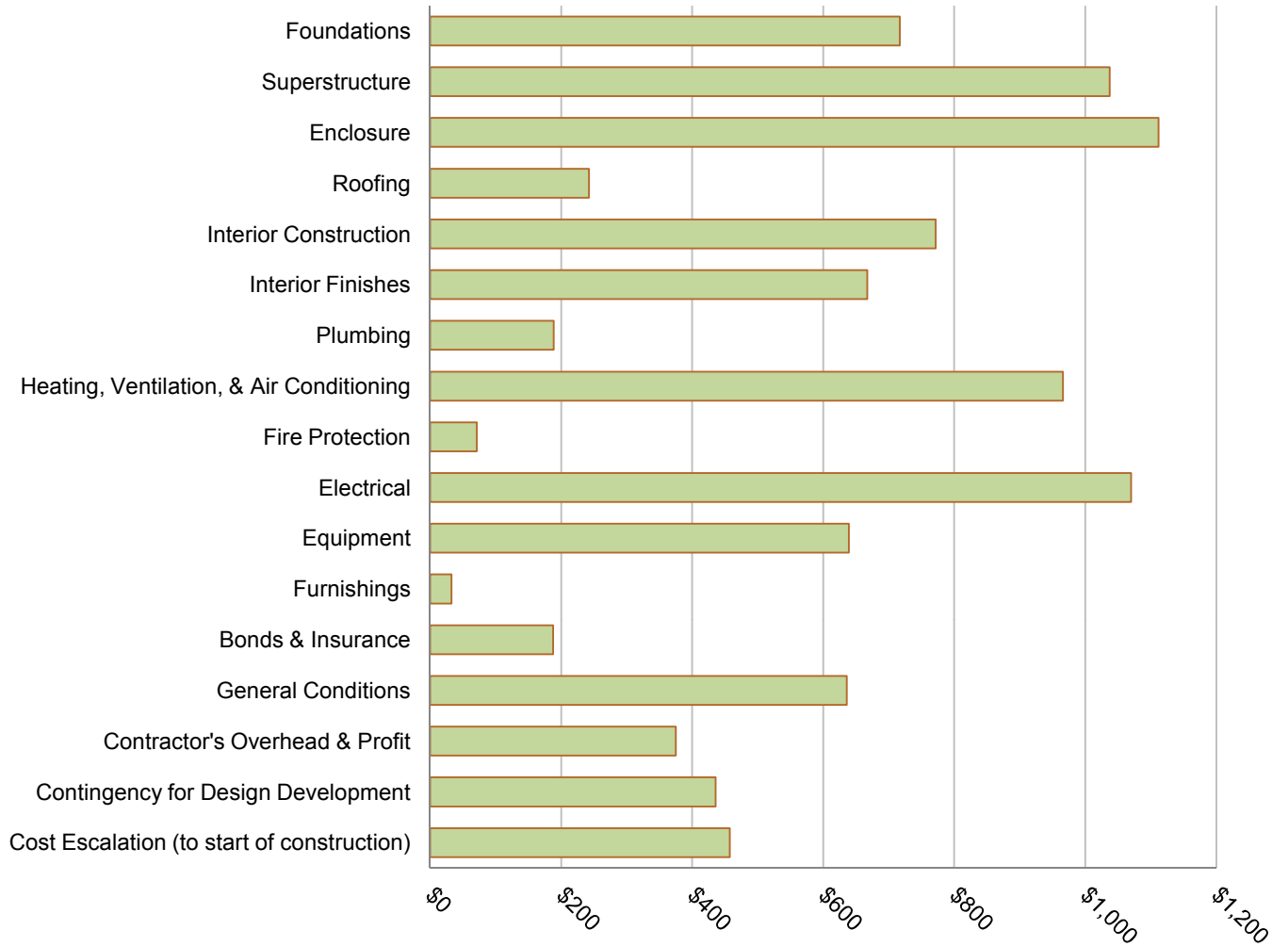
CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	1	EA	0.097
Gross Area	10,269	SF	1.000
Enclosed Area	9,950	SF	0.969
Covered Area	638	SF	0.062
Footprint Area	9,950	SF	0.969
Volume	194,025	CF	18.894
Gross Wall Area	11,310	SF	1.101
Finished Wall Area	8,258	SF	0.804
Windows or Glazing Area	27% 3,052	SF	0.297
Roof Area - Flat	10,588	SF	1.031
Roof Area - Sloping	0	SF	0.000
Roof Area - Total	10,588	SF	1.031
Roof Glazing Area	35	SF	0.003
Interior Partition Length	582	LF	0.057
Elevators (x10,000)	0	EA	0.000
Plumbing Fixtures (x1,000)	12	EA	1.169

CSI UniFormat Summary	10,269 SF	%	\$/SF	,\$000
Foundations		7%	\$69.81	\$717
Superstructure		11%	\$101.00	\$1,037
Enclosure		12%	\$108.26	\$1,112
Roofing		3%	\$23.64	\$243
Interior Construction		8%	\$75.16	\$772
Interior Finishes		7%	\$64.98	\$667
Plumbing		2%	\$18.39	\$189
Heating, Ventilation, & Air Conditioning		10%	\$94.06	\$966
Fire Protection		1%	\$6.94	\$71
Electrical		11%	\$104.17	\$1,070
Equipment		7%	\$62.23	\$639
Furnishings		0%	\$3.18	\$33
Subtotal - Building Construction		78%	\$731.82	\$7,515
Bonds & Insurance	2.50%	2%	\$18.30	\$188
General Conditions		7%	\$61.94	\$636
Contractor's Overhead & Profit	4.50%	4%	\$36.54	\$375
Subtotal		91%	\$848.60	\$8,714
Contingency for Design Development	5.00%	5%	\$42.43	\$436
Cost Escalation (to start of construction)	5.00%	5%	\$44.55	\$457
TOTAL CONSTRUCTION BUDGET	December 2017	100%	\$935.58	\$9,607

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Reinforced concrete grade beams				
Excavation and disposal offsite	253	CY	\$35.00	\$8,855
Concrete, 4000psi	253	CY	\$250.00	\$63,250
Gravel bedding and subgrade	2,482	SF	\$1.50	\$3,723
Formwork	4,721	SF	\$8.00	\$37,768
Reinforcement	52,293	LB	\$1.25	\$65,366
Dywidag multistrand PT 12-0.6"	5,177	LB	\$5.00	\$25,883
Special Foundations				
Drilled concrete pier				
18" diameter x 25'deep (33EA)	825	LF	\$100.00	\$82,500
18" diameter x 40' deep (18EA)	720	LF	\$100.00	\$72,000
Mobilization/demobilization and testing	1	LS	\$15,000.00	\$15,000
Slab On Grade				
4" thick topping slab with #4 @ 48" o.c.,e.w	1,930	SF	\$5.00	\$9,650
Rigid insulation, 18" thick	1,930	SF	\$3.00	\$5,790
6" thick reinforced concrete slab on grade, reinforced with #5 @ 18" o.c., e.w.	9,950	SF	\$8.00	\$79,600
"Stegowrap" water vapor membrane, 15mil	9,950	SF	\$0.75	\$7,463
4" thick crushed rock	123	CY	\$75.00	\$9,213
12" thick class 2 aggregate	369	CY	\$75.00	\$27,639
2" thick rigid foam	9,950	SF	\$2.50	\$24,875
Thickened slab at perimeter	1,740	SF	\$14.00	\$24,360
Excavation and removal	2,618	CY	\$25.00	\$65,440
30" thick reworked/compacted engineered fill				included in Sitework
6~12" thick scarified/moisture conditioned/compacted native soil				included in Sitework
Miscellaneous				
Perimeter perforated drain pipe				NIC, Not required
Perimeter concrete stemwall/curb, 30"high	1,450	SF	\$50.00	\$72,500
Structural concrete curb, 8"high	220	LF	\$50.00	\$11,000
Concrete curbs and mechanical pads	1	LS	\$5,000.00	\$5,000

Subtotal For Foundations: \$716,875

SUPERSTRUCTURE

	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
18" thick Rammed earth wall				
Rammed earth wall	175	CY	\$500.00	\$87,500
Formwork	14,664	SF	\$24.00	\$351,936
Reinforcement	18,477	LB	\$1.50	\$27,715
Rigid insulation	3,710	SF	\$5.00	\$18,550
Structural tube columns, including connections				
HSS round and square	6	T	\$5,200.00	\$31,200
BRB	5	EA	\$5,000.00	\$25,000
Base plates	25	EA	\$450.00	\$11,250
Roof Construction				
Structural steel roof framing	60	T	\$5,200.00	\$312,000
3/4" thick fire treated plywood	10,178	SF	\$4.00	\$40,712
Steel deck, 16ga	10,178	SF	\$6.00	\$61,068
Acoustic deck at maker space area	410	SF	\$12.00	\$4,920
2 1/2" concrete over metal deck	8	CY	\$260.00	\$2,196
Miscellaneous wood framing	106	BF	\$14.00	\$1,484
Sprayed-fireproofing				NIC, Not required
Miscellaneous				
Miscellaneous metal	10,269	GSF	\$2.00	\$20,538
Miscellaneous rough carpentry	10,269	GSF	\$1.50	\$15,404
Design/build seismic bracing of equipment and non-structural components, and for seismic certification of equipment	10,269	GSF	\$2.50	\$25,673
Subtotal For Superstructure:				\$1,037,145

ENCLOSURE

	Quantity	Unit	Rate	Total (\$)
Wall Framing, Furring and Insulation				
Drainage mat	4,548	SF	\$3.00	\$13,644
Rigid insulation, 1" thick	4,548	SF	\$2.00	\$9,096
Waterproofing membrane	4,548	SF	\$0.50	\$2,274
Exterior sheathing, 1/2" thick	4,548	SF	\$4.00	\$18,192
Light gauge metal stud, 6" thick	4,548	SF	\$14.00	\$63,672
Batt insulation, R19	4,548	SF	\$1.50	\$6,822

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Applied Exterior Finishes				
Vertical cedar rainscreen wall	3,971	SF	\$50.00	\$198,550
Natural zinc wall panel	577	SF	\$60.00	\$34,620
Rammed earth wall, premium for sealed Concrete stem wall, 30" high	3,710	SF	\$5.00	\$18,550
			measured with Structural Section	
Exterior Windows				
Storefront/window system; FSC teak exterior & interior frame, with insulated double glazed solarban (GL-1)	1,063	SF	\$150.00	\$159,450
Storefront/window system; FSC teak exterior & interior frame, with insulated double glazed with laminated interior lite (GL-4)	1,140	SF	\$175.00	\$199,500
FSC teak framed window with insulated double glazed solarban (GL-1)	20	SF	\$150.00	\$3,000
Interior finish of exterior wall				
Painted gypwall	4,548	SF	\$5.00	\$22,740
Exterior Doors, Frames and Hardware				
Double flush glass door (DGL-1) 10'-7 7/8" wide x 11'-6 5/8" high	4	PR	\$32,000.00	\$128,000
6'-0" wide x 9'-11" high	3	PR	\$12,000.00	\$36,000
4-panel sliding door 15'-11 3/8" wide x 9'-9" high (SL-4)	1	SET	\$40,000.00	\$40,000
Single flush wood door (FL-1)	5	EA	\$3,000.00	\$15,000
Double flush hollow metal door (DFL-1)	1	PR	\$6,000.00	\$6,000
Single flush glass door (SGL-1)	1	EA	\$3,500.00	\$3,500
Special door hardware	1	LS	\$18,000.00	\$18,000
Fascias, bands, screens, trim				
Zinc coping/overhang	540	LF	\$55.00	\$29,700
Zinc wrap/coping at overhang	50	LF	\$125.00	\$6,250
Miscellaneous bands and trim etc.	11,310	GWA	\$0.50	\$5,655
Soffits				
Exterior zinc panel soffit	638	SF	\$75.00	\$47,850
Balustrades, parapets and roof screens				
Mechanical screen wall	399	SF	\$45.00	\$17,955
Miscellaneous Work				
Rough carpentry	10,269	GSF	\$0.75	\$7,702
Subtotal For Enclosure:				\$1,111,722

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Modified bituminous roofing system over tapered rigid insulation, flat roof area	10,588	SF	\$16.00	\$169,408
Roofing upstands and sheetmetal				
Roof flashing, gutters and downspouts	10,588	SF	\$2.00	\$21,176
Round Skylight				
3'-0" diameter	2	EA	\$2,500.00	\$5,000
6'-0" diameter	2	EA	\$8,000.00	\$16,000
Skylight curb	57	LF	\$100.00	\$5,655
Roof or deck traffic surfaces				
Allowance for mechanical roof pad, 10% of roof area	1,059	SF	\$15.00	\$15,882
Miscellaneous work				
Roof access hatches with ladder	1	EA	\$4,500.00	\$4,500
Caulking and sealants	10,269	GSF	\$0.50	\$5,135
Subtotal For Roofing:				\$242,755

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Non-rated Partitions				
Type A - Includes metal stud framing, batt insulation, 5/8" gypboard on one side, finished				
A3Z - 3 5/8" metal stud	455	SF	\$12.75	\$5,801
A8Z - 8" metal stud	41	SF	\$13.75	\$557
Type B - Includes metal stud framing, batt insulation, 5/8" gypboard on both sides, finished				
B3X - 3 5/8" metal stud	1,669	SF	\$17.25	\$28,790
B6X - 6" metal stud	43	SF	\$18.00	\$774
B8Z - 8" metal stud	110	SF	\$18.25	\$2,008
Type C - Includes metal stud framing, batt insulation, 5/8" gypboard underlayment on one side, 5/8" gypboard on both sides,				
C3XA - 3 5/8" metal stud and premium for impact resistant gypboard	682	SF	\$20.75	\$14,152

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Non-rated Partitions				
Type E - Includes metal stud framing, batt insulation, Level 5 bullet proof fiberglass panel on one side, 5/8" gypboard on one side, finished				
E3Z - 3 5/8" metal stud	108	SF	\$72.75	\$7,857
Type N - Includes metal stud framing, batt insulation, 5/8" gypboard underlayment on both sides, 5/8" gypboard on both sides, finished				
N3X - 3 5/8" metal stud	495	SF	\$24.25	\$12,004
N3XA - 3 5/8" metal stud and premium for impact resistant gypboard	498	SF	\$24.25	\$12,077
N3ZA - 3 5/8" metal stud and premium for impact resistant gypboard	520	SF	\$24.25	\$12,610
N3YA - 3 5/8" metal stud and premium for impact resistant gypboard	115	SF	\$24.25	\$2,789
N6ZA - 6" metal stud and premium for impact resistant gypboard	315	SF	\$25.00	\$7,875
N8Z - 8" metal stud	113	SF	\$25.50	\$2,882
Backing and blacking	10,269	GSF	\$1.25	\$12,836
Moveable Partitions				
Acoustical folding partition with writable surface, 10' x 17'				
	1	EA	\$20,000.00	\$20,000
Window Walls				
GL12 - 3/8" acoustic safety glazing	670	SF	\$125.00	\$83,775
GL13 - dual pane acoustic safety glazing	48	SF	\$150.00	\$7,200
Teak veneer panels	1,290	SF	\$35.00	\$45,136
Interior Doors, Frames and Hardware				
Single leaf	18	EA	\$1,800.00	\$32,400
Single leaf, with vision panel	5	EA	\$2,000.00	\$10,000
Double leaf, with glazing	2	PR	\$3,500.00	\$7,000
3 panel bi-fold glass door with teak frame, 11'-3"wide x 6'-9 1/2"high (SFL-3A)	1	EA	\$15,000.00	\$15,000
Fittings				
Protective guards, barriers and bumpers				
Allowance	10,269	GSF	\$0.25	\$2,567

INTERIOR CONSTRUCTION

	Quantity	Unit	Rate	Total (\$)
Prefabricated compartments and accessories				
Toilet seat cover dispenser	7	EA	\$150.00	\$1,050
Toilet paper dispenser	7	EA	\$100.00	\$700
Soap dispenser	3	EA	\$100.00	\$300
ADA grab bar	3	SET	\$500.00	\$1,500
Recessed paper towel dispenser/waste receptacle combo	3	EA	\$450.00	\$1,350
Recessed baby changing station	1	EA	\$500.00	\$500
Shelving and Millwork				
Custom book wall				
Aluminum support pole and brackets by "RAKKS"	1	LS	\$10,000.00	\$10,000
Top and end panels	960	LF	\$100.00	\$96,000
WD veneer adjustable shelf, 10 1/2"	720	LF	\$100.00	\$72,000
WD veneer adjustable shelf with back	96	LF	\$125.00	\$12,000
WD veneer upper cabinets with adjustable shelves				
11 3/4" deep	16	LF	\$400.00	\$6,400
1'-11 3/4" deep	24	LF	\$500.00	\$12,000
WD veneer under cabinet with drawers				
11 3/4" deep	16	LF	\$500.00	\$8,000
1'-11 3/4" deep	16	LF	\$600.00	\$9,600
WD veneer bench with upholstered cushions at seat				
11 3/4" deep	16	LF	\$150.00	\$2,400
1'-11 3/4" deep	16	LF	\$250.00	\$4,000
Fabric wrapped panel/tackable display area	1,400	SF	\$25.00	\$35,000
Wood panelled art wall	200	SF	\$35.00	\$7,000
Picture rail	20	LF	\$75.00	\$1,500
Wall shelving @ the office	88	LF	\$100.00	\$8,800
Custom wood desks at computer stations	22	LF	\$350.00	\$7,700
Custom wood veneer millwork @ book sorting and library check out	24	LF	\$350.00	\$8,400
Mobile casework				
C01, 3'-0" wide x 3'-0" high	4	EA	\$900.00	\$3,600
C02, curved, 4'-7" wide x 3'-0" high	21	EA	\$1,750.00	\$36,750
C03, curved, 4'-7" wide x 1'-0" high	2	EA	\$1,450.00	\$2,900
C04, 4'-0" wide x 1'-7 1/2" high	8	EA	\$750.00	\$6,000

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Cabinets and Countertops				
Lower wood veneer cabinets	20	LF	\$350.00	\$6,965
Solid surface countertop	31	LF	\$200.00	\$6,100
Wood veneer countertop @ library check out	15	LF	\$200.00	\$2,900
Chalkboards and Graphics				
Directional/wayfinding signs	10,269	GSF	\$1.50	\$15,404
Door signage	26	EA	\$150.00	\$3,900
Building signage - exterior	1	LS	\$20,000.00	\$20,000
Building directory - directory	1	LS	\$10,000.00	\$10,000
Chalkboards and tackboards	1	LS	\$5,000.00	\$5,000
Subtotal For Interior Construction:				\$771,806

STAIRS	Quantity	Unit	Rate	Total (\$)
<i>No work anticipated in this section</i>				
Subtotal For Stairs:				

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Flooring				
Sealed concrete	2,380	SF	\$1.50	\$3,570
Porcelain tile, 11.75" x 23.75"	381	SF	\$20.00	\$7,626
Carpet tile	6,270	SF	\$5.50	\$34,484
Wood	334	SF	\$15.00	\$5,009
Pedestal raised floor system, 1'-8" high	5,061	SF	\$20.00	\$101,220
Bases				
Wood	21	LF	\$10.00	\$210
Rubber	216	LF	\$3.50	\$755
Porcelain	200	LF	\$20.00	\$3,990
Allowance for unspecified base	500	LF	\$5.00	\$2,500

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Walls				
Sealed rammed earth	7,332	SF	\$3.00	\$21,996
Ceramic tile	1,068	SF	\$20.00	\$21,360
Fabric wrapped acoustic panels	1,835	SF	\$25.00	\$45,865
Linoleum wall panel	94	SF	\$10.00	\$945
Pegboard panel	320	SF	\$25.00	\$7,993
Wood panel to match exterior rain screen	68	SF	\$45.00	\$3,078
Teak veneer panels	49	SF	\$45.00	\$2,214
Perforated teak veneer	133	SF	\$45.00	\$5,981
Paint	1,596	SF	\$1.50	\$2,394
Ceiling				
Gypsum board, painted	1,341	SF	\$18.00	\$24,133
Teak planks, 2' x 6'	238	SF	\$35.00	\$8,341
Acoustic stretched fabric	7,195	SF	\$45.00	\$323,780
Pegboard panel	369	SF	\$25.00	\$9,218
Assume paint exposed ceiling	394	SF	\$2.00	\$789
Miscellaneous Allowance				
Acoustic requirement	9,950	SF	\$3.00	\$29,850
Subtotal For Interior Finishes:				\$667,297

CONVEYING	Quantity	Unit	Rate	Total (\$)
<i>No work anticipated in this section</i>				
Subtotal For Conveying:				

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing Equipment				
Backflow Preventer, L-RPBP-1	1	EA	\$4,850.00	\$4,850
Water Heater, L-EWH-1, 50 GAL	1	EA	\$4,500.00	\$4,500
Pump, Circ , L-CP-1, 1GPM	1	EA	\$1,850.00	\$1,850
Expansion Tank, L-ET-1	1	EA	\$2,050.00	\$2,050
Floor Drains	5	EA	\$1,750.00	\$8,750
Trap Primer	5	EA	\$850.00	\$4,250

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing Fixtures				
Water closet	8	EA	\$2,500.00	\$20,000
Lavatory	4	EA	\$1,800.00	\$7,200
Sink (SK-2)	1	EA	\$1,000.00	\$1,000
Sink (SK-1)	1	EA	\$975.00	\$975
Lavatory (L-4)	2	EA	\$4,250.00	\$8,500
Lavatory (L-2)	2	EA	\$1,800.00	\$3,600
Mop sink	1	EA	\$1,300.00	\$1,300
4" Roof drain	6	EA	\$850.00	\$5,100
3" Roof drain	12	EA	\$750.00	\$9,000
Domestic Water Distribution				
2" Domestic water piping	350	LF	\$42.00	\$14,700
1" Domestic water piping	250	LF	\$34.00	\$8,500
3/4" Domestic water piping	250	LF	\$30.00	\$7,500
Domestic water pipe insulation	850	LF	\$12.00	\$10,200
Non-Potable Water Distribution				
Copper pipe type L with fittings & hangers				NIC, Not required
Non-potable water pipe insulation				NIC, Not required
Sanitary Waste & Vent Piping				
4" Sanitary underslab	150	LF	\$48.00	\$7,200
Sanitary waste and vent	350	LF	\$35.00	\$12,250
Grease Waste & Vent Piping				
6" Grease waste				NIC, Not required
Storm Water Piping				
6" Storm drain piping	200	LF	\$50.00	\$10,000
4" Storm drain piping	45	LF	\$40.00	\$1,800
3" Storm drain piping	180	LF	\$35.00	\$6,300
Natural Gas Piping				
Black steel pipe with fittings & hangers (Allowance)				NIC, Not required
Miscellaneous				
Disinfecting & flushing	1	LS	\$8,000.00	\$8,000
Coring, sealing and firestopping	1	LS	\$7,500.00	\$7,500
Coordination, commissioning support & management	1	LS	\$10,000.00	\$10,000
Fees & permits	1	LS	\$2,000.00	\$2,000
Subtotal For Plumbing:				\$188,875

HEATING, VENTILATION, & AIR-CONDITIONING

	Quantity	Unit	Rate	Total (\$)
Equipment				
Heat pump; 120 Ton w/ seismic cert.	1	EA	\$304,110.00	\$304,110
EF-1 1200cfm	1	EA	\$5,660.00	\$5,660
EF-2 900cfm	1	EA	\$3,950.00	\$3,950
EF-3 500cfm	1	EA	\$1,775.00	\$1,775
AHU-4 12800cfm	1	EA	\$133,635.00	\$133,635
CHWP-1 5HP 175gpm	1	EA	\$8,750.00	\$8,750
CHWP-2 5HP 175gpm	1	EA	\$8,750.00	\$8,750
CHWP-3 1HP 55gpm	1	EA	\$2,750.00	\$2,750
CHWP-4 1HP 55gpm	1	EA	\$2,750.00	\$2,750
HWP-1 5HP 175gpm	1	EA	\$8,750.00	\$8,750
HWP-2 5HP 175gpm	1	EA	\$8,750.00	\$8,750
HWP-3 1HP 55gpm	1	EA	\$2,750.00	\$2,750
HWP-4 1HP 55gpm	1	EA	\$2,750.00	\$2,750
AS-1	1	EA	\$1,285.00	\$1,285
AS-2	1	EA	\$1,285.00	\$1,285
AS-3	1	EA	\$1,285.00	\$1,285
AS-4	1	EA	\$1,285.00	\$1,285
VFD	8	EA	\$3,500.00	\$28,000
NFA 10SF Motorized windows	17	EA	Included with Controls	
Heating and cooling equipment, radiant panels.	1	LS		NIC
Piping				
3" HW	110	LF	\$45.00	\$4,950
2" HW	414	LF	\$35.00	\$14,490
1 1/2" HW	46	LF	\$25.00	\$1,150
5" CHW	685	LF	\$110.00	\$75,350
4" CHW	113	LF	\$55.00	\$6,215
2 1/2" CHW	390	LF	\$40.00	\$15,600
Refrigeration piping with fittings & hangers	9,780	SF	\$0.75	\$7,335
Condensate drain piping with fittings & hangers	9,780	SF	\$0.25	\$2,445
Valves & accessories	9,780	SF	\$1.45	\$14,181
Pipe insulation	9,780	SF	\$2.15	\$21,027
Ductwork				
Branch ductwork underfloor	3,850	LF	\$13.85	\$53,323
Galvanized ductwork with fittings & hangers	2,200	LB	\$10.85	\$23,870
Duct insulation	1,430	SF	\$4.00	\$5,720
Registers, grilles & diffusers	10,269	GSF	\$3.15	\$32,347
Miscellaneous sheet metal accessories	10,269	GSF	\$0.75	\$7,702

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Miscellaneous				
Ceiling fans	8	EA	\$1,200.00	\$9,600
Energy monitoring - campus wide	10,269	GSF	\$3.00	\$30,807
Automatic temperature control DDC	10,269	GSF	\$7.25	\$74,450
Test and balance	10,269	GSF	\$0.75	\$7,702
Coring and firestopping	1	LS	\$4,000.00	\$4,000
Rigging & equipment rental	1	LS	\$10,000.00	\$10,000
Coordination & management	1	LS	\$10,000.00	\$10,000
Fees & permits	1	LS	\$5,400.00	\$5,400
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$965,934

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Wet Pipe Sprinkler Distribution				
Double check valve	1	EA	\$10,000.00	\$10,000
Wet alarm valve	1	EA	\$4,500.00	\$4,500
Fire department connection	1	EA	\$1,200.00	\$1,200
Sprinkler head	75	EA	\$100.00	\$7,500
Miscellaneous valves	1	LS	\$5,000.00	\$5,000
Main sprinkler pipe with fittings & hangers	200	LF	\$30.00	\$6,000
Branch sprinkler pipe with fittings & hangers	900	LF	\$26.00	\$23,400
Miscellaneous				
Hydraulic calculations	1	LS	\$4,000.00	\$4,000
Coring and firestopping	1	LS	\$3,000.00	\$3,000
Coordination & management	1	LS	\$3,500.00	\$3,500
Drawings	1	LS	\$2,000.00	\$2,000
Fees & permits	1	LS	\$1,200.00	\$1,200
Subtotal For Fire Protection:				\$71,300

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Normal power				
400A distribution panelboard	1	EA	\$15,000.00	\$15,000
400A panelboard	1	EA	\$10,000.00	\$10,000
125A panelboard	2	EA	\$2,250.00	\$4,500
100A panelboard	1	EA	\$2,000.00	\$2,000
112.5KVA transformer	1	EA	\$10,150.00	\$10,150

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Normal power				
400A feed	40	LF	\$144.00	\$5,760
250A feed	15	LF	\$68.00	\$1,020
125A feed	50	LF	\$38.00	\$1,900
100A feed	40	LF	\$30.00	\$1,200
Grounding and bonding	1	LS	\$3,500.00	\$3,500
Emergency power				
Centralized Lighting battery inverter	1	LS		NIC
Equipment wiring				
Mechanical equipment feed and connections	10,269	GSF	\$0.50	\$5,135
AHU feed and connection	1	EA	\$4,500.00	\$4,500
Pump feed and connection	9	EA	\$1,500.00	\$13,500
EF feed and connection	3	EA	\$1,500.00	\$4,500
Ceiling fan feed and backbox only	8	EA	\$450.00	\$3,600
VFD feed and connection only	8	EA	\$950.00	\$7,600
EWH feed and connection	1	EA	\$850.00	\$850
Motorized windows feed and connection	1	LS	\$5,000.00	\$5,000
Photovoltaic system, with array of panels, inverters, panelboards, feeders and installation				
RA5 - 74.61KW+6.77KW, mounted flat on the roof	81	KW	\$4,300.00	\$349,934
200A panelboard	1	EA	\$2,250.00	\$2,250
200A disconnect switch	1	EA	\$1,850.00	\$1,850
200A feed (Ductbank)	650	LF	\$75.00	\$48,750
Lighting and Branch Wiring				
Lighting fixtures				
Downlight (small)	69	EA	\$350.00	\$24,150
Downlight (medium)	21	EA	\$450.00	\$9,450
Downlight (large)	15	EA	\$650.00	\$9,750
Linear lighting	80	LF	\$120.00	\$9,600
Strip lights	9	EA	\$150.00	\$1,350
Type P1A	32	LF	\$150.00	\$4,800
Type P1B	16	LF	\$150.00	\$2,400
Type P1C	6	LF	\$130.00	\$780
Type R3	46	EA	\$375.00	\$17,250
Type R6	32	EA	\$375.00	\$12,000

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Lighting and Branch Wiring				
Lighting fixtures				
Type R7	15	EA	\$400.00	\$6,000
Type R8	18	EA	\$425.00	\$7,650
Type S2A	5	EA	\$175.00	\$875
Type S2B	1	EA	\$150.00	\$150
Type S3	40	EA	\$300.00	\$12,000
Type S4	40	EA	\$275.00	\$11,000
Exit and emergency lighting	10,269	GSF	\$1.00	\$10,269
Exterior building lighting	1	LS	\$7,500.00	\$7,500
Energy monitoring (lighting, panels and equipment)	1	LS	\$12,500.00	\$12,500
Lighting controls				
Lighting control panel	1	EA	\$2,500.00	\$2,500
Digital lighting control system	10,269	GSF	\$1.50	\$15,404
Single pole switch	3	EA	\$40.00	\$120
Dimmer switch	19	EA	\$75.00	\$1,425
Sensor	15	EA	\$200.00	\$3,000
Branch devices				
Double Duplex receptacle	10	EA	\$30.00	\$300
Double Duplex receptacle in floor box	15	EA	\$30.00	\$450
Duplex receptacle	28	EA	\$36.00	\$1,008
Duplex receptacle (controlled)	23	EA	\$52.00	\$1,196
Duplex receptacle in floor box	8	EA	\$36.00	\$288
GFCI duplex receptacle WP	5	EA	\$50.00	\$250
Special purpose receptacle	6	EA	\$55.00	\$330
2 gang floor box	23	EA	\$350.00	\$8,050
Device box	320	EA	\$38.00	\$12,160
3/4" EMT	8,000	LF	\$10.00	\$80,000
3/4" PVC	700	LF	\$10.00	\$7,000
#12 THHN	44,000	LF	\$1.10	\$48,400
Communications and Security				
Fire Alarm				
Fire alarm control panel	1	EA	\$7,500.00	\$7,500
Graphic annunciator	1	EA	\$3,500.00	\$3,500
LCD annunciator	1	EA	\$1,500.00	\$1,500
Initiating device	16	EA	\$150.00	\$2,400
Audio visual device	20	EA	\$125.00	\$2,500
Visual device	5	EA	\$115.00	\$575

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Communications and Security				
Fire Alarm				
Modules	10	EA	\$150.00	\$1,500
Device box	50	EA	\$30.00	\$1,500
3/4" EMT	1,500	LF	\$8.00	\$12,000
FA cable	2,500	LF	\$1.50	\$3,750
Testing and programming	1	LS	\$3,500.00	\$3,500
Bi-Directional amplification				
Bi-Directional amplification	1	EA	\$15,000.00	\$15,000
Telecommunications				
IDF fit out	1	EA	\$6,500.00	\$6,500
Device box with conduit stub to ceiling	49	EA	\$130.00	\$6,370
2 gang floor box	22	EA	\$350.00	\$7,700
1-port device	40	EA	\$25.00	\$1,000
1-port device in floor box	22	EA	\$25.00	\$550
2-port device	9	EA	\$50.00	\$450
WAP	6	EA	\$350.00	\$2,100
Cat.6 cable	24,000	LF	\$1.75	\$42,000
Backbone cabling from PS/CH				Site work
Grounding	1	LS	\$1,500.00	\$1,500
PA/Clock system				
				NIC
AV system				
AV system rough-in & power	10,269	GSF	\$1.00	\$10,269
Security system				
Head end	1	LS	\$10,000.00	\$10,000
Camera WP	10	EA	\$1,750.00	\$17,500
Card reader	5	EA	\$350.00	\$1,750
Door contact	16	EA	\$250.00	\$4,000
Motion detector	3	EA	\$250.00	\$750
Device box	34	EA	\$38.00	\$1,292
3/4" EMT	1,700	LF	\$10.00	\$17,000
Cabling	2,500	LF	\$1.75	\$4,375
SatelliteTV				
Rough-in, provisions only	1	LS	\$5,000.00	\$5,000

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Other Electrical Systems				
Temp power & lighting	1	LS	\$5,500.00	\$5,500
Seismic restraints	1	LS	\$10,000.00	\$10,000
Fees & Permits	1	LS	\$15,000.00	\$15,000
Subtotal For Electrical:				\$1,069,684

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment (CFCI)				
Residential equipment at breakroom				
Undercounter refrigerator	1	EA	\$1,000.00	\$1,000
Dishwasher	1	EA	\$1,500.00	\$1,500
Microwave	1	EA	\$500.00	\$500
Café warming kitchen				
Microwave oven				NIC, Future
Coffee maker				NIC, Future
TV monitors, wall mounted				
94" LCD monitor at entry vestibule	1	EA	\$4,500.00	\$4,500
Library equipments (CFCI)				
FX sorter	2	EA	\$300,000.00	\$600,000
4-wheel sort bin	3	EA	\$5,000.00	\$15,000
Laptop lending machine	1	EA	\$5,000.00	\$5,000
Bookdrop/Intelligent return staff model	1	EA	\$3,500.00	\$3,500
Computers at check out/tech entry	3	EA	\$1,500.00	\$4,500
Library equipments (OFCI)				
Desktop printer	1	EA	\$500.00	\$500
Computer print station	1	EA	\$500.00	\$500
Pay station standing	1	EA	\$500.00	\$500
Pay station wall	1	EA	\$500.00	\$500
Standing copier/printer	1	EA	\$500.00	\$500
3D printer	1	EA	\$500.00	\$500
Laser cutter	1	EA	\$500.00	\$500
Miscellaneous				
Computers at Adult Collections				NIC, OFOI
Subtotal For Equipment:				\$639,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Fixed Furnishings				
Light Control and Vision Equipment				
Mechoshade, manual installation (WC-1)	2,223	SF	\$12.00	\$26,676
Amenities and Convenience Items				
Entrance mats and frames - Allowance	1	LS	\$5,000.00	\$5,000
Fire Extinguisher cabinets	1	LS	\$1,000.00	\$1,000
Moveable Furnishings				
Library tables and chairs				NIC, OFOI
Subtotal For Furnishings:				\$32,676

100% Design Development Cost Estimate

Renovate existing Heritage Town Hall

Atherton Civic Center

Control Quantities
Renovate existing Heritage Town Hall Summary
Detailed Cost Breakdown

February 14, 2017

Enclosed Areas	
Ground floor	1,645
Subtotal of Enclosed Area	1,645
Covered Area	
Roof Overhang	529
Subtotal of Covered Area at half value	265
Total of Gross Floor Area	1,910

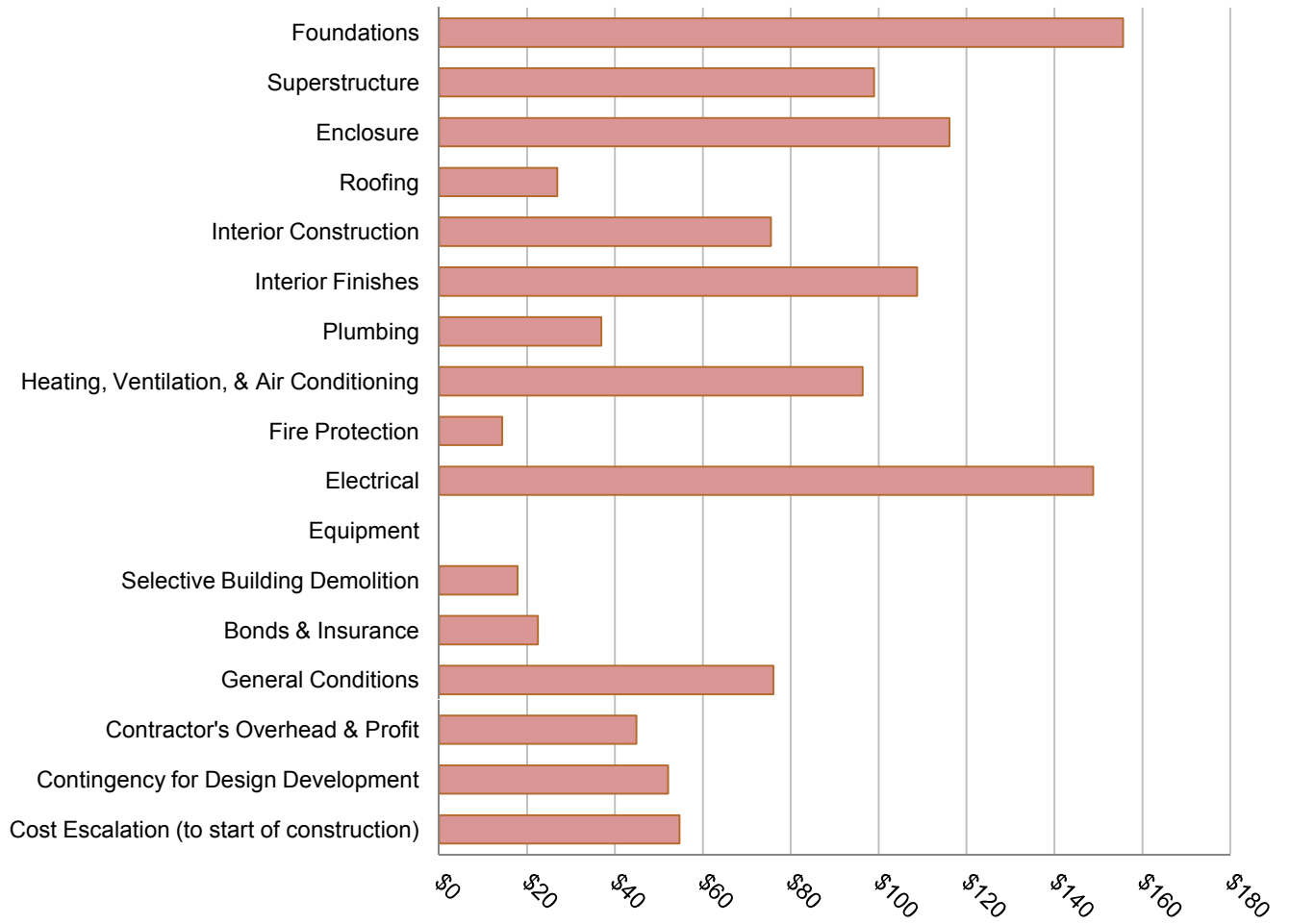
CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	1	EA	0.524
Gross Area	1,910	SF	1.000
Enclosed Area	1,645	SF	0.861
Covered Area	529	SF	0.277
Footprint Area	1,645	SF	0.861
Volume	23,030	CF	12.061
Gross Wall Area	3,209	SF	1.681
Finished Wall Area	3,035	SF	1.589
Windows or Glazing Area	5% 175	SF	0.091
Roof Area - Flat	0	SF	0.000
Roof Area - Sloping	2,239	SF	1.173
Roof Area - Total	2,239	SF	1.173
Roof Glazing Area	0	SF	0.000
Interior Partition Length	65	LF	0.034
Elevators (x10,000)	0	EA	0.000
Plumbing Fixtures (x1,000)	5	EA	2.618

CSI UniFormat Summary	1,910 SF	%	\$/SF	\$,000
Foundations		14%	\$81.51	\$156
Superstructure		9%	\$51.82	\$99
Enclosure		10%	\$60.82	\$116
Roofing		2%	\$14.07	\$27
Interior Construction		7%	\$39.52	\$75
Interior Finishes		9%	\$56.96	\$109
Plumbing		3%	\$19.33	\$37
Heating, Ventilation, & Air Conditioning		8%	\$50.48	\$96
Fire Protection		1%	\$7.50	\$14
Electrical		13%	\$77.96	\$149
Equipment		0%	\$0.00	\$0
Furnishings		0%	\$1.10	\$2
Selective Building Demolition		2%	\$9.36	\$18
Subtotal - Building Construction		78%	\$470.43	\$898
Bonds & Insurance	2.50%	2%	\$11.76	\$22
General Conditions		7%	\$39.82	\$76
Contractor's Overhead & Profit	4.50%	4%	\$23.49	\$45
Subtotal		91%	\$545.49	\$1,042
Contingency for Design Development	5.00%	5%	\$27.27	\$52
Cost Escalation (to start of construction)	5.00%	5%	\$28.64	\$55
TOTAL CONSTRUCTION BUDGET	December 2017	100%	\$601.40	\$1,148

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Foundation				
Reinforced concrete grade beams				
Excavation and disposal offsite	19	CY	\$75.00	\$1,439
Concrete, 4000psi	19	CY	\$500.00	\$9,593
Gravel bedding and subgrade	259	SF	\$3.00	\$777
Formwork	1,120	SF	\$16.00	\$17,920
Reinforcement, allow 250pcy	4,796	LB	\$10.00	\$47,963
Connection to existing foundation - allowance	140	LF	\$50.00	\$7,000
Special Foundations				
Drilled concrete pier; 18" diameter x 15'deep	75	LF	\$125.00	\$9,375
Slab On Grade				
Cut and patch (E) slab on grade - allowance	1,645	SF	\$5.00	\$8,225
New plywood sheathing	400	SF	\$10.00	\$4,000
Wood joist 2x8 @ 24" o.c.	515	BF	\$16.00	\$8,235
Miscellaneous Structural Work				
Shoring, underpinning and safety measure	1,645	SF	\$25.00	\$41,125
Subtotal For Foundations:				\$155,651

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Seismic Upgrade				
Strip existing inside finishes to studs	3,209	GWA	\$2.00	\$6,419
New 1/2" thick plywood sheathing	3,209	GWA	\$5.00	\$16,047
New 2x4 framing at all vertical & horizontal plywood joints	1,587	LF	\$10.00	\$15,870
Anchor bolts (A.B) 5/8" diameter epoxy grouted into existing foundation	132	EA	\$75.00	\$9,900
Miscellaneous sheet-metal hardware to tie together various sections of the building	1,910	GSF	\$2.00	\$3,819
Roof Construction				
15/32" thick fire treated plywood over (E) straight sheathing and new blocking	2,239	SF	\$6.00	\$13,435
New roof rafter, 2x8	213	BF	\$16.00	\$3,413
New glulam beam, 5 1/8" x 9"	180	BF	\$20.00	\$3,600
New bent HSS 8x6x 1/2	421	LB	\$3.00	\$1,262
Plywood sheathing, straps and blocking to inside of (E) truss	150	LF	\$20.00	\$3,000

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Miscellaneous				
Miscellaneous metal	1,910	GSF	\$2.00	\$3,819
Rough carpentry	1,910	GSF	\$2.00	\$3,819
Dryrot repair - Allowance	1,910	GSF	\$5.00	\$9,548
Temporary scaffolding, shoring and safety measure	1	LS	\$5,000.00	\$5,000
Subtotal For Superstructure:				\$98,951

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
New plaster wall fo match (E)	408	SF	\$25.00	\$10,200
Refinish and repaint existing cement plaster/stucco wall	2,801	SF	\$10.00	\$28,015
Exterior Windows				
Painted wood framed windows, with insulated double glazed solarban (GL-1)	175	SF	\$95.00	\$16,625
Interior finish of exterior wall				
Painted gypwall	3,209	SF	\$5.50	\$17,652
Exterior Doors, finished oak door with bronze finished custom hardware				
Double flush glass door wih muntins (DGL-5)	3	PR	\$7,500.00	\$22,500
Refinish (E) door				
Single leaf	2	EA	\$750.00	\$1,500
Double leaf	1	PR	\$1,500.00	\$1,500
Premium for special door hardwares	1	LS	\$5,000.00	\$5,000
Soffits				
Exterior soffit, patch/repair and repaint existing	529	SF	\$10.00	\$5,290
Miscellaneous Work				
Fascias, bands, screens, trim, wood articulation at doors, etc.	3,209	GWA	\$2.00	\$6,419
Rough carpentry	1,910	GSF	\$0.75	\$1,432
Subtotal For Enclosure:				\$116,133

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Reinstall roof tile over new wood deck, salvage tile from (E) library to replace damaged tile	2,239	SF	\$10.00	\$22,392
Waterproofing membrane	2,239	SF	\$2.00	\$4,478
Subtotal For Roofing:				\$26,871

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Non-rated Partitions				
Single partition; includes metal stud framing, batt insulation, gypboard on both sides, finished	441	SF	\$16.00	\$7,056
Double partition; includes double stud framing, batt insulation on both sides, gypboard on both sides, finished	168	SF	\$24.00	\$4,032
Backing and blacking	1,875	GSF	\$1.25	\$2,344
Interior Doors, Frames and Hardware				
Single leaf	1	EA	\$1,800.00	\$1,800
Single leaf, sliding pocket	2	EA	\$1,800.00	\$3,600
Double leaf	1	PR	\$3,200.00	\$3,200
Window Walls				
Interior glazing	135	SF	\$90.00	\$12,186
Wood veneer panels	286	SF	\$45.00	\$12,852
Fittings				
Protective guards, barriers and bumpers	1,910	GSF	\$0.50	\$955
Toilet Partitions and accessories				
Single stall, family restroom	1	RM	\$1,500.00	\$1,500

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Cabinets and Countertops				
Full height shelving	23	LF	\$700.00	\$15,890
Full height cabinets	4	LF	\$750.00	\$3,000
Upper cabinets, open shelving	11	LF	\$300.00	\$3,300
Café casework				NIC
Allowance for chalkboards, insignia and graphics; including door signages, directional/wayfinding signs and chalkboards/tackboards	1,875	GSF	\$2.00	\$3,750
Subtotal For Interior Construction:				\$75,465

STAIRS	Quantity	Unit	Rate	Total (\$)
<i>No work anticipated in this section</i>				
Subtotal For Stairs:				

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Flooring				
Porcelain tile, 12" x 12"	64	SF	\$20.00	\$1,278
Wood, 7" maple	1,418	SF	\$15.00	\$21,275
Bases				
Wood base	280	LF	\$15.00	\$4,199
Ceramic tile base	33	LF	\$20.00	\$666
Walls				
Acoustical plaster	1,627	SF	\$25.00	\$40,670
Ceramic tile	316	SF	\$20.00	\$6,327
Paint	365	SF	\$1.50	\$548
Ceiling				
Gypsum board	319	SF	\$18.00	\$5,747
Acoustical plaster	829	SF	\$25.00	\$20,735
Acoustical melamine panel	293	SF	\$25.00	\$7,320
Subtotal For Interior Finishes:				\$108,764

CONVEYING	Quantity	Unit	Rate	Total (\$)
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No work anticipated in this section

Subtotal For Conveying:

PLUMBING	Quantity	Unit	Rate	Total (\$)
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Plumbing Equipment

Plumbing equipment	1,910	GSF	\$1.00	\$1,910
Electric water heater point of use	1	EA	\$500.00	\$500

Plumbing Fixtures

Water closet	2	EA	\$2,500.00	\$5,000
Lavatory	2	EA	\$1,800.00	\$3,600
Kitchen sink	1	EA	\$1,200.00	\$1,200

Domestic Water Distribution

1" Domestic water piping	350	LF	\$34.00	\$11,900
Domestic water pipe insulation	350	LF	\$12.00	\$4,200

Sanitary Waste & Vent Piping

4" Sanitary underslab	100	LF	\$48.00	\$4,800
Sanitary waste and vent	50	LF	\$35.00	\$1,750

Miscellaneous

Disinfecting & flushing	1	LS	\$250.00	\$250
Coring, sealing and firestopping	1	LS	\$500.00	\$500
Coordination, commissioning support & management	1	LS	\$800.00	\$800
Fees & permits	1	LS	\$500.00	\$500

Subtotal For Plumbing:

\$36,910

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Equipment				
L-EF-4	1	EA	\$850.00	\$850
L-EF-5	1	EA	\$850.00	\$850
L-FC-1	1	EA	\$2,750.00	\$2,750
Piping				
Heating hot water pipe with fittings & hangers	1,910	GSF	\$3.55	\$6,779
Chilled water pipe with fittings & hangers	1,910	GSF	\$3.55	\$6,779
Condensate drain piping with fittings & hangers	1,910	GSF	\$0.35	\$668
Valves & accessories	1,910	GSF	\$1.45	\$2,769
Pipe insulation	1,910	GSF	\$2.15	\$4,105
Galvanized ductwork with fittings & hangers	1,500	LB	\$10.85	\$16,275
Duct insulation	900	GSF	\$4.00	\$3,600
Registers, grilles & diffusers	1,910	GSF	\$3.15	\$6,015
Miscellaneous sheet metal accessories	1,910	GSF	\$0.35	\$668
Miscellaneous				
Ceiling fans	4	EA	\$1,200.00	\$4,800
Automatic temperature control DDC	1,910	GSF	\$7.25	\$13,844
Test and balance	1,910	GSF	\$0.75	\$1,432
Coring and firestopping	1	LS	\$5,000.00	\$5,000
Rigging & equipment rental	1	LS	\$10,000.00	\$10,000
Coordination, commissioning support & management	1	LS	\$8,000.00	\$8,000
Fees & permits	1	LS	\$1,200.00	\$1,200
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$96,384

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
New Fire sprinkler system	1,910	GSF	\$7.50	\$14,321
Subtotal For Fire Protection:				\$14,321

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Gear and Distribution				
Panelboard and feeders	1	LS	\$7,500.00	\$7,500
Mechanical equipment wiring	1,910	GSF	\$1.00	\$1,910
EF feed and connection	2	EA	\$1,500.00	\$3,000
FCU feed and connection	1	EA	\$1,000.00	\$1,000
Pump feed and connection	4	EA	\$1,500.00	\$6,000
EWH feed and connection	2	EA	\$850.00	\$1,700
Ceiling fan feed and backbox only	4	EA	\$450.00	\$1,800
Lighting and Branch Wiring				
Lighting fixtures				
Type R3	5	EA	\$375.00	\$1,875
Type R6	3	EA	\$375.00	\$1,125
Type R7	10	EA	\$400.00	\$4,000
Exit and emergency lighting	1,910	GSF	\$1.00	\$1,910
Exterior lighting	1	LS	\$5,000.00	\$5,000
Lighting Controls				
Digital lighting control system	1,910	SF	\$1.50	\$2,864
Sensor	4	EA	\$200.00	\$800
Dimmer switch	7	EA	\$75.00	\$525
Branch devices				
Double Duplex receptacle in floor box	4	EA	\$72.00	\$288
Duplex receptacle	4	EA	\$36.00	\$144
GFCI duplex receptacle	30	EA	\$53.00	\$1,590
GFCI duplex receptacle WP	5	EA	\$60.00	\$300
2 gang floor box	4	EA	\$350.00	\$1,400
Device box	70	EA	\$38.00	\$2,660
3/4" EMT	1,500	LF	\$10.00	\$15,000
3/4" PVC	200	LF	\$10.00	\$2,000
#12 THHN	7,500	LF	\$1.10	\$8,250
Fire Alarm				
Modify and upgrade control panel	1	LS	\$3,500.00	\$3,500
Device and cabling	1,875	SF	\$1.50	\$2,813
Testing and programming	1	LS	\$1,500.00	\$1,500

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Communications and Security				
Security system				
Make connection to existing head end	1	LS	\$3,500.00	\$3,500
Camera WP	7	EA	\$1,750.00	\$12,250
Camera	3	EA	\$1,200.00	\$3,600
Card reader	3	EA	\$350.00	\$1,050
Door contact	8	EA	\$250.00	\$2,000
Device box	21	EA	\$38.00	\$798
3/4" EMT	1,100	LF	\$10.00	\$11,000
Cabling	1,300	LF	\$1.75	\$2,275
Telecommunications				
IDF closet fit-out	1	LS	\$3,500.00	\$3,500
Device box with conduit stub to ceiling	5	EA	\$130.00	\$650
Floor box	4	EA	\$350.00	\$1,400
1-port device	5	EA	\$25.00	\$125
1-port device in floor box	4	EA	\$25.00	\$100
Cat.6 cable	1,600	LF	\$1.75	\$2,800
AV System				
Community room sound system	1	LS	\$5,000.00	\$5,000
AV system rough-in & power	1,910	GSF	\$1.00	\$1,910
Projector screen feed and connection	1	EA	\$450.00	\$450
Other Electrical Systems				
Demo & make safe	1	LS	\$5,000.00	\$5,000
Temp power & lighting	1	LS	\$4,000.00	\$4,000
Seismic restraints	1	LS	\$4,500.00	\$4,500
Fees & Permits	1	LS	\$2,500.00	\$2,500
Subtotal For Electrical:			\$148,860	

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Café/Warming kitchen equipments	295	SF		NIC, OFOI
Computers at Heritage Workroom	2	EA		NIC, OFOI
Subtotal For Equipment:				

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Fixed Furnishings				
Light Control and Vision Equipment				
Mechoshade, manual installation (WC-1)	175	SF	\$12.00	\$2,100
Subtotal For Furnishings:				\$2,100

SELECTIVE BUILDING DEMOLITION	Quantity	Unit	Rate	Total (\$)
Selective Demolition				
Remove (E) tile roof	2,239	SF	\$3.00	\$6,718
Demolition and removal of existing partitions/doors and interior finishes	1,645	SF	\$6.00	\$9,870
Demolition and removal of (E) exterior wall - for new french door	128	SF	\$10.00	\$1,280
Hazardous Materials Abatement				<i>NIC, Excluded</i>
Subtotal For Selective Building Demolition:				\$17,868

100% Design Development Cost Estimate

Site Improvement (Police Station Scope)

Atherton Civic Center

Control Quantities
Site Improvement (Police Station Scope) Summary
Detailed Cost Breakdown

February 14, 2017

Site Areas

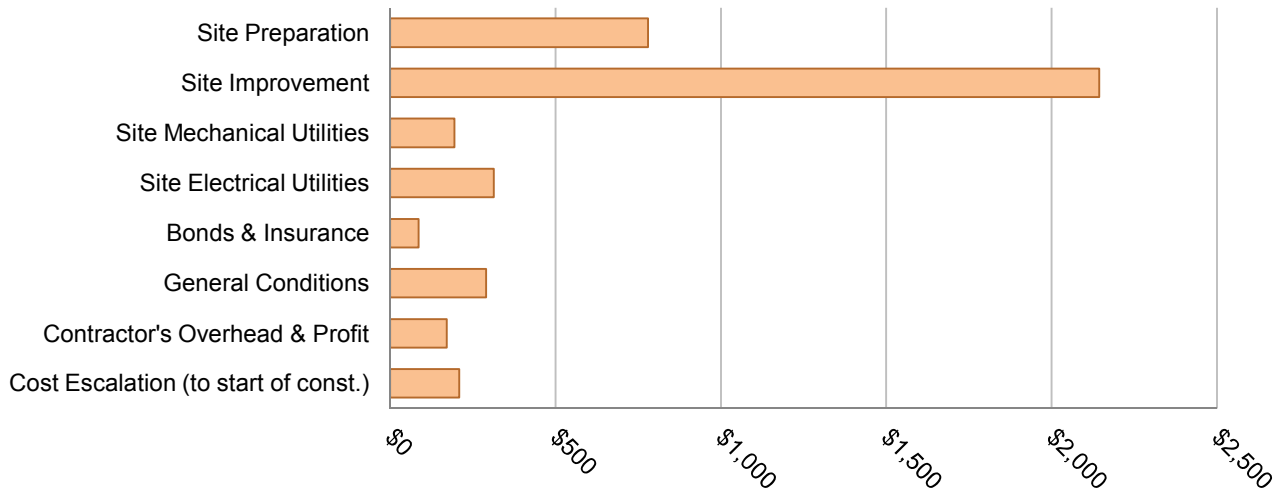
Vehicular paving	53,098
Pedestrian paving and hardscape	27,904
Landscaping and Softscape	18,784
Biofiltration basin	3,458
Ancillary building	1,900
Building footprint - City Hall	15,770
Miscellaneous sitework	1,567

Subtotal of Enclosed Area	122,481
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CSI UniFormat Summary	122,481 SF	%	\$/SF	,\$000
Site Preparation		18%	\$6.37	\$780
Site Improvement		49%	\$17.50	\$2,144
Site Mechanical Utilities		4%	\$1.59	\$195
Site Electrical Utilities		7%	\$2.56	\$314
Subtotal - Sitework		78%	\$28.02	\$3,432
Bonds & Insurance	2.50%	2%	\$0.70	\$86
General Conditions		7%	\$2.37	\$291
Contractor's Overhead & Profit	4.50%	4%	\$1.40	\$171
Subtotal		91%	\$32.50	\$3,980
Contingency for Design Development	5.00%	5%	\$1.62	\$199
Cost Escalation (to start of const.)	5.00%	5%	\$1.71	\$209
TOTAL CONSTRUCTION BUDGET	December 2017	100%	\$35.83	\$4,388

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Demolition Of Building and Structures				
Demo and removal of existing building within the limit of work	12,925	SF	\$12.00	\$155,100
Demo and removal of all hardscape and minimum softscape, including paving, curbs, wall features and aggregate base	109,556	SF	\$1.50	\$164,334
Remove existing trees	22	EA	\$1,000.00	\$22,000
Site Protective Construction				
Transplant existing trees	2	EA	\$1,500.00	\$3,000
Tree Protection				
Temporary tree protection chainlink fence, 6' high (F-1)	738	LF	\$32.00	\$23,616
Temporary layer of mulch to be maintained till tree protection fence is removed, 2" thick	5,250	SF	\$0.50	\$2,625
Plastic laminated sign spaced at 50' o.c., 24" x 36" "KEEP OUT TREE PROTECTION AREA"	15	EA	\$100.00	\$1,500
Erosion control/SWPPP	122,481	SF	\$0.50	\$61,241
Earthwork				
Site clearing and rough grading	122,481	SF	\$0.50	\$61,241
Excavate and offhaul unsuitable materials				
Under building, 30" thick	1,840	CY	\$35.00	\$64,394
Under vehicular/pedestrian paving, varying thickness	1,323	CY	\$35.00	\$46,295
Under planting area	275	CY	\$35.00	\$9,611
6~12" thick scarified/moisture conditioned/compacted native soil				
Under building	19,870	SF	\$1.00	\$19,870
Under vehicular/pedestrian paving	81,002	SF	\$1.00	\$81,002
30" thick compacted engineered fill, extend pad 5' beyond edge of building on all sides	1,840	CY	\$35.00	\$64,394
Hazardous Materials Abatement				NIC
Subtotal For Site Preparation:				\$780,221

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Vehicular Paving				
PV-1 Asphalt paving; consists of 4" thick asphalt concrete pavement, over 10" thick class 2 aggregate base, over woven textile fabric and compacted 12" thick subgrade	53,098	SF	\$7.00	\$371,686
Pavement marking and striping	53,098	SF	\$0.35	\$18,584
Reinforced concrete vertical curb	1,223	LF	\$25.00	\$30,575
Reinforced concrete flush curb, 36" side	258	LF	\$35.00	\$9,030
Reinforced concrete valley gutter	429	LF	\$35.00	\$15,015
Reinforced concrete curb and gutter	630	LF	\$35.00	\$22,050
Curb cuts and ramps - allowance	4	EA	\$1,500.00	\$6,000
Recycled wheelstop, 6'-0" long	24	EA	\$100.00	\$2,400
Pedestrian Paving				
PV-2 Porous asphalt paving; consist of 4" thick open-graded porous asphalt, over 6" thick choker course crushed aggregate, over 24" thick washed drain rock, over geogrid and non-woven geotextile fabric, over uncompacted subgrade	4,262	SF	\$12.00	\$51,144
PV-3 Exposed aggregate pervious concrete (unreinforced); consist of 4" thick exposed aggregate pervious concrete, over 8" thick graded crushed aggregate base, over filter fabric and 95% compacted native subgrade	13,628	SF	\$9.00	\$122,652
PV-5 Mulch (6" thick) over geotextile weed barrier, over 95% compacted subgrade	1,496	SF	\$2.50	\$3,740
PV-6 Concrete paving; consist of 4" thick concrete reinforced with #4 rebar at 16" o.c., both ways, over 6" thick class II aggregate base, over filter fabric and 95% compacted native subgrade	3,948	SF	\$8.00	\$31,584
PV-7 Exposed aggregate concrete; consist of surface sealer over asphalt cement, over class II aggregate base and 95% compacted subbase	364	SF	\$11.00	\$4,004
PV-8 Decomposed granite; consist of 4" thick class II aggregate base, over 12" thick 95% compacted subbase	3,610	SF	\$6.00	\$21,660
PV-9 Gravel maintenance path; consist of 4" thick gravel over 96% compacted subbase	596	SF	\$6.00	\$3,576

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Landscaping				
Planting area, 1 gallon pots @ 18" o.c.	18,784	SF	\$10.00	\$187,840
Ground hardwood mulch, 2" thick	18,784	SF	\$0.30	\$5,635
Biofiltration basin; consists of 1 gallon plants @ 18" o.c., over 2" thick gravel much, over 18" thick of bioretention soil mix, over 12" thick of sand, over geotextile filter fabric	3,458	SF	\$25.00	\$86,450
Landscape edging header - allowance	4,000	LF	\$10.00	\$40,000
Trees, 48" box	13	EA	\$1,500.00	\$19,500
Irrigation				
Planting area (PA)	22,242	SF	\$2.50	\$55,605
Trees	13	EA	\$350.00	\$4,550
Soil Preparation				
S-1 New topsoil (excavated and amended or imported, 3' deep	1,497	CY	\$25.00	\$37,428
S-2 Amend in place existing soil; 12" in hand excavation zone of existing trees, 36" thick otherwise	974	CY	\$25.00	\$24,356
S-3 Porous paving #2 gap-graded aggregate; 8" thick deep below bottom of paving	4,038	CY	measured with PV-3	
S-4 CU-Structural soil; 24" thick deep below bottom of paving	263	CY	\$45.00	\$11,840
S-5 Biofiltration soil profile			measured with Bioretention basin	
Site Structures				
B-1 Radial bench	92	LF	\$250.00	\$23,000
H-1 Handrail with lighting (lights included w/ site lighting L-6)	66	LF	\$150.00	\$9,900
S-1 Concrete stairs/steps	40	LF	\$75.00	\$3,000
W-1 Retaining seatwall with skateboard deterrent notches	30	LF	\$300.00	\$9,000
W-2 Concrete retaining wall @ biofiltration basin, 6" thick x 5'-0" high	164	LF	\$225.00	\$36,900
W-3 "Garapa" wood fence in galvanized steel frame, complete with single leaf gate, 6'-0" high	62	LF	\$300.00	\$18,600
Reinforced concrete wall footing				
For W-2, 3'-6"wide x 12" thick	164	LF	\$75.00	\$12,300
For W-3, 9" wide x 3'-4"high	62	LF	\$150.00	\$9,300
F-1 Cochran lounge chair	20	EA	\$300.00	\$6,000
F-2 Cochran side table	5	EA	\$800.00	\$4,000

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Police Secure Parking Lot & Ancillary Building				
Reinforced concrete grade beams (36"wide x 24"deep)				
Excavation and disposal offsite	128	CY	\$35.00	\$4,464
Concrete, 4000psi	128	CY	\$250.00	\$31,889
Gravel bedding and subgrade	1,722	SF	\$1.50	\$2,583
Formwork	2,296	SF	\$8.00	\$18,368
Reinforcement	37,501	LB	\$1.25	\$46,877
Drilled concrete pier				
18" diameter x 25'deep (10EA)			See Alternate for PV System	
Reinforced concrete slab on grade	1,900	GSF	\$15.00	\$28,500
Vertical Structure/Post	1,900	GSF	\$10.00	\$19,000
Roof Structure				
Structural roof framing	1	T	\$5,400.00	\$5,335
3" metal roof deck	1,900	GSF	\$5.00	\$9,500
Exterior Enclosure				
CMU wall with cement plaster finish	3,132	SF	\$48.00	\$150,336
Interior finish to exterior wall, painted gypwall	3,132	SF	\$7.50	\$23,490
Exterior Security Doors with 36" armor plate				
Single leaf	4	EA	\$2,500.00	\$10,000
Double leaf	4	PR	\$3,700.00	\$14,800
Cardkey access	7	EA	\$2,000.00	\$14,000
Overhead sectional solid panel door				
At stolen evidence/vehicle 10'-0"w x 10'-0"h	1	EA	\$10,000.00	\$10,000
At motorcycle garage, 16'-0"w x 8'-0"h	1	EA	\$12,800.00	\$12,800
Roofing - Allowance				
Built-up roof including rigid insulation, flat roof area	1,900	SF	\$20.00	\$38,000
Roof flashing, gutters and downspouts	1,900	SF	\$2.00	\$3,800
Interior Construction				
Interior cmu wall	1,701	SF	\$30.00	\$51,030
Interior gypwall (type B3Z)	918	SF	\$20.00	\$18,360
Interior doors	2	EA	\$1,800.00	\$3,600
Storage shelving, 4-layers	62	LF	\$250.00	\$15,500
Chalkboards and graphics; including directional/wayfinding signs, door signage, chalkboard and tackboards, flagpole, and building signs - allowance	1,900	GSF	\$5.00	\$9,500
Floor, Wall and Ceiling Finishes	1,900	GSF	\$10.00	\$19,000
Miscellaneous, rough carpentry	1,900	GSF	\$2.00	\$3,800
Fire Extinguisher cabinets (FEC)	2	EA	\$450.00	\$900

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Police Secure Parking Lot & Ancillary Building				
Plumbing, roof drainage - Allowance	1,900	GSF	\$2.00	\$3,800
HVAC - Allowance	1,900	GSF	\$10.00	\$19,000
Electrical				
Electrical Service and Distribution				
100A panelboard	1	EA	\$2,000.00	\$2,000
100A feed in ductbank	80	LF	\$40.00	\$3,200
Grounding and bonding	1	LS	\$500.00	\$500
Equipment wiring				
Mechanical equipment feed and connections	1,900	SF	\$2.00	\$3,800
Lighting and Branch Wiring				
Lighting fixtures 1x4	18	EA	\$250.00	\$4,500
Exterior building lighting	1	LS	\$1,000.00	\$1,000
Occupancy sensor	10	EA	\$200.00	\$2,000
Branch devices				
Duplex receptacle	42	EA	\$36.00	\$1,512
Device box	70	EA	\$38.00	\$2,660
3/4" EMT	1,400	LF	\$10.00	\$14,000
#12 THHN	5,600	LF	\$1.10	\$6,160
Communications and Security				
Fire Alarm				
Fire alarm control panel	1	EA	\$2,000.00	\$2,000
Reporting devices and circuitry	1,900	EA	\$1.00	\$1,900
Telecommunications				
Fit out closet	1	LS	\$1,000.00	\$1,000
2 port data device	14	EA	\$50.00	\$700
Cabling	4,200	LF	\$1.75	\$7,350
Rough-in	1,900	SF	\$1.00	\$1,900
Security system				
Control panel	1	LS	\$2,000.00	\$2,000
Cameras, devices and cabling	1	LS	\$4,000.00	\$4,000
Other Electrical Systems				
Temp power & lighting	1	LS	\$1,000.00	\$1,000
Seismic restraints	1	LS	\$1,000.00	\$1,000
Fees & Permits	1	LS	\$400.00	\$400
Fire Protection - Allowance	1,900	GSF	\$8.00	\$15,200

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Police Secure Parking Lot & Ancillary Building				
Site Improvement				
Concrete pad for fuel storage tank, emergency generator and transformer and trash area	750	SF	\$20.00	\$15,000
Secure PD parking, asphalt paving			measured under pedestrian paving	
Striping and pavement marking			measured under pedestrian paving	
Removable bollard	10	EA	\$350.00	\$3,500
Fencing and miscellaneous site furnishing				
Ornamental pedestrian gate, single leaf	2	EA	\$3,000.00	\$6,000
Secure/ornamental sliding gate, 16'-0" wide	2	EA	\$10,000.00	\$20,000
CMU fence and trash enclosure	2,664	SF	\$30.00	\$79,920
Swinging gate at trash enclosure	1	PR	\$3,000.00	\$3,000
PD radio tower				NIC, by others
Allowance for miscellaneous site furnishing; such as trash receptacles, bicycle rack, bollards, etc.	1	LS	\$30,000.00	\$30,000
Subtotal For Site Improvement:				\$2,143,638

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Domestic & Fire Water Systems:				
Water service pipe	45	LF	\$48.00	\$2,160
Fire protection water pipe	790	LF	\$45.00	\$35,550
Backflow Preventer	1	EA	\$8,850.00	\$8,850
Fire Hydrant	2	EA	\$7,000.00	\$14,000
Demo (E) water lines, hydrants, etc.	45	LF	\$25.00	\$1,125
Demo (E) IRR mains	180	LF	\$6.00	\$1,080
Sanitary Sewer Systems:				
Sanitary waste pipe	425	LF	\$55.00	\$23,375
Storm Drainage Systems:				
Storm drainage pipe	440	LF	\$60.00	\$26,400
Storm drain manhole (SDMH)	2	EA	\$8,000.00	\$16,000
Catch basin (CB)	4	EA	\$4,000.00	\$16,000
Sub drainage pipe	145	LF	\$24.00	\$3,480
Demo (E) SD structures & lines	170	LF	\$20.00	\$3,400

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Miscellaneous				
Ditching & backfill	1	LS	\$15,000.00	\$15,000
Connection to existing pipe	1	LS	\$12,500.00	\$12,500
Valves & accessories	1	LS	\$13,850.00	\$13,850
Fees and Permits	1	LS	\$2,000.00	\$2,000
Subtotal For Site Mechanical Utilities:				\$194,770

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Connection to Vault				By PG&E
Primary ductbank includes 1-4" PVC conduits, concrete encased				
Primary ductbank to padmount transformer	200	LF	\$113.00	\$22,600
Handhole	3	EA	\$1,500.00	\$4,500
Padmount transformer				By PG&E
Connection to existing transformers				By PG&E
Padmount transformer pad	1	EA	\$2,500.00	\$2,500
Secondary Ductbank				
1600A feed to MSB-M	20	LF	\$632.00	\$12,640
500A feed from switchboard	140	LF	\$240.00	\$33,600
300A feed from switchboard	130	LF	\$145.00	\$18,850
100A feed from switchboard	140	LF	\$48.00	\$6,720
Site Communications				
Communications ductbank 3-4 conduits with inner duct and backbone cabling	160	LF	\$190.00	\$30,400
Potential AT&T fiber substation and PG&E Equipment relocation - Allowance	1	LS	\$20,000.00	\$20,000
Lighting and Branch Wiring				
Time clock	1	EA	\$450.00	\$450
Lighting contactor	1	EA	\$1,000.00	\$1,000
Type Z-1	17	EA	\$1,200.00	\$20,400
Type Z-2	16	EA	\$1,200.00	\$19,200
Type Z-3	25	EA	\$950.00	\$23,750
Type Z-4	12	EA	\$950.00	\$11,400
Type Z-5	3	EA	\$2,500.00	\$7,500
Base	41	EA	\$350.00	\$14,350
Circuitry	1,600	LF	\$15.00	\$24,000

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Site Security				
Site security, allow	1	LS	\$15,000.00	\$15,000
Other Site Work				
Site demolition and relocation	1	LS	\$25,000.00	\$25,000
Photovoltaic system			NIC, see ADD Alternate	
Subtotal For Site Electrical Utilities:				\$313,860

100% Design Development Cost Estimate

Site Improvement (Library Scope)

Atherton Civic Center

Control Quantities
Site Improvement (Library Scope) Summary
Detailed Cost Breakdown

February 14, 2017

Site Areas

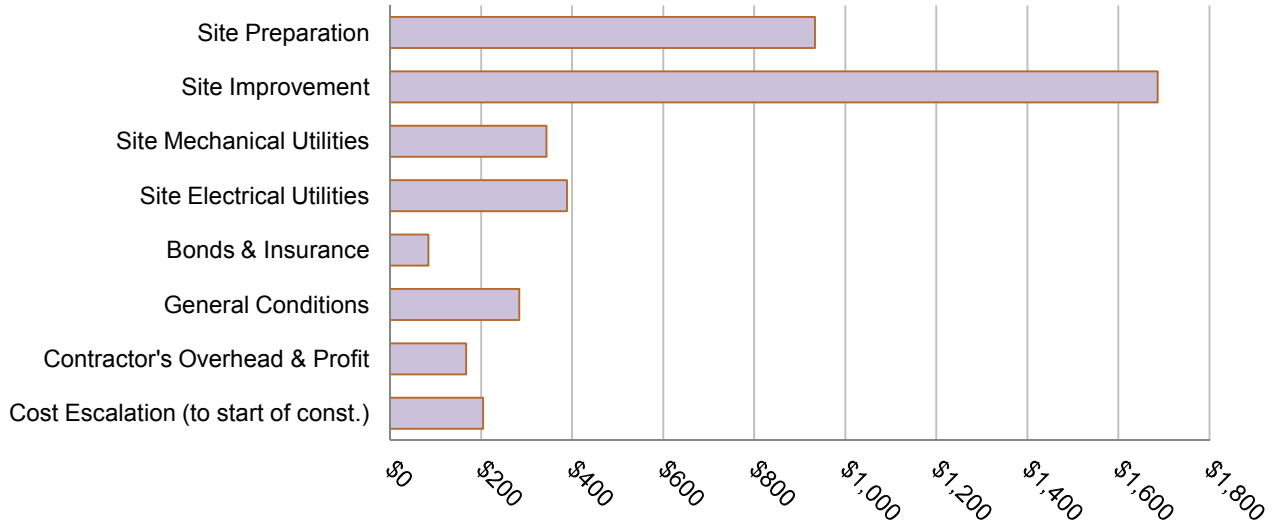
Vehicular paving	13,155
Pedestrian paving and hardscape	26,099
Landscaping and Softscape	33,294
Biofiltration basin	1,980
Library Building footprint	9,950
Existing Town Hall to remain	1,645
Miscellaneous sitework	2,082

Subtotal of Enclosed Area	88,205
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CSI UniFormat Summary	88,205 SF	%	\$/SF	,\$000
Site Preparation		22%	\$10.58	\$933
Site Improvement		39%	\$19.11	\$1,686
Site Mechanical Utilities		8%	\$3.89	\$343
Site Electrical Utilities		9%	\$4.41	\$389
Subtotal - Sitework		78%	\$38.00	\$3,352
Bonds & Insurance	2.50%	2%	\$0.95	\$84
General Conditions		7%	\$3.22	\$284
Contractor's Overhead & Profit	4.50%	4%	\$1.90	\$167
Subtotal		91%	\$44.06	\$3,887
Contingency for Design Development	5.00%	5%	\$2.20	\$194
Cost Escalation (to start of const.)	5.00%	5%	\$2.31	\$204
TOTAL CONSTRUCTION BUDGET	December 2017	100%	\$48.58	\$4,285

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Demolition Of Building and Structures				
Demo and removal of existing building within the limit of work	8,786	SF	\$13.00	\$114,218
Demo and removal of all hardscape and minimum softscape, including paving, curbs, wall features and aggregate base	79,419	SF	\$1.50	\$119,129
Remove existing trees	46	EA	\$1,000.00	\$46,000
Site Protective Construction				
Salvage (E) trees for their wood	5	EA	\$1,500.00	\$7,500
Tree Protection				
Temporary tree protection chainlink fence, 6' high	1,483	LF	\$32.00	\$47,456
Temporary layer of mulch to be maintained till tree protection fence is removed, 2" thick	10,702	SF	\$0.50	\$5,351
Plastic laminated sign spaced at 50' o.c., 24" x 36" "KEEP OUT TREE PROTECTION AREA"	34	EA	\$100.00	\$3,400
Erosion control/SWPPP	88,205	SF	\$0.50	\$44,103
Earthwork				
Site clearing and rough grading	88,205	SF	\$0.50	\$44,103
Excavate and offhaul unsuitable materials				
Under building, 30" thick	1,190	CY	\$35.00	\$41,644
Under vehicular/pedestrian paving, varying thickness	2,132	CY	\$35.00	\$74,623
Under planting area	3,919	CY	\$35.00	\$137,177
6~12" thick scarified/moisture conditioned/compacted native soil				
Under building	12,850	SF	\$1.00	\$12,850
Under vehicular/pedestrian paving	194,301	SF	\$1.00	\$194,301
30" thick compacted engineered fill, extend pad 5' beyond edge of building on all sides	1,190	CY	\$35.00	\$41,644
Hazardous Materials Abatement				NIC
Subtotal For Site Preparation:				\$933,496

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Vehicular Paving				
PV-1 Asphalt paving; consists of 4" thick asphalt concrete pavement, over 10" thick class 2 aggregate base, over woven textile fabric and compacted 12"thick subgrade	13,155	SF	\$7.00	\$92,085
Pavement marking and striping	13,155	SF	\$0.35	\$4,604
Reinforced concrete vertical curb	370	LF	\$25.00	\$9,250
Reinforced concrete flush curb, 36" side	245	LF	\$35.00	\$8,575
Reinforced concrete valley gutter	108	LF	\$35.00	\$3,780
Reinforced concrete curb and gutter	132	LF	\$35.00	\$4,620
Curb cuts and ramps - Allowance	2	EA	\$1,500.00	\$3,000
Recycled wheelstop, 6'-0" long	24	EA	\$100.00	\$2,400
Pedestrian Paving				
PV-2 Porous asphalt paving; consist of 4" thick open-graded porous asphalt, over 6" thick choker course crushed aggregate, over 24" thick washed drain rock, over geogrid and non-woven geotextile fabric, over uncompacted subgrade	4,402	SF	\$12.00	\$52,824
PV-3 Exposed aggregate pervious concrete (unreinforced); consist of 4" thick exposed aggregate pervious concrete, over 8" thick graded crushed aggregate base, over filter fabric and compacted native subgrade	12,692	SF	\$9.00	\$114,228
PV-4	5,216	SF	see wood deck below	
PV-5 Mulch (6" thick) over geotextile weed barrier, over 95% compacted subgrade	1,612	SF	\$2.50	\$4,030
PV-7 Exposed aggregate concrete; consist of surface sealer over asphalt cement, over class II aggregate base and 95% compacted subbase	477	SF	\$11.00	\$5,247
PV-8 Decomposed granite; consist of 4" thick class II aggregate base, over 12" thick 95% compacted subbase	486	SF	\$6.00	\$2,916
Stepping stones, 4 1/2" thick	1,214	SF	\$20.00	\$24,280

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
PV-4 Wood deck; for community porch, maker's yard, librarian's garden & quiet reading deck				
Reinforced concrete grade beams at exterior deck, as per structural drawings				
GB7 (2'-6'wide x 1'-4"deep)				
Excavation and disposal offsite	90	CY	\$35.00	\$3,146
Concrete, 4000psi	90	CY	\$250.00	\$22,475
Gravel bedding and subgrade	1,825	SF	\$1.50	\$2,738
Formwork	1,942	SF	\$8.00	\$15,534
Reinforcement	14,204	LB	\$1.25	\$17,755
Concrete edge wall	116	LF	\$100.00	\$11,600
Wood framing				
2x10 red wood joist @16" o.c.	7,407	BF	\$14.00	\$103,694
4x6 girder @ 10' o.c.	794	BF	\$14.00	\$11,116
Grey stone mulch 4" thick	64	CY	\$75.00	\$4,830
Filter fabric	5,216	SF	\$0.50	\$2,608
1x6 "garapa" decking	5,216	SF	\$12.00	\$62,592
Landscaping				
Planting area, 1 gallon pots @ 18" o.c.	33,294	SF	\$10.00	\$332,940
Ground hardwood mulch, 2" thick	33,294	SF	\$0.30	\$9,988
Biofiltration basin; consists of 1 gallon plants @ 18" o.c., over 18" thick of bioretention soil mix, over 10" thick of sand, over geotextile filter fabric				
	1,980	SF	\$25.00	\$49,500
Landscape edging header - allowance	5,400	LF	\$10.00	\$54,000
Trees, 48" box	23	EA	\$1,500.00	\$34,500
Boulders - allowance	1	LS	\$3,500.00	\$3,500
Irrigation				
Planting area (PA)	35,274	SF	\$2.50	\$88,185
Trees	23	EA	\$350.00	\$8,050
Soil Preparation				
S-1 New topsoil (excavated and amended or imported, 3' deep)	1,795	CY	\$25.00	\$44,867
S-2 Amend in place existing soil; 12" in hand excavation zone of existing trees, 36" thick otherwise				
	2,125	CY	\$25.00	\$53,117
S-3 Porous paving #2 gap-graded aggregate; 8" thick deep below bottom of paving				
	3,939		<i>measured with PV-3</i>	
S-4 CU-Structural soil; 24" thick deep below bottom of paving				
	148	CY	\$45.00	\$6,640
S-5 Biofiltration soil profile				
			<i>measured with Bioretention basin</i>	

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Mechanical Equipment Enclosure				
Continuous grade beams - allow 3'x3'	36	LF	\$300.00	\$10,800
10" thick CMU wall, 7'-0" high	252	SF	\$30.00	\$7,560
Mechanical equipment pad	500	SF	\$15.00	\$7,500
Fencing and miscellaneous site furnishing				
B-1 Radial bench	66	LF	\$250.00	\$16,500
B-2 Salvaged redwood bench	100	LF	\$300.00	\$30,000
H-1 Handrail with lighting (lights included w/ site lighting L-6)	103	LF	\$150.00	\$15,450
S-1 Concrete stairs/steps	242	LF	\$75.00	\$18,150
S-2 Decking stairs	108	LF	\$50.00	\$5,400
W-1 Retaining seatwall with skateboard deterrent notches	144	LF	\$300.00	\$43,200
W-2 Concrete retaining wall @ biofiltration basin, 6" thick x 5'-0" high	478	LF	\$225.00	\$107,550
W-3 "Garapa" wood fence in galvanized steel frame, complete with single leaf gate, 6'-0" high	94	LF	\$300.00	\$28,200
Reinforced concrete wall footing				
For W-1, 4'-0"wide x 14" thick	144	LF	\$80.00	\$11,520
For W-2, 3'-6"wide x 12" thick	478	LF	\$75.00	\$35,850
For W-3, 9" wide x 3'-4"thick	94	LF	\$150.00	\$14,100
F-1 Cochran lounge chair	16	EA	\$300.00	\$4,800
F-2 Cochran side table	4	EA	\$800.00	\$3,200
F-3 Wooden gate, single leaf	2	EA	\$3,000.00	\$6,000
F-4 Fountain; consist of 6'-0" diameter core- ten fountain basin, over gray river rock gravel, and 12'-0" diameter concrete base	1	LS	\$15,000.00	\$15,000
Allowance for miscellaneous site furnishing; such as trash receptacles, bicycle rack, bollards, etc.	1	LS	\$30,000.00	\$30,000
Subtotal For Site Improvement:			\$1,685,993	

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Domestic & Fire Water Systems:				
Water service pipe	85	LF	\$48.00	\$4,080
Fire protection water pipe	985	LF	\$45.00	\$44,325
Backflow Preventer	1	EA	\$8,850.00	\$8,850
Fire Hydrant	2	EA	\$7,000.00	\$14,000
Demo (E) water lines, hydrants, etc.	45	LF	\$25.00	\$1,125
Demo (E) IRR mains	180	LF	\$6.00	\$1,080
Sanitary Sewer Systems:				
Sanitary waste pipe	65	LF	\$55.00	\$3,575
Connect SS to (E) SS lines	1	EA	\$650.00	\$650
Storm Drainage Systems:				
Storm drainage pipe	1,545	LF	\$60.00	\$92,700
Storm drain manhole (SDMH)	1	EA	\$8,000.00	\$8,000
Catch basin (CB)	4	EA	\$4,000.00	\$16,000
Sub drainage pipe	585	LF	\$24.00	\$14,040
Demo (E) SD structures & lines	200	LF	\$20.00	\$4,000
Allowance for on-site well				
Well design and permit	1	LS	\$15,000.00	\$15,000
Well inc. well house, power, pump, tank & controls	1	LS	\$40,000.00	\$40,000
Distribution piping	1	LS	\$8,000.00	\$8,000
Meter and isolation valve	1	LS	\$5,000.00	\$5,000
Miscellaneous				
Ditching & backfill	1	LS	\$28,000.00	\$28,000
Connection to existing pipe	1	LS	\$12,500.00	\$12,500
Valves & accessories	1	LS	\$19,800.00	\$19,800
Fees and Permits	1	LS	\$2,700.00	\$2,700
Subtotal For Site Mechanical Utilities:				\$343,425

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Secondary Ductbank				
250A feed from switchboard to Library	650	LF	\$82.00	\$53,300
Handhole	11	EA	\$1,500.00	\$16,500
Communications ductbank 3-4 conduits with inner duct and backbone cabling - Allowance to library	650	LF	\$190.00	\$123,500

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Lighting and Branch Wiring				
Time clock	1	EA	\$450.00	\$450
Lighting contactor	1	EA	\$1,000.00	\$1,000
Type Z-1	18	EA	\$1,200.00	\$21,600
Type Z-2	36	EA	\$1,200.00	\$43,200
Type Z-3	47	EA	\$950.00	\$44,650
Type Z-4	3	EA	\$950.00	\$2,850
Base	55	EA	\$350.00	\$19,250
Circuitry	1,500	LF	\$15.00	\$22,500
Site Security				
Site security, allow	1	LS	\$15,000.00	\$15,000
Corp Yard				
Communication ductbank 3-4" conduits with Fiber & 50pr cable to Corp Yard Building Panelboards				<i>NIC, Not In Scope</i> <i>NIC, Not In Scope</i>
400A feed from switchboard to Corp Yard Building				<i>NIC, Not In Scope</i>
PV System over Corp yard				<i>NIC, Not In Scope</i>
Other Site Work				
Site demolition and relocation	1	LS	\$25,000.00	\$25,000
Subtotal For Site Electrical Utilities:				\$388,800

100% Design Development Cost Estimate

Alternates

Atherton Civic Center

Alternates Cost Breakdown

February 14, 2017

Alt. #1: Provide hydroseed planting at City Hall in lieu of indicated

	Quantity	Unit	Rate	Total (\$)
DELETE:				
Landscaping				
Planting area, 1 gallon pots @ 18" o.c.	(18,784)	SF	\$10.00	(\$187,840)
Ground hardwood mulch, 2" thick	(18,784)	SF	\$0.30	(\$5,635)
ADD:				
Landscaping				
Hydroseed	18,784	SF	\$1.00	\$18,784
Mark-up's per Overall Summary	27.84%			(\$48,639)
Subtotal For Alt. #1: Provide Hydroseed Planting At City Hall In Lieu Of Indicated:				(\$223,330)

Alt. #2: Energy Monitoring at Admin/PD

	Quantity	Unit	Rate	Total (\$)
DELETE:				
Energy monitoring to Police (lighting only)	(1)	LS	\$15,000.00	(\$15,000)
ADD:				
Energy monitoring to Police (lighting, panels and equipment)	1	LS	\$25,000.00	\$25,000
Mark-up's per Overall Summary	27.84%			\$2,784
Subtotal For Alt. #2: Energy Monitoring At Admin/Pd:				\$12,784

Alt. #3: Microgrid at Admin/PD

	Quantity	Unit	Rate	Total (\$)
ADD:				
(31) 5750W Inverters	1	LS	\$130,000.00	\$130,000
(15) Aquion battery modules	1	LS	\$255,000.00	\$255,000
Labor to install	1	LS	\$54,000.00	\$54,000
Circuitry	1,150	LF	\$20.00	\$23,000
Ventilation	1	LS	\$2,500.00	\$2,500
Mark-up's per Overall Summary	27.84%			\$129,329
Subtotal For Alt. #3: Microgrid At Admin/Pd:				\$593,829

Alt. #4A: PV for Admin/PD (RA1A)	Quantity	Unit	Rate	Total (\$)
ADD:				
Structural				
Reinforced concrete grade beams (GB2)				
Excavation and disposal offsite	30	CY	\$35.00	\$1,053
Concrete, 4000psi	30	CY	\$250.00	\$7,523
Gravel bedding and subgrade	325	SF	\$1.50	\$488
Formwork	650	SF	\$8.00	\$5,200
Reinforcement; (4) #10 top & bottom reinf.	6,921	LB	\$1.25	\$8,652
Drilled concrete pier				
18" diameter x 25'deep	250	LF	\$100.00	\$25,000
Column				
HSS12x8x5/8	2	T	\$5,200.00	\$7,859
Poured in place concrete base	4	EA	\$250.00	\$1,000
Structural roof framing				
WF12x45	3	T	\$5,400.00	\$13,553
C12x25	2	T	\$5,400.00	\$12,420
Glulam beam 2 1/2 x 12	2,590	BF	\$16.00	\$41,446
PV panels; complete with inverters, panelboards, feeders and installation				
RA1A over carport, 76-modules	65	KW	\$4,300.00	\$278,137
Electrical Lighting				
Exterior linear lighting	54	LF	\$350.00	\$18,900
Mark-up's per Overall Summary			27.84%	\$117,282
Subtotal for Alt. #4A: PV for Admin/PD (RA1A):				\$538,512

Alternate #4B: PV for Admin/PD (RA1B)	Quantity	Unit	Rate	Total (\$)
ADD:				
PV panels; complete with inverters, panelboards, feeders and installation				
RA1B over ancillary building, 112-modules	96	KW	\$4,300.00	\$411,961
Mark-up's per Overall Summary			27.84%	\$114,701
Subtotal for Alternate #4B: PV for Admin/PD (RA1B):				\$526,662

Alternate #4C: PV for Admin/PD (RA2)	Quantity	Unit	Rate	Total (\$)
ADD:				
Structural				
Reinforced concrete grade beams (GB2)				
Excavation and disposal offsite	58	CY	\$35.00	\$2,025
Concrete, 4000psi	58	CY	\$250.00	\$14,468
Gravel bedding and subgrade	625	SF	\$1.50	\$938
Formwork	1,250	SF	\$8.00	\$10,000
Reinforcement; (4) #10 top & bottom reinf.	13,310	LB	\$1.25	\$16,638
Drilled concrete pier				
18" diameter x 25'deep	450	LF	\$100.00	\$45,000
Column				
HSS12x8x5/8	4	T	\$5,200.00	\$19,647
Poured in place concrete base	10	EA	\$250.00	\$2,500
Structural roof framing				
WF12x45	4	T	\$5,400.00	\$23,334
C12x25	4	T	\$5,400.00	\$22,434
Glulam beam 2 1/2 x 12	4,605	BF	\$16.00	\$73,682
PV panels; complete with inverters, panelboards, feeders and installation				
RA2 over carport, 168-modules	142	KW	\$4,300.00	\$611,439
Electrical Lighting				
Exterior linear lighting	120	LF	\$350.00	\$42,000
Mark-up's per Overall Summary	27.84%			\$246,158
Subtotal for Alternate #4C: PV for Admin/PD (RA2):				\$1,130,262

Alternate #4D: PV for Admin/PD (RA10)	Quantity	Unit	Rate	Total (\$)
DELETE:				
Roof Coverings				
Clay tile roof over fire-treated battens, over adhered membrane, sloped roof area	(1,604)	SF	\$25.00	(\$40,110)
ADD:				
Roof Coverings				
Comp shingle roofing system over tapered rigid insulation, flat roof area	1,604	SF	\$12.00	\$19,253
PV panels; complete with inverters, panelboards, feeders and installation				
RA10 over police building, 76-modules	27	KW	\$4,300.00	\$117,820
Mark-up's per Overall Summary	27.84%			\$26,997
Subtotal for Alternate #4D: PV for Admin/PD (RA10):				\$123,960

Alt. #5: Add 25,000 gallon thermal energy storage tank	Quantity	Unit	Rate	Total (\$)
ADD:				
25,000 gallon thermal energy storage tank, 15psi, approximate dimension 44' x 10' diameter; including excavation and backfill	1	LS	\$150,000.00	\$150,000
Mark-up's per Overall Summary	27.84%			\$41,764
Subtotal For Alt. #5: Add 25,000 Gallon Thermal Energy Storage Tank:				\$191,764

Alt. #6: Copper in lieu of painted aluminum for gutters/downspout (At City Hall)

	Quantity	Unit	Rate	Total (\$)
DELETE:				
Roofing upstands and sheetmetal				
Gutter, bronze painted aluminum	(1,042)	LF	\$35.00	(\$36,470)
Downspout, bronze painted aluminum	(380)	LF	\$30.00	(\$11,400)
ADD:				
Roofing upstands and sheetmetal				
Gutter, copper finish	1,042	LF	\$75.00	\$78,150
Downspout, copper finish	380	LF	\$75.00	\$28,500
Mark-up's per Overall Summary	27.84%			\$16,366
Subtotal For Alt. #6: Copper In Lieu Of Painted Aluminum For Gutters/Downspout (At City Hall):				\$75,146

Alt. #7: Stone veneer in lieu of precast concrete wall base (At City Hall)

	Quantity	Unit	Rate	Total (\$)
DELETE:				
Fascias, bands, screens, trim, wood articulation at doors, etc.				
Precast concrete veneer base	(819)	LF	\$30.00	(\$24,570)
ADD:				
Fascias, bands, screens, trim, wood articulation at doors, etc.				
Stone veneer base	819	LF	\$50.00	\$40,950
Mark-up's per Overall Summary	27.84%			\$4,561
al For Alt. #7: Stone Veneer In Lieu Of Precast Concrete Wall Base (At City Hall):				\$20,941

100% Design Development Cost Estimate

Variance Report
Atherton Civic Center

Comparison Summary
Variance Analysis

February 14, 2017

*New Police Department, City Hall, Council Chamber & Ancillary Building
New Library
Renovate existing Heritage Town Hall
Site Development*

	DELTA	CURRENT			PREVIOUS			
		100% Design Development			50% Design Development			
GROSS FLOOR AREA	381 SF	41,089 SF			40,708 SF			
CSI UniFormat Summary		%	\$/SF	\$,000	%	\$/SF	\$,000	
Foundations	\$369	6%	\$55.33	\$2,273	5%	\$46.77	\$1,904	
Superstructure	(\$338)	9%	\$85.04	\$3,494	11%	\$94.14	\$3,832	
Enclosure	\$124	8%	\$69.14	\$2,841	7%	\$66.74	\$2,717	
Roofing	(\$26)	2%	\$21.00	\$863	2%	\$21.82	\$888	
Interior Construction	\$493	8%	\$72.82	\$2,992	7%	\$61.38	\$2,499	
Stairs	\$35	0%	\$2.67	\$110	0%	\$1.84	\$75	
Interior Finishes	\$44	6%	\$51.83	\$2,130	6%	\$51.23	\$2,085	
Conveying	\$5	0%	\$3.04	\$125	0%	\$2.95	\$120	
Plumbing	\$8	2%	\$16.66	\$685	2%	\$16.62	\$677	
Heating, Ventilation, & Air Conditioning	(\$66)	7%	\$60.04	\$2,467	7%	\$62.23	\$2,533	
Fire Protection	(\$12)	1%	\$6.36	\$261	1%	\$6.72	\$274	
Electrical	\$92	8%	\$70.34	\$2,890	8%	\$68.73	\$2,798	
Equipment	\$874	3%	\$23.30	\$957	0%	\$2.04	\$83	
Furnishings	(\$7)	0%	\$4.26	\$175	1%	\$4.48	\$182	
Selective Building Demolition	\$0	0%	\$0.43	\$18	0%	\$0.43	\$18	
Subtotal - Building Construction	8%	\$1,596	60%	\$542.27	\$22,281	57%	\$508.13	\$20,685
Site Preparation	\$61	5%	\$41.71	\$1,714	5%	\$40.59	\$1,653	
Site Improvement	(\$506)	10%	\$93.20	\$3,830	12%	\$106.52	\$4,336	
Site Mechanical Utilities	\$186	1%	\$13.10	\$538	1%	\$8.65	\$352	
Site Electrical Utilities	(\$175)	2%	\$17.10	\$703	2%	\$21.55	\$877	
Subtotal - Sitework	-6%	(\$434)	18%	\$165.11	\$6,784	20%	\$177.31	\$7,218
Total - Building and Sitework Constr	4%	\$1,162	78%	\$707.38	\$29,065	77%	\$685.44	\$27,903
Bonds & Insurance	\$29	2%	\$17.68	\$727	2%	\$17.14	\$698	
General Conditions	\$461	7%	\$59.87	\$2,460	5%	\$49.10	\$1,999	
Contractor's Overhead & Profit	\$74	4%	\$35.32	\$1,451	4%	\$33.83	\$1,377	
Contingency for Design Development	(\$873)	5%	\$41.01	\$1,685	7%	\$62.84	\$2,558	
Cost Escalation (to start of construction)	(\$109)	5%	\$43.06	\$1,769	5%	\$46.16	\$1,879	
TOTAL CONSTRUCTION BUDGET	2%	\$745	100%	\$904.34	\$37,158	100%	\$894.50	\$36,413

New Police Department, City Hall & Council Chamber

	DELTA		CURRENT			PREVIOUS		
			100% Design Development			50% Design Development		
GROSS FLOOR AREA	1%	346 SF	28,910 SF			28,564 SF		
CSI UniFormat Summary			%	\$/SF	\$,000	%	\$/SF	\$,000
Foundations	8%	\$107	8%	\$48.46	\$1,401	7%	\$45.31	\$1,294
Superstructure	-7%	(\$175)	13%	\$81.57	\$2,358	15%	\$88.67	\$2,533
Enclosure	2%	\$38	9%	\$55.79	\$1,613	9%	\$55.15	\$1,575
Roofing	8%	\$41	3%	\$20.52	\$593	3%	\$19.32	\$552
Interior Construction	23%	\$407	12%	\$74.19	\$2,145	10%	\$60.82	\$1,737
Stairs	46%	\$35	1%	\$3.80	\$110	0%	\$2.63	\$75
Interior Finishes	0%	\$4	8%	\$46.82	\$1,354	8%	\$47.26	\$1,350
Conveying	4%	\$5	1%	\$4.32	\$125	1%	\$4.20	\$120
Plumbing	0%		3%	\$15.87	\$459	3%	\$16.06	\$459
Heating, Ventilation, & Air Conditioning	-9%	(\$144)	8%	\$48.59	\$1,405	9%	\$54.22	\$1,549
Fire Protection	-7%	(\$13)	1%	\$6.08	\$176	1%	\$6.59	\$188
Electrical	3%	\$42	9%	\$57.82	\$1,672	9%	\$57.06	\$1,630
Equipment	865%	\$285	2%	\$11.01	\$318	0%	\$1.16	\$33
Furnishings	8%	\$10	1%	\$4.86	\$140	1%	\$4.57	\$130
Subtotal - Building Construction	5%	\$642	78%	\$479.69	\$13,868	77%	\$463.01	\$13,225
Bonds & Insurance	5%	\$16	2%	\$11.99	\$347	2%	\$11.58	\$331
General Conditions	24%	\$226	7%	\$40.60	\$1,174	5%	\$33.17	\$947
Contractor's Overhead & Profit	6%	\$40	4%	\$23.95	\$692	4%	\$22.85	\$653
Contingency for Design Development	-34%	(\$408)	5%	\$27.81	\$804	7%	\$42.45	\$1,212
Cost Escalation (to start of construction)	-5%	(\$46)	5%	\$29.20	\$844	5%	\$31.18	\$891
TOTAL CONSTRUCTION BUDGET	3%	\$470	100%	\$613.24	\$17,729	100%	\$604.23	\$17,259

New Library

GROSS FLOOR AREA CSI UniFormat Summary	DELTA		CURRENT 100% Design Development 10,269 SF			PREVIOUS 50% Design Development 10,269 SF		
	0 SF		%	\$/SF	\$,000	%	\$/SF	\$,000
	Foundations	31%	\$169	7%	\$69.81	\$717	6%	\$53.32
Superstructure	-14%	(\$174)	11%	\$101.00	\$1,037	14%	\$117.93	\$1,211
Enclosure	6%	\$66	12%	\$108.26	\$1,112	12%	\$101.81	\$1,045
Roofing	-22%	(\$68)	3%	\$23.64	\$243	4%	\$30.25	\$311
Interior Construction	9%	\$66	8%	\$75.16	\$772	8%	\$68.70	\$705
Interior Finishes	1%	\$8	7%	\$64.98	\$667	8%	\$64.23	\$660
Plumbing	4%	\$8	2%	\$18.39	\$189	2%	\$17.62	\$181
Heating, Ventilation, & Air Conditioning	9%	\$82	10%	\$94.06	\$966	10%	\$86.03	\$883
Fire Protection	0%		1%	\$6.94	\$71	1%	\$6.94	\$71
Electrical	4%	\$39	11%	\$104.17	\$1,070	12%	\$100.39	\$1,031
Equipment	3095%	\$619	7%	\$62.23	\$639	0%	\$1.95	\$20
Furnishings	-37%	(\$19)	0%	\$3.18	\$33	1%	\$5.07	\$52
Subtotal - Building Construction	12%	\$797	78%	\$731.82	\$7,515	77%	\$654.23	\$6,718
Bonds & Insurance	12%	\$20	2%	\$18.30	\$188	2%	\$16.36	\$168
General Conditions	32%	\$155	7%	\$61.94	\$636	5%	\$46.86	\$481
Contractor's Overhead & Profit	13%	\$44	4%	\$36.54	\$375	4%	\$32.29	\$332
Contingency for Design Development	-29%	(\$180)	5%	\$42.43	\$436	7%	\$59.98	\$616
Cost Escalation (to start of construction)	1%	\$5	5%	\$44.55	\$457	5%	\$44.05	\$452
TOTAL CONSTRUCTION BUDGET	10%	\$840	100%	\$935.58	\$9,607	100%	\$853.76	\$8,767

Heritage Town Hall

	DELTA		CURRENT			PREVIOUS		
	35 SF		100% Design Development			50% Design Development		
			1,910 SF			1,875 SF		
GROSS FLOOR AREA			%	\$/SF	\$/,000	%	\$/SF	\$/,000
CSI UniFormat Summary								
Foundations	150%	\$93	14%	\$81.51	\$156	6%	\$33.25	\$62
Superstructure	12%	\$11	9%	\$51.82	\$99	9%	\$47.00	\$88
Enclosure	21%	\$20	10%	\$60.82	\$116	10%	\$51.28	\$96
Roofing	3%	\$1	2%	\$14.07	\$27	3%	\$13.88	\$26
Interior Construction	35%	\$19	7%	\$39.52	\$75	6%	\$29.87	\$56
Interior Finishes	43%	\$33	9%	\$56.96	\$109	8%	\$40.57	\$76
Plumbing	0%	\$0	3%	\$19.33	\$37	4%	\$19.67	\$37
Heating, Ventilation, & Air Conditioning	-5%	(\$5)	8%	\$50.48	\$96	10%	\$53.88	\$101
Fire Protection	2%	\$0	1%	\$7.50	\$14	1%	\$7.50	\$14
Electrical	9%	\$12	13%	\$77.96	\$149	14%	\$73.01	\$137
Equipment	-100%	(\$30)	0%	\$0.00	\$0	3%	\$16.00	\$30
Furnishings		\$2	0%	\$1.10	\$2	0%	\$0.00	\$0
Selective Building Demolition	-1%	(\$0)	2%	\$9.36	\$18	2%	\$9.60	\$18
Subtotal - Building Construction	21%	\$157	78%	\$470.43	\$898	77%	\$395.52	\$742
Bonds & Insurance	21%	\$4	2%	\$11.76	\$22	2%	\$9.88	\$19
General Conditions	43%	\$23	7%	\$39.82	\$76	5%	\$28.32	\$53
Contractor's Overhead & Profit	23%	\$8	4%	\$23.49	\$45	4%	\$19.51	\$37
Contingency for Design Development	-23%	(\$16)	5%	\$27.27	\$52	7%	\$36.24	\$68
Cost Escalation (to start of construction)	10%	\$5	5%	\$28.64	\$55	5%	\$26.62	\$50
TOTAL CONSTRUCTION BUDGET	19%	\$181	100%	\$601.40	\$1,148	100%	\$516.09	\$968

Sitework & Police Secure Parking Lot

	DELTA	CURRENT			PREVIOUS			
		100% Design Development			50% Design Development			
		210,686 SF			256,652 SF			
GROSS FLOOR AREA	-18%	(45,966 SF)	%	\$/SF	\$,000	%	\$/SF	\$,000
CSI UniFormat Summary								
Site Preparation	4%	\$61	20%	\$8.13	\$1,714	18%	\$6.44	\$1,653
Site Improvement	-12%	(\$506)	44%	\$18.18	\$3,830	46%	\$16.89	\$4,336
Site Mechanical Utilities	53%	\$186	6%	\$2.55	\$538	4%	\$1.37	\$352
Site Electrical Utilities	-20%	(\$175)	8%	\$3.34	\$703	9%	\$3.42	\$877
Subtotal - Sitework	-6%	(\$434)	78%	\$32.20	\$6,784	77%	\$28.12	\$7,218
Bonds & Insurance	-6%	(\$11)	2%	\$0.81	\$170	2%	\$0.70	\$180
General Conditions	11%	\$57	7%	\$2.73	\$574	5%	\$2.01	\$517
Contractor's Overhead & Profit	-5%	(\$17)	4%	\$1.61	\$339	4%	\$1.39	\$356
Contingency for Design Development	-41%	(\$268)	5%	\$1.87	\$393	7%	\$2.58	\$662
Cost Escalation (to start of construction)	-15%	(\$73)	5%	\$1.96	\$413	5%	\$1.89	\$486
TOTAL CONSTRUCTION BUDGET	-8%	(\$746)	100%	\$41.17	\$8,673	100%	\$36.70	\$9,419