

Cupertino City Hall
Cupertino ,CA

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OPTION A
Upgrade With Life Safety



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PROJECT DESCRIPTION

The project involves the renovation of an existing two story building:

REFERENCE DOCUMENTATION

Architectural Report
Engineering narrative
Basis of Design

MEETINGS

Meeting / ongoing discussions with Architect / design team

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

BASIS OF ESTIMATE

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Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency **10%**

The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency **N/A** ***to be carried elsewhere in Owner's Budget***

The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

A Market Conditions Factor has not been included to reflect the current bidding climate where we should expect multiple bids for each trade. An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, claims and delays.

ESCALATION

Escalation has been **included** in estimate summary

EXCLUSIONS

- Land acquisition, feasibility, and financing costs
- Site or existing condition survey investigation costs, including determination of subsoil conditions
- Hazardous materials inspection costs- see summary for Allowance.
- Overtime, 2nd shift and lost productivity premiums - except where specifically identified
- Construction or occupancy phasing (current assumption is a single construction phase in a vacated building)
- Owners Construction Contingency for scope changes and market conditions at time of bid
- Permits

ITEMS THAT MAY AFFECT THIS ESTIMATE

Such items include, but are not limited to the following:

- Modifications to the scope of work subsequent to the preparation of this estimate
- Unforeseen existing conditions
- Compression of planned construction schedule (current assumption is approx. 6 months+ duration)
- Special requirements for site access, off-hour work or phasing activities
- Restrictive technical specifications, excessive contract or non-competitive bid conditions
- Sole source specifications for materials, products or equipment
- Bid approvals delayed beyond the anticipated project schedule

KEY CRITERIA

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AREA TABULATION

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Location	Enclosed	Covered	Height	Comment
First Floor	12,500	0	17.50	
Second floor	11,759	0	17.50	
Third floor		0		
Subtotal	24,259 SF	0 SF	35.00 LF	
Covered Area @ 50%	1,875 SF			
TOTAL	26,134 SF			

OVERALL SUMMARY

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	GROSS FLOOR AREA	COST (\$/SF)	COST (\$'s)
Upgrade With Life Safety	26,134	\$335	\$8,760,884
Moving cost			\$200,000
Rental of interim space for 18 months			
22,500 SF at \$5/SF per month	18 months		\$2,025,000
EOC Buildig Off site			NA
Hazmat abatement	Allowance		\$225,000
Soft costs	25% of direct cost		\$2,190,221
FFE	Reuse existing		NA
Construction contingency	10%		\$876,088
TOTAL including soft and hard cost			\$14,277,193

UNIFORMAT II SUMMARY

Gross Square Feet: 26,134

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SECTION	%	\$	\$ / SF	COMMENTS
10 FOUNDATIONS	0.1%	5,000	0.19	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	0.1%	5,000	0.19	
10 SUPERSTRUCTURE	10.1%	545,851	20.89	
20 EXTERIOR CLOSURE	4.6%	247,070	9.45	
30 ROOFING	12.4%	673,586	25.77	
B SHELL	27.1%	1,466,507	56.11	
10 INTERIOR CONSTRUCTION	6.7%	364,905	13.96	
20 STAIRS	0.5%	26,134	1.00	
30 INTERIOR FINISHES	10.6%	573,626	21.95	
C INTERIORS	17.8%	964,665	36.91	
10 CONVEYING	1.2%	65,000	2.49	
20 PLUMBING	0.4%	20,000	0.77	
30 HVAC	15.2%	823,762	31.52	
40 FIRE PROTECTION	0.3%	18,294	0.70	
50 ELECTRICAL	32.3%	1,748,365	66.90	
D SERVICES	49.4%	2,675,421	102.37	
10 EQUIPMENT				
20 FURNISHINGS	0.1%	5,000	0.19	
E EQUIPMENT + FURNISHINGS	0.1%	5,000	0.19	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	3.3%	180,209	6.90	
F SPECIAL CONSTRUCTION + DEMOLITION	3.3%	180,209	6.90	
10 SITE PREPARATION	0.3%	15,000	0.57	
20 SITE IMPROVEMENTS	1.8%	100,000	3.83	
30 SITE MECHANICAL UTILITIES				
40 SITE ELECTRICAL UTILITIES				
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	2.1%	115,000	4.40	
DIRECT COSTS	100%	5,411,802	207.08	
SITE REQUIREMENTS	3.0%	162,354	6.21	
JOBSITE MANAGEMENT	9.0%	487,062	18.64	
ESTIMATE SUB-TOTAL		6,061,218	231.93	
INSURANCE + BONDING	2.5%	151,530	5.80	
FEE	7.0%	424,285	16.23	
ESTIMATE SUB-TOTAL		6,637,033	253.96	
DESIGN CONTINGENCY	20.0%	1,327,407	50.79	
CONSTRUCTION CONTINGENCY	N/A			Owner to carry
ESTIMATE SUB-TOTAL		7,964,440	304.75	
ESCALATION to SEPT 2016	10.0%	796,444	30.48	
ESTIMATE TOTAL		\$ 8,760,884	335.23	

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GSF :

26,134

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	FOUNDATIONS					
3						
4	Minimal work to slab on grade for plumbing	1	LS	5,000.00	5,000	
5						
6						
7	FOUNDATIONS				5,000	\$0.19 / SF
8						
9	BASEMENT CONSTRUCTION					
10						
11	No work					
12						
13						
14	BASEMENT CONSTRUCTION					\$0 / SF
15						
16	SUPERSTRUCTURE					
17						
18	Shear walls in upper	2,720	SF	80.00	217,600	
19	Fiber Wrap cols	216	LF	200.00	43,200	INTERNAL
20	Fiber Wrap cols	416	LF	200.00	83,200	EXTENAL
21	Steel cols added on inside	18	EA	4,000.00	72,000	inside ext wall
22	Nailing to existing roof	8,200	SF	1.25	10,250	
23	Col to roof, beam to shear wall connection upgrades	1	LS	40,000.00	40,000	26 cols only
24	Steel to wood, steel to steel connections	1	LS	60,000.00	60,000	
25						
26	Misc metals	26,134	GSF	0.75	19,601	
27						
28						
29	SUPERSTRUCTURE				545,851	\$20.89 / SF
30						
31	EXTERIOR CLOSURE					
32						
33	Exterior Walls					
34						
35	Above grade ext skin	6,264	SF	30.00	187,920	Allow
36	Windows	1,566	SF	25.00	39,150	Film only/repairs
37						
38	Exterior Doors / Windows					
39						
40	Door upgrades	1	LS	20,000.00	20,000	Ext door hardware etc
41						
42						
43	EXTERIOR CLOSURE				247,070	\$9.45 / SF
44						
45	ROOFING					
46						
47	Metal sloped roofing	16,100	SF	30.00	483,000	Replace roof coverings
48	Parapet cladding	900	SF	45.00	40,500	
49	Flat roofing	3,413	SF	22.00	75,086	
50						
51	Roof screens	1	LS	75,000.00	75,000	
52	Skylights		NA			
53						
54						
55	ROOFING				673,586	\$25.77 / SF

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
56						
57	INTERIOR CONSTRUCTION					
58						
59	Interior Partitions					
60						
61	Partition repairs inconnection with seismic work	15	LOC	4,000.00	60,000	Walls
62	Partition repairs in connection with seismic work	30	LOC	4,000.00	120,000	Cols
63						
64	Bracing partitions	26,134	SF	2.50	65,335	Bracing top of partitions
65						
66	Repairs to drywall for new electrical outlets outlets	26,134	SF	3.00	78,402	
67						
68	Interior Doors					
69						
70	Door upgrades for ADA	1	LS	6,000.00	6,000	
71						
72	Misc.					
73						
74	Signage upgrades	1	LS	2,500.00	2,500	
75	Other ADA upgrades	26,134	LS	0.75	19,601	
76	Bathroom specialties etc.	26,134	SF	0.50	13,067	
77						
78						
79	INTERIOR CONSTRUCTION				364,905	\$13.96 / SF
80						
81	STAIRS					
82						
83	Interior stairs					
84						
85	Stair upgrades for ADA	26,134	SF	1.00	26,134	
86						
87						
88	STAIRS				26,134	\$1 / SF
89						
90	INTERIOR FINISHES					
91						
92	Floor finishes					
93						
94	Floor protection	26,134	SF	0.75	19,601	
95	New flooring in repairs only	26,134	SF	2.00	52,268	
96						
97	Wall finishes					
98						
99	Painting to existing walls	26,134	SF	4.00	104,536	
100	Misc. repairs	1	LS	20,000.00	20,000	
101	Finishes to columns	56	EA	1,000.00	56,000	
102						
103	Ceiling finishes					
104						
105	New AT ceiling	26,134	SF	9.00	235,206	Gyp to remain
106	Misc. touch-up / repair	1	LS	5,000.00	5,000	
107						
108	Misc.					
109	Dust Protection	26,134	SF	1.10	28,747	
110	Daily cleanup	26,134	SF	2.00	52,268	
111						
112						
113	INTERIOR FINISHES				573,626	\$21.95 / SF

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
114						
115	CONVEYING					
116						
117	Enlarge elevator and control upgrade	1	LS	65,000.00	65,000	
118						
119						
120	CONVEYING				65,000	\$2.49 / SF
121						
122	PLUMBING					
123						
124						
125	Misc plumbing upgrades for ADA	1	LS	20,000.00	20,000	
126						
127	Seismic bracing of plumbing	26,134	NA	0.75		Not required
128						
129						
130	PLUMBING				20,000	\$0.77 / SF
131						
132	HVAC					
133						
134	Air cooled chiller	1	LS	100,000.00	100,000	
135	New boiler in basement	1	LS	30,000.00	30,000	
136	New pipe and pumps for chilled and hot water	1	LS	80,000.00	80,000	
137	New 2 no AHU to basement level	1	LS	250,000.00	250,000	
138	Clean ductwork	1	LS	5,000.00	5,000	
139	Seismic bracing of HVAC	1	LS	10,000.00	10,000	
140	Sealing leakage and re-insulation	26,134	SF	2.20	57,495	
141	Other Work	1	LS	250,000.00	250,000	
142						
143	Demolition of existing HVAC	25,792	SF	1.60	41,267	
144						
145						
146	HVAC				823,762	\$31.52 / SF
147						
148	FIRE PROTECTION					
149						
150	Sprinkler					
151						
152	Modify existing sprinklers in connection with other work	26,134	GSF	0.70	18,294	
153						
154						
155	FIRE PROTECTION				18,294	\$0.7 / SF
156						
157	ELECTRICAL					
158						
159	Distribution,connections,lighting etc	26,134	SF	44.00	1,149,896	All new electric system
160						
161	Telephone/Data	26,134	SF	8.00	209,072	
162						
163	CATV	26,134	SF	1.50	39,201	
164						
165	Security Systems	26,134	SF	2.00	52,268	
166						
167	Audio/Visual Systems	26,134	SF	3.00	78,402	
168						
169	Fire Alarm	26,134	SF	3.40	88,856	

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
170						
171	Misc. Electrical	26,134	SF	5.00	130,670	
172	Testing					
173	Seismic bracing					
174	Supervision					
175	Demolition - safe-off for demolition by others					
176	Non manual labor					
177	Misc general requirements, trucks, safety etc.					
178						
179						
180	ELECTRICAL				1,748,365	\$66.9 / SF
181						
182	EQUIPMENT					
183						
184						
185	EQUIPMENT					\$0 / SF
186						
187	FURNISHINGS					
188						
189	Window shades					
190						
191	Replace shades damaged	1	LS	5,000.00	5,000	
192						
193						
194	FURNISHINGS				5,000	\$0.19 / SF
195						
196	SPECIAL CONSTRUCTION					
197						
198	No work in this section					
199						
200						
201	SPECIAL CONSTRUCTION					\$0 / SF
202						
203	SELECTIVE BUILDING DEMOLITION					
204						
205	Architectural demolition					
206						
207	Ceiling system	26,134	SF	1.80	47,041	
208	Flooring	3,000	SF	2.00	6,000	Selected areas
209	Partitions	26,134	SF	1.25	32,668	
210	Exterior skin	2,500	SF	4.00	10,000	
211	Roofing	19,500	SF	1.00	19,500	
212						
213	Existing furnishing etc. - removal by client					
214						
215	Structural demolition					
216						
217	Misc structural demo work	1	LS	45,000.00	45,000	
218	Protection	1	LS	10,000.00	10,000	
219	Misc demolition	1	LS	10,000.00	10,000	
220						
221						
222	SELECTIVE BUILDING DEMOLITION				180,209	\$6.9 / SF
223						
224	SITE PREPARATION					
225						
226	Misc demolition	1	LS	10,000.00	10,000	
227	Protect existing paving and finishes	1	LS	5,000.00	5,000	
228						
229						
230	SITE PREPARATION				15,000	\$0.57 / SF

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Upgrade With Life Safety
Concept Development Phase

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
231						
232	SITE IMPROVEMENTS					
233						
234	Misc site improvements	1	LS	100,000.00	100,000	Minimal improvements
235						
236						
237	SITE IMPROVEMENTS				100,000	\$3.83 / SF
238						
239	SITE MECHANICAL UTILITIES					
240						
241	Allow for minimal work	1	LS	30,000.00		
242						
243						
244	SITE MECHANICAL UTILITIES					\$0 / SF
245						
246	SITE ELECTRICAL UTILITIES					
247						
248	Allow for minimal work	1	LS	20,000.00		
249						
250						
251	SITE ELECTRICAL UTILITIES					\$0 / SF
252						
253	OTHER SITE CONSTRUCTION					
254						
255	No work in this section					
256						
257						
258	OTHER SITE CONSTRUCTION					\$0 / SF