



## Item No. 28 Town of Atherton

### **CITY COUNCIL STAFF REPORT – REGULAR AGENDA**

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

**THROUGH: MICHAEL KASHIWAGI  
COMMUNITY SERVICES DIRECTOR**

**FROM: MARTY HANNEMAN, CITY ENGINEER**

**DATE: OCTOBER 19, 2016**

**SUBJECT: ACCEPT THE CIVIC CENTER PROJECT STATUS UPDATE;  
PROVIDE FEEDBACK ON THE CIVIC CENTER AND LIBRARY  
DESIGNS; RECEIVE AND ACCEPT 50 PERCENT DESIGN  
DEVELOPMENT COST ESTIMATE**

### **RECOMMENDATION**

1. Review the updated Civic Center and Library floor plans and elevations and provide feedback; and
2. Receive and accept the 50 percent Design Development Cost Estimate and provide feedback.

### **BACKGROUND**

The Schematic Design for the new Civic Center and Library was approved by Council in May 2016 and the project is now at the 50 percent Design Development (DD) stage. This report provides an update on the progress of the Civic Center and Library designs since the September 21, 2016 Council meeting and the 50 percent DD cost estimate.

### **FINDINGS/ANALYSIS**

#### **Project Design**

Staff continues to work with CCAC, Green Building Committee, Project Management Committee, Library Committee, San Mateo County Library, Atherton Heritage staff, Town Planner, Public Works staff, and the WRNS Studio design team to refine floor plans to address efficiency, code compliance and programming requirements. City PD staff have provided input and comment on the building space needs. Staff and consultant team will be meeting again with Library stakeholders to further define the space and program needs for the new library and Historic Town

## **Civic Center Project Design Actions and Monthly Status Report**

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Hall.

Based on feedback received from Council at the September 21<sup>st</sup> meeting, the project team is designing a café with the required infrastructure for the Historic Council Chambers and Library Project that is fully compliant with San Mateo County Public Health regulations for a retail café. This will provide Council with maximum flexibility to use this area as a warming kitchen for special events or future retail café. Council requested the project team to provide options to enlarge the café area. The current size of the café/warming kitchen is 199 SF. There are two options that will be part of the presentation. These are:

1. To push out the walls on the south side of the café by 3 feet. This would add an additional 31 SF for a total of 230 SF.
2. Move the proposed restroom opposite of the portico to be in line with the other restroom. This would add an additional 61 SF to the café for a total of 260 SF.

Also, in response to Council questions at the September 21<sup>st</sup> meeting, the project team will be reporting back in the presentation on a potential canopy between the Historic Town Hall to the new Library and the number of doors and type required for the first floor east wall in the Police section.

The project team continues to refine the sustainability matrix presented to Council on July 20, 2016, including with high level of return on investments (ROI) analysis that addresses what sustainable design features are required by code, features that if incorporated into the design may reduce cost or size of various systems that could be considered in the final design and bid as add alternates. This Green Building Committee submitted a memo dated 9-27-16 for the October 3<sup>rd</sup> CCAC meeting with recommendations for their consideration. At this meeting, the CCAC requested additional cost information from the Project team for some of the items. This will be provided to the CCAC at its November 7<sup>th</sup> meeting. The goal is to have the list sustainability elements narrowed to a few for Council's consideration at its November 16, 2016 meeting.

### **Project Cost Estimate**

Mack<sup>5</sup> is has completed the cost estimate at the 50% Design Development plans. This report is attached as Attachment 1.

Overall, the square footage has been reduced by 4,940 square feet. Of that total, 4,735 square feet was reduced from the Admin/PD/CDD building. Building construction costs were reduced from an estimate of \$19.1m in May 2016 to \$17.1m. Adding in the proportionate share of site work at \$4.7m and design costs at \$2.1m, the total cost is \$23.9m. This is inclusive of a 7% contingency for design development and a 5% cost escalation factor. The Library square footage was reduced by 134 square feet. However, the due to its more refined design, the building construction cost estimate for the Library went from \$7.3m to \$8.6m. This too includes a 7% contingency for design development and a 5% cost escalation factor. The table below reflects the preceding, in round numbers.

# Civic Center Project Design Actions and Monthly Status Report

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	Gross Square Footage	\$/SF	50% DD	Schematic	Delta
City Hall	28564 \$	600 \$	17,131,000 \$	19,104,000 \$	(1,973,000)
CH Site Work	122120 \$	39 \$	4,734,000 \$	8,171,000 \$	(3,437,000)
Design			\$ 2,125,253	\$ 2,125,253	-
			<b>\$ 23,990,253</b>	<b>\$ 29,400,253</b>	<b>(5,410,000)</b>

	Gross Square Footage	\$/SF	50% DD	Schematic	Delta
Library	10269 \$	836 \$	8,581,000 \$	7,308,000 \$	1,273,000
L Site Work	134532 \$	41 \$	5,499,000 \$	5,499,000 \$	-
Design			\$ 837,221	\$ 837,221	-
			<b>\$ 14,917,221</b>	<b>\$ 13,644,221</b>	<b>1,273,000</b>

	City Hall	Library
<b>Total Cost</b>	\$ (23,990,253)	\$ (14,917,221)
<b>Total Revenues</b>		
<b>Library Funds</b>		\$ 14,917,221
<b>Building Funds</b>	\$ 2,100,000	
<b>Donations</b>	\$ 5,681,577	
<b>Remaining</b>	\$ (16,208,676)	\$ -

The above table reflects a remaining funds necessary of \$16.2m. However, the original funding component of \$2.1m for Building Funds was based on an assumption that the building/planning component would be approximately 8% of the total square footage (based on current layouts). However, the Building/Planning Department portion of the new facility equates to 13.6% of the total square footage of the building and therefore, 13.6% of the total cost. That amount based on that percentage allocation equates to \$3.3m. The Town stopped adding funds from Building/Planning Permit revenue into that fund in FY 2012/13 based on the initial percentage allocation. However, since the actual square footage allocation is 13.6% versus 8%, the Council should consider augmenting the funds from permit revenue to make up the difference. If that allocation is adjusted, the remaining funding necessary is reduced by \$1.2m to \$15m.

## From Conceptual Design (October 2015) to Design Development (October 2016)

The total project cost estimate at Conceptual Design (CD) was \$42.9m. The total project cost estimate at 50% Design Development (DD) is \$38.9. Breaking the cost down by building, the Library Cost Estimate at CD was \$13.4m with a DD cost estimate of \$14.9m. For City Hall, that same comparative is CD at \$29.5m and DD at \$23.9m. The City Hall cost estimate has been reduced by \$5.6m from CD to 50% DD. Gross square footage for City Hall was reduced by 10,155 square feet from 38,719 at CD to 28,564 at 50% DD.

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### **Project Schedule**

The Project Schedule for the Design Development Phase has been updated to reflect time required to provide quality assurance checks and reasonable interaction with the CCAC, committees and Council to provide key input throughout the process. At this time, completion of the Design Development phase is still projected to be December 2016. The project team is working to develop a schedule that addresses phasing, utility relocations and location of temporary town operations during the construction. In order to facilitate the operational and funding needs, it is possible final construction documents will be issued in phases. An updated project schedule is being coordinated with Mack5 to address all these issues and staff anticipates bringing those details to Council at its November 16, 2016 meeting.

### **Project Funding**

Atherton Now's September Monthly Fundraising Update is attached (Attachment 2). Atherton Now has sufficient contributions to allow the project to move through all design phases. Their contribution towards Design Development has been received by the Town. Atherton Now maintains a public website at <http://atherton-now.org> that provides information on the project, a project video, and information on the campaign status.

### **POLICY ISSUES**

On May 18, 2016, City Council approved the Schematic Design with comments and direction to staff to reduce square footage of the Council Chamber, review the program and building layout for efficiency and reduction in square footage where possible, and identify options for base bid and alternate project elements and reduce the budget by approximately \$1.8 Million. This was accomplished by holding the assumed donation requirement at \$25 million. This is now \$25.5 million with the addition of the corporation yard. While the Corporation Yard elements are not yet included in the above calculations, if the building/planning permit funding source is adjusted based on square footage allocation, the fundraising required (inclusive of design) is \$20.7m. Significant progress has been made to reach that number.

There are no significant policy issues within this Report.

### **FISCAL IMPACT**

Attachment 3 is a summary of the project finances via the Monthly Budget Summary.

### **PUBLIC NOTICE**

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but be not limited to, media outlets, school districts, Menlo

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Park Fire District, service provides (water, power, and sewer), and regional elected officials. In addition, the project's information is updated frequently on the Town's Website, and an open forum is noticed and offered prior to the beginning of each CCAC Regular meeting.

The Town maintains an active and up to date Project Website at <http://ca-atherton.civicplus.com/index.aspx?nid=290>

### **ATTACHMENTS**

Attachment 1: Mack<sup>5</sup> 50% Design Development Cost Estimate 10-11-16 Report

Attachment 2: Atherton NOW September 2016 Monthly Report

Attachment 3: Monthly Budget Summary

Attachment 4: Presentation to Council (to be provided on receipt)

**Civic Center Project Design Actions and Monthly Status Report**

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**Attachment 3**

**Monthly Budget Summary**

<b>Fund Allocations</b>	<b>Library Fund</b>	<b>Building Facilities Fund</b>	<b>General Fund</b>	<b>Civic Center Donations</b>	<b>Total</b>
<b>FY 16-17 Budget</b>	<b>\$946,500</b>	<b>\$594,000</b>	<b>\$354,000</b>	<b>\$1,535,000</b>	<b>\$3,429,500</b>
<b>Expenditures to Date</b>					
Design	\$223,708	\$68,833	\$0	\$567,875	\$860,416
Project Management	\$80,498	\$119,301	\$6,861	\$117,594	\$324,254
Geo-Tech/Environmental	\$47,259	\$91,321	\$24,009	\$0	\$162,589
<b>Totals</b>	<b>\$351,465</b>	<b>\$279,455</b>	<b>\$30,870</b>	<b>\$685,469</b>	<b>\$1,347,259</b>
<b>Remaining FY 17-16 Budget</b>	<b>\$595,035</b>	<b>\$314,545</b>	<b>\$323,130</b>	<b>\$849,531</b>	<b>\$2,082,241</b>

<b>Atherton Now Cash Donations (Received)</b>	<b>Amount</b>
Master Plan & Conceptual Design Phases 1 & 2	\$250,457
Schematic Design Phase 3	\$200,838
Design Development	\$506,870
<b>Total Contributions to Date</b>	<b>\$958,165</b>



50% Design Development Cost Estimate  
for  
Atherton Civic Center

October 11, 2016

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## 50% Design Development Cost Estimate

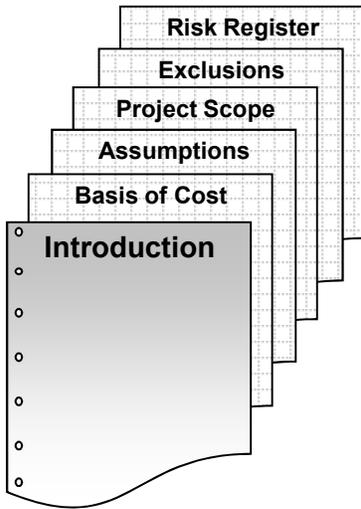
# Commentary

## Atherton Civic Center

Introduction  
Basis of Cost  
Assumptions  
Exclusions  
Risk Register

October 11, 2016

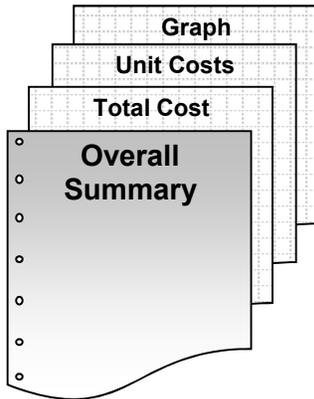
introduction



mack5 was requested to carry out a 50% 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 pole at front of station, station sign and on-site fire hydrant.

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

## items used for cost estimate

general Architectural drawing prepared by WRNS, dated 9/12/2016  
G-001, G-101, G-102

civil Architectural drawing prepared by Sherwood, dated 9/12/2016  
C010, C020, C100, C101, C200, C201, C300, C301, C400,  
C401

landscaping Landscape drawing prepared by swa, dated 9/12/2016  
L0.00, L0.01~0.03, 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, L9.01~9.06

structural Structural drawing prepared by Mar Structural Design,  
dated 9/12/2016  
S1.0, S2.0, S2.1~2.4, S4.11, S4.31

architectural Architectural drawing prepared by WRNS, dated 9/12/2016  
AN-001, AS-101, AS-105, 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-410,  
A-501~511, A-521~524, A-601, A-801, A-802, A-811, A-831,  
A-832, A-841, A-842, AI-001, AI-101, AI-102, AI-111

**items used for cost estimate**

mechanical Mechanical drawing prepared by Interface Engineering,  
dated 9/12/2016  
M-001, M-100, M-101Z, M-102Z, M-111Z, M-201, M-202, M-  
201, M-211, M-212, M-401

plumbing Plumbing drawing prepared by Interface Engineering,  
dated 9/12/2016  
P-001, P-002, P-200, P-201~203, P-210~212

electrical Electrical drawing, dated 7/20/2016  
E-000, E-001, E-101, E-201, E-202, E-211, E-301, E-302, E-  
311, E-401, E-501, E-502, E-701, E

PV PV Site plan PV-101

basis of design (BOD) 50% Design Development BOD (Vol.1 and 2),  
dated September 12, 2016

**assumptions**

- (a) Construction will start in August, 2017
- (b) A construction period of 19.5 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.
- 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.

**inclusions****Police/City Hall and Library**

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.

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

50% Design Development Cost Estimate

Overall Summary  
Atherton Civic Center

Gross Floor Areas  
Overall Summary  
Component Summary  
Trade Summary

October 11, 2016

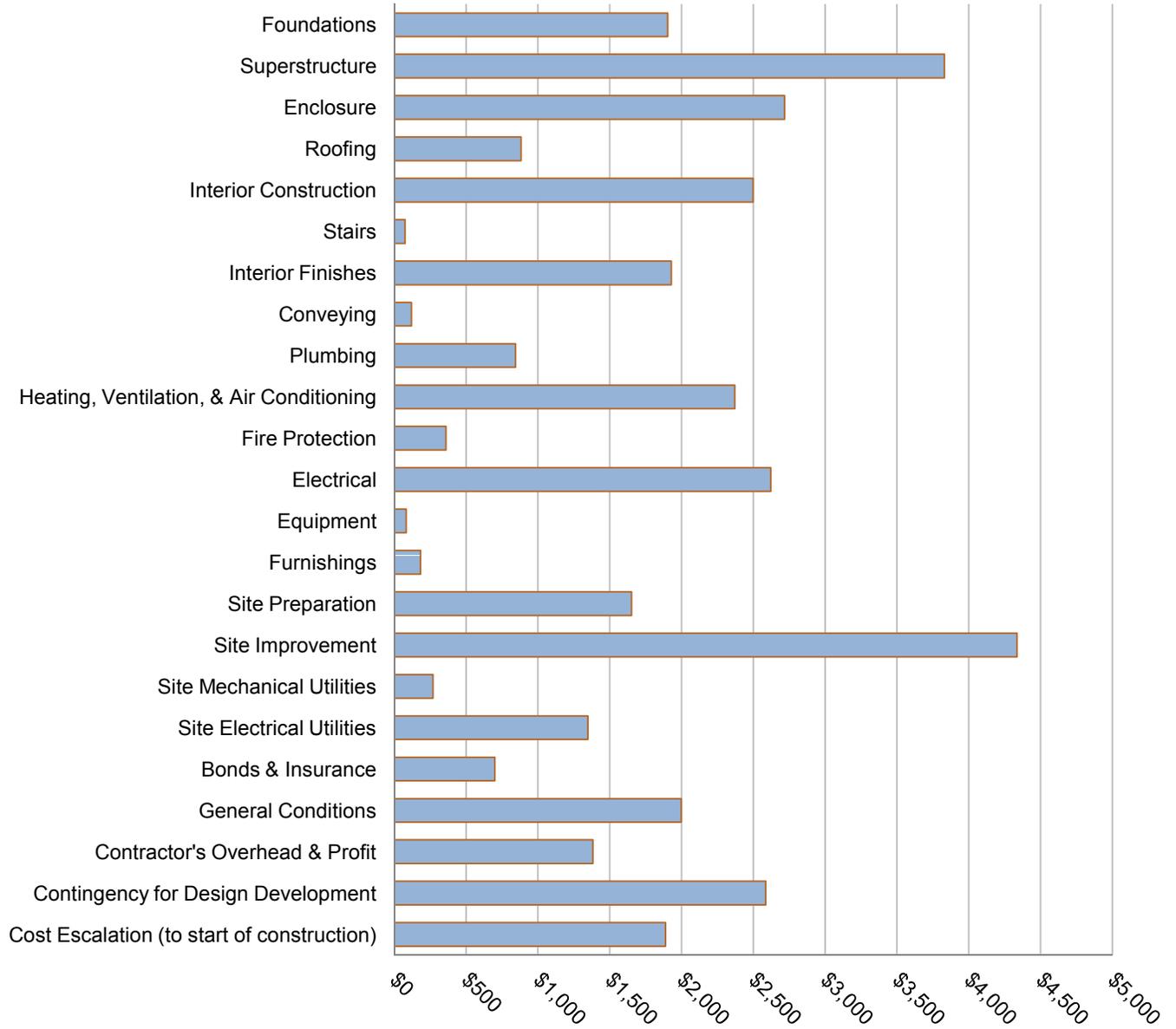
<b>Atherton Civic Center</b>	<b>GFA</b>	<b>%</b>	<b>\$/SF</b>	<b>,\$000</b>
City Hall	28,564	47%	\$599.76	\$17,131
Library	10,269	23%	\$835.60	\$8,581
Renovate existing Heritage Town Hall	1,875	3%	\$519.31	\$974
Site Improvement (Police Station Scope)	122,120	13%	\$37.56	\$4,587
Site Improvement (Library Scope)	134,532	15%	\$39.67	\$5,337
<b>TOTAL CONSTRUCTION &amp; SITEWORK:</b>	<b>40,708</b>		<b>\$899.31</b>	<b>\$36,609</b>

<b>Alternates</b>	<b>,\$000</b>
ADD: PV System at City Hall/Police Scope	\$1,645
ADD: Rain Harvesting System (Not An Option)	\$0
DEDUCT: Landscape Deductive Alternate Strategy at City Hall/Police Scope - as per r	(\$659)
ADD: Dual Plumbing @ City Hall/Police Scope	\$35
ADD: Solar Thermal System	\$65
ADD: Copper finish in lieu of painted aluminum for gutters and downspout	\$78
ADD: Stone veneer in lieu of precast concrete wall base	\$21
<b>TOTAL ALTERNATES:</b>	<b>\$1,185</b>

<b>CSI UniFormat Summary</b>	<b>297,392 SF</b>	<b>%</b>	<b>\$/SF</b>	<b>\$,000</b>
Foundations		5%	\$6.40	\$1,904
Superstructure		10%	\$12.89	\$3,832
Enclosure		7%	\$9.14	\$2,717
Roofing		2%	\$2.97	\$884
Interior Construction		7%	\$8.40	\$2,499
Stairs		0%	\$0.25	\$75
Interior Finishes		5%	\$6.49	\$1,929
Conveying		0%	\$0.40	\$120
Plumbing		2%	\$2.84	\$845
Heating, Ventilation, & Air Conditioning		6%	\$7.97	\$2,372
Fire Protection		1%	\$1.21	\$361
Electrical		7%	\$8.82	\$2,622
Equipment		0%	\$0.28	\$83
Furnishings		0%	\$0.61	\$182
Selective Building Demolition		0%	\$0.06	\$18
<b>Subtotal - Building Construction</b>		<b>56%</b>	<b>\$68.74</b>	<b>\$20,442</b>
Site Preparation		5%	\$5.56	\$1,653
Site Improvement		12%	\$14.58	\$4,336
Site Mechanical Utilities		1%	\$0.91	\$270
Site Electrical Utilities		4%	\$4.53	\$1,348
<b>Subtotal - Sitework</b>		<b>21%</b>	<b>\$25.58</b>	<b>\$7,607</b>
<b>Total - Building and Sitework Construction</b>		<b>77%</b>	<b>\$94.32</b>	<b>\$28,049</b>
Bonds & Insurance	2.50%	2%	\$2.36	\$701
General Conditions		5%	\$6.72	\$1,999
Contractor's Overhead & Profit	4.50%	4%	\$4.65	\$1,384
<b>Subtotal</b>		<b>88%</b>	<b>\$108.05</b>	<b>\$32,133</b>
Contingency for Design Development	8.00%	7%	\$8.70	\$2,587
Cost Escalation (to start of construction)	5.44%	5%	\$6.35	\$1,889
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>August 2017</b>	<b>100%</b>	<b>\$123.10</b>	<b>\$36,609</b>

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

October 11, 2016

## Enclosed Areas

Level 1	15,770
Level 2	11,134

Subtotal of Enclosed Area	26,904
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## Covered Area

Roof Overhang	3,320
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Subtotal of Covered Area at half value	1,660
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Total of Gross Floor Area	28,564
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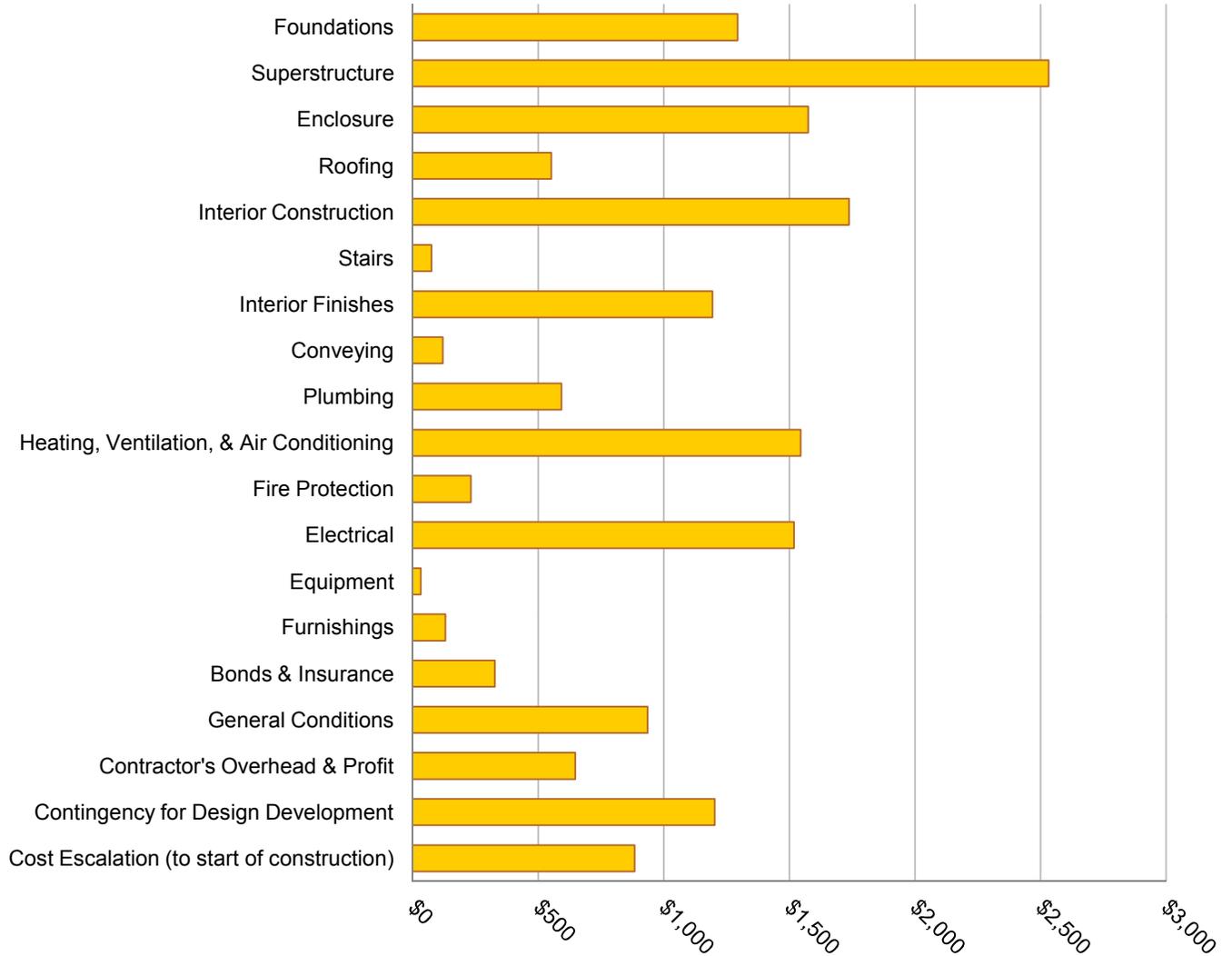
**CONTROL QUANTITIES**

			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.070
Gross Area	28,564	SF	1.000
Enclosed Area	26,904	SF	0.942
Covered Area	3,320	SF	0.116
Footprint Area	15,770	SF	0.552
Volume	355,778	CF	12.455
Gross Wall Area	20,052	SF	0.702
Finished Wall Area	17,848	SF	0.625
Windows or Glazing Area	11% 2,204	SF	0.077
Roof Area - Flat	590	SF	0.021
Roof Area - Sloping	18,500	SF	0.648
Roof Area - Total	19,090	SF	0.668
Roof Glazing Area	26	SF	0.001
Interior Partition Length	2,544	LF	0.089
Elevators (x10,000)	1	EA	0.350
Plumbing Fixtures (x1,000)	46	EA	1.610

<b>CSI UniFormat Summary</b>	<b>28,564 SF</b>	<b>%</b>	<b>\$/SF</b>	<b>\$,000</b>
Foundations		8%	\$45.31	\$1,294
Superstructure		15%	\$88.67	\$2,533
Enclosure		9%	\$55.15	\$1,575
Roofing		3%	\$19.32	\$552
Interior Construction		10%	\$60.82	\$1,737
Stairs		0%	\$2.63	\$75
Interior Finishes		7%	\$41.78	\$1,194
Conveying		1%	\$4.20	\$120
Plumbing		3%	\$20.74	\$592
Heating, Ventilation, & Air Conditioning		9%	\$54.08	\$1,545
Fire Protection		1%	\$8.13	\$232
Electrical		9%	\$53.19	\$1,519
Equipment		0%	\$1.16	\$33
Furnishings		1%	\$4.57	\$130
<b>Subtotal - Building Construction</b>		<b>77%</b>	<b>\$459.74</b>	<b>\$13,132</b>
Bonds & Insurance	2.50%	2%	\$11.49	\$328
General Conditions		5%	\$32.76	\$936
Contractor's Overhead & Profit	4.50%	4%	\$22.68	\$648
<b>Subtotal</b>		<b>88%</b>	<b>\$526.68</b>	<b>\$15,044</b>
Contingency for Design Development	8.00%	7%	\$42.13	\$1,204
Cost Escalation (to start of construction)	5.44%	5%	\$30.95	\$884
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>August 2017</b>	<b>100%</b>	<b>\$599.76</b>	<b>\$17,131</b>

NOTE: Inclusions and Exclusions listed in the Commentary Section.

**CSI UniFormat Summary**



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
<b>Standard Foundations</b>				
Reinforced concrete grade beams, at perimeter				
36"w x 36"deep				
Excavation and disposal offsite	220	CY	\$35.00	\$7,700
Concrete, 4000psi	220	CY	\$250.00	\$55,000
Gravel bedding and subgrade	1,980	SF	\$1.50	\$2,970
Formwork	3,960	SF	\$8.00	\$31,680
Rebar, 200pcy	44,000	LB	\$1.25	\$55,000
Reinforced concrete grade beams, at interior				
braced frames 36"w x 36"deep				
Excavation and disposal offsite	123	CY	\$35.00	\$4,317
Concrete, 4000psi	123	CY	\$250.00	\$30,833
Gravel bedding and subgrade	1,110	SF	\$1.50	\$1,665
Formwork	2,220	SF	\$8.00	\$17,760
Rebar, 200pcy	24,667	LB	\$1.25	\$30,833
Reinforced concrete grade beams, at interior				
28"w x 36"deep				
Excavation and disposal offsite	91	CY	\$35.00	\$3,171
Concrete, 4000psi	91	CY	\$250.00	\$22,653
Gravel bedding and subgrade	1,166	SF	\$1.50	\$1,748
Formwork	2,100	SF	\$8.00	\$16,800
Rebar, 150pcy	13,592	LB	\$1.25	\$16,990
Elevator pit	1	EA	\$20,000.00	\$20,000
<b>Special Foundations</b>				
Drilled concrete pier				
18" diameter x 25'deep (64EA)	1,600	LF	\$100.00	\$160,000
24" diameter x 30' deep (1EA)	30	LF	\$150.00	\$4,500
24" diameter x 40' deep (40EA)	1,600	LF	\$150.00	\$240,000
24" diameter x 60' deep (18EA)	1,080	LF	\$150.00	\$162,000
Mobilization/demobilization and testing	1	LS	\$25,000.00	\$25,000
<b>Slab On Grade</b>				
5" thick reinforced concrete slab on grade, reinforced with #5 @ 16" o.c., e.w.	16,778	SF	\$7.00	\$117,446
"Stegowrap" water vapor membrane, 15mil	16,778	SF	\$0.75	\$12,584
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
4" thick crushed rock	207	CY	\$75.00	\$15,535
12" thick class 2 aggregate	621	CY	\$75.00	\$46,606

FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
<b>Slab On Grade</b>				
30" thick reworked/compacted engineered fill, extend pad 5' beyond edge of building on all sides				<i>see Site Preparation</i>
6~12" thick scarified/moisture conditioned/compacted native soil				<i>see Site Preparation</i>
<b>Miscellaneous</b>				
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
<b>Subtotal For Foundations:</b>				<b>\$1,294,166</b>

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
<b>Vertical Structure</b>				
Structural steel columns	113	T	\$5,200.00	\$587,600
BRB	25	EA	\$5,000.00	\$125,000
Base plates	133	EA	\$350.00	\$46,550
<b>Level2 Construction</b>				
Structural steel framing and miscellaneous connection	91	T	\$5,200.00	\$473,200
Metal deck with 4-1/2" thick normal weight concrete (6-1/2" thick total depth)	11,134	SF	\$13.00	\$144,742
Headed studs at 18" o.c.	1,817	EA	\$3.00	\$5,450
<b>Roof Construction</b>				
Structural steel framing and miscellaneous connection	114	T	\$5,200.00	\$592,800
3/4" thick fire treated plywood	19,830	SF	\$4.00	\$79,320
N-16 deck	19,830	SF	\$6.00	\$118,980
Architecturally exposed glulam beam				
GLB 10 3/4 x 39	53	LF	\$800.00	\$42,400
GLB 10 3/4 x 45	37	LF	\$920.00	\$34,040
Miscellaneous wood framing	8,096	BF	\$12.00	\$97,152
<b>Sprayed-fireproofing</b>				NIC, Not required

<b>SUPERSTRUCTURE</b>	Quantity	Unit	Rate	Total (\$)
<b>Miscellaneous</b>				
Miscellaneous metal	28,564	GSF	\$2.00	\$57,128
Miscellaneous rough carpentry	28,564	GSF	\$1.50	\$42,846
Desig/build seismic bracing of equipment and non-structural components, and for seismic certification of equipment (seismic risk category IV)	28,564	GSF	\$3.00	\$85,692
<b>Subtotal For Superstructure:</b>				<b>\$2,532,900</b>

<b>ENCLOSURE</b>	Quantity	Unit	Rate	Total (\$)
<b>Exterior Walls</b>				
Cement plaster (3-coat plaster system) with decorative texture and reveals, over exterior rigid insulation and 3/4" drainage mat, over 5/8" thick fire-rated plywood, over metal stud framing, insulation and water vapor membrane	17,648	SF	\$45.00	\$794,144
<b>Exterior Windows</b>				
Storefront/window system; steel framed, bronze finish with insulated low-e glazing	2,204	SF	\$125.00	\$275,500
Premium for level-5 security low-e glazing at police department	276	SF	\$220.00	\$60,720
Premium for operable windows	56	EA	\$350.00	\$19,600
<b>Interior finish of exterior wall</b>				
Painted gypwall	17,648	SF	\$5.00	\$88,238
<b>Exterior Doors, Frames and Hardware</b>				
Wood core and frames, oak finish with custom bronze finished hardware to match				
Double leaf door	3	PR	\$10,000.00	\$30,000
Steel framed door, bronze finish with insulated low-e vison glazing & custom hardware				
Single leaf	4	EA	\$3,500.00	\$14,000
Double leaf	3	PR	\$8,000.00	\$24,000
Hollow metal door				
Single leaf	6	EA	\$2,000.00	\$12,000
Double leaf	3	PR	\$3,500.00	\$10,500
Premium for special door hardwares	1	LS	\$20,000.00	\$20,000

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	200	LF	\$75.00	\$15,000
Decorative custom iron grille/rail	72	SF	\$100.00	\$7,200
Soffits				
Exterior wood soffit - allowance	3,320	SF	\$45.00	\$149,400
Balustrades, parapets and roof screens				
Mechanical roof screen, allow	200	SF	\$45.00	\$9,000
Miscellaneous Work				
Rough carpentry	28,564	GSF	\$0.75	\$21,423
<b>Subtotal For Enclosure:</b>				<b>\$1,575,295</b>

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Modified bituminous roofing system over tapered rigid insulation, flat roof area	590	SF	\$16.00	\$9,440
Clay tile roof over fire-treated battens, over adhered membrane, sloped roof area	19,240	SF	\$25.00	\$481,000
Roofing upstands and sheetmetal				
Roof flashing, gutters and downspouts; bronze painted aluminum	19,830	SF	\$2.00	\$39,660
Roof Lights				
Vented skylight	26	SF	\$200.00	\$5,200
Roof or deck traffic surfaces				
Allowance for mechanical roof pad, 25% of flat roof area	148	SF	\$15.00	\$2,213
Miscellaneous work				
Roof access hatches with ladder				NIC, Not required
Caulking and sealants	28,564	GSF	\$0.50	\$14,282
<b>Subtotal For Roofing:</b>				<b>\$551,795</b>

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
<b>Interior Partitions</b>				
<b>Non-rated Partitions</b>				
2 1/2" metal studs	1,042	SF	\$6.50	\$6,774
3 5/8" metal studs	7,628	SF	\$6.75	\$51,486
4" metal studs	23,108	SF	\$7.00	\$161,756
5" metal studs	240	SF	\$7.25	\$1,742
6" metal studs	10,607	SF	\$7.50	\$79,552
Batt insulation	42,625	SF	\$1.25	\$53,281
Backerboard	817	SF	\$1.50	\$1,225
1 1/8" fire rated plywood	3,885	SF	\$1.50	\$5,828
Wire mesh	1,272	SF	\$1.50	\$1,908
Level 5 bullet resistant fiberglass panel	2,843	SF	\$60.00	\$170,597
5/8" gypsum wallboard underlayment	34,185	SF	\$3.50	\$119,646
5/8" gypsum wallboard, finished	64,720	SF	\$4.00	\$258,881
<b>Rated Partitions, 1 hour</b>				
4" metal studs	136	SF	\$7.00	\$953
Batt insulation	136	SF	\$1.25	\$170
Level 5 bullet resistant fiberglass panel	136	SF	\$60.00	\$8,173
5/8" gypsum wallboard underlayment	272	SF	\$3.50	\$953
5/8" gypsum wallboard, finished	272	SF	\$4.00	\$1,090
Backing and blacking	28,564	GSF	\$1.25	\$35,705
Elevator and mechanical shaft walls	2,449	SF	\$25.00	\$61,233
<b>Moveable Partitions</b>				
Sliding wood panels, 8' x 15'	2	EA	\$12,000.00	\$24,000
Sliding wood panels, 5' 1/2" x 12'	2	EA	\$7,200.00	\$14,400
<b>Window Walls</b>				
Window walls and sidelights	383	SF	\$85.00	\$32,521
Bullet resistant glazing	48	SF	\$275.00	\$13,200
<b>Balustrades and rails</b>				
Architectural handrail/guardrail at double-height lobby	100	LF	\$350.00	\$35,000
<b>Interior Doors</b>				
Single leaf	70	EA	\$1,800.00	\$126,000
Single leaf, with glazing	7	EA	\$2,000.00	\$14,000
Double leaf	4	PR	\$3,200.00	\$12,800
Double leaf sliding door at closet	1	PR	\$2,800.00	\$2,800
Premium for armory and vault door	1	LS	\$20,000.00	\$20,000
Premium for special door hardware	1	LS	\$25,000.00	\$25,000

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
<b>Fittings</b>				
Protective guards, barriers and bumpers				
Allowance	28,564	GSF	\$0.25	\$7,141
<b>Prefabricated compartments and accessories</b>				
Toilet Partitions				
Standard	2	EA	\$1,100.00	\$2,200
Disabled	6	EA	\$1,400.00	\$8,400
Toilet Accessories				
Toilet seat cover dispenser	13	EA	\$150.00	\$1,950
Toilet paper dispenser	13	EA	\$100.00	\$1,300
Soap dispenser	13	EA	\$100.00	\$1,300
ADA grab bar	11	SET	\$500.00	\$5,500
Tecessed paper towel dispenser/waste receptacle combo	4	EA	\$450.00	\$1,800
Recessed baby changing station	2	EA	\$500.00	\$1,000
Shower stall and accessories	2	EA	\$2,500.00	\$5,000
<b>Shelving and Millwork</b>				
Vanity countertop	38	LF	\$200.00	\$7,600
Reception desk and self-service counter	15	LF	\$600.00	\$9,000
Wall mounted shelf	10	LF	\$100.00	\$1,000
Janitor's shelf and mop rack	1	EA	\$500.00	\$500
<b>Cabinets and Countertops</b>				
Upper cabinets	106	LF	\$300.00	\$31,710
Lower cabinets	190	LF	\$350.00	\$66,430
Full height cabinets	8	LF	\$750.00	\$5,625
Countertops	187	LF	\$150.00	\$28,005
Stainless steel upper and lower cabinets	20	LF	\$1,000.00	\$20,000
Stainless steel countertops	20	LF	\$200.00	\$4,000
Evidence processing, storage and armory patrol; shelving, weapons storage, evidence refrigerator, weapons cleaning, drying cabinet, evidence lockers, ammo storage	650	SF	\$75.00	\$48,750
Brochure rack	1	EA	\$500.00	\$500
Display case (OFCI)	1	EA	\$300.00	\$300
Key cabinet	1	EA	\$500.00	\$500

<b>INTERIOR CONSTRUCTION</b>	Quantity	Unit	Rate	Total (\$)
Chalkboards and Graphics				
Directional/wayfinding signs	28,564	GSF	\$1.50	\$42,846
Door signage	82	EA	\$150.00	\$12,300
Building signage - exterior	1	LS	\$20,000.00	\$20,000
Markerboards	500	SF	\$50.00	\$25,000
Tackboards	258	SF	\$50.00	\$12,900
Media display board	100	SF	\$75.00	\$7,500
Mail boxes	66	EA	\$100.00	\$6,600
Flagpoles	1	LS	\$10,000.00	\$10,000

**Subtotal For Interior Construction: \$1,737,331**

<b>STAIRS</b>	Quantity	Unit	Rate	Total (\$)
Stair Construction				
Exit/egress stair, complete with finishes and guardrail/handrail	3	FLT	\$25,000.00	\$75,000

**Subtotal For Stairs: \$75,000**

<b>INTERIOR FINISHES</b>	Quantity	Unit	Rate	Total (\$)
Flooring				
Sealed concrete	1,640	SF	\$1.50	\$2,459
Rubber flooring	1,091	SF	\$8.00	\$8,731
Linoleum	6,427	SF	\$8.00	\$51,414
Porcelain tile	4,056	SF	\$20.00	\$81,126
Cement tile	75	SF	\$20.00	\$1,502
Carpet tile	7,397	SF	\$5.50	\$40,682
Epoxy resin flooring	213	SF	\$12.00	\$2,550
Wood	820	SF	\$15.00	\$12,303
Resilient athletic flooring	821	SF	\$10.00	\$8,214
Water vapor emission control system, under the resinous and carpet finishes - allowance	16,557	SF	\$3.50	\$57,948
Bases				
Allowance	6,481	LF	\$3.50	\$22,684

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
<b>Walls</b>				
Porcelain tile	3,367	SF	\$20.00	\$67,342
Cement tile	240	SF	\$20.00	\$4,798
Ceramic tile	6,890	SF	\$20.00	\$137,798
Tile niche	15	SF	\$25.00	\$375
Plaster	3,000	SF	\$20.00	\$60,000
Acoustical plaster	2,610	SF	\$25.00	\$65,250
Stone veneer	400	SF	\$30.00	\$12,000
Wood	150	SF	\$20.00	\$3,000
Fabric panel	62	SF	\$25.00	\$1,558
Tackable wall panel	549	SF	\$25.00	\$13,728
Mirror	92	SF	\$50.00	\$4,590
Paint	48,321	SF	\$1.25	\$60,401
<b>Ceiling</b>				
Acoustical ceiling tile	11,324	SF	\$7.50	\$84,928
Gypsum board	4,901	SF	\$18.00	\$88,218
Abuse-resistant gypsum board	297	SF	\$20.00	\$5,944
Security gypsum board	609	SF	\$25.00	\$15,215
Wood deck	1,435	SF	\$35.00	\$50,236
Wood valance	25	SF	\$35.00	\$875
Acoustic stretched fabric	2,987	SF	\$45.00	\$134,429
Assume paint exposed ceiling	7,140	SF	\$1.75	\$12,495
<b>Miscellaneous Allowance</b>				
Acoustic requirement	26,904	SF	\$3.00	\$80,712
<b>Subtotal For Interior Finishes:</b>				<b>\$1,193,502</b>

CONVEYING	Quantity	Unit	Rate	Total (\$)
<b>Elevators and Lifts</b>				
Elevator, 2-stops	1	LS	\$120,000.00	\$120,000
<b>Subtotal For Conveying:</b>				<b>\$120,000</b>

PLUMBING	Quantity	Unit	Rate	Total (\$)
<b>Plumbing Equipment</b>				
Plumbing equipment	26,904	SF	\$5.00	\$134,520

PLUMBING	Quantity	Unit	Rate	Total (\$)
<b>Plumbing Fixtures</b>				
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	\$3,000.00	\$9,000
Shower with valve, drain & enclosure	3	EA	\$5,000.00	\$15,000
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	3	EA	\$750.00	\$2,250
Water closet (Detention)	1	EA	\$3,500.00	\$3,500
Lavatory (Detention)	1	EA	\$2,500.00	\$2,500
<b>Domestic Water Distribution</b>				
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
<b>Sanitary Waste &amp; Vent Piping</b>				
6" Sanitary	700	LF	\$50.00	\$35,000
4" Sanitary underslab	800	LF	\$48.00	\$38,400
<b>Storm Water Piping</b>				
4" Storm drain piping	400	LF	\$49.00	\$19,600
3" Storm drain piping	500	LF	\$45.00	\$22,500
<b>Natural Gas Piping</b>				
Black steel pipe with fittings & hangers (Allowance)	26,904	SF	\$1.00	\$26,904
<b>Miscellaneous</b>				
Disinfecting & flushing	1	LS	\$15,000.00	\$15,000
Coring, sealing and firestopping	1	LS	\$10,000.00	\$10,000
Coordination & management	1	LS	\$20,000.00	\$20,000
Fees & permits	1	LS	\$6,200.00	\$6,200
<b>Subtotal For Plumbing:</b>			<b>\$592,359</b>	

**HEATING, VENTILATION, & AIR-  
CONDITIONING**

	Quantity	Unit	Rate	Total (\$)
<b>Equipment</b>				
EF-4 ?	1	EA	\$5,000.00	\$5,000
EF-5 900cfm	1	EA	\$5,000.00	\$5,000
EF-6 ?	1	EA	\$5,000.00	\$5,000
In-line exhaust fan ?	5	EA	\$3,000.00	\$15,000
Ceiling bathroom exhaust fan ?	4	EA	\$2,500.00	\$10,000
Transfer fan ?	2	EA	\$2,000.00	\$4,000
CHW/HW Fan coil ?	3	EA	\$3,500.00	\$10,500
AHU-1 2000cfm	1	EA	\$35,000.00	\$35,000
AHU-2 4500cfm	1	EA	\$70,000.00	\$70,000
AHU-3 1800cfm	1	EA	\$30,000.00	\$30,000
Cooling only VAV box ?	8	EA	\$1,800.00	\$14,400
Electric water heater	11	EA	\$2,000.00	\$22,000
CHWP-7 1HP 55gpm	1	EA	\$7,500.00	\$7,500
CHWP-8 1HP 55gpm	1	EA	\$7,500.00	\$7,500
HWP-7 1HP 55gpm	1	EA	\$7,500.00	\$7,500
HWP-8 1HP 55gpm	1	EA	\$7,500.00	\$7,500
Back up split system	1	EA	\$15,000.00	\$15,000
AS-7 ?	1	EA	\$8,000.00	\$8,000
AS-8 ?	1	EA	\$8,000.00	\$8,000
VFD ?	4	EA	\$3,500.00	\$14,000
<b>Piping</b>				
Heating hot water pipe with fittings & hangers	26,904	SF	\$4.00	\$107,616
Chilled water pipe with fittings & hangers	26,904	SF	\$3.50	\$94,164
Refrigeration piping with fittings & hangers	26,904	SF	\$0.65	\$17,488
Condensate drain piping with fittings & hangers	26,904	SF	\$0.50	\$13,452
Valves & accessories	26,904	SF	\$2.00	\$53,808
Pipe insulation	26,904	SF	\$2.75	\$73,986
<b>Ductwork</b>				
Galvanized ductwork with fittings & hangers	40,912	LB	\$11.00	\$450,032
Duct insulation	18,000	SF	\$4.00	\$72,000
Registers, grilles & diffusers	26,904	GSF	\$1.50	\$40,356
Miscellaneous sheet metal accessories	26,904	GSF	\$0.75	\$20,178

**HEATING, VENTILATION, & AIR-  
CONDITIONING**

	Quantity	Unit	Rate	Total (\$)
<b>Miscellaneous</b>				
Ceiling fan	2	EA	\$1,200.00	\$2,400
Automatic temperature control DDC	26,904	GSF	\$8.00	\$215,232
Test and balance	26,904	GSF	\$0.75	\$20,178
Coring and firestopping	1	LS	\$7,000.00	\$7,000
Rigging & equipment rental	1	LS	\$15,000.00	\$15,000
Coordination & management	1	LS	\$25,000.00	\$25,000
Fees & permits	1	LS	\$16,000.00	\$16,000

**Subtotal For Heating, Ventilation, & Air-Conditioning: \$1,544,790**

**FIRE PROTECTION**

	Quantity	Unit	Rate	Total (\$)
<b>Wet Pipe Sprinkler Distribution</b>				
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	238	EA	\$200.00	\$47,600
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	2,850	LF	\$26.00	\$74,100
Special systems (Allowance)	1	LS	\$35,000.00	\$35,000
<b>Miscellaneous</b>				
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: \$232,100**

**ELECTRICAL**

	Quantity	Unit	Rate	Total (\$)
<b>Electrical Service and Distribution</b>				
Energy monitoring	1	LS	\$15,000.00	\$15,000
3000A distribution panelboard	1	EA	\$100,000.00	\$100,000
400A panelboard	2	EA	\$12,000.00	\$24,000
250A panelboard	4	EA	\$8,500.00	\$34,000
125A panelboard	6	EA	\$2,150.00	\$12,900

<b>ELECTRICAL</b>	Quantity	Unit	Rate	Total (\$)
<b>Electrical Service and Distribution</b>				
100A panelboard	3	EA	\$2,000.00	\$6,000
400A feed	45	EA	\$126.00	\$5,670
250A feed	110	LF	\$68.00	\$7,480
125A feed	190	LF	\$38.00	\$7,220
100A feed	360	LF	\$30.00	\$10,800
Grounding and bonding	1	LS	\$7,500.00	\$7,500
<b>Emergency power</b>				
400KW emergency generator	1	EA	\$125,000.00	\$125,000
Make connection to existing generator	1	EA	\$2,500.00	\$2,500
1000A ATS	1	EA	\$19,350.00	\$19,350
400A ATS	1	EA	\$8,270.00	\$8,270
225A ATS	1	EA	\$6,200.00	\$6,200
<b>Equipment wiring</b>				
Mechanical equipment feed and connections	28,564	GSF	\$0.25	\$7,141
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	3	EA	\$1,000.00	\$3,000
Fan feed and connection	2	EA	\$1,000.00	\$2,000
WH feed and connection	11	EA	\$750.00	\$8,250
Pump feed and connection	4	EA	\$1,500.00	\$6,000
Split feed and connection	1	EA	\$3,000.00	\$3,000
VFD feed and connection only	4	EA	\$950.00	\$3,800
<b>Lighting and Branch Wiring</b>				
<b>Lighting fixtures</b>				
Type P1A	64	LF	\$150.00	\$9,600
Type P1B	8	LF	\$150.00	\$1,200
Type P1D	10	LF	\$150.00	\$1,500
Type P3	12	EA	\$750.00	\$9,000
Type P4	1	EA	\$1,500.00	\$1,500
Type P7	20	EA	\$400.00	\$8,000
Type PIC	11	LF	\$130.00	\$1,430
Type R1	94	EA	\$275.00	\$25,850
Type R2	1	EA	\$375.00	\$375
Type R3	20	EA	\$375.00	\$7,500
Type R4	14	EA	\$275.00	\$3,850
Type S1	11	EA	\$275.00	\$3,025
Type S2A	10	EA	\$175.00	\$1,750
Type S2B	7	EA	\$150.00	\$1,050
Type S3	36	EA	\$275.00	\$9,900

<b>ELECTRICAL</b>	Quantity	Unit	Rate	Total (\$)
<b>Lighting fixtures</b>				
Pit light	1	EA	\$175.00	\$175
Lighting not shown at this scope level	28,564	GSF	\$4.00	\$114,256
Exit and emergency lighting	28,564	GSF	\$1.00	\$28,564
Exterior building lighting	1	LS	\$15,000.00	\$15,000
<b>Lighting controls</b>				
Lighting control panel	5	EA	\$2,500.00	\$12,500
Single pole switch	14	EA	\$40.00	\$560
Sensor	86	EA	\$200.00	\$17,200
Dimmer switch	61	EA	\$75.00	\$4,575
<b>Branch devices</b>				
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	700	EA	\$38.00	\$26,600
3/4" EMT	3,000	LF	\$10.00	\$30,000
3/4" PVC	1,200	LF	\$10.00	\$12,000
#12 THHN	20,000	LF	\$1.10	\$22,000
12-2 MC cable	8,000	LF	\$5.30	\$42,400
12-2 MC cable	3,000	LF	\$6.20	\$18,600
<b>Communications and Security</b>				
<b>Fire Alarm</b>				
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
<b>Bi-Directional amplification</b>				
Bi-Directional amplification	1	EA	\$25,000.00	\$25,000

<b>ELECTRICAL</b>	Quantity	Unit	Rate	Total (\$)
<b>Telecommunications</b>				
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
<b>AV system</b>				
AV system rough-in & power	28,564	GSF	\$0.25	\$7,141
<b>Communications and Security</b>				
<b>Security system</b>				
Head end	1	LS	\$15,000.00	\$15,000
Camera WP	22	EA	\$1,750.00	\$38,500
Camera	14	EA	\$1,200.00	\$16,800
Card reader	41	EA	\$350.00	\$14,350
Door contact	21	EA	\$250.00	\$5,250
Electric strike (connection only, strike provided by DHC)	20	EA	\$250.00	\$5,000
REX	15	EA	\$250.00	\$3,750
Motion detector	4	EA	\$250.00	\$1,000
Device box	140	EA	\$38.00	\$5,320
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
<b>E-911 (Server)</b>				
UPS unit disconnect switch feed and connection	1	LS	\$25,000.00	\$25,000
(Not in narrative, assumes required)				
E-911 rough-in)	1	LS	\$5,000.00	\$5,000
<b>Dispatch Room</b>				
Dispatch room rough-in (allow)	1	LS	\$7,500.00	\$7,500

<b>ELECTRICAL</b>	Quantity	Unit	Rate	Total (\$)
<b>Antenna System</b>				
Exterior antenna power and grounding only	1	LS	\$5,000.00	\$5,000
Radio system, power only	1	LS	\$5,000.00	\$5,000
<b>Conference Training/Operations Room</b>				
Sound system	2	LS	\$5,000.00	\$10,000
Rough-in	2	LS	\$1,500.00	\$3,000
Projector screen feed and connection	2	LS	\$1,200.00	\$2,400
<b>Emergency Call System</b>				
Call system	1	LS	\$2,500.00	\$2,500
<b>Council Chamber Room</b>				
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
<b>Other Electrical Systems</b>				
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
<b>Subtotal For Electrical:</b>				<b>\$1,519,333</b>

<b>EQUIPMENT</b>	Quantity	Unit	Rate	Total (\$)
<b>Commercial Equipment</b>				
Residential equipment at staff breakroom and kitchen				
Refrigerator	2	EA	\$2,000.00	\$4,000
Under counter refrigerator	2	EA	\$1,000.00	\$2,000
Dishwasher	2	EA	\$1,000.00	\$2,000
Microwave				NIC
Vending machine				NIC
At Fitness room - allowance	1	LS	\$25,000.00	\$25,000
<b>Subtotal For Equipment:</b>				<b>\$33,000</b>

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
<b>Fixed Furnishings</b>				
<b>Light Control and Vision Equipment</b>				
Window shades and blinds, motorized	2,204	SF	\$18.00	\$39,672
Projection screens at conference rooms				
8' x 6'	3	EA	\$4,500.00	\$13,500
8' x 8'	1	EA	\$5,000.00	\$5,000
Pull down screen, 96" x 96"	1	EA	\$5,000.00	\$5,000
TV monitors				NIC
<b>Amenities and Convenience Items</b>				
Entrance mats and frames	1	LS	\$5,000.00	\$5,000
Fire Extinguisher cabinets	1	LS	\$5,000.00	\$5,000
Bike storage	1	LS	\$3,000.00	\$3,000
Stainless steel bench, wall mounted	12	LF	\$400.00	\$4,800
Benches at locker room	15	LF	\$300.00	\$4,500
Metal lockers				
Small, 1' x 2' x full height	16	EA	\$750.00	\$12,000
Large, 2' x 2' x full height	33	EA	\$1,000.00	\$33,000
<b>Council Chambers Millwork &amp; Furnishing</b>				
Dais seating & desk	7	EA		NIC
Council Chambers seating	80	EA		NIC
Lectern	1	LS		NIC
TV screens	2	EA		NIC
Display monitor	1	EA		NIC
				-
<b>Subtotal For Furnishings:</b>				<b>\$130,472</b>



Library Cedar Terrace View

# Library

## Atherton Civic Center

Control Quantities  
Library Summary  
Detailed Cost Breakdown

October 11, 2016

## 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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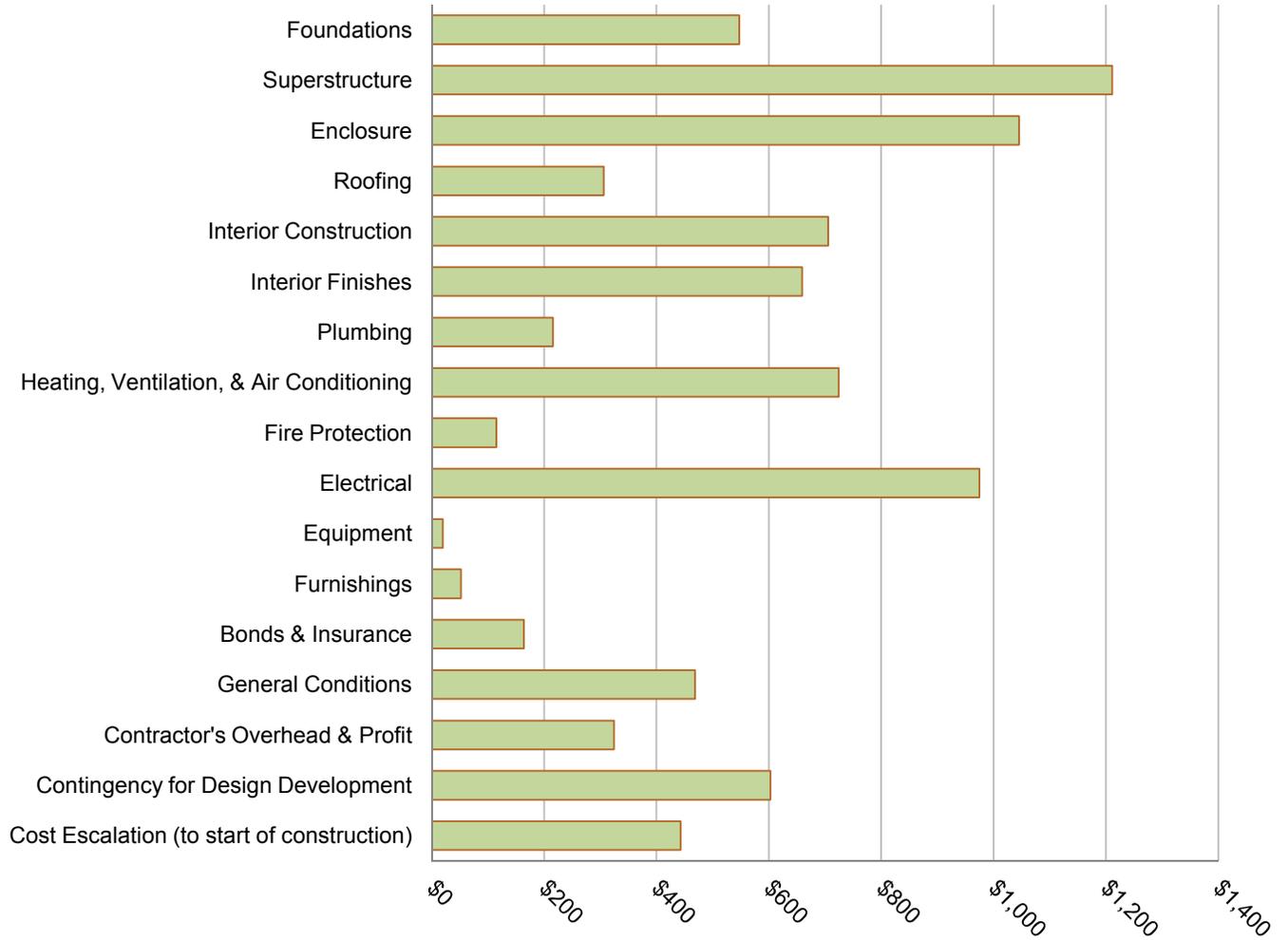
**CONTROL QUANTITIES**

			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	153,578	CF	14.956
Gross Wall Area	11,310	SF	1.101
Finished Wall Area	8,058	SF	0.785
Windows or Glazing Area	29% 3,252	SF	0.317
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	378	SF	0.037
Interior Partition Length	582	LF	0.057
Elevators (x10,000)	0	EA	0.000
Plumbing Fixtures (x1,000)	12	EA	1.169

<b>CSI UniFormat Summary</b>	<b>10,269 SF</b>	<b>%</b>	<b>\$/SF</b>	<b>\$,000</b>
Foundations		6%	\$53.32	\$548
Superstructure		14%	\$117.93	\$1,211
Enclosure		12%	\$101.81	\$1,045
Roofing		4%	\$29.81	\$306
Interior Construction		8%	\$68.70	\$705
Interior Finishes		8%	\$64.23	\$660
Plumbing		3%	\$21.00	\$216
Heating, Ventilation, & Air Conditioning		8%	\$70.56	\$725
Fire Protection		1%	\$11.24	\$115
Electrical		11%	\$94.93	\$975
Equipment		0%	\$1.95	\$20
Furnishings		1%	\$5.07	\$52
<b>Subtotal - Building Construction</b>		<b>77%</b>	<b>\$640.52</b>	<b>\$6,578</b>
Bonds & Insurance	2.50%	2%	\$16.01	\$164
General Conditions		5%	\$45.64	\$469
Contractor's Overhead & Profit	4.50%	4%	\$31.60	\$324
<b>Subtotal</b>		<b>88%</b>	<b>\$733.78</b>	<b>\$7,535</b>
Contingency for Design Development	8.00%	7%	\$58.70	\$603
Cost Escalation (to start of construction)	5.44%	5%	\$43.12	\$443
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>August 2017</b>	<b>100%</b>	<b>\$835.60</b>	<b>\$8,581</b>

NOTE: Inclusions and Exclusions listed in the Commentary Section.

**CSI UniFormat Summary**



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Reinforced concrete grade beams, 36"w x 30"deep				
Excavation and disposal offsite	220	CY	\$35.00	\$7,707
Concrete, 4000psi	220	CY	\$250.00	\$55,049
Gravel bedding and subgrade	2,378	SF	\$1.50	\$3,567
Formwork	3,964	SF	\$8.00	\$31,708
Rebar, 150pcy	33,029	LB	\$1.25	\$41,286
Reinforced concrete grade beams, 42"w x 36"deep				
Excavation and disposal offsite	24	CY	\$35.00	\$836
Concrete, 4000psi	24	CY	\$250.00	\$5,969
Gravel bedding and subgrade	215	SF	\$1.50	\$322
Formwork	368	SF	\$8.00	\$2,947
Rebar, 200pcy	4,776	LB	\$1.25	\$5,969
Reinforced concrete grade beams, 60"w x 36"deep				
Excavation and disposal offsite	32	CY	\$35.00	\$1,116
Concrete, 4000psi	32	CY	\$250.00	\$7,972
Gravel bedding and subgrade	287	SF	\$1.50	\$431
Formwork	344	SF	\$8.00	\$2,755
Rebar, 200pcy	6,378	LB	\$1.25	\$7,972
Special Foundations				
Drilled concrete pier				
18" diameter x 18'deep (35EA)	630	LF	\$100.00	\$63,000
24" diameter x 20' deep (7EA)	140	LF	\$150.00	\$21,000
Mobilization/demobilization and testing	1	LS	\$15,000.00	\$15,000
Slab On Grade				
6" thick topping slab	2,128	SF	\$6.00	\$12,768
Rigid insulation, 18" thick	2,128	SF	\$3.00	\$6,384
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
Thickened slab at perimeter	1,740	SF	\$14.00	\$24,360
Excavation and removal	3,113	CY	\$25.00	\$77,813
4" thick crushed rock	123	CY	\$75.00	\$9,213
12" thick class 2 aggregate	369	CY	\$75.00	\$27,639
30" thick reworked/compacted engineered fill, extend pad 5' beyond edge of building on all sides				<i>see Site Preparation</i>
6~12" thick scarified/moisture conditioned/compacted native soil				<i>see Site Preparation</i>

FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Miscellaneous				
Perimeter perforated drain pipe	580	LF	\$25.00	\$14,500
Perimeter concrete stemwall/curb, min. 8"high			<i>measured with Enclosure</i>	
Structural concrete curb, 8"high	164	LF	\$50.00	\$8,200
Concrete curbs and mechanical pads	1	LS	\$5,000.00	\$5,000
<b>Subtotal For Foundations:</b>				<b>\$547,546</b>

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
18" thick Rammed earth wall reinforced with #5 @ 12" o.c., e.w., complete with rigid insulation core	8,093	SF	\$75.00	\$606,938
Structural tube columns, including connections				
HSS 4-1/2 x 4-1/2 x 1/2	8	T	\$5,200.00	\$41,587
Braced Frame - Allowance	8	EA	\$5,000.00	\$40,000
Base plates	18	EA	\$350.00	\$6,300
Roof Construction				
Structural steel roof framing, allow 14psf	72	T	\$5,200.00	\$374,400
3/4" thick fire treated plywood	10,588	SF	\$4.00	\$42,352
Steel deck, N18 ga G60	10,588	SF	\$6.00	\$63,528
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
<b>Subtotal For Superstructure:</b>				<b>\$1,211,046</b>

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
Vertical wood rainscreen wall	3,104	SF	\$75.00	\$232,778
Rammed earth wall, premium for sealed finish	3,132	SF	\$5.00	\$15,660
Zinc wall panel	577	SF	\$85.00	\$49,045
Concrete stem wall, 30" high	1,450	SF	\$50.00	\$72,500
Premium for exposed board form finish	920	SF	\$15.00	\$13,800

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
<b>Exterior Windows</b>				
Wood window/storefront system	3,252	SF	\$125.00	\$406,500
<b>Interior finish of exterior wall</b>				
Painted gypwall	6,813	SF	\$5.00	\$34,064
<b>Exterior Doors</b>				
Sliding glass door, 8'-0 wide x 10'high Double leaf door at mechanical room	1	PR	\$7,500.00	\$7,500
6'-0"wide x 10'-0"high	2	PR	\$5,000.00	\$10,000
<b>Main Entry Door</b>				
Single leaf	1	EA	\$3,500.00	\$3,500
Double leaf, 6'-0"wide x 10'-0" high	3	PR	\$7,500.00	\$22,500
Double leaf, 11'-0"wide x 12'-0"high	4	PR	\$10,000.00	\$40,000
Premium for special door hardwares	1	LS	\$18,000.00	\$18,000
<b>Fascias, bands, screens, trim</b>				
Zinc coping	540	LF	\$45.00	\$24,300
Miscellaneous bands and trim etc.	11,310	GWA	\$1.50	\$16,965
<b>Soffits</b>				
Exterior soffit/eave	638	SF	\$75.00	\$47,850
<b>Balustrades, parapets and roof screens</b>				
Backside of parapet wall	1,152	SF	\$20.00	\$23,040
<b>Miscellaneous Work</b>				
Rough carpentry	9,950	GSF	\$0.75	\$7,463
<b>Subtotal For Enclosure:</b>				<b>\$1,045,464</b>

ROOFING	Quantity	Unit	Rate	Total (\$)
<b>Roof Coverings</b>				
Modified bituminous roofing system over tapered rigid insulation, flat roof area	10,588	SF	\$16.00	\$169,408
<b>Roofing upstands and sheetmetal</b>				
Roof flashing, gutters and downspouts	10,588	SF	\$2.00	\$21,176
<b>Roof Lights</b>				
Operable skylight	378	SF	\$250.00	\$94,500

ROOFING	Quantity	Unit	Rate	Total (\$)
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	\$0.00	
Caulking and sealants	10,269	GSF	\$0.50	\$5,135
<b>Subtotal For Roofing:</b>				<b>\$306,101</b>

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Non-rated Partitions				
4" metal studs	9,991	SF	\$7.00	\$69,939
Batt insulation	9,991	SF	\$1.25	\$12,489
5/8" gypsum wallboard underlayment	13,416	SF	\$3.50	\$46,957
5/8" gypsum wallboard, finished	19,983	SF	\$4.00	\$79,931
STC 50+ header wall	50	SF	\$25.00	\$1,250
Backing and blacking	10,269	GSF	\$1.25	\$12,836
Moveable Partitions				
Operable partition, 10' x 19'	1	EA	\$20,000.00	\$20,000
Window Walls				
Interior storefront glazing	400	SF	\$75.00	\$30,000
Window	32	SF	\$75.00	\$2,400
Interior Doors				
Single leaf	15	EA	\$1,800.00	\$27,000
Single leaf at restroom stalls	6	EA	\$1,800.00	\$10,800
Single leaf, glass	1	EA	\$3,200.00	\$3,200
Double leaf, glass	2	PR	\$5,000.00	\$10,000
Premium for special door hardware	1	LS	\$25,000.00	\$25,000
Fittings				
Protective guards, barriers and bumpers				
Allowance	10,269	GSF	\$0.25	\$2,567

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
<b>Prefabricated compartments and accessories</b>				
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	2	EA	\$500.00	\$1,000
<b>Shelving and Millwork</b>				
Vanity countertop	8	LF	\$200.00	\$1,600
Storage shelves	1	LS	\$5,000.00	\$5,000
Library shelving; includes book shelving and tools library shelving	9,950	GSF	\$25.00	\$248,750
General casework - Allowance	9,950	GSF	\$3.00	\$29,850
<b>Cabinets and Countertops</b>				
Lower cabinets and countertop	32	LF	\$500.00	\$16,000
<b>Chalkboards and Graphics</b>				
Directional/wayfinding signs	10,269	GSF	\$1.50	\$15,404
Door signage	24	EA	\$150.00	\$3,600
Building signage - exterior	1	LS	\$20,000.00	\$20,000
Chalkboards and tackboards	1	LS	\$5,000.00	\$5,000
<b>Subtotal For Interior Construction:</b>				<b>\$705,473</b>

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

**Subtotal For Stairs:**

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
<b>Flooring</b>				
Sealed concrete	1,253	SF	\$1.50	\$1,879
Porcelain tile	380	SF	\$20.00	\$7,596
Carpet tile	6,984	SF	\$5.50	\$38,412
Wood	334	SF	\$15.00	\$5,009
Pedestal raised floor system, 1'-8" high	6,189	SF	\$16.00	\$99,030
<b>Bases</b>				
Rubber base and cove base	1,617	LF	\$3.00	\$4,851
Wood base	127	LF	\$15.00	\$1,907
<b>Walls</b>				
Porcelain tile	199	SF	\$20.00	\$3,978
Ceramic tile	3,038	SF	\$20.00	\$60,768
Metal panel	126	SF	\$35.00	\$4,393
Sealed rammed earth	2,579	SF	\$3.00	\$7,736
Acoustic wood wall panel	1,002	SF	\$25.00	\$25,038
Fabric wrapped acoustic panels	426	SF	\$25.00	\$10,645
Paint	11,023	SF	\$1.25	\$13,779
<b>Ceiling</b>				
Gypsum board	2,476	SF	\$18.00	\$44,561
Wood deck	458	SF	\$35.00	\$16,027
Acoustic stretched fabric	6,308	SF	\$45.00	\$283,838
Assume paint exposed ceiling	141	SF	\$1.75	\$247
<b>Miscellaneous Allowance</b>				
Acoustic requirement	9,950	SF	\$3.00	\$29,850

**Subtotal For Interior Finishes: \$659,541**

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

**Subtotal For Conveying:**

PLUMBING	Quantity	Unit	Rate	Total (\$)
<b>Plumbing Equipment</b>				
Plumbing equipment	10,269	GSF	\$5.00	\$51,345
<b>Plumbing Fixtures</b>				
Water closet	7	EA	\$2,500.00	\$17,500
Lavatory	3	EA	\$1,800.00	\$5,400
Lavatory (in casework)	1	EA	\$975.00	\$975
Mop sink	1	EA	\$1,300.00	\$1,300
4" Roof drain	8	EA	\$850.00	\$6,800
<b>Domestic Water Distribution</b>				
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
<b>Non-Potable Water Distribution</b>				
Copper pipe type L with fittings & hangers	9,950	SF	\$1.25	\$12,438
Non-potable water pipe insulation	9,950	SF	\$1.00	\$9,950
<b>Sanitary Waste &amp; Vent Piping</b>				
4" Sanitary underslab	500	LF	\$48.00	\$24,000
<b>Grease Waste &amp; Vent Piping</b>				
6" Grease waste	150	LF	\$50.00	\$7,500
<b>Storm Water Piping</b>				
6" Storm drain piping	200	LF	\$50.00	\$10,000
<b>Natural Gas Piping</b>				
Black steel pipe with fittings & hangers (Allowance)	9,950	SF		NIC, Not required
<b>Miscellaneous</b>				
Disinfecting & flushing	1	LS	\$8,000.00	\$8,000
Coring, sealing and firestopping	1	LS	\$7,500.00	\$7,500
Coordination & management	1	LS	\$10,000.00	\$10,000
Fees & permits	1	LS	\$2,000.00	\$2,000
<b>Subtotal For Plumbing:</b>				<b>\$215,608</b>

HEATING, VENTILATION, & AIR-  
CONDITIONING

	Quantity	Unit	Rate	Total (\$)
<b>Equipment</b>				
EF-1 1200cfm	1	EA	\$6,660.00	\$6,660
EF-2 ?	1	EA	\$5,000.00	\$5,000
EF-3 500cfm	1	EA	\$2,775.00	\$2,775
AHU-4 12800cfm	1	EA	\$179,200.00	\$179,200
Electric water heater	1	EA	\$10,000.00	\$10,000
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	\$5,000.00	\$5,000
AS-2 ?	1	EA	\$5,000.00	\$5,000
AS-3 ?	1	EA	\$5,000.00	\$5,000
AS-4 ?	1	EA	\$5,000.00	\$5,000
VFD ?	8	EA	\$3,500.00	\$28,000
NFA 10SF Motorized windows	17	EA	\$750.00	\$12,750
Radiant slab	1,683	SF	\$15.00	\$25,245
<b>Piping</b>				
3" HW	110	LF	\$60.00	\$6,600
2" HW	414	LF	\$50.00	\$20,700
1 1/2" HW	46	LF	\$40.00	\$1,840
4" CHW	113	LF	\$70.00	\$7,910
2 1/2" CHW	438	LF	\$55.00	\$24,090
Refrigeration piping with fittings & hangers	9,950	SF	\$0.65	\$6,468
Condensate drain piping with fittings & hangers	9,950	SF	\$0.50	\$4,975
Valves & accessories	9,950	SF	\$2.00	\$19,900
Pipe insulation	9,950	SF	\$2.50	\$24,875
<b>Ductwork</b>				
Branch ductwork underfloor fabric CC	195	LF	\$10.00	\$1,950
Galvanized ductwork with fittings & hangers	9,400	LB	\$11.00	\$103,400
Duct insulation	5,600	SF	\$4.00	\$22,400
Registers, grilles & diffusers	9,950	SF	\$1.50	\$14,925
Miscellaneous sheet metal accessories	9,950	SF	\$0.75	\$7,463

**HEATING, VENTILATION, & AIR-  
CONDITIONING**

	Quantity	Unit	Rate	Total (\$)
<b>Miscellaneous</b>				
Automatic temperature control DDC	9,950	SF	\$8.50	\$84,575
Test and balance	9,950	SF	\$0.75	\$7,463
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
<b>Subtotal For Heating, Ventilation, &amp; Air-Conditioning:</b>				<b>\$724,563</b>

**FIRE PROTECTION**

	Quantity	Unit	Rate	Total (\$)
<b>Wet Pipe Sprinkler Distribution</b>				
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	\$200.00	\$15,000
Miscellaneous valves	1	LS	\$5,000.00	\$5,000
Main sprinkler pipe with fittings & hangers	400	LF	\$30.00	\$12,000
Branch sprinkler pipe with fittings & hangers	1,000	LF	\$26.00	\$26,000
Special systems (Allowance)	1	LS	\$25,000.00	\$25,000
<b>Miscellaneous</b>				
Demolition	1	LS	\$3,000.00	\$3,000
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
<b>Subtotal For Fire Protection:</b>				<b>\$115,400</b>

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
<b>Electrical Service and Distribution</b>				
Normal power				
Energy monitoring	1	LS	\$10,000.00	\$10,000
1000A distribution panelboard	1	EA	\$40,000.00	\$40,000
500A distribution panelboard	1	EA	\$20,000.00	\$20,000
125A panelboard	1	EA	\$2,250.00	\$2,250
100A panelboard	1	EA	\$2,000.00	\$2,000
500A feed	40	LF	\$144.00	\$5,760
125A feed	15	LF	\$38.00	\$570
100A feed	30	LF	\$30.00	\$900
Grounding and bonding	1	LS	\$3,500.00	\$3,500
Emergency power				
Centralized Lighting battery inverter	1	LS	\$25,000.00	\$25,000
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
EF feed and connection	3	EA	\$1,500.00	\$4,500
FCU feed and connection	3	EA	\$1,000.00	\$3,000
Fan feed and connection	2	EA	\$1,000.00	\$2,000
WH feed and connection	1	EA	\$750.00	\$750
Pump feed and connection	8	EA	\$1,500.00	\$12,000
Split feed and connection	2	EA	\$3,000.00	\$6,000
VFD feed and connection only	8	EA	\$950.00	\$7,600
Motorized windows feed and connection	1	LS	\$5,000.00	\$5,000
Photovoltaic system				
RA3 - 83KW system with array of panels, inverters, panelboards, feeders and	83	KW	\$4,300.00	\$356,900
200A panelboard	1	EA	\$2,500.00	\$2,500
200A disconnect switch	1	EA	\$1,850.00	\$1,850
200A feed (Ductbank)	650	LF	\$130.00	\$84,500
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
Vestibule light	2	EA	\$850.00	\$1,700

<b>ELECTRICAL</b>	Quantity	Unit	Rate	Total (\$)
<b>Lighting and Branch Wiring</b>				
Lighting fixtures				
Exit and emergency lighting	10,403	SF	\$1.00	\$10,403
Exterior building lighting	1	LS	\$7,500.00	\$7,500
<b>Lighting controls</b>				
Lighting control panel	1	EA	\$2,500.00	\$2,500
Single pole switch	4	EA	\$40.00	\$160
Dimmer switch	21	EA	\$75.00	\$1,575
Sensor	17	EA	\$200.00	\$3,400
<b>Branch devices</b>				
Double Duplex receptacle	2	EA	\$30.00	\$60
Double Duplex receptacle in floor box	8	EA	\$30.00	\$240
Duplex receptacle	28	EA	\$36.00	\$1,008
Duplex receptacle (controlled)	22	EA	\$52.00	\$1,144
Duplex receptacle in floor box	6	EA	\$36.00	\$216
GFCI duplex receptacle	5	EA	\$40.00	\$200
2 gang floor box	14	EA	\$350.00	\$4,900
Device box	300	EA	\$38.00	\$11,400
3/4" EMT	2,000	LF	\$10.00	\$20,000
3/4" PVC	700	LF	\$10.00	\$7,000
#12 THHN	13,500	LF	\$1.10	\$14,850
12-2 MC cable	5,000	LF	\$5.30	\$26,500
12-2 MC cable	1,000	LF	\$6.20	\$6,200
<b>Communications and Security</b>				
<b>Fire Alarm</b>				
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
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
<b>Bi-Directional amplification</b>				
Bi-Directional amplification	1	EA	\$15,000.00	\$15,000

<b>ELECTRICAL</b>	Quantity	Unit	Rate	Total (\$)
<b>Telecommunications</b>				
IDF fit out	1	EA	\$6,500.00	\$6,500
Device box with conduit stub to ceiling	33	EA	\$130.00	\$4,290
2 gang floor box	14	EA	\$350.00	\$4,900
1-port device	27	EA	\$25.00	\$675
1-port device in floor box	14	EA	\$25.00	\$350
2-port device	6	EA	\$50.00	\$300
WAP	11	EA	\$350.00	\$3,850
Cat.6 cable	13,000	LF	\$1.75	\$22,750
Backbone cabling from PS/CH				Site work
Grounding	1	LS	\$1,500.00	\$1,500
<b>PA/Clock system</b>				
				NIC
<b>AV system</b>				
AV system rough-in & power	10,403	SF	\$1.00	\$10,403
<b>Security system</b>				
Head end	1	LS	\$10,000.00	\$10,000
Camera WP	8	EA	\$1,750.00	\$14,000
Camera	2	EA	\$1,200.00	\$2,400
Card reader	6	EA	\$350.00	\$2,100
Door contact	19	EA	\$250.00	\$4,750
Motion detector	4	EA	\$250.00	\$1,000
Device box	19	EA	\$38.00	\$722
3/4" EMT	1,000	LF	\$10.00	\$10,000
Cabling	1,200	LF	\$1.75	\$2,100
<b>SatelliteTV</b>				
Rough-in, provisions only	1	LS	\$5,000.00	\$5,000
<b>Other Electrical Systems</b>				
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
<b>Subtotal For Electrical:</b>				<b>\$974,786</b>

<b>EQUIPMENT</b>	Quantity	Unit	Rate	Total (\$)
<b>Commercial Equipment</b>				
Residential equipment at breakroom; including refrigerator, microwave, and dishwasher	1	RM	\$10,000.00	\$10,000
Library equipment; including book depository slots and security gate	1	LS	\$10,000.00	\$10,000
<b>Subtotal For Equipment:</b>				<b>\$20,000</b>

<b>FURNISHINGS</b>	Quantity	Unit	Rate	Total (\$)
<b>Fixed Furnishings</b>				
<b>Light Control and Vision Equipment</b>				
Window shades and blinds, manual operation	3,252	SF	\$8.00	\$26,016
Projection screens at meeting rooms and digital lab	4	EA	\$5,000.00	\$20,000
<b>Amenities and Convenience Items</b>				
Entrance mats and frames	1	LS	\$5,000.00	\$5,000
Fire Extinguisher cabinets	1	LS	\$1,000.00	\$1,000
<b>Subtotal For Furnishings:</b>				<b>\$52,016</b>

50% Design Development Cost Estimate

Renovate existing Heritage Town Hall  
Atherton Civic Center

Control Quantities  
Renovate existing Heritage Town Hall Summary  
Detailed Cost Breakdown

October 11, 2016

Enclosed Areas  
Ground floor 1,645

Subtotal of Enclosed Area 1,645

Covered Area  
Roof Overhang 460

Subtotal of Covered Area at half value 230

Total of Gross Floor Area 1,875

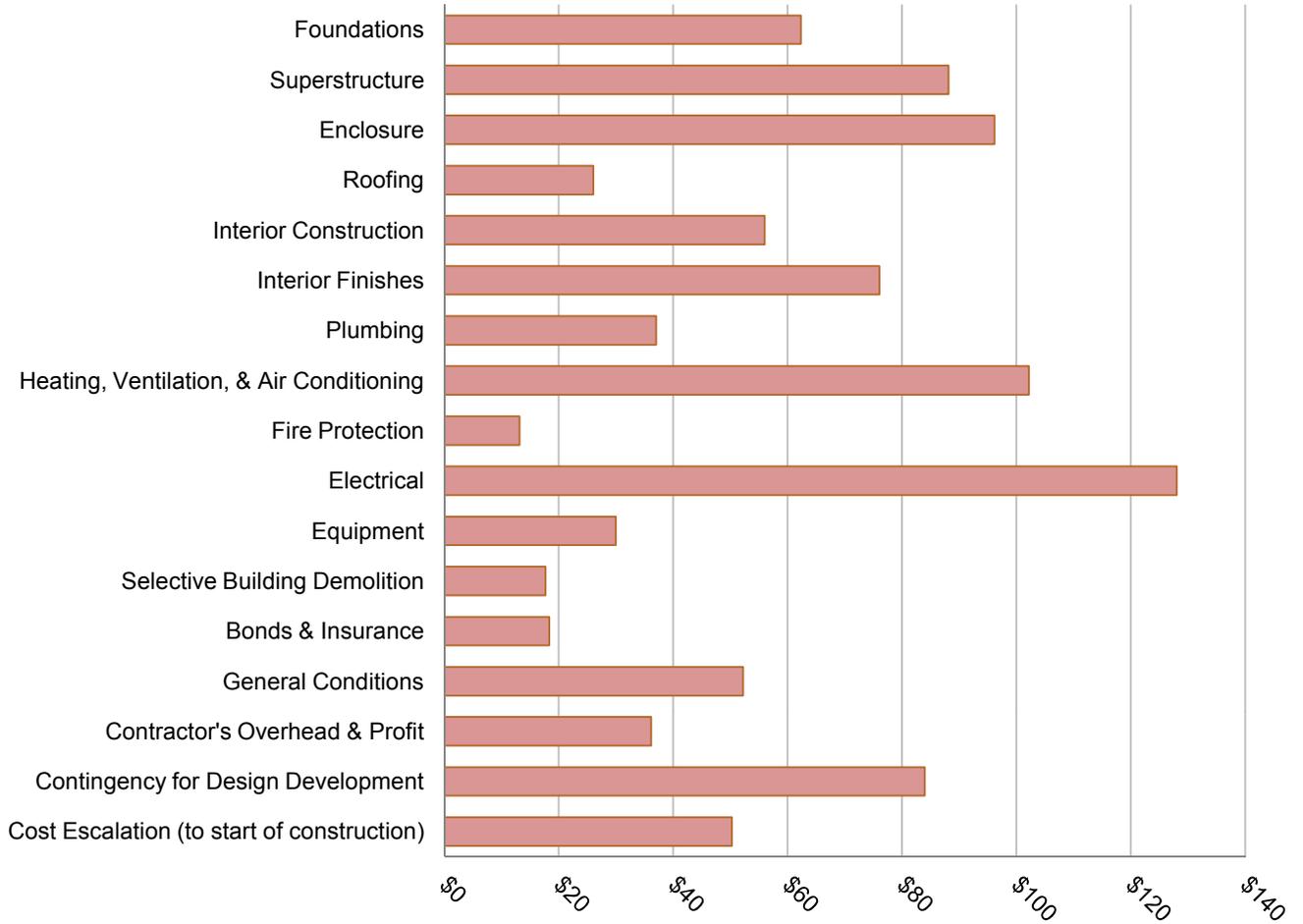
**CONTROL QUANTITIES**

			Ratio to Gross Area
Number of stories (x1,000)	1	EA	0.533
Gross Area	1,875	SF	1.000
Enclosed Area	1,645	SF	0.877
Covered Area	524	SF	0.280
Footprint Area	1,645	SF	0.877
Volume	23,030	CF	12.283
Gross Wall Area	3,209	SF	1.712
Finished Wall Area	3,083	SF	1.645
Windows or Glazing Area	4% 126	SF	0.067
Roof Area - Flat	0	SF	0.000
Roof Area - Sloping	2,169	SF	1.157
Roof Area - Total	2,169	SF	1.157
Roof Glazing Area	0	SF	0.000
Interior Partition Length	65	LF	0.035
Elevators (x10,000)	0	EA	0.000
Plumbing Fixtures (x1,000)	5	EA	2.667

<b>CSI UniFormat Summary</b>	<b>1,875 SF</b>	<b>%</b>	<b>\$/SF</b>	<b>\$,000</b>
Foundations		6%	\$33.25	\$62
Superstructure		9%	\$47.00	\$88
Enclosure		10%	\$51.28	\$96
Roofing		3%	\$13.88	\$26
Interior Construction		6%	\$29.87	\$56
Interior Finishes		8%	\$40.57	\$76
Plumbing		4%	\$19.76	\$37
Heating, Ventilation, & Air Conditioning		10%	\$54.51	\$102
Fire Protection		1%	\$7.02	\$13
Electrical		13%	\$68.28	\$128
Equipment		3%	\$16.00	\$30
Selective Building Demolition		2%	\$9.42	\$18
<b>Subtotal - Building Construction</b>		<b>75%</b>	<b>\$390.84</b>	<b>\$733</b>
Bonds & Insurance	2.50%	2%	\$9.77	\$18
General Conditions		5%	\$27.85	\$52
Contractor's Overhead & Profit	4.50%	4%	\$19.28	\$36
<b>Subtotal</b>		<b>86%</b>	<b>\$447.74</b>	<b>\$840</b>
Contingency for Design Development	10.00%	9%	\$44.77	\$84
Cost Escalation (to start of construction)	5.44%	5%	\$26.80	\$50
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>August 2017</b>	<b>100%</b>	<b>\$519.31</b>	<b>\$974</b>

NOTE: Inclusions and Exclusions listed in the Commentary Section.

**CSI UniFormat Summary**



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
<b>Foundation</b>				
HDU 11 x 1" diameter anchor bolts into concrete drilled pier	10	EA	\$100.00	\$1,000
Concrete pier 12" diameter x 12" deep	120	LF	\$100.00	\$12,000
Shoring, underpinning and safety measure	1,645	SF	\$25.00	\$41,125
<b>Slab On Grade</b>				
Cut and patch (E) slab on grade - allowance	1,645	SF	\$5.00	\$8,225
<b>Subtotal For Foundations:</b>				<b>\$62,350</b>

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
<b>Seismic Upgrade</b>				
Strip existing inside finishes to studs	3,209	GWA	\$2.00	\$6,419
New 1/2" thick plywood sheathing	3,209	SF	\$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	1,875	GSF	\$2.00	\$3,750
<b>Roof Construction</b>				
15/32" thick fire treated plywood over (E) straight sheathing and new blocking	2,169	SF	\$6.00	\$13,015
<b>Miscellaneous</b>				
Rough carpentry	1,875	GSF	\$2.00	\$3,750
Dryrot repair - Allowance	1,875	GSF	\$5.00	\$9,375
Re-frame the raised dais	1	LS	\$5,000.00	\$5,000
Temporary scaffolding, shoring and safety measure	1	LS	\$5,000.00	\$5,000
<b>Subtotal For Superstructure:</b>				<b>\$88,126</b>

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
<b>Exterior Walls</b>				
Refinish and repaint existing cement plaster/stucco wall	3,209	SF	\$10.00	\$32,095
<b>Exterior Windows</b>				
Aluminum framed windows, with insulated low-E vision glazing	126	SF	\$95.00	\$11,970
<b>Interior finish of exterior wall</b>				
Painted gypwall	3,209	SF	\$5.50	\$17,652
<b>Exterior Doors, finished oak door with bronze finished custom hardware</b>				
Wood french doors and frames, double leaf, 6'-0"wide x 8'-0" high	2	PR	\$7,500.00	\$15,000
Hollow metal door, single leaf	1	EA	\$2,000.00	\$2,000
Premium for special door hardwares	1	LS	\$5,000.00	\$5,000
<b>Soffits</b>				
Exterior soffit, patch/repair and repaint existing	460	SF	\$10.00	\$4,600
<b>Miscellaneous Work</b>				
Fascias, bands, screens, trim, wood articulation at doors, etc.	3,209	GWA	\$2.00	\$6,419
Rough carpentry	1,875	GSF	\$0.75	\$1,406
<b>Subtotal For Enclosure:</b>				<b>\$96,142</b>

ROOFING	Quantity	Unit	Rate	Total (\$)
<b>Roof Coverings</b>				
Reinstall roof tile over new wood deck, salvage tile from (E) library to replace damaged tile	2,169	SF	\$10.00	\$21,692
Waterproofing membrane	2,169	SF	\$2.00	\$4,338
<b>Subtotal For Roofing:</b>				<b>\$26,030</b>

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
<b>Interior Partitions</b>				
<b>Non-rated Partitions</b>				
4" metal studs	876	SF	\$7.00	\$6,133
Batt insulation	876	SF	\$1.25	\$1,095
5/8" gypsum wallboard, finished	1,752	SF	\$4.00	\$7,009
Backing and blacking	1,875	GSF	\$1.25	\$2,344
<b>Interior Doors</b>				
Single leaf	3	EA	\$1,800.00	\$5,400
<b>Fittings</b>				
Protective guards, barriers and bumpers	1,875	GSF	\$0.50	\$938
<b>Toilet Partitions and accessories</b>				
Single stall, family restroom	2	RM	\$1,500.00	\$3,000
<b>Cabinets and Countertops</b>				
Upper cabinets	4	LF	\$300.00	\$1,260
Lower cabinets	11	LF	\$350.00	\$3,920
Full height cabinets	18	LF	\$750.00	\$13,200
Countertops	13	LF	\$150.00	\$1,965
Café island, 2'-6"wide	8	LF	\$750.00	\$6,000
64" TV			<i>NIC, Owner furnished Owner Installed</i>	
Allowance for chalkboards, insignia and graphics; including door signages, directional/wayfinding signs and chalkboards/tackboards	1,875	GSF	\$2.00	\$3,750
<b>Subtotal For Interior Construction:</b>				<b>\$56,014</b>

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

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
<b>Flooring</b>				
Porcelain tile	134	SF	\$20.00	\$2,680
Wood	1,295	SF	\$15.00	\$19,425
<b>Bases</b>				
Rubber base and cove base	298	LF	\$3.00	\$894
Ceramic tile base	70	LF	\$20.00	\$1,400
<b>Walls</b>				
Ceramic tile	676	SF	\$20.00	\$13,520
Paint	4,574	SF	\$1.25	\$5,718
<b>Ceiling</b>				
Gypsum board	134	SF	\$18.00	\$2,412
Wood deck	835	SF	\$35.00	\$29,225
Assume paint exposed ceiling	459	SF	\$1.75	\$803
<b>Subtotal For Interior Finishes:</b>				<b>\$76,077</b>

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

PLUMBING	Quantity	Unit	Rate	Total (\$)
<b>Plumbing Fixtures</b>				
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
<b>Domestic Water Distribution</b>				
2" Domestic water piping	150	LF	\$42.00	\$6,300
1" Domestic water piping	250	LF	\$34.00	\$8,500
Domestic water pipe insulation	400	LF	\$12.00	\$4,800
<b>Sanitary Waste &amp; Vent Piping</b>				
6" Sanitary	50	LF	\$50.00	\$2,500
4" Sanitary underslab	100	LF	\$48.00	\$4,800

<b>PLUMBING</b>	Quantity	Unit	Rate	Total (\$)
Storm Water Piping				
4" Storm drain piping	7	LF	\$49.00	\$343
<b>Subtotal For Plumbing:</b>				<b>\$37,043</b>

<b>HEATING, VENTILATION, &amp; AIR-CONDITIONING</b>	Quantity	Unit	Rate	Total (\$)
<b>Equipment</b>				
CHWP-5 1HP 55gpm	1	EA	\$2,750.00	\$2,750
CHWP-6 1HP 55gpm	1	EA	\$2,750.00	\$2,750
HWP-5 1HP 55gpm	1	EA	\$2,750.00	\$2,750
HWP-6 1HP 55gpm	1	EA	\$2,750.00	\$2,750
AS-5 ?	1	EA	\$5,000.00	\$5,000
AS-6 ?	1	EA	\$5,000.00	\$5,000
<b>Piping</b>				
Heating hot water pipe with fittings & hangers	1,645	SF	\$3.50	\$5,758
Refrigeration piping with fittings & hangers	1,645	SF	\$0.65	\$1,069
Condensate drain piping with fittings & hangers	1,645	SF	\$0.50	\$823
Valves & accessories	1,645	SF	\$2.00	\$3,290
Pipe insulation	1,645	SF	\$2.50	\$4,113
Galvanized ductwork with fittings & hangers	1,645	LB	\$10.00	\$16,450
Duct insulation	1,645	SF	\$4.00	\$6,580
Registers, grilles & diffusers	1,645	SF	\$1.50	\$2,468
Miscellaneous sheet metal accessories	1,645	SF	\$0.75	\$1,234
<b>Miscellaneous</b>				
Automatic temperature control DDC	1,645	SF	\$8.50	\$13,983
Test and balance	1,645	SF	\$0.75	\$1,234
Coring and firestopping	1	LS	\$5,000.00	\$5,000
Rigging & equipment rental	1	LS	\$10,000.00	\$10,000
Coordination & management	1	LS	\$8,000.00	\$8,000
Fees & permits	1	LS	\$1,200.00	\$1,200
<b>Subtotal For Heating, Ventilation, &amp; Air-Conditioning:</b>				<b>\$102,199</b>

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
New Fire sprinkler system	1,645	GSF	\$8.00	\$13,160
<b>Subtotal For Fire Protection:</b>				<b>\$13,160</b>

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
<b>Electrical Service and Distribution</b>				
<b>Gear and Distribution</b>				
Panelboard and feeders	1	LS	\$7,500.00	\$7,500
Mechanical equipment wiring	1,875	GSF	\$1.00	\$1,875
Pump feed and connection	4	EA	\$1,500.00	\$6,000
Split feed and connection	1	EA	\$3,000.00	\$3,000
<b>Lighting and Branch Wiring</b>				
<b>Lighting fixtures</b>				
Recessed downlight	8	EA	\$350.00	\$2,800
Linear lighting	80	LF	\$120.00	\$9,600
Exit and emergency lighting	1,875	GSF	\$1.00	\$1,875
Exterior lighting	1	LS	\$5,000.00	\$5,000
<b>Lighting Controls</b>				
Sensor	4	EA	\$200.00	\$800
Dimmer switch	7	EA	\$75.00	\$525
<b>Branch devices</b>				
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
2 gang floor box	4	EA	\$350.00	\$1,400
Device box	70	EA	\$38.00	\$2,660
3/4" EMT	500	LF	\$10.00	\$5,000
3/4" PVC	200	LF	\$10.00	\$2,000
#12 THHN	3,500	LF	\$1.10	\$3,850
12-2 MC cable	750	LF	\$5.30	\$3,975
12-2 MC cable	250	LF	\$6.20	\$1,550

<b>ELECTRICAL</b>	Quantity	Unit	Rate	Total (\$)
<b>Communications and Security</b>				
<b>Security system</b>				
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	2	EA	\$350.00	\$700
Door contact	7	EA	\$250.00	\$1,750
Device box	19	EA	\$38.00	\$722
3/4" EMT	1,000	LF	\$10.00	\$10,000
Cabling	1,200	LF	\$1.75	\$2,100
<b>Telecommunications</b>				
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
<b>AV System</b>				
Community room sound system	1	LS	\$5,000.00	\$5,000
AV system rough-in & power	1,946	SF	\$1.00	\$1,946
Projector screen feed and connection	1	EA	\$450.00	\$450
<b>Other Electrical Systems</b>				
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: \$128,025**

<b>EQUIPMENT</b>	Quantity	Unit	Rate	Total (\$)
<b>Commercial Equipment</b>				
Food Service allowance	200	SF	\$150.00	\$30,000

**Subtotal For Equipment: \$30,000**

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

**Subtotal For Furnishings:**  

SELECTIVE BUILDING DEMOLITION	Quantity	Unit	Rate	Total (\$)
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<b>Selective Demolition</b>				
Remove (E) tile roof	2,169	SF	\$3.00	\$6,508
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 *NIC, Excluded*

**Subtotal For Selective Building Demolition:** \$17,658

50% Design Development Cost Estimate

## Site Improvement (Police Station Scope)

Atherton Civic Center

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

October 11, 2016

Site Areas

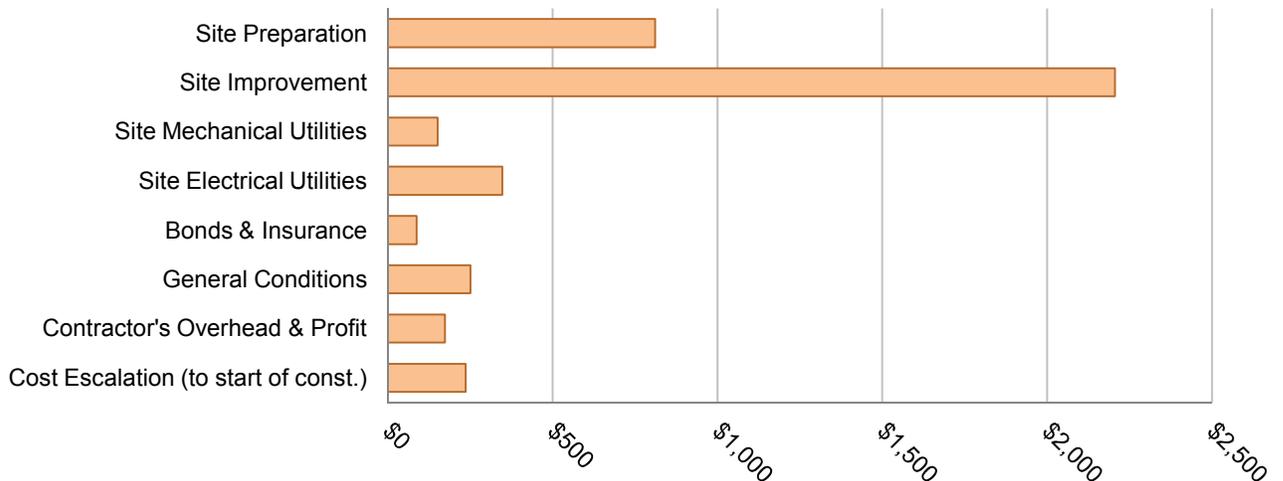
Vehicular paving	49,401
Pedestrian paving and hardscape	27,418
Landscaping and Softscape	23,732
Biofiltration basin	3,987
Ancillary building	1,812
Building footprint - City Hall	15,770

Subtotal of Enclosed Area	122,120
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<b>CSI UniFormat Summary</b>	<b>122,120 SF</b>	<b>%</b>	<b>\$/SF</b>	<b>,\$000</b>
Site Preparation		18%	\$6.64	\$811
Site Improvement		48%	\$18.06	\$2,206
Site Mechanical Utilities		3%	\$1.24	\$152
Site Electrical Utilities		8%	\$2.85	\$348
<b>Subtotal - Sitework</b>		<b>77%</b>	<b>\$28.79</b>	<b>\$3,516</b>
Bonds & Insurance	2.50%	2%	\$0.72	\$88
General Conditions		5%	\$2.05	\$251
Contractor's Overhead & Profit	4.50%	4%	\$1.42	\$173
<b>Subtotal</b>		<b>88%</b>	<b>\$32.98</b>	<b>\$4,028</b>
Contingency for Design Development	8.00%	7%	\$2.64	\$322
Cost Escalation (to start of const.)	5.44%	5%	\$1.94	\$237
<b>TOTAL CONSTRUCTION BUDGET</b>		<b>100%</b>	<b>\$37.56</b>	<b>\$4,587</b>

NOTE: Inclusions and Exclusions listed in the Commentary Section.

**CSI UniFormat Summary**



SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
<b>Demolition Of Building and Structures</b>				
Demo and removal of existing building within the limit of work; including city offices, police station, building department, permit center, library and one maintenance building	12,925	SF	\$10.00	\$129,250
Demo and removal of all hardscape and minimum softscape, including paving, curbs, wall features and aggregate base	122,120	SF	\$1.50	\$183,180
Remove existing heritage trees	18	EA	\$1,000.00	\$18,000
<b>Site Protective Construction</b>				
Transplant existing trees	2	EA	\$1,500.00	\$3,000
<b>Tree Protection</b>				
Temporary tree protection chainlink fence, 6' high	866	LF	\$30.00	\$25,980
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	122,120	SF	\$0.50	\$61,060
<b>Earthwork</b>				
Site clearing and rough grading	122,120	SF	\$0.50	\$61,060
<b>Excavate and offhaul unsuitable materials</b>				
Under building, 30" thick	1,840	CY	\$35.00	\$64,394
Under vehicular/pedestrian paving, varying thickness	3,730	CY	\$35.00	\$130,543
<b>6~12" thick scarified/moisture conditioned/compacted native soil</b>				
Under building	19,870	SF	\$0.75	\$14,903
Under vehicular/pedestrian paving	67,802	SF	\$0.75	\$50,852
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
<b>Subtotal For Site Preparation:</b>				<b>\$810,740</b>

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
<b>Vehicular Paving</b>				
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	49,400	SF	\$7.00	\$345,802
Pavement marking and striping	49,400	SF	\$0.35	\$17,290
Concrete curb and gutter	2,664	LF	\$35.00	\$93,240
Curb cuts and ramps	4	EA	\$1,500.00	\$6,000
Wheelstop	11	EA	\$100.00	\$1,100
<b>Pedestrian Paving</b>				
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	9,016	SF	\$11.50	\$103,684
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	13,146	SF	\$8.00	\$105,168
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 12" thick compacted native subgrade	5,256	SF	\$8.00	\$42,048
<b>Landscaping</b>				
Planting area, 1 gallon pots @ 18" o.c.	23,732	SF	\$10.00	\$237,320
Ground hardwood mulch, 2" thick	23,732	SF	\$0.30	\$7,120
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	3,987	SF	\$25.00	\$99,675
Landscape edging header - allowance	4,000	LF	\$10.00	\$40,000
Trees, 48" box	9	EA	\$1,500.00	\$13,500
<b>Irrigation</b>				
Planting area (PA)	27,719	SF	\$2.50	\$69,298
Trees	9	EA	\$350.00	\$3,150

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
<b>Soil Preparation (under PV-3 and PA)</b>				
S-1 New topsoil (excavated and amended or imported, 3' deep	758	CY	\$25.00	\$18,939
S-2 Amend in place existing soil; 12" in hand excavation zone of existing trees, 36" thick otherwise	1,588	CY	\$25.00	\$39,694
S-3 Porous paving #2 gap-graded aggregate; 8" thick deep below bottom of paving	3,895	CY	measured with PV-3	
S-4 CU-Structural soil; 24" thick deep below bottom of paving	307	CY	\$35.00	\$10,746
S-5 Biofiltration soil profile			measured with Bioretention basin	
<b>Site Structures</b>				
B-1 Radial bench	108	LF	\$200.00	\$21,600
W-2 Concrete retaining wall @ biofiltration basin, 6" thick x 5'-0" high	600	LF	\$200.00	\$120,000
W-3 Dasso wood fence in galvanized steel frame, complete with reinforced concrete footing, 6'-0" high	76	LF	\$250.00	\$19,000
Reinforced concrete wall footing				
For W-2, 3'-6" wide x 12" thick	600	LF	\$60.00	\$36,000
For W-3, 9" wide x 3'-4" thick	76	LF	\$75.00	\$5,700
F-1 Parc centre chair	20	EA	\$265.00	\$5,300
F-4 Parc centre table	5	EA	\$800.00	\$4,000
Custom monument wall	46	LF	\$250.00	\$11,500
<b>Ancillary Building</b>				
<b>Structural</b>				
Reinforced concrete foundation	1,900	GSF	\$20.00	\$38,000
Reinforced concrete slab on grade	1,900	GSF	\$15.00	\$28,500
Vertical Structure/Post	1,900	GSF	\$10.00	\$19,000
Roof framing and plywood sheathing	1,900	GSF	\$25.00	\$47,500
<b>Exterior Enclosure</b>				
Perimeter CMU wall	3,159	SF	\$30.00	\$94,770
Interior finish to exterior wall, painted gypwall	3,159	SF	\$7.50	\$23,693

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
<b>Ancillary Building</b>				
Exterior Doors				
Single leaf	4	EA	\$2,000.00	\$8,000
Double leaf	4	PR	\$3,200.00	\$12,800
Garage door				
At stolen vehicle garage, 10'-0" wide x 9'-9" high	1	EA	\$18,000.00	\$18,000
At motorcycle garage, 16'-0" wide x 8'-0" high	1	EA	\$6,400.00	\$6,400
Roofing				
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	1,860	SF	\$30.00	\$55,800
Interior doors	2	EA	\$1,800.00	\$3,600
General casework	72	LF	\$250.00	\$17,975
Chalkboards and graphics; including directional/wayfinding signs, door signage, chalkboard and tackboards, flagpole, and building signs	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
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	1,900	SF	\$4.00	\$7,600
Exterior building lighting	1	LS	\$1,000.00	\$1,000
Lighting controls	1,900	SF	\$0.20	\$380
Branch devices				
Duplex GFI receptacle	1,900	SF	\$0.20	\$380
Circuitry	1,900	SF	\$3.00	\$5,700
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

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
<b>Ancillary Building</b>				
Telecommunications				
Fit out closet	1	LS	\$1,000.00	\$1,000
Cabling and devices	1,900	SF	\$0.50	\$950
Rough-in	1,900	SF	\$0.50	\$950
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
Equipment and Furnishings - Allowance	1,900	GSF	\$2.00	\$3,800
<b>Police Secure Parking and Trash Area</b>				
Wall footing	255	LF	\$75.00	\$19,125
CMU fence with cement plaster finish at exterior, 8'-0" high	2,040	SF	\$45.00	\$91,800
Exterior Doors				
Single leaf	3	EA	\$2,000.00	\$6,000
Secure sliding gate, 16'-0" wide	2	EA	\$9,000.00	\$18,000
Swinging gate at trash enclosure	1	PR	\$3,000.00	\$3,000
Emergency generator pad	250	SF	\$20.00	\$5,000
Concrete pad for fuel storage tank, emergency generator and transformer and trash area	720	SF	\$20.00	\$14,400
Trash area pad	230	SF	\$20.00	\$4,600
Chain link fence and gate	12	LF	\$200.00	\$2,400
Secure PD parking, asphalt paving			measured under pedestrian paving	
Striping and pavement marking			measured under pedestrian paving	
Wheelstop	19	EA	\$100.00	\$1,900
Removable bollard	9	EA	\$350.00	\$3,150
Fencing and miscellaneous site furnishing				
Allowance for miscellaneous site furnishing; such as trash receptacles, bicycle rack, bollards, etc.	1	LS	\$30,000.00	\$30,000
<b>Subtotal For Site Improvement:</b>				<b>\$2,205,946</b>

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
<b>Domestic &amp; Fire Water Systems:</b>				
Domestic water supply (allowance)	1	EA	\$4,000.00	\$4,000
Fire water supply (allowance)	1	EA	\$10,000.00	\$10,000
Fire hydrant assembly	1	EA	\$4,500.00	\$4,500
Fire water supply lines - PVC, to 6"	60	LF	\$100.00	\$6,000
Demo (E) water lines, hydrants, etc.	45	LF	\$25.00	\$1,125
Demo (E) IRR mains	180	LF	\$6.00	\$1,080
<b>Sanitary Sewer Systems:</b>				
Manhole	1	EA	\$5,500.00	\$5,500
Washdown area drain			included with Library Scope	
Sanitary sewer lines - PVC, to 6"	330	LF	\$52.00	\$17,160
Connect SS to (E) SS lines	1	EA	\$650.00	\$650
<b>Storm Drainage Systems:</b>				
Roof drain collection (allowance)	1	LS	\$3,000.00	\$3,000
Manhole	2	EA	\$5,500.00	\$11,000
Adjust (E) SDMH to new grade	1	EA	\$800.00	\$800
Overflow structure	3	EA	\$2,500.00	\$7,500
Catchbasin	1	EA	\$2,450.00	\$2,450
Junction box			included with Library Scope	
Outfall structure			included with Library Scope	
Trench drain	20	LF	\$125.00	\$2,500
Storm drain lines - HDPE, 12"	356	LF	\$105.00	\$37,380
Storm drain lines - HDPE, 6"	200	LF	\$60.00	\$12,000
Connect SD to (E) SD structures	2	EA	\$750.00	\$1,500
Underdrain lines - PVC (perforated)	800	LF	\$25.00	\$20,000
Demo (E) SD structures & lines	170	LF	\$20.00	\$3,400
<b>Natural Gas Systems:</b>				
Decommission (E) gas service			included with Library Scope	
<b>Miscellaneous</b>				
Rain harvesting filtration system			NIC, see ADD Alternate	
Rain harvesting disinfection system			NIC, see ADD Alternate	
Rain harvesting pressurization system			NIC, see ADD Alternate	
10,000 Gallon rain harvesting cistern			NIC, see ADD Alternate	
Drain inlet			NIC, see ADD Alternate	
Rainwater pump			NIC, see ADD Alternate	
Well			NIC, see ADD Alternate	
SFPUC Waterline			NIC, Existing to remain	

**Subtotal For Site Mechanical Utilities: \$151,545**

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
<b>Electrical Service and Distribution</b>				
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
<b>Secondary Ductbank</b>				
3000A feed to MSB-M	20	LF	\$595.00	\$11,900
1000A feed from switchboard	130	LF	\$328.00	\$42,640
600A feed from switchboard	130	LF	\$245.00	\$31,850
225A feed from switchboard	140	LF	\$130.00	\$18,200
<b>Site Communications</b>				
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
<b>Lighting and Branch Wiring</b>				
Time clock	1	EA	\$450.00	\$450
Lighting contactor	1	EA	\$1,000.00	\$1,000
Type L-1	17	EA	\$1,200.00	\$20,400
Type L-2	19	EA	\$1,200.00	\$22,800
Type L-3	23	EA	\$950.00	\$21,850
Type L-4	12	EA	\$950.00	\$11,400
Type L-5	3	EA	\$2,500.00	\$7,500
Base	39	EA	\$350.00	\$13,650
Circuitry	1,600	LF	\$15.00	\$24,000
<b>Site Security</b>				
Site security, allow	1	LS	\$15,000.00	\$15,000
<b>Other Site Work</b>				
Site demolition and relocation	1	LS	\$25,000.00	\$25,000

**SITE ELECTRICAL UTILITIES**

Quantity      Unit      Rate      Total (\$)

Photovoltaic system

At Auxiliary building (RA1=4,984st)

102KW system with array of panels, inverters,  
panelboards, feeders and installation

NIC, see ADD Alternate

600A distribution panelboard

NIC, see ADD Alternate

600A disconnect switch

NIC, see ADD Alternate

600A feed (Ductbank)

NIC, see ADD Alternate

At Carport #1 (RA2=3,047sf)

62KW system with array of panels, inverters,  
panelboards, feeders and installation

NIC, see ADD Alternate

At Carport #2 (RA 4=2,684sf)

55KW system with array of panels, inverters,  
panelboards, feeders and installation

NIC, see ADD Alternate

**Subtotal For Site Electrical Utilities:      \$347,640**

50% Design Development Cost Estimate

## Site Improvement (Library Scope)

Atherton Civic Center

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

October 11, 2016

Site Areas

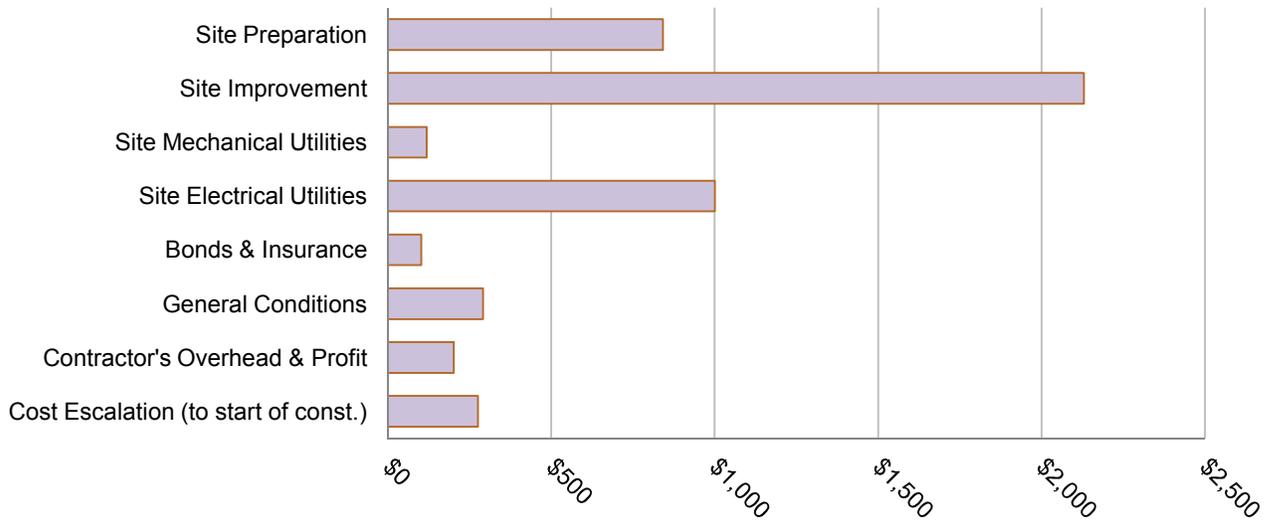
Vehicular paving	46,013
Pedestrian paving and hardscape	30,720
Landscaping and Softscape	43,726
Biofiltration basin	2,478
New Building footprint	9,950
Existing MPR to remain	1,645

Subtotal of Enclosed Area	134,532
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<b>CSI UniFormat Summary</b>	<b>134,532 SF</b>	<b>%</b>	<b>\$/SF</b>	<b>,\$000</b>
Site Preparation		16%	\$6.26	\$842
Site Improvement		40%	\$15.83	\$2,130
Site Mechanical Utilities		2%	\$0.88	\$118
Site Electrical Utilities		19%	\$7.44	\$1,001
<b>Subtotal - Sitework</b>		<b>77%</b>	<b>\$30.41</b>	<b>\$4,091</b>
Bonds & Insurance	2.50%	2%	\$0.76	\$102
General Conditions		5%	\$2.17	\$292
Contractor's Overhead & Profit	4.50%	4%	\$1.50	\$202
<b>Subtotal</b>		<b>88%</b>	<b>\$34.83</b>	<b>\$4,686</b>
Contingency for Design Development	8.00%	7%	\$2.79	\$375
Cost Escalation (to start of const.)	5.44%	5%	\$2.05	\$275
<b>TOTAL CONSTRUCTION BUDGET</b>		<b>100%</b>	<b>\$39.67</b>	<b>\$5,337</b>

NOTE: Inclusions and Exclusions listed in the Commentary Section.

**CSI UniFormat Summary**



SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
<b>Demolition Of Building and Structures</b>				
Demo and removal of existing building within the limit of work; including city offices, police station, building department, permit center, library and one maintenance building	11,765	SF	\$10.00	\$117,650
Demo and removal of all hardscape and minimum softscape, including paving, curbs, wall features and aggregate base	134,532	SF	\$1.50	\$201,798
Remove existing heritage trees	61	EA	\$1,000.00	\$61,000
<b>Site Protective Construction</b>				
Transplant existing trees	2	EA	\$1,500.00	\$3,000
<b>Tree Protection</b>				
Temporary tree protection chainlink fence, 6' high	1,996	LF	\$30.00	\$59,880
Temporary layer of mulch to be maintained till tree protection fence is removed, 2" thick	12,146	SF	\$0.50	\$6,073
Plastic laminated sign spaced at 50' o.c., 24" x 36" "KEEP OUT TREE PROTECTION AREA"	35	EA	\$100.00	\$3,500
Erosion control/SWPPP	134,532	SF	\$0.50	\$67,266
<b>Earthwork</b>				
Site clearing and rough grading	134,532	SF	\$0.50	\$67,266
<b>Excavate and offhaul unsuitable materials</b>				
Under building, 30" thick	1,190	CY	\$35.00	\$41,644
Under vehicular/pedestrian paving, varying thickness	3,342	CY	\$35.00	\$116,965
<b>6~12" thick scarified/moisture conditioned/compacted native soil</b>				
Under building	12,850	SF	\$0.75	\$9,638
Under vehicular/pedestrian paving	59,298	SF	\$0.75	\$44,474
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
<b>Subtotal For Site Preparation:</b>				<b>\$841,796</b>

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
<b>Vehicular Paving</b>				
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	46,013	SF	\$7.00	\$322,093
Pavement marking and striping	46,013	SF	\$0.35	\$16,105
Concrete curb and gutter	2,400	LF	\$35.00	\$84,000
Curb cuts and ramps	2	EA	\$1,500.00	\$3,000
Wheelstop	35	EA	\$100.00	\$3,500
<b>Pedestrian Paving</b>				
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	4,200	SF	\$11.50	\$48,300
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	17,435	SF	\$8.00	\$139,480
Decking (PV-4), consist of 1x6 Dasso decking, over redwood ledger and 2" x 6" redwood joist at 16" o.c., complete with 4" thick graded crushed no.2 grey stone mulch and filter fabric under full extents of deck	5,410	SF	\$35.00	\$189,350
PV-5 Safety surface; consists of poured-in-place safety surface, over 4" thick aggregate base, over filter fabric and compacted native subgrade	3,675	SF	\$12.00	\$44,100
Stepping stones, 4 1/2" thick	830	SF	\$20.00	\$16,600

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
<b>Landscaping</b>				
Planting area, 1 gallon pots @ 18" o.c.	43,726	SF	\$10.00	\$437,255
Ground hardwood mulch, 2" thick	43,726	SF	\$0.30	\$13,118
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	2,478	SF	\$25.00	\$61,950
Landscape edging header - allowance	5,400	LF	\$10.00	\$54,000
Trees, 48" box	65	EA	\$1,500.00	\$97,500
<b>Irrigation</b>				
Planting area (PA)	46,204	SF	\$2.50	\$115,509
Trees	65	EA	\$350.00	\$22,750
<b>Soil Preparation (under PV-3 and PA)</b>				
S-1 New topsoil (excavated and amended or imported, 3' deep)	2,206	CY	\$25.00	\$55,139
S-2 Amend in place existing soil; 12" in hand excavation zone of existing trees, 36" thick otherwise	2,823	CY	\$25.00	\$70,575
S-3 Porous paving #2 gap-graded aggregate; 8" thick deep below bottom of paving	3,939		measured with PV-3	
S-4 CU-Structural soil; 24" thick deep below bottom of paving	497	CY	\$35.00	\$17,412
S-5 Biofiltration soil profile			measured with Bioretention basin	
<b>Fencing and miscellaneous site furnishing</b>				
B-1 Radial bench	256	LF	\$200.00	\$51,200
W-1 Free standing concrete wall, complete with skateboard deterrent notches, 2'-0" wide x 2'-6" high	98	LF	\$200.00	\$19,600
W-2 Concrete retaining wall @ biofiltration basin, 6" thick x 5'-0" high	478	LF	\$200.00	\$95,600
W-3 Dasso wood fence in galvanized steel frame	61	LF	\$250.00	\$15,250
Gates	2	PR	\$5,000.00	\$10,000
Reinforced concrete wall footing				
For W-1, 4'-0" wide x 14" thick	98	LF	\$80.00	\$7,840
For W-2, 3'-6" wide x 12" thick	478	LF	\$60.00	\$28,680
For W-3, 9" wide x 3'-4" thick	61	LF	\$75.00	\$4,575

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Fencing and miscellaneous site furnishing				
S-1 Concrete stair	274	LF	\$50.00	\$13,700
H-1 Handrail with lighting (lights included w/ site lighting L-6)	128	LF	\$150.00	\$19,200
F-1 Parc centre chair	32	EA	\$265.00	\$8,480
F-2 Parc centre lounge	8	EA	\$475.00	\$3,800
F-3 Parc centre ottoman	4	EA	\$350.00	\$1,400
F-4 Parc centre table	8	EA	\$800.00	\$6,400
F-5 Go outdoor couch rocker	3	EA	\$875.00	\$2,625
Allowance for miscellaneous site furnishing; such as trash receptacles, bicycle rack, bollards, etc.	1	LS	\$30,000.00	\$30,000
<b>Subtotal For Site Improvement:</b>				<b>\$2,130,085</b>

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Domestic & Fire Water Systems:				
Domestic water supply (allowance)	2	EA	\$4,000.00	\$8,000
Fire water supply (allowance)	2	EA	\$10,000.00	\$20,000
Fire hydrant assembly	2	EA	\$4,500.00	\$9,000
Fire water supply lines - PVC, to 6"	60	LF	\$100.00	\$6,000
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:				
Manhole				<i>included with Police Scope</i>
Washdown area drain	1	EA	\$1,500.00	\$1,500
Sanitary sewer lines - PVC, to 6"	190	LF	\$52.00	\$9,880
Connect SS to (E) SS lines	1	EA	\$650.00	\$650
Storm Drainage Systems:				
Roof drain collection (allowance)	1	LS	\$2,000.00	\$2,000
Manhole				<i>included with Police Scope</i>
Adjust (E) SDMH to new grade				<i>included with Police Scope</i>
Overflow structure	3	EA	\$2,500.00	\$7,500
Catchbasin	1	EA	\$2,450.00	\$2,450
Junction box	1	EA	\$2,600.00	\$2,600
Outfall structure	1	EA	\$1,500.00	\$1,500
Trench drain				<i>included with Police Scope</i>
Storm drain lines - PVC, 12"	214	LF	\$105.00	\$22,470
Storm drain lines - PVC, 6"	50	LF	\$60.00	\$3,000

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
<b>Storm Drainage Systems:</b>				
Connect SD to (E) SD structures	4	EA	\$750.00	\$3,000
Underdrain lines - PVC (perforated)	450	LF	\$25.00	\$11,250
Demo (E) SD structures & lines	200	LF	\$20.00	\$4,000
<b>Natural Gas Systems:</b>				
Decommission (E) gas service at MPR	1	LS	\$1,200.00	\$1,200
<b>Miscellaneous</b>				
Rain harvesting filtration system	1	LS	NIC, See ADD Alternate	
Rain harvesting disinfection system	1	LS	NIC, See ADD Alternate	
Rain harvesting pressurization system	1	LS	NIC, See ADD Alternate	
10,000 Gallon rain harvesting cistern	1	EA	NIC, See ADD Alternate	
Drain inlet	15	EA	NIC, See ADD Alternate	
Rainwater pump	1	EA	NIC, See ADD Alternate	
Well	1	EA	NIC, See ADD Alternate	
SFPUC Waterline			NIC, Existing to remain	

**Subtotal For Site Mechanical Utilities: \$118,205**

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
<b>Secondary Ductbank</b>				
1000A feed from switchboard to Library	650	LF	\$328.00	\$213,200
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
<b>Lighting and Branch Wiring</b>				
Time clock	1	EA	\$450.00	\$450
Lighting contactor	1	EA	\$1,000.00	\$1,000
Type L-1	14	EA	\$1,200.00	\$16,800
Type L-2	14	EA	\$1,200.00	\$16,800
Type L-3	56	EA	\$950.00	\$53,200
Type L-4	3	EA	\$950.00	\$2,850
Type L-6	108	EA	\$120.00	\$12,960
Base	28	EA	\$350.00	\$9,800
Circuitry	1,500	LF	\$15.00	\$22,500
<b>Site Security</b>				
Site security, allow	1	LS	\$15,000.00	\$15,000

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
<b>Corp Yard</b>				
Communication ductbank 3-4" conduits with Fiber & 50pr cable to Corp Yard Building	820	LF	\$190.00	\$155,800
150A panelboard	1	EA	\$2,250.00	\$2,250
125A panelboard	6	EA	\$2,150.00	\$12,900
100A panelboard	1	EA	\$2,000.00	\$2,000
100A disconnect switch	1	EA	\$150.00	\$150
400A feed from switchboard to Corp Yard Building	610	LF	\$216.00	\$131,760
150A feed	100	LF	\$40.00	\$4,000
125A feed	100	LF	\$38.00	\$3,800
100A feed	100	LF	\$30.00	\$3,000
IDF closet	1	LS	\$5,000.00	\$5,000
PV System over Corp yard (1,707sf) RA5 - 35KW system with array of panels, inverters, panelboards, feeders and installation	35	KW	\$4,300.00	\$150,500
<b>Other Site Work</b>				
Site demolition and relocation	1	LS	\$25,000.00	\$25,000
<b>Subtotal For Site Electrical Utilities:</b>				<b>\$1,000,720</b>

50% Design Development Cost Estimate

Alternates

Atherton Civic Center

Alternates Cost Breakdown

October 11, 2016

ADD: PV System at City Hall/Police Scope	Quantity	Unit	Rate	Total (\$)
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**ADD:**

Photovoltaic system

At Auxiliary building (RA1=4,984st)

102KW system with array of panels, inverters, panelboards, feeders and installation	102	KW	\$4,300.00	\$438,600
600A distribution panelboard	1	EA	\$20,000.00	\$20,000
600A disconnect switch	1	EA	\$8,250.00	\$8,250
600A feed (Ductbank)	130	LF	\$255.00	\$33,150

At Carport #1 (RA2=3,047sf)

62KW system with array of panels, inverters, panelboards, feeders and installation	62	KW	\$4,300.00	\$266,600
Allowance for structural steel support and foundation for carport, 10psf	3,047	SF	\$45.00	\$137,115

At Carport #2 (RA 4=2,684sf)

55KW system with array of panels, inverters, panelboards, feeders and installation	55	KW	\$4,300.00	\$236,500
Allowance for structural steel support and foundation for carport, 10psf	2,684	SF	\$45.00	\$120,780

Mark-up's per Overall Summary	30.46%			\$384,038
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<b>Subtotal For Add: Pv System At City Hall/Police Scope:</b>				<b>\$1,645,033</b>
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DEDUCT: Landscape Deductive Alternate Strategy at City Hall/Police Scope - as per memo from swa dated 09.09.2016	Quantity	Unit	Rate	Total (\$)
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**ADD:**

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 uncompact subgrade	18,402	SF	\$11.50	\$211,623
S-3 Porous paving #2 gap-graded aggregate; 8" thick deep below bottom of paving			measured with PV-3	

Landscaping

Hydroseed	23,732	SF	\$1.00	\$23,732
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**DEDUCT: Landscape Deductive Alternate Strategy at City Hall/Police Scope - as per memo from swa dated 09.09.2016**

	Quantity	Unit	Rate	Total (\$)
<b>DELETE:</b>				
Remove all furnishings from the base bid				
B-1 Radial bench	(108)	LF	\$200.00	(\$21,600)
W-2 Concrete retaining wall @ biofiltration basin, 6" thick x 5'-0" high	(600)	LF	\$200.00	(\$120,000)
W-3 Dasso wood fence in galvanized steel frame, complete with reinforced concrete footing, 6'-0" high	(76)	LF	\$250.00	(\$19,000)
Reinforced concrete wall footing				
For W-2, 3'-6"wide x 12" thick	(600)	LF	\$60.00	(\$36,000)
For W-3, 9" wide x 3'-4"thick	(76)	LF	\$75.00	(\$5,700)
F-1 Parc centre chair	(20)	EA	\$265.00	(\$5,300)
F-4 Parc centre table	(5)	EA	\$800.00	(\$4,000)
Custom monument wall	(46)	LF	\$250.00	(\$11,500)
Remove all lighting from the base bid				
Lighting and Branch Wiring				
Time clock	(1)	EA	\$450.00	(\$450)
Lighting contactor	(1)	EA	\$1,000.00	(\$1,000)
Type L-1	(17)	EA	\$1,200.00	(\$20,400)
Type L-2	(19)	EA	\$1,200.00	(\$22,800)
Type L-3	(23)	EA	\$950.00	(\$21,850)
Type L-4	(12)	EA	\$950.00	(\$11,400)
Type L-5	(3)	EA	\$2,500.00	(\$7,500)
Base	(39)	EA	\$350.00	(\$13,650)
Circuitry	(1,600)	LF	\$15.00	(\$24,000)
Pedestrian Paving				
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	(13,146)	SF	\$8.00	(\$105,168)

**DEDUCT: Landscape Deductive Alternate Strategy at City Hall/Police Scope - as per memo from swa dated 09.09.2016**

	Quantity	Unit	Rate	Total (\$)
<b>Pedestrian Paving</b>				
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 12" thick compacted native subgrade	(5,256)	SF	\$8.00	(\$42,048)
<b>Landscaping</b>				
Planting area, 1 gallon pots @ 18" o.c.	(23,732)	SF	\$10.00	(\$237,320)
Ground hardwood mulch, 2" thick	(23,732)	SF	\$0.30	(\$7,120)
Transplant existing trees	(2)	EA	\$1,500.00	(\$3,000)
<b>Mark-up's per Overall Summary</b>			30.46%	(\$153,936)

**ternate Strategy At City Hall/Police Scope - As Per Memo From Swa Dated 09.09.2016: (\$659,386)**

**ADD: Dual Plumbing @ City Hall/Police Scope**

	Quantity	Unit	Rate	Total (\$)
<b>ADD:</b>				
<b>Plumbing</b>				
Dual plumbing such that non-potable water can be used for flushing toilets	26,964	SF	\$1.00	\$26,964
<b>Mark-up's per Overall Summary</b>			30.46%	\$8,212

**Subtotal For Add: Dual Plumbing @ City Hall/Police Scope: \$35,176**

**ADD: Solar Thermal System**

	Quantity	Unit	Rate	Total (\$)
<b>ADD:</b>				
Allowance for solar thermal system	1	LS	\$50,000.00	\$50,000
<b>Mark-up's per Overall Summary</b>			30.52%	\$15,259

**Subtotal For Add: Solar Thermal System: \$65,259**

**ADD: Copper finish in lieu of painted aluminum for gutters and downspout**

Quantity	Unit	Rate	Total (\$)
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**DELETE:**

Roofing upstands and sheetmetal Roof flashing, gutters and downspouts; bronze painted aluminum	(19,830)	SF	\$2.00	(\$39,660)
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**ADD:**

Roofing upstands and sheetmetal Roof flashing, gutters and downspouts; copper	19,830	SF	\$5.00	\$99,150
Mark-up's per Overall Summary	30.52%			\$18,155

<b>tal For Add: Copper Finish In Lieu Of Painted Aluminum For Gutters And Downspout:</b>				<b>\$77,645</b>
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**ADD: Stone veneer in lieu of precast concrete wall base**

Quantity	Unit	Rate	Total (\$)
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**DELETE:**

Fascias, bands, screens, trim, wood articulation at doors, etc. Precast concrete veneer base	(819)	LF	\$30.00	(\$24,570)
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**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	30.52%			\$4,999

<b>Subtotal For Add: Stone Veneer In Lieu Of Precast Concrete Wall Base:</b>				<b>\$21,379</b>
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*New Police Department, City Hall, Council Chamber & Ancillary Building  
New Library  
Renovate existing Heritage Town Hall  
Site Development*

	DELTA	CURRENT 50% Design Development dated Oct. 3, 2016			PREVIOUS Schematic Estimate dated 5/11/2016			
<b>GROSS FLOOR AREA</b>	<b>(4,940 SF)</b>			<b>40,708 SF</b>			<b>45,648 SF</b>	
<b>CSI UniFormat Summary</b>		%	\$/SF	\$,000	%	\$/SF	\$,000	
Foundations	\$503	5%	\$46.77	\$1,904	4%	\$30.69	\$1,401	
Superstructure	\$591	10%	\$94.14	\$3,832	9%	\$71.00	\$3,241	
Enclosure	(\$904)	7%	\$66.74	\$2,717	10%	\$79.32	\$3,621	
Roofing	(\$112)	2%	\$21.71	\$884	3%	\$21.82	\$996	
Interior Construction	\$305	7%	\$61.38	\$2,499	6%	\$48.06	\$2,194	
Stairs	(\$5)	0%	\$1.84	\$75	0%	\$1.75	\$80	
Interior Finishes	\$666	5%	\$47.39	\$1,929	4%	\$27.67	\$1,263	
Conveying	\$25	0%	\$2.95	\$120	0%	\$2.08	\$95	
Plumbing	(\$122)	2%	\$20.76	\$845	3%	\$21.18	\$967	
Heating, Ventilation, & Air Conditioning	(\$28)	6%	\$58.26	\$2,372	7%	\$52.58	\$2,400	
Fire Protection	(\$16)	1%	\$8.86	\$361	1%	\$8.26	\$377	
Electrical	(\$737)	7%	\$64.41	\$2,622	9%	\$73.58	\$3,359	
Equipment	(\$40)	0%	\$2.04	\$83	0%	\$2.69	\$123	
Furnishings	\$22	0%	\$4.48	\$182	0%	\$3.51	\$160	
Selective Building Demolition	\$7	0%	\$0.43	\$18	0%	\$0.24	\$11	
<b>Subtotal - Building Construction</b>	<b>1%</b>	<b>\$154</b>	<b>56%</b>	<b>\$502.17</b>	<b>\$20,442</b>	<b>57%</b>	<b>\$444.44</b>	<b>\$20,288</b>
Site Preparation	\$550	5%	\$40.59	\$1,653	3%	\$24.16	\$1,103	
Site Improvement	\$442	12%	\$106.52	\$4,336	11%	\$85.30	\$3,894	
Site Mechanical Utilities	(\$580)	1%	\$6.63	\$270	2%	\$18.62	\$850	
Site Electrical Utilities	\$1,111	4%	\$33.12	\$1,348	1%	\$5.19	\$237	
<b>Subtotal - Sitework</b>	<b>25%</b>	<b>\$1,523</b>	<b>21%</b>	<b>\$186.86</b>	<b>\$7,607</b>	<b>17%</b>	<b>\$133.28</b>	<b>\$6,084</b>
<b>Total - Building and Sitework Constr</b>	<b>6%</b>	<b>\$1,677</b>	<b>77%</b>	<b>\$689.03</b>	<b>\$28,049</b>	<b>74%</b>	<b>\$577.73</b>	<b>\$26,372</b>
Bonds & Insurance	\$174	2%	\$17.23	\$701	1%	\$11.54	\$527	
General Conditions	\$383	5%	\$49.10	\$1,999	5%	\$35.40	\$1,616	
Contractor's Overhead & Profit	\$101	4%	\$33.99	\$1,384	4%	\$28.11	\$1,283	
Contingency for Design Development	(\$393)	7%	\$63.56	\$2,587	8%	\$65.28	\$2,980	
Cost Escalation (to start of construction)	(\$743)	5%	\$46.40	\$1,889	7%	\$57.66	\$2,632	
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>3%</b>	<b>\$1,199</b>	<b>100%</b>	<b>\$899.31</b>	<b>\$36,609</b>	<b>100%</b>	<b>\$775.72</b>	<b>\$35,410</b>

*New Police Department, City Hall, Council Chamber & Ancillary Building*

	DELTA	CURRENT 50% Design Development dated Oct. 3, 2016			PREVIOUS Schematic Estimate dated 5/11/2016			Notes	
			%	\$/SF	\$,000	%	\$/SF		\$,000
<b>GROSS FLOOR AREA</b>	-14%	<b>(4,735 SF)</b>		<b>28,564 SF</b>		<b>33,299 SF</b>			
<b>CSI UniFormat Summary</b>									
Foundations	34%	\$326	8%	\$45.31	\$1,294	5%	\$29.07	\$968	+\$248K more drilled piers, +\$42K rigid foam at slab on grade +\$85K for design & build non-structural seismic bracing fro equipment reduced gross wall area reduced roof area +\$178K for level5 bullet resistant fiberglass panel delete 1-flight of stair going to the roof There's a finishing schedule at DD compared to \$/program area Increased unit rate of elevator - not hydraulic Reduced gross floor area Reduced gross floor area Reduced gross floor area -\$982K for PV system less window shades 2.5% in lieu of 2% \$100K/month in lieu of \$83K OK Reduced from 10% to 8% (Heritage Building still at 10%) Reduced by 4months
Superstructure	0%	(\$0)	15%	\$88.67	\$2,533	13%	\$76.07	\$2,533	
Enclosure	-29%	(\$634)	9%	\$55.15	\$1,575	12%	\$66.34	\$2,209	
Roofing	-12%	(\$76)	3%	\$19.32	\$552	3%	\$18.86	\$628	
Interior Construction	11%	\$178	10%	\$60.82	\$1,737	8%	\$46.82	\$1,559	
Stairs	-6%	(\$5)	0%	\$2.63	\$75	0%	\$2.40	\$80	
Interior Finishes	34%	\$305	7%	\$41.78	\$1,194	5%	\$26.70	\$889	
Conveying	26%	\$25	1%	\$4.20	\$120	0%	\$2.85	\$95	
Plumbing	-17%	(\$124)	3%	\$20.74	\$592	4%	\$21.50	\$716	
Heating, Ventilation, & Air Conditioning	-12%	(\$209)	9%	\$54.08	\$1,545	9%	\$52.67	\$1,754	
Fire Protection	-5%	(\$13)	1%	\$8.13	\$232	1%	\$7.36	\$245	
Electrical	-36%	(\$854)	9%	\$53.19	\$1,519	12%	\$71.26	\$2,373	
Equipment	-40%	(\$22)	0%	\$1.16	\$33	0%	\$1.65	\$55	
Furnishings	6%	\$7	1%	\$4.57	\$130	1%	\$3.69	\$123	
<b>Subtotal - Building Construction</b>	<b>-8%</b>	<b>(\$1,095)</b>	<b>77%</b>	<b>\$459.74</b>	<b>\$13,132</b>	<b>74%</b>	<b>\$427.25</b>	<b>\$14,227</b>	
Bonds & Insurance	15%	\$43	2%	\$11.49	\$328	1%	\$8.56	\$285	
General Conditions	7%	\$64	5%	\$32.76	\$936	5%	\$26.19	\$872	
Contractor's Overhead & Profit	-6%	(\$44)	4%	\$22.68	\$648	4%	\$20.78	\$692	
Contingency for Design Development	-25%	(\$404)	7%	\$42.13	\$1,204	8%	\$48.29	\$1,608	
Cost Escalation (to start of construction)	-38%	(\$536)	5%	\$30.95	\$884	7%	\$42.64	\$1,420	
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>-10%</b>	<b>(\$1,973)</b>	<b>100%</b>	<b>\$599.76</b>	<b>\$17,131</b>	<b>100%</b>	<b>\$573.71</b>	<b>\$19,104</b>	

*New Library*

		<b>DELTA</b>	<b>CURRENT</b>			<b>PREVIOUS</b>			<b>Notes</b>
			<b>50% Design Development</b>			<b>Schematic Estimate</b>			
<b>GROSS FLOOR AREA</b>		<b>(134 SF)</b>	<b>10,269 SF</b>			<b>10,403 SF</b>			
<b>CSI UniFormat Summary</b>			<b>%</b>	<b>\$/SF</b>	<b>\$/,000</b>	<b>%</b>	<b>\$/SF</b>	<b>\$/,000</b>	
Foundations	33%	\$136	6%	\$53.32	\$548	6%	\$39.60	\$412	+\$54K in foundation, +\$125K added topping slab and rigid insulation and increased thickness of concrete sog +\$566K for Rammed earth wall moved rammed earth to structural ok ok +\$250K for acoustic stretched fabric ok +158K for Radiant slab system ok +\$100K increase capacity of PV system from 65KW to 83KW ok ok
Superstructure	82%	\$544	14%	\$117.93	\$1,211	9%	\$64.12	\$667	
Enclosure	-16%	(\$206)	12%	\$101.81	\$1,045	17%	\$120.25	\$1,251	
Roofing	-14%	(\$51)	4%	\$29.81	\$306	5%	\$34.32	\$357	
Interior Construction	21%	\$122	8%	\$68.70	\$705	8%	\$56.04	\$583	
Interior Finishes	127%	\$369	8%	\$64.23	\$660	4%	\$27.97	\$291	
Plumbing	-8%	(\$18)	3%	\$21.00	\$216	3%	\$22.49	\$234	
Heating, Ventilation, & Air Conditioning	28%	\$158	8%	\$70.56	\$725	8%	\$54.50	\$567	
Fire Protection	-5%	(\$6)	1%	\$11.24	\$115	2%	\$11.63	\$121	
Electrical	8%	\$72	11%	\$94.93	\$975	12%	\$86.80	\$903	
Equipment	0%		0%	\$1.95	\$20	0%	\$1.92	\$20	
Furnishings	41%	\$15	1%	\$5.07	\$52	1%	\$3.56	\$37	
<b>Subtotal - Building Construction</b>	<b>21%</b>	<b>\$1,135</b>	<b>77%</b>	<b>\$640.52</b>	<b>\$6,578</b>	<b>74%</b>	<b>\$523.21</b>	<b>\$5,443</b>	
Bonds & Insurance	51%	\$55	2%	\$16.01	\$164	1%	\$10.48	\$109	
General Conditions	41%	\$136	5%	\$45.64	\$469	5%	\$32.01	\$333	\$100K/month in lieu of \$83K
Contractor's Overhead & Profit	22%	\$59	4%	\$31.60	\$324	4%	\$25.47	\$265	OK
Contingency for Design Development	-2%	(\$12)	7%	\$58.70	\$603	8%	\$59.12	\$615	Reduced from 10% to 8% (Heritage Building still at 10%)
Cost Escalation (to start of construction)	-18%	(\$100)	5%	\$43.12	\$443	7%	\$52.20	\$543	Reduced by 4months
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>17%</b>	<b>\$1,273</b>	<b>100%</b>	<b>\$835.60</b>	<b>\$8,581</b>	<b>100%</b>	<b>\$702.49</b>	<b>\$7,308</b>	

Sitework

		DELTA	CURRENT 50% Design Development dated Oct. 3, 2016			PREVIOUS Schematic Estimate dated 5/11/2016			Notes
			256,652 SF			221,654 SF			
<b>GROSS FLOOR AREA</b>	16%	<b>34,998 SF</b>	%	\$/SF	,\$000	%	\$/SF	,\$000	
<b>CSI UniFormat Summary</b>									
Site Preparation	50%	\$550	17%	\$6.44	\$1,653	14%	\$4.98	\$1,103	+\$88K for site protection, +\$293K for site excavation & engineered fill, + increased site area 16% increased site area -\$235K deleted rainwater harvesting system +\$320K work at Corpyard, +\$416K secondary ductbank, +\$175K site lighting, +\$150 PV system
Site Improvement	11%	\$442	44%	\$16.89	\$4,336	48%	\$17.57	\$3,894	
Site Mechanical Utilities	-68%	(\$580)	3%	\$1.05	\$270	10%	\$3.83	\$850	
Site Electrical Utilities	469%	\$1,111	14%	\$5.25	\$1,348	3%	\$1.07	\$237	
<b>Subtotal - Sitework</b>	<b>25%</b>	<b>\$1,523</b>	<b>77%</b>	<b>\$29.64</b>	<b>\$7,607</b>	<b>74%</b>	<b>\$27.45</b>	<b>\$6,084</b>	
Bonds & Insurance	56%	\$68	2%	\$0.74	\$190	1%	\$0.55	\$122	2.5% in lieu of 2%
General Conditions	45%	\$169	5%	\$2.11	\$542	5%	\$1.68	\$373	\$100K/month in lieu of \$83K
Contractor's Overhead & Profit	27%	\$79	4%	\$1.46	\$375	4%	\$1.34	\$296	OK
Contingency for Design Development	1%	\$9	7%	\$2.72	\$697	8%	\$3.10	\$688	Reduced from 10% to 8% (Heritage Building still at 10%)
Cost Escalation (to start of construction)	-16%	(\$95)	5%	\$2.00	\$512	7%	\$2.74	\$607	Reduced by 4months
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>21%</b>	<b>\$1,753</b>	<b>100%</b>	<b>\$38.66</b>	<b>\$9,923</b>	<b>100%</b>	<b>\$36.86</b>	<b>\$8,170</b>	



October 4, 2016

TO: Town Council of Atherton  
 FROM: Atherton Now Campaign Committee  
 SUBJECT: Monthly Fundraising Update – September 2016

*Campaign Committee*  
*Didi Fisher, Co-Chair*  
*Sandy Levison, Co-Chair*  
*Kay Clarke*  
*Brendan Cullen*  
*Christine David*  
*Rick Degolia*  
*Herb Lechner*  
*Beverly Lenihan*  
*Elizabeth Lewis*  
*Kimberly Young*

Greetings,

The September 25<sup>th</sup> *Family Faire & Farmers Market* was quite a community gathering with over 200 families and adults attending the three-hour event at 91 Ashfield. The event was organized by Melissa Badger of Design Corner Inc. and generously underwritten by an Atherton family. The purpose was to showcase what might be possible when the new Civic Center is completed.

Big Ed's Buzzard BBQ food trucks got a lot of action, as did Bopas' iced concoctions on this hot day. Lively DJ music, and attractions for the kids ranging from face painting and carnival games to Kona Shave Ice made for an energetic experience for all. Aficionados of farmers' markets were pleased to find fresh produce and seafood, cut flowers, elegant bakery items and an oyster bar.

The *Atherton Now* booth had the most recent drawings for residents to review and ask questions. This event formally kicked off the community phase of the campaign. The private donor appreciation brunch hosted over 30.

The campaign goal of \$10 million by the end of the year has been sparked by a million dollar dollar-for-dollar challenge grant from an anonymous donor. A robust PR and direct mail effort, in addition to in-person meetings will communicate this unique opportunity. In addition, gifts totaling **\$72,500** came in as a result of the Faire and donor brunch. Activity is picking up nicely.

Here is an updated confidential financial summary:

Outstanding commitments/pledges	\$2,824,762
Cash Donations	\$2,856,815
Cash Grants to the Town	\$958,165
Next Payment Due October, 2016	\$780,526
Total Cash & Pledges to date	5,681,577
Million Dollar Donors	4
Total # of Donors to date	53