

Cupertino City Hall
Cupertino ,CA

October 9, 2014

OPTION D1
New Construction



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PROJECT DESCRIPTION

The project involves the new construction of a two story building sitting on top of a one level parking structure podium
(parking structure costs taken with the parking costs)

REFERENCE DOCUMENTATIONDocuments:

Architectural Report
PAE one page summary
Tipping Mar Narrative and sketches

Dated Sept 16,2014

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
- All Owner soft costs
- All professional fees and insurance
- Construction Manager Agency 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

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Location	Enclosed	Perimeter	Height	Area	Comment
First Floor	SF 17,500	700	16.00	SF 11,200	
Second floor	17,500	700	15.00	10,500	
Third floor		0			
Subtotal	35,000 SF	1,400 SF	31.00 LF	10,500.00	
Covered Area @ 50%	500 SF				Allow
TOTAL	35,500 SF				

OVERALL SUMMARY

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	GROSS FLOOR AREA	COST (\$/SF)	COST (\$'s)
New Construction	35,500	\$646	\$22,927,351
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		\$5,731,838
FFE	All new	25/SF	\$887,500
Construction Contingency	5% or direct cost		\$1,146,368
<hr/> TOTAL including soft and hard			<hr/> \$33,818,057 <hr/>

UNIFORMAT II SUMMARY

Gross Square Feet: 35,500

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SECTION	%	\$	\$/SF	COMMENTS
10 FOUNDATIONS	3.1%	455,000	12.82	
20 BASEMENT CONSTRUCTION	1.2%	175,000	4.93	
A SUBSTRUCTURE	4.3%	630,000	17.75	
10 SUPERSTRUCTURE	12.2%	1,771,800	49.91	
20 EXTERIOR CLOSURE	12.1%	1,753,700	49.40	
30 ROOFING	6.0%	866,750	24.42	
B SHELL	30.2%	4,392,250	123.73	
10 INTERIOR CONSTRUCTION	12.2%	1,775,000	50.00	
20 STAIRS	0.8%	120,000	3.38	
30 INTERIOR FINISHES	9.0%	1,314,750	37.04	
C INTERIORS	22.1%	3,209,750	90.42	
10 CONVEYING	1.3%	190,000	5.35	
20 PLUMBING	2.9%	426,000	12.00	
30 HVAC	14.9%	2,165,500	61.00	
40 FIRE PROTECTION	1.3%	195,250	5.50	
50 ELECTRICAL	18.1%	2,624,950	73.94	
D SERVICES	38.6%	5,601,700	157.79	
10 EQUIPMENT	0.5%	75,000	2.11	
20 FURNISHINGS	1.7%	250,000	7.04	
E EQUIPMENT + FURNISHINGS	2.2%	325,000	9.15	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
F SPECIAL CONSTRUCTION + DEMOLITION				
10 SITE PREPARATION				
20 SITE IMPROVEMENTS	0.7%	100,000	2.82	
30 SITE MECHANICAL UTILITIES	1.0%	150,000	4.23	
40 SITE ELECTRICAL UTILITIES	0.8%	120,000	3.38	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	2.5%	370,000	10.42	
DIRECT COSTS	100%	14,528,700	409.26	
SITE REQUIREMENTS	3.0%	435,861	12.28	
JOBSITE MANAGEMENT	8.0%	1,162,296	32.74	
ESTIMATE SUB-TOTAL		16,126,857	454.28	
INSURANCE + BONDING	2.5%	403,171	11.36	
FEE	5.0%	806,343	22.71	
ESTIMATE SUB-TOTAL		17,336,371	488.35	
DESIGN CONTINGENCY	15.0%	2,600,456	73.25	
CONSTRUCTION CONTINGENCY	N/A			Owner to carry
ESTIMATE SUB-TOTAL		19,936,827	561.60	
ESCALATION 3 years to mid point	15.0%	2,990,524	84.24	
ESTIMATE TOTAL		\$ 22,927,351	645.84	total add-ons 57.81%

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	FOUNDATIONS					
3						
4	Foundation allocation	17,500	SF	16.00	280,000	
5	<i>(allocation of foundation costs and misc. items)</i>					
6						
7	Special foundations		NA			
8						
9	Slab on grade -- topping slab	17,500	SF	10.00	175,000	Including curbs etc.
10						
11						
12	FOUNDATIONS				455,000	\$12.82 / SF
13						
14	BASEMENT CONSTRUCTION					
15						
16	Shear walls for elevators etc.	17,500	SF	10.00	175,000	Storage?
17						
18						
19	BASEMENT CONSTRUCTION				175,000	\$4.93 / SF
20						
21	SUPERSTRUCTURE					
22						
23	<u>Floor & Roof Construction</u>					
24						
25	<i>Steel construction</i>					
26						
27	Steel frame					
28	Structural steel moment frame	310	T	4,000.00	1,240,000	
29	Fireproofing		NA			
30	Metal deck					
31	Floor	17,500	SF	4.15	72,625	
32	Roof	17,500	SF	3.85	67,375	
33	Concrete fill to metal deck, reinforced	35,000	SF	6.15	215,250	
34	Slab edge closure		NA			incl above
35	Form openings in deck	1	LS	10,000.00	10,000	
36						
37	Spray fireproofing to u/side of decks		NA			
38	Curbs at plumbing walls etc	1	LS	4,000.00	4,000	
39						
40	Miscellaneous					
41						
42	Allow for miscellaneous structural supports	1	LS	25,000.00	25,000	Pads etc
43	Structural supports to parapet	1	LS	20,000.00	20,000	
44	Allow for miscellaneous metals	35,500	SF	2.50	88,750	
45	Fire stopping	1,600	LF	18.00	28,800	
46						
47						
48	SUPERSTRUCTURE				1,771,800	\$49.91 / SF
49						
50	EXTERIOR CLOSURE					
51						
52	Exterior Walls					
53						
54	Above grade ext skin	12,920	SF	80.00	1,033,600	
55	Windows	3,230	SF	95.00	306,850	
56						
57	Soffits	1	LS	100,000.00	100,000	
58	Fins and louvers	1	LS	200,000.00	200,000	
59						
60	Misc					
61	Caulking joints etc	35,500	SF	1.50	53,250	

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
62						
63	Exterior Doors					
64						
65	New doors	1	LS	60,000.00	60,000	
66						
67						
68	EXTERIOR CLOSURE				1,753,700	\$49.4 / SF
69						
70	ROOFING					
71						
72	Metal sloped roofing	16,125	SF	30.00	483,750	
73						
74	Flat roofing	4,000	SF	22.00	88,000	
75						
76	New mechanical pads on roof	1	LS	20,000.00	20,000	
77						
78						
79	Roof screens	1	LS	75,000.00	75,000	
80	Skylights	1	Loc	200,000.00	200,000	
81						
82						
83	ROOFING				866,750	\$24.42 / SF
84						
85	INTERIOR CONSTRUCTION					
86						
87	Interior Partitions					
88	New interior partitions and doors and specialties	35,500	SF	50.00	1,775,000	
89						
90						
91	INTERIOR CONSTRUCTION				1,775,000	\$50 / SF
92						
93	STAIRS					
94						
95	Interior stairs					
96						
97	New stairs main entry	1	FLT	60,000.00	60,000	
98	New stairs others	2	FLT	30,000.00	60,000	
99						
100						
101	STAIRS				120,000	\$3.38 / SF
102						
103	INTERIOR FINISHES					
104						
105	Floor finishes					
106	Floor protection	35,500	SF	1.00	35,500	528,750
107	Vapor retarder	35,500	SF	4.50	159,750	
108	New Flooring	30,500	SF	7.00	213,500	Carpet
109	Special flooring	5,000	SF	24.00	120,000	CT etc
110						
111	Wall finishes					
112						
113	Painting to walls	35,500	SF	4.00	142,000	263,000
114	Finishes to columns	56	EA	1,000.00	56,000	
115	Special wall finishes	1	LS	65,000.00	65,000	
116						
117	Ceiling finishes					
118						405,500
119	New AT ceiling	32,500	SF	9.00	292,500	
120	Drywall ceiling	3,000	SF	16.00	48,000	
121	Bulkheads	1	LS	65,000.00	65,000	
122	Special ceilings	3,250	SF	30.00	97,500	

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
123						
124	Misc.					
125	Finishes not defined	1	LS	20,000.00	20,000	
126						
127						
128	INTERIOR FINISHES				1,314,750	\$37.04 / SF
129						
130	CONVEYING					
131						
132	<i>New elevator and control three stops</i>	1	LS	190,000.00	190,000	
133						
134						
135	CONVEYING				190,000	\$5.35 / SF
136						
137	PLUMBING					
138						
139	New plumbing system complete	35,500	SF	12.00	426,000	
140						
141						
142	PLUMBING				426,000	\$12 / SF
143						
144	HVAC					
145						
146	All New Mechanical system VAV air based plus reheat	35,500	SF	45.00	1,597,500	
147						
148	Premium f or geothermal system	35,500	SF	16.00	568,000	
149						
150						
151	HVAC				2,165,500	\$61 / SF
152						
153	FIRE PROTECTION					
154						
155	Sprinkler					
156						
157	New sprinkler system	35,500	GSF	5.50	195,250	
158						
159						
160	FIRE PROTECTION				195,250	\$5.5 / SF
161						
162	ELECTRICAL					
163						
164	Distribution ,connections, lighting etc.	35,500	SF	44.00	1,562,000	All new electrical system
165						
166	Telephone/Data	35,500	SF	8.00	284,000	
167						
168	CATV	35,500	SF	1.50	53,250	
169						
170	Security Systems	35,500	SF	2.00	71,000	
171						
172	Audio/Visual Systems	35,500	SF	3.00	106,500	
173						
174	Fire Alarm	35,500	SF	3.40	120,700	

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
175						
176	Misc. Electrical	35,500	SF	5.00	177,500	
177	Testing					
178	Seismic bracing					
179	Supervision					
180	Demolition - safe-off for demolition by others					
181	Non manual labor					
182	Misc. general requirements, trucks, safety etc.					
183	New emergency generator	1	LS	250,000.00	250,000	
184						
185						
186	ELECTRICAL				2,624,950	\$73.94 / SF
187						
188	EQUIPMENT					
189						
190	Equipment allowance	1	LS	75,000.00	75,000	Kitchen
191						
192						
193	EQUIPMENT				75,000	\$2.11 / SF
194						
195	FURNISHINGS					
196						
197	Casework	1	LS	250,000.00	250,000	
198						
199						
200	FURNISHINGS				250,000	\$7.04 / SF
201						
202	SPECIAL CONSTRUCTION					
203						
204	No work in this section					
205						
206						
207	SPECIAL CONSTRUCTION					\$0 / SF
208						
209	SELECTIVE BUILDING DEMOLITION					
210						
211	Demolition included within sitework costs					see sitework costs
212						
213						
214	SELECTIVE BUILDING DEMOLITION					\$0 / SF
215						
216	SITE PREPARATION					
217						
218	Site preparation included within sitework costs					see sitework costs
219						
220						
221	SITE PREPARATION					\$0 / SF
222						
223	SITE IMPROVEMENTS					
224						
225	Misc. site improvements	1	LS	100,000.00	100,000	SITWORK WITH BLDG
226						
227						
228	SITE IMPROVEMENTS				100,000	\$2.82 / SF
229						
230	SITE MECHANICAL UTILITIES					
231						
232	Allowance for revisions and hook ups	1	LS	150,000.00	150,000	
233						
234						
235	SITE MECHANICAL UTILITIES				150,000	\$4.23 / SF

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
236						
237	SITE ELECTRICAL UTILITIES					
238						
239	Allow for electrical utilities and site lighting	1	LS	120,000.00	120,000	
240						
241						
242	SITE ELECTRICAL UTILITIES				120,000	\$3.38 / SF
243						
244	OTHER SITE CONSTRUCTION					
245						
246	No work in this section					
247						
248						
249	OTHER SITE CONSTRUCTION					\$0 / SF