

Cupertino City Hall
Cupertino ,CA

October 9, 2014

OPTION C
Gut and Remodel

The logo for tbd consultants, featuring a dark blue square to the left of the text "tbd consultants" in a lowercase, sans-serif font.

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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.

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 **15%**

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 cost- 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

Gut and Remodel

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)
Gut and Remodel	26,134	\$663	\$17,333,180
Moving cost			\$200,000
Rental of interim space for 18 months			
22,500 SF at \$5/SF per month	24 months		\$2,700,000
EOC Buildig ON site			NA
Hazmat abatement	Allowance		\$225,000
Soft costs	25% of direct cost		\$4,333,295
FFE	All New	\$25/SF	\$653,350
Construction Contingency	8% of direct cost		\$1,386,654
TOTAL including soft and hard cost			\$26,831,479

UNIFORMAT II SUMMARY

Gross Square Feet: 26,134

Gut and Remodel

SECTION	%	\$	\$/SF	COMMENTS
10 FOUNDATIONS	1.7%	178,750	6.84	
20 BASEMENT CONSTRUCTION	2.4%	255,000	9.76	
A SUBSTRUCTURE	4.0%	433,750	16.60	
10 SUPERSTRUCTURE	8.7%	934,451	35.76	
20 EXTERIOR CLOSURE	6.1%	658,570	25.20	
30 ROOFING		893,586	34.19	
B SHELL	23.1%	2,486,607	95.15	
10 INTERIOR CONSTRUCTION	17.1%	1,848,203	70.72	
20 STAIRS	1.1%	120,000	4.59	
30 INTERIOR FINISHES	8.1%	872,768	33.40	
C INTERIORS	26.3%	2,840,971	108.71	
10 CONVEYING	1.4%	150,000	5.74	
20 PLUMBING	2.9%	313,608	12.00	
30 HVAC	11.6%	1,254,432	48.00	
40 FIRE PROTECTION	1.3%	143,737	5.50	
50 ELECTRICAL	18.5%	1,998,365	76.47	
D SERVICES	35.8%	3,860,142	147.71	
10 EQUIPMENT	0.7%	75,000	2.87	
20 FURNISHINGS	2.3%	250,000	9.57	
E EQUIPMENT + FURNISHINGS	3.0%	325,000	12.44	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	4.6%	496,676	19.00	
F SPECIAL CONSTRUCTION + DEMOLITION	4.6%	496,676	19.00	
10 SITE PREPARATION	0.2%	20,000	0.77	
20 SITE IMPROVEMENTS	0.9%	100,000	3.83	
30 SITE MECHANICAL UTILITIES	0.9%	100,000	3.83	
40 SITE ELECTRICAL UTILITIES	1.1%	120,000	4.59	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	3.2%	340,000	13.01	
DIRECT COSTS	100%	10,783,146	412.61	
SITE REQUIREMENTS	3.0%	323,494	12.38	
JOBSITE MANAGEMENT	8.0%	862,652	33.01	
ESTIMATE SUB-TOTAL		11,969,292	458.00	
INSURANCE + BONDING	2.5%	299,232	11.45	
FEE	7.0%	837,850	32.06	
ESTIMATE SUB-TOTAL		13,106,374	501.51	
DESIGN CONTINGENCY	15.0%	1,965,956	75.23	
CONSTRUCTION CONTINGENCY	N/A			Owner to carry
ESTIMATE SUB-TOTAL		15,072,330	576.73	
ESCALATION 3 years to mid point	15.0%	2,260,850	86.51	
ESTIMATE TOTAL		\$ 17,333,180	663.24	total add-ons 60.74%

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	FOUNDATIONS					
3						
4	New CIP Concrete wall to footing					
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	FOUNDATIONS				178,750	\$6.84 / SF
17						
18	BASEMENT CONSTRUCTION					
19						
20	Shear walls in basement	2,550	SF	100.00	255,000	
21						
22						
23	BASEMENT CONSTRUCTION				255,000	\$9.76 / SF
24						
25	SUPERSTRUCTURE					
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	INTERANL
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						
35	3/4" plywood	16,100	SF	6.00	96,600	
36	Simpson Straps	1	NA	10,000.00	10,000	
37	New nailing and blocking to flat roof	3,413	SF	5.00	17,065	
38	Col to roof, beam to shear wall connection upgrades	1	LS	40,000.00	40,000	26 cols only colonade to roof
39	Steel to wood, steelt to steel connections	1	LS	60,000.00	60,000	30 cols
40	Structural upgrade to roof for new mech equipment	1	LS	90,000.00	90,000	
41	Misc. metals	26,134	GSF	4.00	104,536	
42						
43	C2 Premium					
44	Form new openings in concrete floor	1	Loc	35,000.00	35,000	90,000
45	Infill beams	150	LF	200.00	30,000	Allowance
46	Opening in roof	1	Loc	25,000.00	25,000	
47						
48	See demolition for holes shafts etc					
49						
50						
51	SUPERSTRUCTURE				934,451	\$35.76 / SF
52						
53	EXTERIOR CLOSURE					
54						
55	Exterior Walls					
56						
57	Above grade ext skin	6,264	SF	75.00	469,800	Allow for all new
58	Windows	1,566	SF	95.00	148,770	New Windows

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
59						
60	Exterior Doors					
61						
62	New doors	1	LS	40,000.00	40,000	Exterior
63						
64						
65	EXTERIOR CLOSURE				658,570	\$25.2 / SF
66						
67	ROOFING					
68						
69	Metal sloped roofing	16,100	SF	30.00	483,000	
70	Parapet cladding	900	SF	45.00	40,500	
71	Flat roofing	3,413	SF	22.00	75,086	
72						
73	New mechanical pad on roof	1	LS	20,000.00	20,000	
74						
75	Roof screens	1	LS	75,000.00	75,000	
76	Skylights	1	Loc	200,000.00	200,000	C2
77						
78						
79	ROOFING				893,586	\$34.19 / SF
80						
81	INTERIOR CONSTRUCTION					
82						
83	Interior Partitions					
84	New interior partitions and doors and specialties	26,134	SF	50.00	1,306,700	
106						
107	C2 Premium					
108	Inerior lightwell					
109	Walling	3,000	SF	85.00	255,000	Glass and drywall
110						
111						
112	INTERIOR CONSTRUCTION				1,848,203	\$70.72 / SF
113						
114	STAIRS					
115						
116	Interior stairs					
117						
118	New stairs main entry	1	FLT	60,000.00	60,000	
119	New stairs others	2	FLT	30,000.00	60,000	
120						
121						
122	STAIRS				120,000	\$4.59 / SF
123						
124	INTERIOR FINISHES					
125						
126	Floor finishes					
127	Floor protection	26,134	SF	1.00	26,134	
128	Patching flooring	26,134	SF	0.40	10,454	
129						
130	New Flooring	21,634	SF	7.00	151,438	Carpet
131	Special flooring	4,500	SF	24.00	108,000	CT etc
132						
133	Wall finishes					
134						
135	Painting to existing walls	26,134	SF	4.00	104,536	
136	Misc. repairs	1	LS	10,000.00	10,000	
137	Finishes to columns	56	EA	1,000.00	56,000	
138	Special wall finishes	1	LS	65,000.00	65,000	

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
139						
140	Ceiling finishes					
141						
142	New AT ceiling	23,134	SF	9.00	208,206	
143	Drywall ceiling	3,000	SF	16.00	48,000	
144	Bulkheads	1	LS	65,000.00	65,000	
145						
146	Misc.					
147	Finishes not defined	1	LS	20,000.00	20,000	
148						
149						
150	INTERIOR FINISHES				872,768	\$33.4 / SF
151						
152	CONVEYING					
153						
154	New elevator and control Two stops	1	LS	150,000.00	150,000	
155						
156						
157	CONVEYING				150,000	\$5.74 / SF
158						
159	PLUMBING					
160						
161	New plumbing system complete	26,134	SF	12.00	313,608	
162						
163						
164	PLUMBING				313,608	\$12 / SF
165						
166	HVAC					
167						
168	All New Mechanical system VAV air based plus reheat	26,134	SF	45.00	1,176,030	
169						
170	Demolition of existing HVAC	26,134	SF	3.00	78,402	
171						
172						
173	HVAC				1,254,432	\$48 / SF
174						
175	FIRE PROTECTION					
176						
177	Sprinkler					
178						
179	New sprinkler system	26,134	GSF	5.50	143,737	
180						
181						
182	FIRE PROTECTION				143,737	\$5.5 / SF
183						
184	ELECTRICAL					
185						
186	Distribution ,connections, lighting etc	26,134	SF	44.00	1,149,896	All new electrical system
187						
188	Telephone/Data	26,134	SF	8.00	209,072	
189						
190	CATV	26,134	SF	1.50	39,201	
191						
192	Security Systems	26,134	SF	2.00	52,268	
193						
194	Audio/Visual Systems	26,134	SF	3.00	78,402	
195						
196	Fire Alarm	26,134	SF	3.40	88,856	

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
197						
198	Misc. Electrical	26,134	SF	5.00	130,670	
199	Testing					
200	Seismic bracing					
201	Supervision					
202	Demolition - safe-off for demolition by others					
203	Non manual labor					
204	Misc general requirements, trucks, safety etc.					
205	New Emergency generator	1	LS	250,000.00	250,000	
206						
207						
208	ELECTRICAL				1,998,365	\$76.47 / SF
209						
210	EQUIPMENT					
211						
212	Equipment allowance	1	LS	75,000.00	75,000	Kitchen
213						
214						
215	EQUIPMENT				75,000	\$2.87 / SF
216						
217	FURNISHINGS					
218						
219	Casework	1	LS	250,000.00	250,000	Reception desk built in furniture
220						
221						
222	FURNISHINGS				250,000	\$9.57 / SF
223						
224	SPECIAL CONSTRUCTION					
225						
226	No work in this section					
227						
228						
229	SPECIAL CONSTRUCTION					\$0 / SF
230						
231	SELECTIVE BUILDING DEMOLITION					
232						
233	Demo of floor wall and ceiling finishes	26,134	SF	8.00	209,072	
234	Demo roofing	19,513	SF	1.00	19,513	
235	Demo ext skin and windows	7,830	SF	3.00	23,490	
236	Misc Demo	26,134	SF	0.75	19,601	
237						
238	Structural demolition					
239						
240	Misc. structural work	1	LS	200,000.00	200,000	Holes and openings
241						
242	Misc					
243	Protection	1	LS	15,000.00	15,000	
244	Misc. demolition	1	LS	10,000.00	10,000	
245						
246						
247	SELECTIVE BUILDING DEMOLITION				496,676	\$19 / SF
248						
249	SITE PREPARATION					
250						
251	Misc. demolition	1	LS	10,000.00	10,000	
252	Protect existing paving and finishes	1	LS	10,000.00	10,000	
253						
254						
255	SITE PREPARATION				20,000	\$0.77 / SF

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Concept Development Phase

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
256						
257	SITE IMPROVEMENTS					
258						
259	Misc. site improvements	1	LS	100,000.00	100,000	
260						
261						
262	SITE IMPROVEMENTS				100,000	\$3.83 / SF
263						
264	SITE MECHANICAL UTILITIES					
265						
266	Allowance for revisions and hook ups	1	LS	100,000.00	100,000	
267						
268						
269	SITE MECHANICAL UTILITIES				100,000	\$3.83 / SF
270						
271	SITE ELECTRICAL UTILITIES					
272						
273	Allow for electrical utilities and site lighting	1	LS	120,000.00	120,000	
274						
275						
276	SITE ELECTRICAL UTILITIES				120,000	\$4.59 / SF
277						
278	OTHER SITE CONSTRUCTION					
279						
280	No work in this section					
281						
282						
283	OTHER SITE CONSTRUCTION					\$0 / SF