

Cupertino City Hall
Cupertino ,CA

October 9, 2014

OPTION E
New Construction



tbd consultants

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

Prepared for:

Perkins Will

San Francisco, CA

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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 22,000	700	16.00	SF 11,200	
Second floor	22,000	700	15.00	10,500	
Third floor		0			
Subtotal	44,000 SF	1,400 SF	31.00 LF	10,500.00	
Covered Area @ 50%	500 SF				Allow
TOTAL	44,500 SF				

OVERALL SUMMARY

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	GROSS FLOOR AREA	COST (\$/SF)	COST (\$'s)
New Construction	44,500	\$626	\$27,872,243
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		\$6,968,061
FFE	All new	25/SF	\$1,112,500
Construction Contingency	5% of direct cost		\$1,393,612
TOTAL including soft and hard			\$40,471,416

UNIFORMAT II SUMMARY

Gross Square Feet: 44,500

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SECTION	%	\$	\$/SF	COMMENTS
10 FOUNDATIONS	3.2%	572,000	12.85	
20 BASEMENT CONSTRUCTION	1.2%	220,000	4.94	
A SUBSTRUCTURE	4.5%	792,000	17.80	
10 SUPERSTRUCTURE	12.2%	2,153,650	48.40	
20 EXTERIOR CLOSURE	11.4%	2,013,000	45.24	
30 ROOFING	5.8%	1,027,000	23.08	
B SHELL	29.4%	5,193,650	116.71	
10 INTERIOR CONSTRUCTION	12.6%	2,225,000	50.00	
20 STAIRS	0.7%	120,000	2.70	
30 INTERIOR FINISHES	9.3%	1,636,250	36.77	
C INTERIORS	22.5%	3,981,250	89.47	
10 CONVEYING	1.1%	190,000	4.27	
20 PLUMBING	3.0%	534,000	12.00	
30 HVAC	15.4%	2,714,500	61.00	
40 FIRE PROTECTION	1.4%	244,750	5.50	
50 ELECTRICAL	18.3%	3,227,050	72.52	
D SERVICES	39.1%	6,910,300	155.29	
10 EQUIPMENT	0.5%	90,000	2.02	
20 FURNISHINGS	1.8%	325,000	7.30	
E EQUIPMENT + FURNISHINGS	2.3%	415,000	9.33	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
F SPECIAL CONSTRUCTION + DEMOLITION				
10 SITE PREPARATION				
20 SITE IMPROVEMENTS	0.6%	100,000	2.25	
30 SITE MECHANICAL UTILITIES	0.8%	150,000	3.37	
40 SITE ELECTRICAL UTILITIES	0.7%	120,000	2.70	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	2.1%	370,000	8.31	
DIRECT COSTS	100%	17,662,200	396.90	
SITE REQUIREMENTS	3.0%	529,866	11.91	
JOBSITE MANAGEMENT	8.0%	1,412,976	31.75	
ESTIMATE SUB-TOTAL		19,605,042	440.56	
INSURANCE + BONDING	2.5%	490,126	11.01	
FEE	5.0%	980,252	22.03	
ESTIMATE SUB-TOTAL		21,075,420	473.60	
DESIGN CONTINGENCY	15.0%	3,161,313	71.04	
CONSTRUCTION CONTINGENCY	N/A			Owner to carry
ESTIMATE SUB-TOTAL		24,236,733	544.65	
ESCALATION 3 years to mid point	15.0%	3,635,510	81.70	
ESTIMATE TOTAL		\$ 27,872,243	626.34	total add-ons 57.81%

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	FOUNDATIONS					
3						
4	Foundation allocation	22,000	SF	16.00	352,000	
5	<i>(allocation of foundation costs and misc. items)</i>					
6						
7	Special foundations		NA			
8						
9	Slab on grade -- topping slab	22,000	SF	10.00	220,000	Including curbs etc.
10						
11						
12	FOUNDATIONS				572,000	\$12.85 / SF
13						
14	BASEMENT CONSTRUCTION					
15						
16	Shear walls for elevators etc.	22,000	SF	10.00	220,000	Storage?
17						
18						
19	BASEMENT CONSTRUCTION				220,000	\$4.94 / 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	376	T	4,000.00	1,504,000	
29	Fireproofing		NA			
30	Metal deck					
31	Floor	22,000	SF	4.15	91,300	
32	Roof	22,000	SF	3.85	84,700	
33	Concrete fill to metal deck, reinforced	44,000	SF	6.15	270,600	
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	Allow for miscellaneous structural supports	1	LS	27,000.00	27,000	Pads etc
42	Structural supports to parapet	1	LS	22,000.00	22,000	
43	Allow for miscellaneous metals	44,500	SF	2.50	111,250	
44	Fire stopping	1,600	LF	18.00	28,800	
45						
46						
47	SUPERSTRUCTURE				2,153,650	\$48.4 / SF
48						
49	EXTERIOR CLOSURE					
50						
51	Exterior Walls					
52						
53	Above grade ext skin	15,000	SF	80.00	1,200,000	
54	Windows	3,750	SF	95.00	356,250	
55	Soffits	1	LS	110,000.00	110,000	
56	Fins and louvers	1	LS	220,000.00	220,000	
57						
58	Caulking joints etc	44,500	SF	1.50	66,750	

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
59						
60	Exterior Doors					
61						
62	New doors	1	LS	60,000.00	60,000	
63						
64						
65	EXTERIOR CLOSURE				2,013,000	\$45.24 / SF
66						
67	ROOFING					
68						
69	Metal sloped roofing	21,300	SF	30.00	639,000	
70						
71	Flat roofing	4,000	SF	22.00	88,000	
72						
73	New mechanical pads on roof	1	LS	20,000.00	20,000	
74						
75	Roof screens	1	LS	80,000.00	80,000	
76						
77	Skylights	1	Loc	200,000.00	200,000	
78						
79						
80	ROOFING				1,027,000	\$23.08 / SF
81						
82	INTERIOR CONSTRUCTION					
83						
84	Interior Partitions					
85	New interior partitions and doors and specialties	44,500	SF	50.00	2,225,000	
86						
87						
88	INTERIOR CONSTRUCTION				2,225,000	\$50 / SF
89						
90	STAIRS					
91						
92	Interior stairs					
93						
94	New stairs main entry	1	FLT	60,000.00	60,000	
95	New stairs others	2	FLT	30,000.00	60,000	
96						
97						
98	STAIRS				120,000	\$2.7 / SF
99						
100	INTERIOR FINISHES					
101						
102	Floor finishes					
103	Floor protection	44,500	SF	1.00	44,500	641,250
104	Vapor retarder	44,500	SF	4.50	200,250	
105	New Flooring	39,500	SF	7.00	276,500	Carpet
106	Special flooring	5,000	SF	24.00	120,000	CT etc
107						
108	Wall finishes					
109						
110	Painting to walls	44,500	SF	4.00	178,000	324,000
111	Finishes to columns	56	EA	1,000.00	56,000	
112	Special wall finishes	1	LS	90,000.00	90,000	
113						
114	Ceiling finishes					
115						511,500
116	New AT ceiling	41,500	SF	9.00	373,500	
117	Drywall ceiling	3,000	SF	16.00	48,000	
118	Bulkheads	1	LS	90,000.00	90,000	
119	Special ceilings	4,150	SF	30.00	124,500	

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
120						
121	Misc.					
122	Finishes not defined	1	LS	35,000.00	35,000	
123						
124						
125	INTERIOR FINISHES				1,636,250	\$36.77 / SF
126						
127	CONVEYING					
128						
129	New elevator and control three stops	1	LS	190,000.00	190,000	
130						
131						
132	CONVEYING				190,000	\$4.27 / SF
133						
134	PLUMBING					
135						
136	New plumbing system complete	44,500	SF	12.00	534,000	
137						
138						
139	PLUMBING				534,000	\$12 / SF
140						
141	HVAC					
142						
143	All New Mechanical system VAV air based plus reheat	44,500	SF	45.00	2,002,500	
144						
145	Premium f or geothermal system	44,500	SF	16.00	712,000	
146						
147						
148	HVAC				2,714,500	\$61 / SF
149						
150	FIRE PROTECTION					
151						
152	Sprinkler					
153						
154	New sprinkler system	44,500	GSF	5.50	244,750	
155						
156						
157	FIRE PROTECTION				244,750	\$5.5 / SF
158						
159	ELECTRICAL					
160						
161	Distribution ,connections, lighting etc.	44,500	SF	44.00	1,958,000	All new electrical system
162						
163	Telephone/Data	44,500	SF	8.00	356,000	
164						
165	CATV	44,500	SF	1.50	66,750	
166						
167	Security Systems	44,500	SF	2.00	89,000	
168						
169	Audio/Visual Systems	44,500	SF	3.00	133,500	
170						
171	Fire Alarm	44,500	SF	3.40	151,300	

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
172						
173	Misc. Electrical	44,500	SF	5.00	222,500	
174	Testing					
175	Seismic bracing					
176	Supervision					
177	Demolition - safe-off for demolition by others					
178	Non manual labor					
179	Misc. general requirements, trucks, safety etc.					
180	New emergency generator	1	LS	250,000.00	250,000	
181						
182						
183	ELECTRICAL				3,227,050	\$72.52 / SF
184						
185	EQUIPMENT					
186						
187	Equipment allowance	1	LS	90,000.00	90,000	Kitchen
188						
189						
190	EQUIPMENT				90,000	\$2.02 / SF
191						
192	FURNISHINGS					
193						
194	Casework	1	LS	325,000.00	325,000	
195						
196						
197	FURNISHINGS				325,000	\$7.3 / SF
198						
199	SPECIAL CONSTRUCTION					
200						
201	No work in this section					
202						
203						
204	SPECIAL CONSTRUCTION					\$0 / SF
205						
206	SELECTIVE BUILDING DEMOLITION					
207						
208	Demolition included within sitework costs					
209						
210						
211	SELECTIVE BUILDING DEMOLITION					\$0 / SF
212						
213	SITE PREPARATION					
214						
215	Site preparation included within sitework costs					
216						
217						
218	SITE PREPARATION					\$0 / SF
219						
220	SITE IMPROVEMENTS					
221						
222	Misc. site improvements	1	LS	100,000.00	100,000	
223						
224						
225	SITE IMPROVEMENTS				100,000	\$2.25 / SF
226						
227	SITE MECHANICAL UTILITIES					
228						
229	Allowance for revisions and hook ups	1	LS	150,000.00	150,000	
230						
231						
232	SITE MECHANICAL UTILITIES				150,000	\$3.37 / SF

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REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
233						
234	SITE ELECTRICAL UTILITIES					
235						
236	Allow for electrical utilities and site lighting	1	LS	120,000.00	120,000	
237						
238						
239	SITE ELECTRICAL UTILITIES				120,000	\$2.7 / SF
240						
241	OTHER SITE CONSTRUCTION					
242						
243	No work in this section					
244						
245						
246	OTHER SITE CONSTRUCTION					\$0 / SF