

**Cupertino City Hall**  
**Cupertino ,CA**

October 9, 2014

**OPTION B**  
**Immediate Occupancy With EOC**



**tbd consultants**

111 Pine Street, Suite 1315  
San Francisco, CA 94111  
415.981.9430 phone (main)  
415.981.9434 facsimile  
[www.tbdconsultants.com](http://www.tbdconsultants.com)

*Prepared for:*  
**Perkins Will**

San Francisco, CA

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**PROJECT DESCRIPTION**

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

**REFERENCE DOCUMENTATION**

Documents:

Architectural Report

Dated Sept 16,2014

PAE one page summary

Tipping Mar Narrative and sketches

**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.

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

**BASIS OF ESTIMATE**

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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 **20%**

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 the estimate -- see summary

**EXCLUSIONS**

- Land acquisition, feasibility, and financing costs
- Site or existing condition survey investigation costs, including determination of subsoil conditions
- Hazardous materials inspection costs, or accomodations in construction for hazardous materials.
- 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**

**Immediate Occupancy with EOC**

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

**OVERALL SUMMARY**

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	GROSS FLOOR AREA	COST (\$/SF)	COST (\$'s)
Immediate Occupancy with EOC	26,134	\$441	\$11,521,410
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 ON site			NA
Hazmat abatement	Allowance		\$225,000
Soft costs	25% of direct cost		\$2,880,353
FFE	Reuse existing		NA
Construction Contingency	10% of direct cost		\$1,152,141
<b>TOTAL including soft and hard cost</b>			<b>\$18,003,904</b>

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UNIFORMAT II SUMMARY

Gross Square Feet: 26,134

Immediate Occupancy with EOC

SECTION	%	\$	\$/ SF	COMMENTS
10 FOUNDATIONS	2.5%	178,750	6.84	
20 BASEMENT CONSTRUCTION	3.6%	255,000	9.76	
<b>A SUBSTRUCTURE</b>	<b>6.0%</b>	<b>433,750</b>	<b>16.60</b>	
10 SUPERSTRUCTURE	11.8%	844,451	32.31	
20 EXTERIOR CLOSURE	9.2%	658,570	25.20	
30 ROOFING	9.7%	693,586	26.54	
<b>B SHELL</b>	<b>30.6%</b>	<b>2,196,607</b>	<b>84.05</b>	
10 INTERIOR CONSTRUCTION	5.1%	364,905	13.96	
20 STAIRS	0.4%	26,134	1.00	
30 INTERIOR FINISHES	8.0%	573,626	21.95	
<b>C INTERIORS</b>	<b>13.4%</b>	<b>964,665</b>	<b>36.91</b>	
10 CONVEYING	0.9%	65,000	2.49	
20 PLUMBING	0.6%	39,601	1.52	
30 HVAC	12.0%	863,762	33.05	
40 FIRE PROTECTION	0.5%	39,201	1.50	
50 ELECTRICAL	27.8%	1,998,365	76.47	
<b>D SERVICES</b>	<b>41.9%</b>	<b>3,005,929</b>	<b>115.02</b>	
10 EQUIPMENT				
20 FURNISHINGS	0.1%	5,000	0.19	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>0.1%</b>	<b>5,000</b>	<b>0.19</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	3.3%	235,209	9.00	
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>	<b>3.3%</b>	<b>235,209</b>	<b>9.00</b>	
10 SITE PREPARATION	0.3%	20,000	0.77	
20 SITE IMPROVEMENTS	1.4%	100,000	3.83	
30 SITE MECHANICAL UTILITIES	1.4%	100,000	3.83	
40 SITE ELECTRICAL UTILITIES	1.7%	120,000	4.59	
50 OTHER SITE CONSTRUCTION				
<b>G BUILDING SITEWORK</b>	<b>4.7%</b>	<b>340,000</b>	<b>13.01</b>	
<b>DIRECT COSTS</b>	<b>100%</b>	<b>7,181,160</b>	<b>274.78</b>	
SITE REQUIREMENTS	3.0%	215,435	8.24	
JOBSITE MANAGEMENT	8.0%	574,493	21.98	
<b>ESTIMATE SUB-TOTAL</b>		<b>7,971,088</b>	<b>305.01</b>	
INSURANCE + BONDING	2.5%	199,277	7.63	
FEE	7.0%	557,976	21.35	
<b>ESTIMATE SUB-TOTAL</b>		<b>8,728,341</b>	<b>333.98</b>	
DESIGN CONTINGENCY	20.0%	1,745,668	66.80	
CONSTRUCTION CONTINGENCY	N/A			Owner to carry
<b>ESTIMATE SUB-TOTAL</b>		<b>10,474,009</b>	<b>400.78</b>	
ESCALATION 2 years to mid point	10.0%	1,047,401	40.08	
<b>ESTIMATE TOTAL</b>		<b>\$ 11,521,410</b>	<b>440.86</b>	total add-ons 60.44%



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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	<b>FOUNDATIONS</b>					
3						
4	<b>New CIP Concrete wall to footing</b>					
5						
6	Shear wall to existing foundation	35	LF	1,500.00	52,500	
7						
8	Special foundations					
9	pile cap and piles	1	LS	85,000.00	85,000	Two locations
10						
11	Slab on grade	425	SF	35.00	14,875	
12	Demo existing SOG	425	SF	15.00	6,375	
13	Slab replacemnet for Utility lines	1	LS	20,000.00	20,000	
14						
15						
16	<b>FOUNDATIONS</b>				<b>178,750</b>	<b>\$6.84 / SF</b>
17						
18	<b>BASEMENT CONSTRUCTION</b>					
19						
20	Shear walls in basement	2,550	SF	100.00	255,000	
21						
22						
23	<b>BASEMENT CONSTRUCTION</b>				<b>255,000</b>	<b>\$9.76 / SF</b>
24						
25	<b>SUPERSTRUCTURE</b>					
26						
27	Shear walls in upper	2,720	SF	80.00	217,600	
28						
29	Upper Floor					
30	Fiber Wrap cols	216	LF	200.00	43,200	INTERNAL
31	Fiber Wrap cols	416	LF	200.00	83,200	EXTENAL
32	Steel cols added on inside	18	EA	4,000.00	72,000	inside ext wall
33	Nailing to existing roof	8,200	SF	1.25	10,250	
34	3/4" plywood	16,100	SF	6.00	96,600	
35	Simpson Straps	1	NA	10,000.00	10,000	
36	New nailing and blocking to flat roof	3,413	SF	5.00	17,065	
37	Col to roof, beam to shear wall connection upgrades	1	LS	40,000.00	40,000	26 cols only colonade to roof
38	Steel to wood , steelt to steel connections	1	LS	60,000.00	60,000	30 cols
39	Structural upgrade to roof for new mech equipment	1	LS	90,000.00	90,000	
40	Misc. metals	26,134	GSF	4.00	104,536	
41						
42	<b>C2 Premium</b>					
43	Form new openings in concrete floor	1	NA	35,000.00		
44	Infill beams	150	NA	200.00		Allowance
45	Opening in roof	1	NA	25,000.00		
46						
47	See demolition for holes shafts etc					
48						
49						
50	<b>SUPERSTRUCTURE</b>				<b>844,451</b>	<b>\$32.31 / SF</b>
51						
52	<b>EXTERIOR CLOSURE</b>					
53						
54	<b>Exterior Walls</b>					
55						
56	Above grade ext skin	6,264	SF	75.00	469,800	Allow for all new
57	Windows	1,566	SF	95.00	148,770	New Windows

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
58						
59	<b>Exterior Doors</b>					
60						
61	New doors	1	LS	40,000.00	40,000	Exterior
62						
63						
64	<b>EXTERIOR CLOSURE</b>				<b>658,570</b>	<b>\$25.2 / SF</b>
65						
66	<b>ROOFING</b>					
67						
68	Metal sloped roofing	16,100	SF	30.00	483,000	
69	Parapet cladding	900	SF	45.00	40,500	
70	Flat roofing	3,413	SF	22.00	75,086	
71						
72	New mechanical pad on roof	1	LS	20,000.00	20,000	
73						
74	Roof screens	1	LS	75,000.00	75,000	
75	Skylights	1	NA	200,000.00		C2
76						
77						
78	<b>ROOFING</b>				<b>693,586</b>	<b>\$26.54 / SF</b>
79						
80	<b>INTERIOR CONSTRUCTION</b>					
81						
82	<b>Interior Partitions</b>					
83						
84	Partition repairs inconnection with seismic work	15	LOC	4,000.00	60,000	
85	Partition repairs in connection with seismic work	30	LOC	4,000.00	120,000	
86						
87	Bracing partitions	26,134	SF	2.50	65,335	
88						
89	Repairs to drywall for new electrical outlets outlets	26,134	SF	3.00	78,402	
90						
91	<b>Interior Doors</b>					
92						
93	Door upgrades for ADA	1	LS	6,000.00	6,000	
94						
95	<b>Misc.</b>					
96						
97	Signage upgrades	1	LS	2,500.00	2,500	
98	Other ADA upgrades	26,134	LS	0.75	19,601	
99	Bathroom specialties etc.	26,134	SF	0.50	13,067	
100						
101						
102	<b>INTERIOR CONSTRUCTION</b>				<b>364,905</b>	<b>\$13.96 / SF</b>
103						
104	<b>STAIRS</b>					
105						
106	<b>Interior stairs</b>					
107						
108	Stair upgrades for ADA	26,134	SF	1.00	26,134	
109						
110						
111	<b>STAIRS</b>				<b>26,134</b>	<b>\$1 / SF</b>

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
112						
113	<b>INTERIOR FINISHES</b>					
114						
115	<b>Floor finishes</b>					
116						
117	Floor protection	26,134	SF	0.75	19,601	
118	New flooring in repairs only	26,134	SF	2.00	52,268	
119						
120	<b>Wall finishes</b>					
121						
122	Painting to existing walls	26,134	SF	4.00	104,536	
123	Misc. repairs	1	LS	20,000.00	20,000	
124	Finishes to columns	56	EA	1,000.00	56,000	
125						
126	<b>Ceiling finishes</b>					
127						
128	New AT ceiling	26,134	SF	9.00	235,206	
129	Misc. touch -up / repair	1	LS	5,000.00	5,000	
130						
131	Misc.					
132	Dust Protection	26,134	SF	1.10	28,747	
133	Daily cleanup	26,134	SF	2.00	52,268	
134						
135						
136	<b>INTERIOR FINISHES</b>				<b>573,626</b>	<b>\$21.95 / SF</b>
137						
138	<b>CONVEYING</b>					
139						
140	Enlarge elevator and control upgrade	1	LS	65,000.00	65,000	
141						
142						
143	<b>CONVEYING</b>				<b>65,000</b>	<b>\$2.49 / SF</b>
144						
145	<b>PLUMBING</b>					
146						
147	Misc plumbing upgrades for ADA	1	LS	20,000.00	20,000	
148						
149	Seismic bracing of plumbing	26,134	SF	0.75	19,601	
150						
151						
152	<b>PLUMBING</b>				<b>39,601</b>	<b>\$1.52 / SF</b>
153						
154	<b>HVAC</b>					
155						
156	Air cooled chiller	1	LS	100,000.00	100,000	
157	New boiler in basement	1	LS	30,000.00	30,000	
158	New pipe and pumps for chilled and hot water	1	LS	80,000.00	80,000	
159	New 2 no AHU to basement level	1	LS	250,000.00	250,000	
160	Clean ductwork	1	LS	5,000.00	5,000	
161	Sealing leakage and re-insulation	26,134	SF	2.20	57,495	
162	Seismic bracing of HVAC	1	LS	10,000.00	10,000	
163	Other Work	1	LS	250,000.00	250,000	
164	Added cost for EOC reliability	1	LS	25,000.00	25,000	
165	<b>Demolition of existing HVAC</b>	25,792	SF	1.60	41,267	
166	<b>Added cost of seismic and flex connectios related to EOC</b>	1	LS	15,000.00	15,000	
167						
168						
169	<b>HVAC</b>				<b>863,762</b>	<b>\$33.05 / SF</b>

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Concept Development Phase

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
170						
171	<b>FIRE PROTECTION</b>					
172						
173	<b>Sprinkler</b>					
174						
175	Sprinkler system adjustmnet of heads and seismic bracing	26,134	GSF	1.50	39,201	
176						
177						
178	<b>FIRE PROTECTION</b>				<b>39,201</b>	<b>\$1.5 / SF</b>
179						
180	<b>ELECTRICAL</b>					
181						
182	<b>Distribution ,connections, lighting etc</b>	26,134	SF	44.00	1,149,896	All new electrical system
183						
184	<b>Telephone/Data</b>	26,134	SF	8.00	209,072	
185						
186	<b>CATV</b>	26,134	SF	1.50	39,201	
187						
188	<b>Security Systems</b>	26,134	SF	2.00	52,268	
189						
190						
191	<b>Audio/Visual Systems</b>	26,134	SF	3.00	78,402	
192						
193	<b>Fire Alarm</b>	26,134	SF	3.40	88,856	
194						
195	<b>Misc. Electrical</b>	26,134	SF	5.00	130,670	
196	Testing					
197	Seismic bracing					
198	Supervision					
199	Demolition - safe-off for demolition by others					
200	Non manual labor					
201	Misc general requirements, trucks, safety etc.					
202	New Emergency generator	1	LS	250,000.00	250,000	
203						
204						
205	<b>ELECTRICAL</b>				<b>1,998,365</b>	<b>\$76.47 / SF</b>
206						
207	<b>EQUIPMENT</b>					
208						
209	<b>Equipent allowance</b>	1	NA	75,000.00		Kitchen
210						
211						
212	<b>EQUIPMENT</b>					<b>\$0 / SF</b>
213						
214	<b>FURNISHINGS</b>					
215						
216	Replace shades damaged	1	LS	5,000.00	5,000	
217						
218						
219	<b>FURNISHINGS</b>				<b>5,000</b>	<b>\$0.19 / SF</b>
220						
221	<b>SPECIAL CONSTRUCTION</b>					
222						
223	No work in this section					
224						
225						
226	<b>SPECIAL CONSTRUCTION</b>					<b>\$0 / SF</b>

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
227						
228	<b>SELECTIVE BUILDING DEMOLITION</b>					
229						
230	Ceiling system	26,134	SF	1.80	47,041	
231	Flooring	3,000	SF	2.00	6,000	
232	Partitions	26,134	SF	1.25	32,668	
233	Exterior skin	2,500	SF	4.00	10,000	
234	Roofing	19,500	SF	1.00	19,500	
235						
236	<b>Existing furnishing etc. - removal by client</b>					
237						
238	Structural demolition					Holes and openings
239						
240	Misc structural demo work	1	LS	100,000.00	100,000	
241						
242	Protection	1	LS	10,000.00	10,000	
243	Misc demolition	1	LS	10,000.00	10,000	
244						
245						
246	<b>SELECTIVE BUILDING DEMOLITION</b>				<b>235,209</b>	<b>\$9 / SF</b>
247						
248	<b>SITE PREPARATION</b>					
249						
250	Misc. demolition	1	LS	10,000.00	10,000	
251	Protect existing paving and finishes	1	LS	10,000.00	10,000	
252						
253						
254	<b>SITE PREPARATION</b>				<b>20,000</b>	<b>\$0.77 / SF</b>
255						
256	<b>SITE IMPROVEMENTS</b>					
257						
258	Misc. site improvements	1	LS	100,000.00	100,000	
259						
260						
261	<b>SITE IMPROVEMENTS</b>				<b>100,000</b>	<b>\$3.83 / SF</b>
262						
263	<b>SITE MECHANICAL UTILITIES</b>					
264						
265	Allowance for revisions and hook ups	1	LS	100,000.00	100,000	
266						
267						
268	<b>SITE MECHANICAL UTILITIES</b>				<b>100,000</b>	<b>\$3.83 / SF</b>
269						
270	<b>SITE ELECTRICAL UTILITIES</b>					
271						
272	Allow for electrical utilities and site lighting	1	LS	120,000.00	120,000	
273						
274						
275	<b>SITE ELECTRICAL UTILITIES</b>				<b>120,000</b>	<b>\$4.59 / SF</b>
276						
277	<b>OTHER SITE CONSTRUCTION</b>					
278						
279	No work in this section					
280						
281						
282	<b>OTHER SITE CONSTRUCTION</b>					<b>\$0 / SF</b>