

Cost Model Manager - Project Cost Report DRAFT

SUMMARY	Preliminary Budget 17-Sep-15	% of Anticipated Cost	Anticipated Cost (AC) \$/ GSF	Comments
Land Acquisition & Entitlements	\$310,600	1%	\$9.19	EIR, Hazmat study, Underground Utility Survey, Topo and Alta Survey
Design, Planning and Management	\$4,899,838	11%	\$144.92	Architect, engineers, reimbursable expense, consultants
Construction and Related Costs	\$36,384,611	82%	\$1,076.15	Construction of buildings, site work, change orders, permits and fees, etc.
Telephone and Data Systems	\$245,300	1%	\$7.26	Allow for new phone system; new computers, server, wireless service
Furnishings, Fixtures and Equipment	\$308,000	1%	\$9.11	Furnishings for predominantly the interiors
Audio Visual and Security	\$132,000	0%	\$3.90	Includes paging, CCTV, card key system, projection system, and LCD monitors
Owner Costs	\$118,250	0%	\$3.50	Relocation, legal, etc.
Project Contingency	\$2,119,930	5%	\$62.70	Allow for a 5% Project Contingency
TOTAL PROJECT BUDGET	\$44,518,529	100%	\$1,316.73	Based on 33,810 Gross Square Feet of Buildings

Cost Model Manager - Project Cost Report **DRAFT**

LAND ACQUISITION & ENTITLEMENTS	Preliminary Budget 17-Sep-15	% of Anticipated Cost	Anticipated Cost (AC) \$ / GSF	Comments
Land Acquisition				
CEQA Requirements				
Environmental Impact Report	121,244	39%	3.59	Per Place Works proposal, 7/12/14
Planning Department Review	25,000	8%	0.74	Allowance per masterplan budget
Off site improvements for CEQA	0	0%	-	Assumed not required.
Hazardous Materials Study	25,000	8%	0.74	Allowance
Hazardous Abatement Plan and Compliance	25,000	8%	0.74	Allowance
Noise Study	0	0%	-	Included in EIR costs
Transportation/Traffic Study	0	0%	-	Included in EIR costs
Historical Consultant	0	0%	-	Assumed none required, verify Council Chambers
Arborist	0	0%	-	Study tree conditions, (E) report complete
Archeological Resource Study	0	0%	-	Included in EIR costs
Topo and Alta surveys	15,000	13%	0.44	Legal description, topographic map
Geotechnical Survey	30,000	10%	0.89	Allowance
Underground Utility Survey	10,000	3%	0.30	Allowance
Reimbursable	18,843	6%	0.56	Allowance per costs above
Additional Services	40,513	13%	1.20	Allowance per costs above
Total - Entitlements	310,600	108%	9.19	

Cost Model Manager - Project Cost Report DRAFT

DESIGN, PLANNING & MANAGEMENT	Preliminary Budget 17-Sep-15	% of Anticipated Cost	Anticipated Cost (AC) \$ / GSF	Comments
Design Professionals				
Architect	3,154,340	64%	93.30	Per WRNS proposal: 3/12/15
Structural engineer		0%	-	
Mechanical Engineer		0%	-	
Electrical Engineer		0%	-	
Civil Engineer/Survey		0%	-	
Landscape Architect		0%	-	
Cost Planning and Estimating		0%	-	NIC, provided by mack5
Specifications Writer		0%	-	
LEED Design		0.0%	-	Confirm project scope regarding LEED
LEED Commissioning		0.0%	-	Confirm project scope regarding LEED
Waterproofing Consultant		0%	-	
Acoustical Engineer		0.0%	-	
Community Outreach		0.0%	-	
Elevator Consultant		0.0%	-	
Internal Project Management	230,745	5%	6.82	Allowance
Project Management - mack5	886,573	18%	26.22	mack5 fee excluding allowance for reimbursables, includes cost estimating fees
Wayfinding, Graphics/Signage	4,000	0%	0.12	Allowance
IT / AV / Security Equipment Consultants	25,000	1%	0.74	Allowance
Specialty Consultants for Police & Library	0	0%		Included in WRNS proposal above
Renderings and Models	15,000	0%		Allowance
FF&E Design	9,000	0%		Allowance
LEED Enhanced Commissioning	0	0%	0.00	NIC, confirm scope
Reimbursable Expense	129,740	3%	3.84	Allowance at 3% of above costs
Allow for Additional Services	445,440	9%	13.17	Allow for 10% of all costs
Total - Design, Planning & Management	4,899,838	100%	\$ 144.21	

Cost Model Manager - Project Cost Report DRAFT

CONSTRUCTION COSTS and RELATED COSTS	Preliminary Budget 17-Sep-15	% of Anticipated Cost	Anticipated Cost (AC) \$ / GSF	Comments
Construction			-	Based on masterplan estimate
Police/Administration Building	18,606,000	51%	550.31	
Library	8,911,000	24%	263.56	
Site Development including existing building demolition	6,007,000	17%	177.67	
Net Zero Energy premiums		0%	-	NIC
CEQA required improvements	200,000	1%	5.92	Allowance
<i>Total for Construction</i>	<i>33,724,000</i>	<i>93%</i>	<i>997.46</i>	
Related Costs of Construction				
Allowance for Hazardous Remediation	50,000	0.1%	1.48	Allowance for lead paint, soil contamination, etc.
Contractor Labor & Performance Bond	0	0%	-	Included in construction cost
SWPPP	20,000	0%	0.59	Allowance for engineering, Qualified SWPPP Developer (QSD) and Practioner (QSP)
Fees and Permits				
City Permit Fees	138,447	0%	4.09	Allowance
Encroachment Permit	0	0.0%	-	Included above
Fire Department Permit	0	0.0%	-	Included above
Utility Fees				Existing meters could be reused if the City relocates, new meters will be required in case the City offices do not relocate with credit for terminating existing services
Fire Department Connection	70,000	0.2%	2.07	Allowance for 2 new fire water service
Water	250,000	1%	7.39	Allowance for 2 new Potable water meters and one new irrigation water meter.
PG&E	60,000	0.2%	1.77	Allowance for 2 new electrical service
Cable/Telecommunications	10,000	0.03%	0.30	Allow for service to buildings
Insurance - Builder's Risk	168,620	0.5%	4.99	Allowance at 0.5% of cost of construction
Testing & Inspections	202,344	1%	5.98	Allowance at 0.06% of cost of construction
Geotech Inspections	5,000	0%	0.15	
Change Order Contingency	1,686,200	5%	49.87	Allow for 5% of cost of construction
Total - Construction Costs	36,384,611	100%	1,076.15	

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TELEPHONE and DATA SYSTEMS	Preliminary Budget 17-Sep-15	% of Anticipated Cost	Anticipated Cost (AC) \$ / GSF	Comments
Cabling	70,000	29%	2.07	Allowance based on master plan budget
Networks	35,000	14%	1.04	Allowance, networks including routers, switches, waps & patch panels
Emergency Service Connections	10,000	4%	0.30	Allowance, confirm scope
Temporary DataCom Relocations	20,000	8%	0.59	Allowance, confirm scope
911/Ring Down System	3,000	1%	0.09	Allowance, confirm scope
Server	10,000	4%	0.30	Allowance, confirm scope
Telecom, primary & ancillary systems	50,000	20%	1.48	Allowance, confirm scope
Wireless network	25,000	10%	0.74	Allow for wireless networking
Allow for Additional Scope	22,300	9%	0.66	Allow for 10%
Total - Telephone and Data Systems	245,300	100%	7.26	

Cost Model Manager - Project Cost Report DRAFT

FURNISHINGS, FIXTURES & EQUIPMENT	Preliminary Budget 17-Sep-15	% of Anticipated Cost	Anticipated Cost (AC) \$/ GSF	Comments
Furnishings	175,000	57%	5.18	Lump sum allowance based on master plan budget. Need to inventory, assess and validate (E)
Signage	70,000	23%	2.07	Lump sum allowance based on master plan budget
Kitchen equipment	0	0%	-	Included in construction estimate
Specialty equipment	35,000	11%	1.04	Allowance per master plan budget
Allow for Additional Scope	28,000	9%	0.83	10% of above costs
Total - Furnishings, Fixtures and Equipment	308,000	100%	9.11	

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AUDIO VISUAL and SECURITY	Preliminary Budget 17-Sep-15	% of Anticipated Cost	Anticipated Cost (AC) \$ / GSF	Comments
Public announcement system	20,000	15%	0.59	Indoor and outdoor system for general announcements
Audio Visual Systems	50,000	38%	1.48	Projectors, Screens, Speakers, Monitors
Security System - CCTV, Card Keys etc.	50,000	38%	1.48	Allowance for security cameras and a card key system
Library Book Check Out and Security	0	0%	-	Included in construction estimate
Allow for Additional Scope	12,000	9%	0.35	Allow for 10%
Total - Audio Visual and Security	132,000	100%	3.90	

Cost Model Manager - Project Cost Report DRAFT

OWNER COSTS	Preliminary Budget 17-Sep-15	% of Anticipated Cost	Anticipated Cost (AC) \$ / GSF	Comments
Events (ground breaking, opening ceremony etc.)	15,000	13%	0.44	Allow for Town portion of events, brochures, community outreach
Public Art	0	0%	-	Not In Contract
Legal (Project-related)	50,000	42%	1.48	Allowance
Financing Fees, Bond Fees	0	0%	-	Assumed no construction loan, bonds etc
Movers, Relocation	50,000	42%	1.48	Allowance
Allow for Additional Scope and Services	3,250	3%	0.10	Allow for 5% of above costs
Total - Owner Costs	118,250	100%	3.50	



Conceptual Design Cost Plan
for
Atherton Civic Center

September 14, 2015

DRAFT for REVIEW and COMMENT

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Conceptual Design Cost Plan

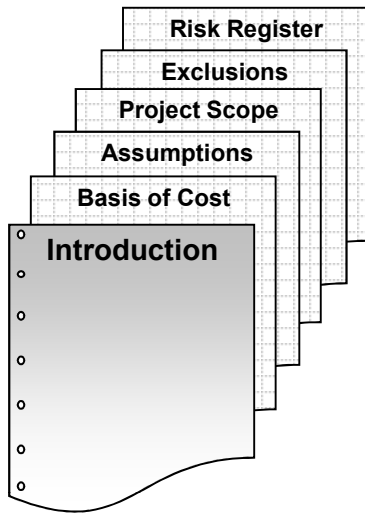
Commentary
Atherton Civic Center

Introduction
Basis of Cost
Assumptions
Exclusions
Risk Register

September 14, 2015

DRAFT for REVIEW and COMMENT

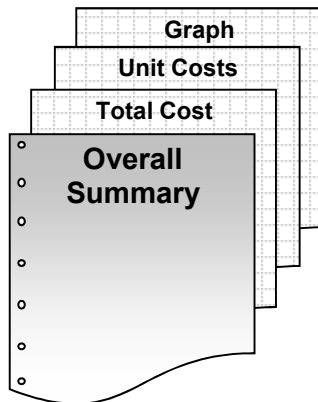
introduction



mack5 was requested to carry out a Conceptual Design Cost Plan for the proposed Atherton Civic Center located in Atherton, CA.

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, the exclusions to the costs and a risk register which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.



Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.

project introduction

The Town of Atherton intends to build a new Civic Center on the existing 5 acre Civic Center Site. The old building date from 1920s and include several temporary trailer offices. Many buildings are near, or at the end of their useful life. The Site itself is under utilized and split apart by several roads.

This project includes a new library, a new Police Station/City Hall that will contain Council chambers, City Administration Offices and Community Development Offices. The project also includes interior renovation of existing Town Hall to accommodate an expanded heritage room, new ADA toilets, a small cafe, and a large flexible reading/meeting room that opens out to the library front porch. The existing Corporate yard and Train depot will remain largely intact.

items used for cost estimate

architectural	CCAC Plans + Site Diagrams prepared by WRNS dated September 1, 2015 ACC Program prepared by WRNS dated August 27, 2015 Programming + Concept Design Summary prepared by WRNS Studio dated August 31, 2015
structural	Structural Narrative prepared by Mar Structural Design dated September 1, 2015
electrical	Electrical Basis of Design Narrative prepared by Integral Group dated August 19, 2015

assumptions

- (a) Construction will start in December, 2016
- (b) A construction period of 18 months
- (c) The general contract will be competitively bid by a minimum of five (5) qualified contractors
- (d) The general contractor will have full access to the site during normal business hours
- (e) There are no phasing requirements
- (f) The contractor will be required to pay prevailing wages

inclusions

Police/City Hall and Library

foundations	This section includes reinforced concrete spread footings, elevator pit, slab on grade, perforated drain pipe, perimeter concrete curb/stemwall and allowance for mechanical pads.
superstructure	This section includes structural steel framing, metal deck with concrete fill, bare roof deck and miscellaneous metal and rough carpentry.
enclosure	This section includes exterior wall finishes, exterior storefront/curtainwall system, exterior windows, mechanical roof screen, parapet wall, and misc band and trims.
roofing	This section includes built-up roof system and additional premium for clay tile, green roof, roof garden terrace and skylights. It also includes roof flashing, gutter, downspouts, allowance for mechanical roof pad, roof hatches, caulking and sealants.
interior construction	This section includes interior partitions, glazed wall and sidelights, interior balustrades and guardrails, interior doors, protective bumpers, toilet partitions and accessories, shelving and millwork, casework and countertops, chalkboards and signages.
stairs	This section includes exit/egress stairs complete with finishes, handrail and guardrail.
interior finishes	This section includes floor, wall and ceiling finishes.
conveying	This section includes hydraulic elevator at Police/City Hall Building.
plumbing	This section includes plumbing fixtures, domestic water distribution, sanitary waste piping, storm water piping, natural gas piping and miscellaneous trade specialties.
heating, ventilation, and air-conditioning	This section includes mechanical equipments, piping, ductwork and miscellaneous trade specialties.
fire protection	This section includes automatic wet-pipe sprinkler system

inclusions

electrical This section includes main service and distribution, emergency power, photovoltaic roof mounted system, equipment power, user convenience power, lighting & lighting control, telecomm, fire alarm, security, audio/visual rough-in and miscellaneous trade specialties.

equipment This section includes kitchen and breakroom equipment, and allowance for fitness room equipments.

furnishings This section includes window shades, projection screens, entrance mats, fire extinguisher cabinets, bike storage, benches and lockers.

Site Improvement

site preparation This section includes demolition of existing buildings and removal of existing hardscape surrounding the buildings. It also includes site protective construction, earthwork and erosion control

site improvement This section includes vehicular and pedestrian paving, site structures, landscaping and miscellaneous site furnishing.

site mechanical utilities This section includes allowance for site drainage

site electrical utilities This section includes site lighting and site communications and security, and allowance for site demolition and relocation

exclusions

- (a) Cost escalation beyond a midpoint of August, 2017
- (b) Existing corporation shed and train depot to remain in place
- (c) Relocation of displaced management and staff
- (d) Loose furniture and equipment except as specifically identified
- (e) Hazardous materials handling, disposal and abatement

exclusions

- (f) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (g) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
- (h) Scope change and post contract contingencies
- (i) Environmental impact mitigation

risk register

- (a) The Bay Area construction market continues to have more demand than supply. Consequentially, escalation is running very high, and bid day result can be very poor. Consequentially, the Owner should take measures to accommodate these conditions through Deductive Alternates, more funding, etc.

Conceptual Design Cost Plan

Overall Summary

Atherton Civic Center

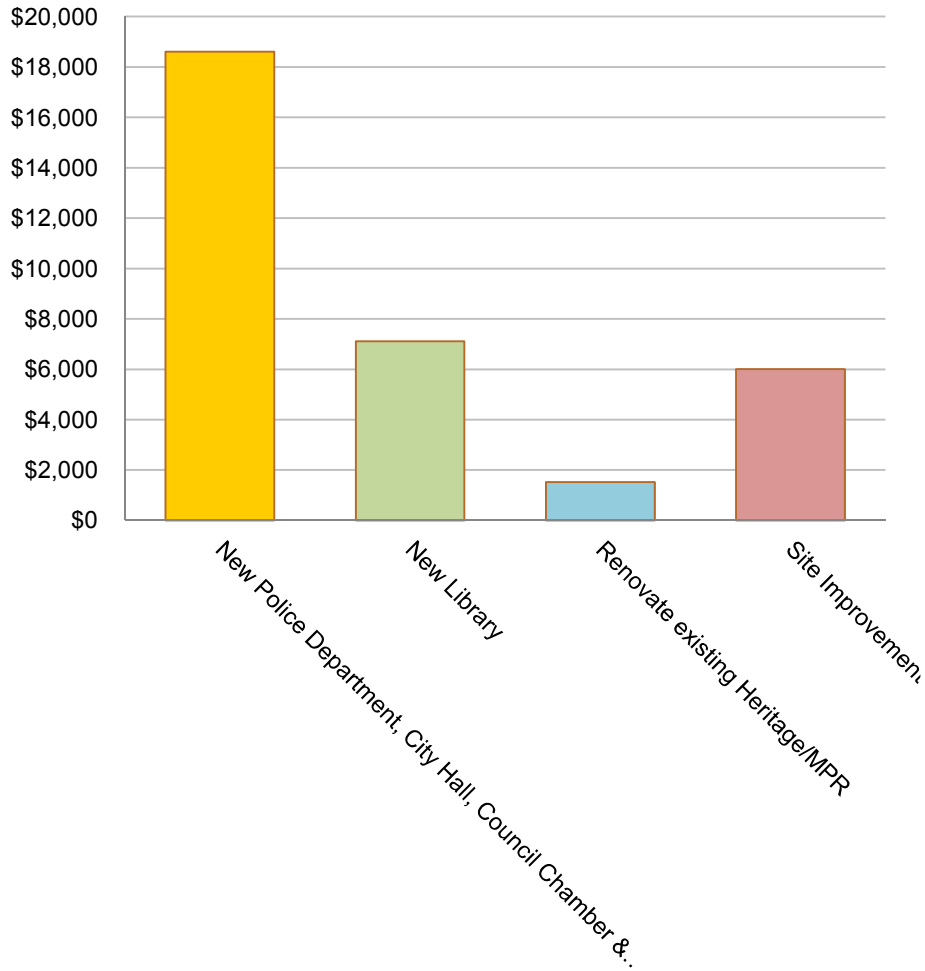
Gross Floor Areas
Overall Summary
Component Summary
Trade Summary

September 14, 2015

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Atherton Civic Center	GFA	%	\$/SF	\$,000
New Police Department, City Hall, Council Chamber & Ancillary Building	27,742	56%	\$670.67	\$18,606
New Library	8,947	21%	\$795.55	\$7,118
Renovate existing Heritage/MPR	1,839	5%	\$825.00	\$1,517
Site Improvement	217,800	18%	\$27.58	\$6,007
TOTAL CONSTRUCTION & SITEWORK:				\$33,248



Conceptual Design Cost Plan

New Police Department, City Hall, Council Chamber &
Ancillary Building

Atherton Civic Center

Control Quantities
Summary
Detailed Cost Breakdown

September 14, 2015

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Enclosed Areas	
Ground floor, City Hall & Police	16,000
Second floor, City Hall & Police	10,012
Ground floor, Police Ancillary	1,730
Subtotal of Enclosed Area	27,742

CONTROL QUANTITIES

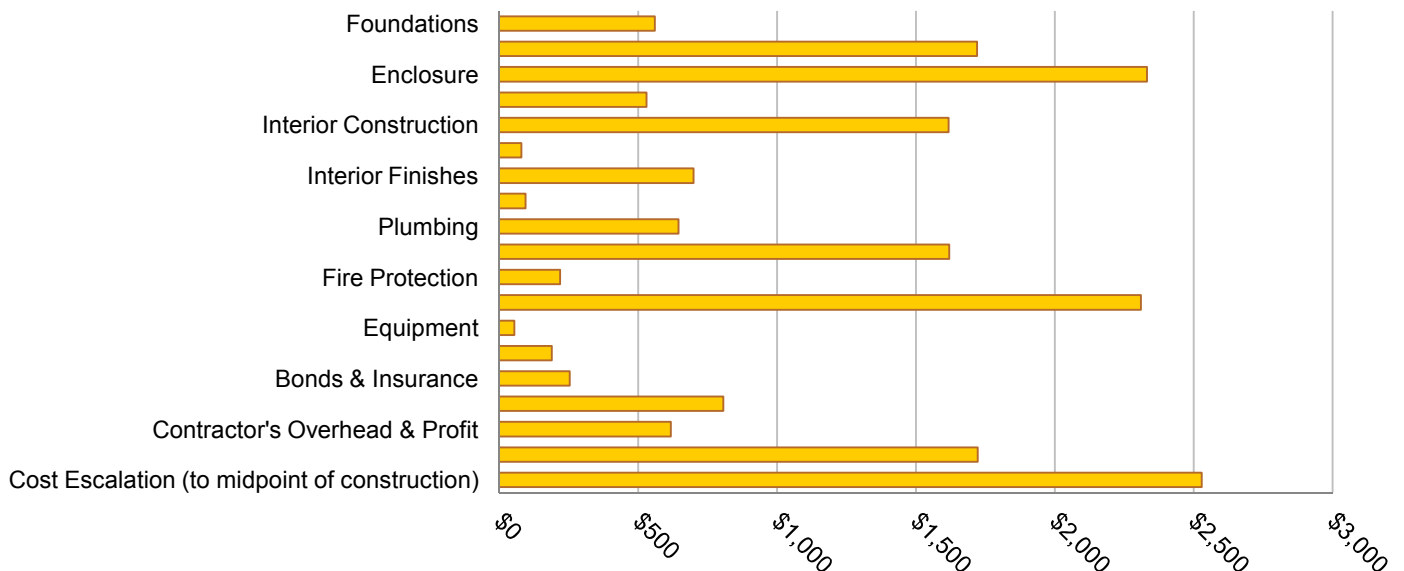
			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.072
Gross Area	27,742	SF	1.000
Enclosed Area	27,742	SF	1.000
Covered Area	0	SF	0.000
Footprint Area	16,000	SF	0.577
Volume	388,388	CF	14.000
Gross Wall Area	23,394	SF	0.843
Finished Wall Area	11,697	SF	0.422
Windows or Glazing Area	50% 11,697	SF	0.422
Roof Area - Flat	17,730	SF	0.639
Roof Area - Sloping	0	SF	0.000
Roof Area - Total	17,730	SF	0.639
Roof Glazing Area	0	SF	0.000
Interior Partition Length	2,974	LF	0.107
Elevators (x10,000)	1	EA	0.360

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CSI UniFormat Summary	27,742 SF	%	\$/SF	,\$000
Foundations		3%	\$20.21	\$561
Superstructure		9%	\$62.01	\$1,720
Enclosure		13%	\$84.05	\$2,332
Roofing		3%	\$19.11	\$530
Interior Construction		9%	\$58.34	\$1,618
Stairs		0%	\$2.88	\$80
Interior Finishes		4%	\$25.22	\$700
Conveying		1%	\$3.42	\$95
Plumbing		3%	\$23.28	\$646
Heating, Ventilation, & Air Conditioning		9%	\$58.41	\$1,620
Fire Protection		1%	\$7.90	\$219
Electrical		12%	\$83.27	\$2,310
Equipment		0%	\$1.98	\$55
Furnishings		1%	\$6.81	\$189
Subtotal - Building Construction		68%	\$456.89	\$12,675
Bonds & Insurance	2.00%	1%	\$9.14	\$254
General Conditions	6.25%	4%	\$29.10	\$807
Contractor's Overhead & Profit	4.50%	3%	\$22.28	\$618
Subtotal		77%	\$517.42	\$14,354
Contingency for Design Development	12.00%	9%	\$62.09	\$1,722
Cost Escalation (to midpoint of construction)	15.73%	14%	\$91.16	\$2,529
TOTAL CONSTRUCTION BUDGET	December 2016	100%	\$670.67	\$18,606

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



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FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete spread footings	27,742	GSF	\$10.00	\$277,420
Elevator pit	1	EA	\$20,000.00	\$20,000
Slab On Grade				
5" thick reinforced concrete slab on grade, insulated	17,730	SF	\$12.00	\$212,760
Miscellaneous				
Perimeter perforated drain pipe	826	LF	\$25.00	\$20,650
Perimeter concrete stemwall/curb	826	LF	\$30.00	\$24,780
Allowance for mechanical pads	1	LS	\$5,000.00	\$5,000
Subtotal For Foundations:				\$560,610

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Structural tube columns and steel braced frame, allow 6psf	83	T	\$5,400.00	\$449,420
Floor and Roof Construction				
Structural steel framing, allow 12psf	166	T	\$5,400.00	\$898,841
Metal deck with concrete LWC topping	10,012	SF	\$12.00	\$120,144
Metal roof deck (without topping)	17,730	SF	\$4.50	\$79,785
Sprayed-fireproofing	250	T	\$300.00	\$74,903
Miscellaneous				
Miscellaneous metal	27,742	GSF	\$2.00	\$55,484
Miscellaneous rough carpentry	27,742	GSF	\$1.50	\$41,613
Subtotal For Superstructure:				\$1,720,191

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
Cement plaster over metal stud framing, plywood sheathing, insulation and water vapor membrane - allow 40%	9,358	SF	\$45.00	\$421,092

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ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Wood finish over metal stud framing, plywood sheathing, insulation and water vapor membrane - allow 10%	2,339	SF	\$65.00	\$152,061
Exterior Windows				
Curtainwall/storefront system, allow 50%	11,697	SF	\$105.00	\$1,228,185
Interior finish of exterior wall				
Painted gypwall	11,697	SF	\$5.00	\$58,485
Exterior Doors				
Double leaf door	6	PR	\$10,000.00	\$60,000
Revolving/pivot door	5	SET	\$25,000.00	\$125,000
Single leaf door	3	EA	\$2,000.00	\$6,000
Single leaf door to green roof	3	EA	\$2,000.00	\$6,000
Premium for special door hardwares	1	LS	\$34,000.00	\$34,000
Balustrades, parapets and roof screens				
Mechanical roof screen	2,800	SF	\$45.00	\$126,000
Backside of parapet wall, 3'-6"high	2,366	SF	\$15.00	\$35,490
Miscellaneous Work				
Fascias, bands, screens and trim etc.	23,394	GWA	\$2.50	\$58,485
Rough carpentry	27,742	GSF	\$0.75	\$20,807
Subtotal For Enclosure:				\$2,331,605

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Built-up roof at all flat roofs, including rigid insulation	17,730	SF	\$16.00	\$283,680
Premium for clay tile system over hipped roof, allow 50% roof area	8,865	SF	\$10.00	\$88,650
Premium for green roof	3,076	SF	\$25.00	\$76,900
Premium for roof garden terrace	923	SF	\$15.00	\$13,845
Roofing upstands and sheetmetal				
Roof flashing, gutters and downspouts	17,730	SF	\$1.50	\$26,595

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ROOFING	Quantity	Unit	Rate	Total (\$)
Roof or deck traffic surfaces				
Allowance for mechanical roof pad, 10% of roof area	1,373	SF	\$15.00	\$20,597
Miscellaneous work				
Roof access hatches with ladder	2	EA	\$3,000.00	\$6,000
Caulking and sealants	27,742	GSF	\$0.50	\$13,871
Subtotal For Roofing:				\$530,138

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Non-rated partition, 75%	27,888	SF	\$14.00	\$390,432
Rated partition, 25%	9,296	SF	\$20.00	\$185,920
Plumbing chasewall	728	SF	\$21.00	\$15,288
Elevator shaftwall	1,120	SF	\$20.00	\$22,400
Stairwall	2,604	SF	\$20.00	\$52,080
Backing and blocking	27,742	GSF	\$1.25	\$34,678
Window Walls				
Allowance for glazed wall/sidelight, 10% of interior partition	3,718	SF	\$75.00	\$278,880
Balustrades and rails				
Architectural handrail/guardrail at double-height lobby	90	LF	\$350.00	\$31,500
Interior Doors				
Single leaf	105	EA	\$1,800.00	\$189,000
Double leaf	4	PR	\$3,200.00	\$12,800
Premium for armory and vault door	1	LS	\$20,000.00	\$20,000
Premium for special door hardware	1	LS	\$25,000.00	\$25,000
Fittings				
Protective guards, barriers and bumpers Allowance	1	LS	\$5,000.00	\$5,000
Prefabricated compartments and accessories				
Toilet Partitions				
Standard	4	EA	\$1,100.00	\$4,400
Disabled	4	EA	\$1,400.00	\$5,600

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INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Toilet Accessories, single stall				
Single stall	8	RM	\$1,500.00	\$12,000
Dual stall	4	RM	\$1,750.00	\$7,000
Shower stall and accessories	4	EA	\$2,500.00	\$10,000
Shelving and Millwork				
Vanity countertop	64	LF	\$200.00	\$12,800
Reception desk	56	LF	\$600.00	\$33,600
Janitor's shelf and mop rack	3	EA	\$500.00	\$1,500
Storage shelves, including kennel supply storage	1,214	SF	\$10.00	\$12,140
Cabinets and Countertops				
Miscellaneous Casework				
Upper and lower casework at Staff breakroom/kitchen	36	LF	\$650.00	\$23,400
Work countertop at admin copy/file room	84	LF	\$150.00	\$12,600
Flammable/bulk storage, safe, ref/freezer, drying locker at the laboratory/evidence processing	455	SF	\$75.00	\$34,125
General casework	27,742	GSF	\$3.00	\$83,226
Chalkboards and Graphics				
Directional/wayfinding signs	27,742	GSF	\$1.50	\$41,613
Door signage	109	EA	\$150.00	\$16,350
Building signage - exterior	1	LS	\$20,000.00	\$20,000
Chalkboards and tackboards	1	LS	\$5,000.00	\$5,000
Mail boxes	1	LS	\$10,000.00	\$10,000
Flagpoles	1	LS	\$10,000.00	\$10,000
Subtotal For Interior Construction:				\$1,618,332

STAIRS	Quantity	Unit	Rate	Total (\$)
Stair Construction				
Exit/egress stair, complete with finishes and guardrail/handrail	4	FLT	\$20,000.00	\$80,000
Subtotal For Stairs:				\$80,000

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INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor, Wall and Ceiling Finishes				
Private office and conference rooms; carpet floor tile, painted gypwall and ACT Hallway/circulation, break rooms/kitchen, remaining areas; resinous floor finishes, painted gypwall and ACT ceiling	4,600	SF	\$20.00	\$92,000
Restroom and locker room; ceramic floor and wall finishes with painted gypboard ceiling	18,282	SF	\$20.00	\$365,640
Server, equipment room, MEP room and ancillary bldg; sealed concrete, painted gypwall and exposed soffit	1,730	SF	\$75.00	\$129,750
Water vapor emission control system, under the resinous and carpet finishes	3,130	SF	\$5.00	\$15,650
Allowance for finishes upgrade	13,727	SF	\$3.00	\$41,181
	27,742	GSF	\$2.00	\$55,484
Subtotal For Interior Finishes:				\$699,705

CONVEYING	Quantity	Unit	Rate	Total (\$)
Elevators and Lifts				
Hydraulic elevator, 2-stops	1	LS	\$95,000.00	\$95,000
Subtotal For Conveying:				\$95,000

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing Equipment				
Plumbing equipment	27,742	GSF	\$4.00	\$110,968
Plumbing Fixtures				
Plumbing fixtures	27,742	GSF	\$7.50	\$208,065
Domestic Water Distribution				
Copper pipe type L with fittings & hangers	27,742	GSF	\$3.50	\$97,097
Domestic water pipe insulation	27,742	GSF	\$1.50	\$41,613
Sanitary Waste & Vent Piping				
Cast iron pipe with fittings & hangers	27,742	GSF	\$3.00	\$83,226

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PLUMBING	Quantity	Unit	Rate	Total (\$)
Storm Water Piping				
Cast iron pipe with fittings & hangers	27,742	GSF	\$1.50	\$41,613
Natural Gas Piping				
Black steel pipe with fittings & hangers (Allowance)	27,742	GSF	\$1.00	\$27,742
Miscellaneous				
Disinfecting & flushing	1	LS	\$10,000.00	\$10,000
Coring, sealing and firestopping	1	LS	\$8,000.00	\$8,000
Coordination & management	1	LS	\$12,000.00	\$12,000
Fees & permits	1	LS	\$5,600.00	\$5,600
Subtotal For Plumbing:				\$645,924

HEATING, VENTILATION, & AIR- CONDITIONING	Quantity	Unit	Rate	Total (\$)
Equipment				
Equipment	27,742	GSF	\$18.00	\$499,356
Piping				
Heating hot water pipe with fittings & hangers	27,742	GSF	\$4.00	\$110,968
Chilled water pipe with fittings & hangers	27,742	GSF	\$3.00	\$83,226
Refrigeration piping with fittings & hangers	27,742	GSF	\$0.65	\$18,032
Condensate drain piping with fittings & hangers	27,742	GSF	\$0.50	\$13,871
Valves & accessories	27,742	GSF	\$2.00	\$55,484
Pipe insulation	27,742	GSF	\$2.50	\$69,355
Ductwork				
Galvanized ductwork with fittings & hangers	30,000	LB	\$11.00	\$330,000
Duct insulation	18,000	SF	\$4.00	\$72,000
Registers, grilles & diffusers	27,742	GSF	\$1.50	\$41,613
Miscellaneous sheet metal accessories	27,742	GSF	\$0.75	\$20,807

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HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Miscellaneous				
Automatic temperature control DDC	27,742	GSF	\$8.00	\$221,936
Test and balance	27,742	GSF	\$0.75	\$20,807
Coring and firestopping	1	LS	\$7,000.00	\$7,000
Rigging & equipment rental	1	LS	\$15,000.00	\$15,000
Coordination & management	1	LS	\$25,000.00	\$25,000
Fees & permits	1	LS	\$16,000.00	\$16,000
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$1,620,454

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Wet Pipe Sprinkler Distribution				
Double check valve	1	EA	\$15,000.00	\$15,000
Wet alarm valve	1	EA	\$5,500.00	\$5,500
Fire department connection	1	EA	\$1,200.00	\$1,200
Sprinkler head	213	EA	\$200.00	\$42,600
Miscellaneous valves	1	LS	\$7,500.00	\$7,500
Main sprinkler pipe with fittings & hangers	900	LF	\$30.00	\$27,000
Branch sprinkler pipe with fittings & hangers	2,600	LF	\$26.00	\$67,600
Special systems (Allowance)	1	LS	\$35,000.00	\$35,000
Miscellaneous				
Hydraulic calculations	1	LS	\$4,500.00	\$4,500
Coring and firestopping	1	LS	\$3,000.00	\$3,000
Coordination & management	1	LS	\$5,000.00	\$5,000
Drawings	1	LS	\$3,000.00	\$3,000
Fees & permits	1	LS	\$2,200.00	\$2,200
Subtotal For Fire Protection:				\$219,100

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
1600A 208/120V distribution panelboard	1	EA	\$50,000.00	\$50,000
Energy monitoring	1	LS	\$15,000.00	\$15,000
Associated panelboards and feeders	27,742	GSF	\$3.00	\$83,226
Grounding and bonding	1	LS	\$7,500.00	\$7,500

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ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Emergency power				
250KW emergency generator	1	EA	\$85,000.00	\$85,000
Associated ATS's, panelboards and feeders	27,742	GSF	\$1.85	\$51,323
Equipment wiring				
Mechanical equipment feed and connections	27,742	GSF	\$2.00	\$55,484
Photovoltaic system				
185KW system with array of panels, inverters, panelboards, feeders and installation	185	KW	\$5,500.00	\$1,017,500
Lighting and Branch Wiring				
Lighting fixtures LED	27,742	GSF	\$8.00	\$221,936
Exterior building lighting	1	LS	\$15,000.00	\$15,000
Lighting controls	27,742	GSF	\$1.50	\$41,613
Switches and sensors	27,742	GSF	\$0.65	\$18,032
Duplex receptacle	375	EA	\$30.00	\$11,250
GFCI duplex receptacle	20	EA	\$40.00	\$800
Special purpose receptacle	10	EA	\$45.00	\$450
Circuitry	27,742	GSF	\$7.00	\$194,194
Communications and Security				
Fire Alarm				
Fire alarm control panel	1	EA	\$7,500.00	\$7,500
Bi-Directional amplification	1	EA	\$25,000.00	\$25,000
Graphic annunciator	1	EA	\$4,500.00	\$4,500
LCD annunciator	1	EA	\$1,500.00	\$1,500
Initiating device	40	EA	\$150.00	\$6,000
Audio visual device	50	EA	\$125.00	\$6,250
Visual device	10	EA	\$115.00	\$1,150
Modules	16	EA	\$150.00	\$2,400
Device box	120	EA	\$30.00	\$3,600
3/4" EMT	3,600	LF	\$8.00	\$28,800
FA cable	5,800	LF	\$1.50	\$8,700
Testing and programming	1	LS	\$3,500.00	\$3,500
Telecommunications				
MDF fit out	1	EA	\$8,500.00	\$8,500
Cabling and devices	27,742	GSF	\$2.50	\$69,355
Rough-in cable tray, conduit and backboxes	27,742	GSF	\$1.00	\$27,742
Grounding	1	LS	\$1,500.00	\$1,500

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ELECTRICAL	Quantity	Unit	Rate	Total (\$)
AV system				
AV system rough-in & power	27,742	SF	\$0.25	\$6,936
Security system				
Security system	27,742	SF	\$3.00	\$83,226
Detention room lock system (Rough-in only)	1	LS	\$7,500.00	\$7,500
Sallyport control				
Overhead door controller feed and connection	1	EA	\$2,500.00	\$2,500
E-911 (Server)				
UPS unit disconnect switch feed and connection	1	LS	\$25,000.00	\$25,000
E-911 rough-in - allowance	1	LS	\$5,000.00	\$5,000
Dispatch Room				
Dispatch room rough-in (allow)	1	LS	\$7,500.00	\$7,500
Antenna System				
Exterior antenna power and grounding only	1	LS	\$5,000.00	\$5,000
Radio system, power only	1	LS	\$5,000.00	\$5,000
Conference Training/Operations Room				
Sound system	2	LS	\$5,000.00	\$10,000
Rough-in	2	LS	\$1,500.00	\$3,000
Projector screen feed and connection	2	LS	\$1,200.00	\$2,400
Emergency Call System				
Call system	1	LS	\$2,500.00	\$2,500
Council Chamber Room				
Sound system	1	LS	\$7,500.00	\$7,500
Rough-in	1	LS	\$1,500.00	\$1,500
Projector screen feed and connection	1	LS	\$1,200.00	\$1,200
PA system				NIC
Master Clock				NIC

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ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Other Electrical Systems				
Demo & make safe	1	LS	\$10,000.00	\$10,000
Temp power & lighting	1	LS	\$15,000.00	\$15,000
Seismic restraints	1	LS	\$10,000.00	\$10,000
Fees & Permits	1	LS	\$25,000.00	\$25,000
Subtotal For Electrical:				\$2,310,067

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Residential equipment at staff breakroom/kitchen rm# C.13, C.19 & CS.1; including refrigerator, microwave, and dishwasher	3	RM	\$10,000.00	\$30,000
At Fitness room	1	LS	\$25,000.00	\$25,000
Subtotal For Equipment:				\$55,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Fixed Furnishings				
Light Control and Vision Equipment				
Window shades and blinds, manual operation	11,697	SF	\$8.00	\$93,576
Projection screens at conference rooms	1	LS	\$30,000.00	\$30,000
Amenities and Convenience Items				
Entrance mats and frames	1	LS	\$5,000.00	\$5,000
Fire Extinguisher cabinets	1	LS	\$5,000.00	\$5,000
Bike storage	1	LS	\$3,000.00	\$3,000
Benches at locker room	30	LF	\$300.00	\$9,000
Metal lockers				
Small, 1' x 2' x full height	16	EA	\$650.00	\$10,400
Large, 2' x 2' x full height	33	EA	\$1,000.00	\$33,000
Subtotal For Furnishings:				\$188,976

Conceptual Design Cost Plan

New Library
Atherton Civic Center

Control Quantities
New Library Summary
Detailed Cost Breakdown

September 14, 2015

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Enclosed Areas	
Ground floor, library	8,947
Subtotal of Enclosed Area	8,947

CONTROL QUANTITIES

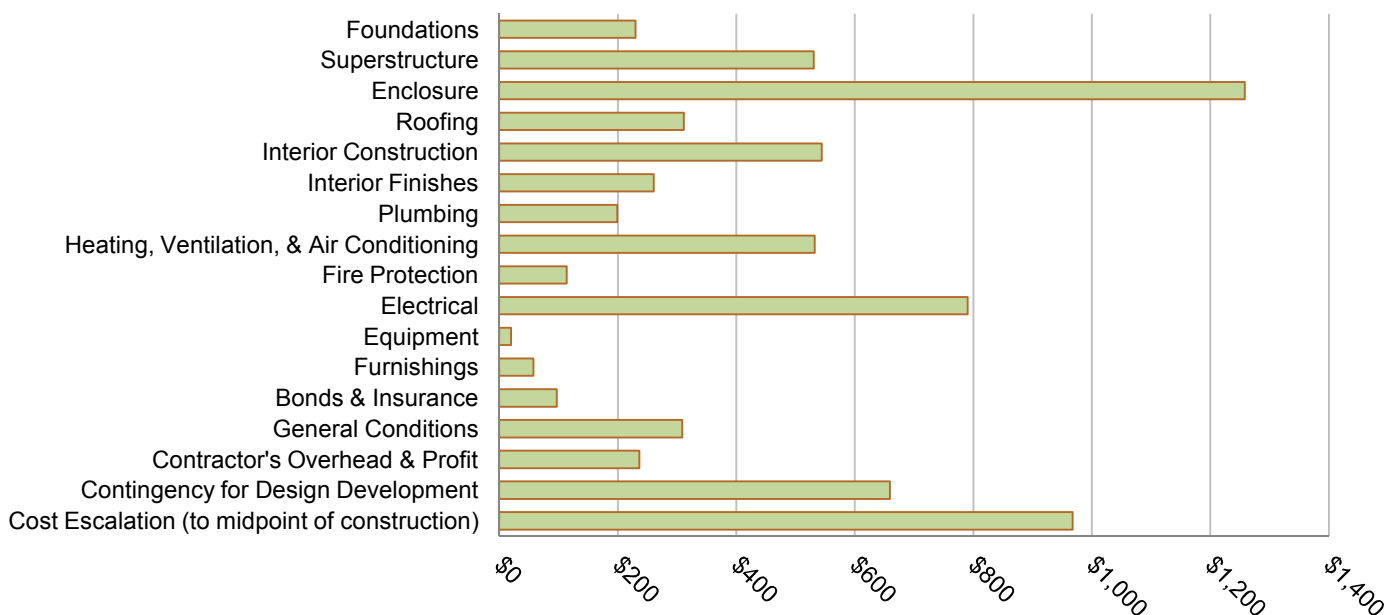
			Ratio to Gross Area
Number of stories (x1,000)	1	EA	0.112
Gross Area	8,947	SF	1.000
Enclosed Area	8,947	SF	1.000
Covered Area	0	SF	0.000
Footprint Area	8,947	SF	1.000
Volume	125,258	CF	14.000
Gross Wall Area	8,995	SF	1.005
Finished Wall Area	3,598	SF	0.402
Windows or Glazing Area	60% 5,397	SF	0.603
Roof Area - Flat	8,947	SF	1.000
Roof Area - Sloping	0	SF	0.000
Roof Area - Total	8,947	SF	1.000
Roof Glazing Area	895	SF	0.100
Interior Partition Length	360	LF	0.040

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CSI UniFormat Summary	8,947 SF	%	\$/SF	\$,000
Foundations		3%	\$25.72	\$230
Superstructure		7%	\$59.30	\$531
Enclosure		18%	\$140.60	\$1,258
Roofing		4%	\$34.84	\$312
Interior Construction		8%	\$60.82	\$544
Interior Finishes		4%	\$29.16	\$261
Plumbing		3%	\$22.28	\$199
Heating, Ventilation, & Air Conditioning		7%	\$59.50	\$532
Fire Protection		2%	\$12.74	\$114
Electrical		11%	\$88.32	\$790
Equipment		0%	\$2.24	\$20
Furnishings		1%	\$6.46	\$58
Subtotal - Building Construction		68%	\$541.96	\$4,849
Bonds & Insurance	2.00%	1%	\$10.84	\$97
General Conditions	6.25%	4%	\$34.52	\$309
Contractor's Overhead & Profit	4.50%	3%	\$26.43	\$236
Subtotal		77%	\$613.76	\$5,491
Contingency for Design Development	12.00%	9%	\$73.65	\$659
Cost Escalation (to midpoint of construction)	15.73%	14%	\$108.14	\$968
TOTAL CONSTRUCTION BUDGET	December 2016	100%	\$795.55	\$7,118

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



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FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete spread footings	8,947	GSF	\$10.00	\$89,470
Slab On Grade				
5" thick reinforced concrete slab on grade, insulated	8,947	SF	\$12.00	\$107,364
Miscellaneous				
Perimeter perforated drain pipe	514	LF	\$25.00	\$12,850
Perimeter concrete stemwall/curb	514	LF	\$30.00	\$15,420
Concrete curbs and mechanical pads	1	LS	\$5,000.00	\$5,000
Subtotal For Foundations:				\$230,104

BASEMENT CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
<i>No work anticipated in this section</i>				
Subtotal For Basement Construction:				

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Structural tube columns and steel braced frame, allow 6psf	27	T	\$5,400.00	\$144,941
Floor and Roof Construction				
Structural steel framing, allow 12psf	54	T	\$5,400.00	\$289,883
Metal deck (without topping)	8,947	SF	\$4.50	\$40,262
Sprayed-fireproofing	81	T	\$300.00	\$24,157
Miscellaneous				
Miscellaneous metal	8,947	GSF	\$2.00	\$17,894
Rough carpentry	8,947	GSF	\$1.50	\$13,421
Subtotal For Superstructure:				\$530,557

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ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
Combination of stucco, terracotta, and wood; over metal stud framing, plywood sheathing, insulation and water vapor membrane - allow 35%	3,148	SF	\$55.00	\$173,154
Exterior Windows				
Curtainwall/storefront system, allow 65%	5,847	SF	\$105.00	\$613,909
Interior finish of exterior wall				
Painted gypwall	3,148	SF	\$5.00	\$15,741
Exterior Doors				
Double leaf door	7	PR	\$10,000.00	\$70,000
Revolving/pivot door	9	SET	\$25,000.00	\$225,000
Premium for special door hardwares	1	LS	\$32,000.00	\$32,000
Balustrades, parapets and roof screens				
Mechanical roof screen	1,600	SF	\$45.00	\$72,000
Backside of parapet wall, 3'-6"high	1,799	SF	\$15.00	\$26,985
Miscellaneous Work				
Fascias, bands, screens and trim etc.	8,995	GWA	\$2.50	\$22,488
Rough carpentry	8,947	GSF	\$0.75	\$6,710
Subtotal For Enclosure:				\$1,257,987

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Built-up roof at all flat roofs, including rigid insulation	8,947	SF	\$16.00	\$143,152
Premium for skylights, allow 10%	895	SF	\$125.00	\$111,838
Premium for green roof, allow 10%	895	SF	\$25.00	\$22,368
Roofing upstands and sheetmetal				
Roof flashing, gutters and downspouts	8,947	SF	\$1.50	\$13,421
Roof or deck traffic surfaces				
Allowance for mechanical roof pad, 10% of roof area	895	SF	\$15.00	\$13,421

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ROOFING	Quantity	Unit	Rate	Total (\$)
Miscellaneous work				
Roof access hatches with ladder	1	EA	\$3,000.00	\$3,000
Caulking and sealants	8,947	GSF	\$0.50	\$4,474
Subtotal For Roofing:				\$311,672

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Non-rated partition, 75%	3,623	SF	\$14.00	\$50,715
Rated partition, 25%	1,208	SF	\$20.00	\$24,150
Plumbing chasewall	210	SF	\$21.00	\$4,410
Backing and blocking	8,947	GSF	\$1.25	\$11,184
Window Walls				
Glazed wall/storefront system, allow 10' high	1,240	SF	\$75.00	\$93,000
Interior Doors				
Single leaf	8	EA	\$1,800.00	\$14,400
Double leaf	4	PR	\$3,200.00	\$12,800
Revolving/pivot door	3	SET	\$25,000.00	\$75,000
Premium for special door hardware	1	LS	\$25,000.00	\$25,000
Fittings				
Protective guards, barriers and bumpers Allowance	1	LS	\$2,500.00	\$2,500
Prefabricated compartments and accessories				
Toilet Partitions				
Standard	6	EA	\$1,100.00	\$6,600
Disabled	2	EA	\$1,400.00	\$2,800
Toilet Accessories, multi-stall	2	RM	\$1,750.00	\$3,500
Shelving and Millwork				
Vanity countertop	28	LF	\$200.00	\$5,600
Reception desk	12	LF	\$600.00	\$7,200
Storage shelves	1	LS	\$4,000.00	\$4,000
Cabinets and Countertops				
General casework	8,947	GSF	\$3.00	\$26,841
Library shelving; includes book shelving and tools library shelving	8,947	GSF	\$15.00	\$134,205

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INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Chalkboards and Graphics				
Directional/wayfinding signs	8,947	GSF	\$1.50	\$13,421
Door signage	12	EA	\$150.00	\$1,800
Building signage - exterior	1	LS	\$20,000.00	\$20,000
Chalkboards and tackboards	1	LS	\$5,000.00	\$5,000
Subtotal For Interior Construction:				\$544,125

STAIRS	Quantity	Unit	Rate	Total (\$)
<i>No work anticipated in this section</i>				
Subtotal For Stairs:				

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor, Wall and Ceiling Finishes				
Restroom; ceramic floor and wall finishes with painted gypboard ceiling	475	SF	\$75.00	\$35,625
Server, equipment room, storage and MEP room; sealed concrete, painted gypwall and exposed soffit	520	SF	\$5.00	\$2,600
Library; combination of carpet & linoleum floor finishes, painted gypwall and ACT/gypwall ceiling	7,952	SF	\$25.00	\$198,800
Water vapor emission control system, under the resinous and carpet finishes	7,952	SF	\$3.00	\$23,856
Subtotal For Interior Finishes:				\$260,881

CONVEYING	Quantity	Unit	Rate	Total (\$)
<i>No work anticipated in this section</i>				
Subtotal For Conveying:				

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PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing Equipment				
Plumbing equipment	8,947	SF	\$4.00	\$35,788
Plumbing Fixtures				
Plumbing fixtures	8,947	SF	\$6.00	\$53,682
Domestic Water Distribution				
Copper pipe type L with fittings & hangers	8,947	SF	\$3.50	\$31,315
Domestic water pipe insulation	8,947	SF	\$1.50	\$13,421
Sanitary Waste & Vent Piping				
Cast iron pipe with fittings & hangers	8,947	SF	\$3.00	\$26,841
Storm Water Piping				
Cast iron pipe with fittings & hangers	8,947	SF	\$1.50	\$13,421
Natural Gas Piping				
Black steel pipe with fittings & hangers (Allowance)	8,947	SF	\$1.00	\$8,947
Miscellaneous				
Disinfecting & flushing	1	LS	\$6,000.00	\$6,000
Coring, sealing and firestopping	1	LS	\$5,000.00	\$5,000
Coordination & management	1	LS	\$3,200.00	\$3,200
Fees & permits	1	LS	\$1,700.00	\$1,700
			Subtotal For Plumbing:	\$199,314

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Equipment				
Equipment	8,947	SF	\$18.00	\$161,046
Piping				
Heating hot water pipe with fittings & hangers	8,947	SF	\$4.00	\$35,788
Chilled water pipe with fittings & hangers	8,947	SF	\$3.00	\$26,841
Refrigeration piping with fittings & hangers	8,947	SF	\$0.65	\$5,816

DRAFT for REVIEW and COMMENT**HEATING, VENTILATION, & AIR-
CONDITIONING**

	Quantity	Unit	Rate	Total (\$)
Condensate drain piping with fittings & hangers	8,947	SF	\$0.50	\$4,474
Valves & accessories	8,947	SF	\$2.00	\$17,894
Pipe insulation	8,947	SF	\$2.50	\$22,368
Ductwork				
Galvanized ductwork with fittings &	9,400	LB	\$11.00	\$103,400
Duct insulation	5,600	SF	\$4.00	\$22,400
Registers, grilles & diffusers	8,947	SF	\$1.50	\$13,421
Miscellaneous sheet metal accessories	8,947	SF	\$0.75	\$6,710
Miscellaneous				
Automatic temperature control DDC	8,947	SF	\$8.50	\$76,050
Test and balance	8,947	SF	\$0.75	\$6,710
Coring and firestopping	1	LS	\$4,000.00	\$4,000
Rigging & equipment rental	1	LS	\$10,000.00	\$10,000
Coordination & management	1	LS	\$10,000.00	\$10,000
Fees & permits	1	LS	\$5,400.00	\$5,400
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$532,316

FIRE PROTECTION

	Quantity	Unit	Rate	Total (\$)
Wet Pipe Sprinkler Distribution				
Double check valve	1	EA	\$10,000.00	\$10,000
Wet alarm valve	1	EA	\$4,500.00	\$4,500
Fire department connection	1	EA	\$1,200.00	\$1,200
Sprinkler head	68	EA	\$200.00	\$13,600
Miscellaneous valves	1	LS	\$5,000.00	\$5,000
Main sprinkler pipe with fittings & hangers	400	LF	\$30.00	\$12,000
Branch sprinkler pipe with fittings & hangers	1,000	LF	\$26.00	\$26,000
Special systems (Allowance)	1	LS	\$25,000.00	\$25,000

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FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Miscellaneous				
Demolition	1	LS	\$3,000.00	\$3,000
Hydraulic calculations	1	LS	\$4,000.00	\$4,000
Coring and firestopping	1	LS	\$3,000.00	\$3,000
Coordination & management	1	LS	\$3,500.00	\$3,500
Drawings	1	LS	\$2,000.00	\$2,000
Fees & permits	1	LS	\$1,200.00	\$1,200
Subtotal For Fire Protection:				\$114,000

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
600A 208/120V distribution panelboard	1	EA	\$20,000.00	\$20,000
Energy monitoring	1	LS	\$10,000.00	\$10,000
Associated panelboards and feeders	8,947	SF	\$3.00	\$26,841
Grounding and bonding	1	LS	\$3,500.00	\$3,500
Emergency power				
Lighting battery inverter	1	LS	\$15,000.00	\$15,000
Equipment wiring				
Mechanical equipment feed and connections	8,947	SF	\$2.00	\$17,894
Photovoltaic system				
65KW system with array of panels, inverters, panelboards, feeders and installation	65	KW	\$5,500.00	\$357,500
Lighting and Branch Wiring				
Lighting fixtures LED	8,947	SF	\$10.00	\$89,470
Exterior building lighting	1	LS	\$7,500.00	\$7,500
Lighting controls	8,947	SF	\$1.50	\$13,421
Switches and sensors	8,947	SF	\$0.65	\$5,816
Duplex receptacle	150	EA	\$30.00	\$4,500
GFCI duplex receptacle	15	EA	\$40.00	\$600
Special purpose receptacle	15	EA	\$45.00	\$675
Circuitry	8,947	SF	\$6.00	\$53,682

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ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Communications and Security				
Fire Alarm				
Fire alarm control panel	1	EA	\$7,500.00	\$7,500
Bi-Directional amplification	1	EA	\$15,000.00	\$15,000
Graphic annunciator	1	EA	\$3,500.00	\$3,500
LCD annunciator	1	EA	\$1,500.00	\$1,500
Initiating device	16	EA	\$150.00	\$2,400
Audio visual device	20	EA	\$125.00	\$2,500
Visual device	5	EA	\$115.00	\$575
Modules	10	EA	\$150.00	\$1,500
Device box	50	EA	\$30.00	\$1,500
3/4" EMT	1,500	LF	\$8.00	\$12,000
FA cable	2,500	LF	\$1.50	\$3,750
Testing and programming	1	LS	\$3,500.00	\$3,500
Telecommunications				
MDF fit out	1	EA	\$4,500.00	\$4,500
Cabling and devices	8,947	SF	\$2.50	\$22,368
Rough-in cable tray, conduit and backboxes	8,947	SF	\$1.00	\$8,947
Grounding	1	LS	\$1,500.00	\$1,500
AV system				
AV system rough-in & power	8,947	SF	\$1.00	\$8,947
Security system				
Security system	8,947	SF	\$3.00	\$26,841
SatelliteTV				
Rough-in, provisions only	1	LS	\$5,000.00	\$5,000
PA system				
Master Clock				NIC
Other Electrical Systems				
Temp power & lighting	1	LS	\$5,500.00	\$5,500
Seismic restraints	1	LS	\$10,000.00	\$10,000
Fees & Permits	1	LS	\$15,000.00	\$15,000
Subtotal For Electrical:				\$790,226

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EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Residential equipment at breakroom; including refrigerator, microwave, and dishwasher	1	RM	\$10,000.00	\$10,000
Library equipment; including book depository slots and security gate	1	LS	\$10,000.00	\$10,000
Subtotal For Equipment:				\$20,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Fixed Furnishings				
Light Control and Vision Equipment				
Window shades and blinds, manual operation	5,847	SF	\$8.00	\$46,774
Projection screens at community vestibule	1	LS	\$5,000.00	\$5,000
Amenities and Convenience Items				
Entrance mats and frames	1	LS	\$5,000.00	\$5,000
Fire Extinguisher cabinets	1	LS	\$1,000.00	\$1,000
Subtotal For Furnishings:				\$57,774

Conceptual Design Cost Plan

Site Improvement

Atherton Civic Center

Control Quantities
Site Improvement Summary
Detailed Cost Breakdown

September 14, 2015

DRAFT for REVIEW and COMMENT

Site Areas

Vehicular paving and parking	91,680
Pedestrian paving and hardscape	26,000
Landscaping and Softscape	68,663
New Building footprint	26,677
Existing Building footprint to remain	4,780

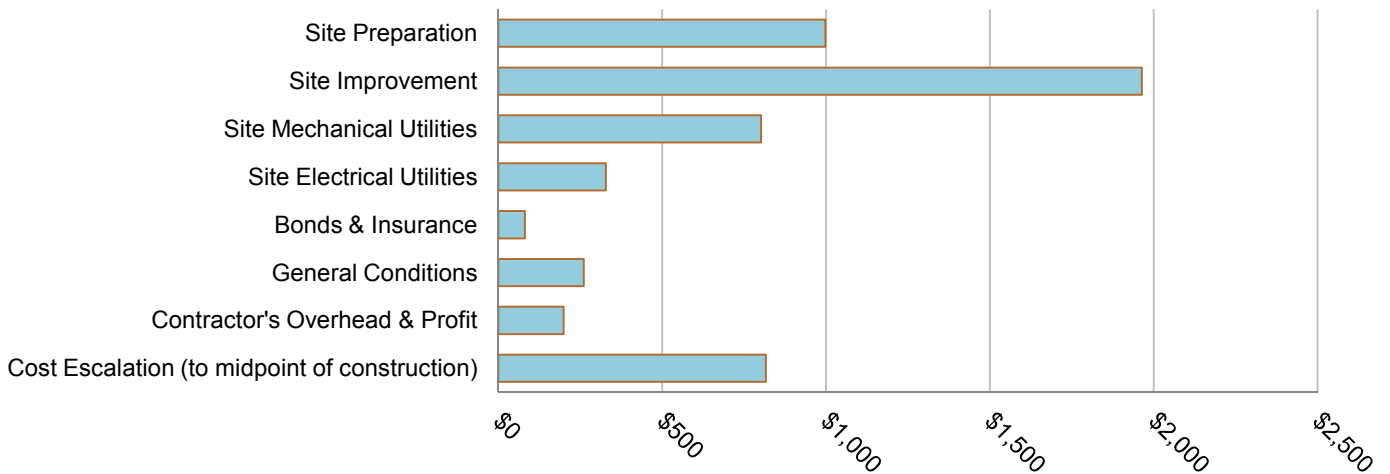
Subtotal of Site Area	217,800
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CSI UniFormat Summary	217,800 SF	%	\$/SF	,\$000
Site Preparation		17%	\$4.58	\$998
Site Improvement		33%	\$9.02	\$1,964
Site Mechanical Utilities		13%	\$3.68	\$802
Site Electrical Utilities		5%	\$1.51	\$329
Subtotal - Sitework		68%	\$18.79	\$4,092
Total - Building and Sitework Construction		68%	\$18.79	\$4,092
Bonds & Insurance	2.00%	1%	\$0.38	\$82
General Conditions	6.25%	4%	\$1.20	\$261
Contractor's Overhead & Profit	4.50%	3%	\$0.92	\$200
Subtotal		77%	\$21.28	\$4,634
Contingency for Design Development	12.00%	9%	\$2.55	\$556
Cost Escalation (to midpoint of construction)	15.73%	14%	\$3.75	\$817
TOTAL CONSTRUCTION BUDGET		100%	\$27.58	\$6,007

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



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SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Demolition Of Building and Structures				
Demo and removal of existing building within the limit of work; including city offices, police station, building department, permit center, library and one maintenance building	24,690	SF	\$8.00	\$197,520
Demo and removal of all hardscape features surrounding the building to be removed (5-acre site)	217,800	SF	\$1.50	\$326,700
Site Protective Construction				
Protect existing landscape and heritage trees to remain	1	LS	\$35,000.00	\$35,000
Erosion control/SWPPP	217,800	SF	\$0.50	\$108,900
Earthwork				
Site clearing and grading/balancing earthwork within the site	217,800	SF	\$1.00	\$217,800
Excavate and offhaul unsuitable materials	1,000	CY	\$25.00	\$25,000
Imported fill	1,000	CY	\$35.00	\$35,000
Imported fill to elevate the building pad at approximately 18" above existing surrounding grades	1,482	CY	\$35.00	\$51,872
Hazardous Materials Abatement				NIC
Subtotal For Site Preparation:				\$997,792

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Vehicular Paving				
AC paving for driveway and parking	91,680	SF	\$5.50	\$504,240
Pavement marking and striping	91,680	SF	\$0.35	\$32,088
Concrete curb and gutter	5,000	LF	\$30.00	\$150,000
Wheelstop	108	EA	\$100.00	\$10,800
Pedestrian Paving				
Pedestrian pathways and hardscape	26,000	SF	\$15.00	\$390,000
Concrete curb	4,500	LF	\$25.00	\$112,500

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SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Site Structures				
Stairs/steps	1	LS	\$10,000.00	\$10,000
Seatwall/retaining wall	1	LS	\$150,000.00	\$150,000
Landscaping				
Hardscape Runoff Treatment/Raingarden				
Over-excavation to a minimum of 3'-0" deep	300	CY	\$25.00	\$7,500
Amended soil mixture	300	CY	\$35.00	\$10,500
Variety of water tolerant plantings; from grasses to bushes and trees	2,700	SF	\$20.00	\$54,000
Suspended pavement systems, which include structural soil or proprietary cell blocks like "Silva Cells"	4,000	SF	\$30.00	\$120,000
Protect existing landscape and heritage trees to remain	61,963	SF	\$1.00	\$61,963
Fencing and miscellaneous accessories				
Allowance for miscellaneous site furnishing; such as trash receptacles, benches, bicycle rack, bollards, etc.	1	LS	\$150,000.00	\$150,000
Allowance for play structure	1	LS	\$200,000.00	\$200,000
Subtotal For Site Improvement:				\$1,963,591

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Site Drainage				
Allowance	186,343	SF	\$3.50	\$652,201
Other Site Mechanical Utilities				
Above ground and below grade site utilities and drainage inlet grates to be adjusted, relocated or abandoned - allowance	1	LS	\$150,000.00	\$150,000
Subtotal For Site Mechanical Utilities:				\$802,201

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SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Secondary Ductbank				
1600A feed from existing padmount transformer to Police Station (allow)	50	LF	\$595.00	\$29,750
600A feed from existing padmount transformer to Library (allow)	50	LF	\$235.00	\$11,750
Site Communications and Security				
Communications ductbank 4-4 conduits with inner duct				
Communication ductbank to Police Building (allow)	150	LF	\$203.00	\$30,450
Communication ductbank to Police Building (allow)	150	LF	\$203.00	\$30,450
Site Lighting, allowance	186,343	SF	\$1.00	\$186,343
Site Security				
Site security, allow	1	LS	\$15,000.00	\$15,000
Other Site Work				
Site demolition and relocation	1	LS	\$25,000.00	\$25,000
Subtotal For Site Electrical Utilities:				\$328,743

Conceptual Design Cost Plan

Comparison Report
Atherton Civic Center

September 14, 2015

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	DELTA	mack5			Marcene Taylor, Inc		
		Conceptual Estimated			Conceptual Estimated		
		dated 9/14/2015			dated 2/6/2014		
	,\$000	GFA	\$/SF	,\$000	GFA	\$/SF	,\$000
New Police Department, City Hall, Council Chamber & Ancillary Building	\$6,376	27,742	\$809.25	\$22,450	25,974	\$618.88	\$16,075
New Library	\$2,281	8,947	\$1,037.26	\$9,280	9,143	\$765.59	\$7,000
Renovate existing Heritage/MPR	\$2	1,839	\$825.00	\$1,517	1,834	\$826.16	\$1,515
Site Improvement			<i>pro-rated above</i>			<i>pro-rated above</i>	
TOTAL CONSTRUCTION & SITEWORK:	\$8,658	38,528	\$862.95	\$33,248	36,951	\$665.47	\$24,590

Summary Comparison

Job #14443

September 14, 2015

Overall Summary (Excluding Heritage MPR)

	DELTA	mack5			Marcene Taylor		
		Conceptual Estimated dated 9/14/2015			Conceptual Estimated dated 2/6/2014		
		36,689 SF			35,117 SF		
GROSS FLOOR AREA	1,572 SF						
CSI UniFormat Summary		%	\$/SF	\$,000	%	\$/SF	\$,000
Foundations	\$227	2%	\$21.55	\$791	2%	\$16.06	\$564
Superstructure	\$968	7%	\$61.35	\$2,251	6%	\$36.52	\$1,283
Enclosure	\$526	11%	\$97.84	\$3,590	13%	\$87.23	\$3,063
Roofing	\$30	3%	\$22.94	\$842	4%	\$23.12	\$812
Interior Construction	\$654	7%	\$58.94	\$2,162	7%	\$42.96	\$1,509
Stairs	\$5	0%	\$2.18	\$80	0%	\$2.14	\$75
Interior Finishes	\$25	3%	\$26.18	\$961	4%	\$26.64	\$935
Conveying	(\$160)	0%	\$2.59	\$95	1%	\$7.26	\$255
Plumbing	\$569	3%	\$23.04	\$845	1%	\$7.87	\$276
Heating, Ventilation, & Air Conditioning	\$641	7%	\$58.68	\$2,153	7%	\$43.06	\$1,512
Fire Protection	\$165	1%	\$9.08	\$333	1%	\$4.78	\$168
Electrical	\$1,084	10%	\$84.50	\$3,100	9%	\$57.41	\$2,016
Equipment	(\$174)	0%	\$2.04	\$75	1%	\$7.10	\$249
Furnishings	(\$188)	1%	\$6.73	\$247	2%	\$12.38	\$435
Subtotal - Building Construction	\$4,371	55%	\$477.64	\$17,524	57%	\$374.54	\$13,153
Site Preparation	(\$287)	3%	\$27.20	\$998	6%	\$36.59	\$1,285
Site Improvement	\$854	6%	\$53.52	\$1,964	5%	\$31.58	\$1,109
Site Mechanical Utilities	\$99	3%	\$21.86	\$802	3%	\$20.04	\$704
Site Electrical Utilities	(\$86)	1%	\$8.96	\$329	2%	\$11.81	\$415
Subtotal - Sitework	\$580	13%	\$111.54	\$4,092	15%	\$100.02	\$3,512
Total - Building and Sitework Construction	\$4,951	68%	\$589.18	\$21,616	72%	\$474.56	\$16,665
Bonds & Insurance	\$99	1%	\$11.78	\$432	1%	\$9.49	\$333
General Conditions	\$18	4%	\$37.56	\$1,378	6%	\$38.72	\$1,360
Contractor's Overhead & Profit	\$320	3%	\$28.73	\$1,054	3%	\$20.91	\$734
Contingency for Design Development	\$861	9%	\$80.07	\$2,938	9%	\$59.14	\$2,077
Cost Escalation (to midpoint of const.)	\$2,406	14%	\$117.50	\$4,311	8%	\$54.25	\$1,905
TOTAL CONSTRUCTION BUDGET	\$8,655	100%	\$864.83	\$31,730	100%	\$657.07	\$23,074
DEDUCT ALTERNATE (To match previous Cost Estimate dated February 6, 2014) (including mark-up cost)				\$,000			\$,000
1. Photovoltaic system (185KW+65KW)				(\$2,018)			included as ADD Alternate
2. Premium for clay tile, green roof and roof garden terrace				(296)			included as ADD Alternate
3. Difference in gross floor Area				(\$1,030)			included as ADD Alternate
4. mack5 has 1-elevator (compared to 2 at Taylor's Estimate)				\$235			
Remaining mark-up cost difference							
1. Bonds & Insurance				(\$57)			
3. Contractor's Overhead & Profit (Diff. in % rate - 4.5% vs 4.0%)				(\$225)			
4. Contingency for Design Development - Diff. in % rate (12% vs 10%)				(\$607)			
5. Cost Escalation to midpoint of construction - Diff. in % rate and start date				(\$2,073)			
TOTAL CONSTRUCTION BUDGET (ADJUSTED SCOPE)				\$699.37			\$25,659
						\$657.07	\$23,074

Summary Comparison

Job #14443

September 14, 2015

**New Police Department, City Hall, Council Chamber & Ancillary Building
Site Development (pro-rated 64%)**

	DELTA 1,768 SF	mack5 Conceptual Estimated dated 9/14/2015			Marcene Taylor Conceptual Estimated dated 2/6/2014		
		27,742 SF			25,974 SF		
		%	\$/SF	\$,000	%	\$/SF	\$,000
GROSS FLOOR AREA							
CSI UniFormat Summary							
Foundations	\$210	2%	\$20.21	\$561	2%	\$13.50	\$351
Superstructure	\$785	8%	\$62.01	\$1,720	6%	\$36.01	\$935
Enclosure	\$369	10%	\$84.05	\$2,332	12%	\$75.56	\$1,963
Roofing	\$36	2%	\$19.11	\$530	3%	\$19.01	\$494
Interior Construction	\$418	7%	\$58.34	\$1,618	7%	\$46.22	\$1,201
Stairs	\$5	0%	\$2.88	\$80	0%	\$2.89	\$75
Interior Finishes	\$41	3%	\$25.22	\$700	4%	\$25.38	\$659
Conveying	(\$160)	0%	\$3.42	\$95	2%	\$9.82	\$255
Plumbing	\$438	3%	\$23.28	\$646	1%	\$8.00	\$208
Heating, Ventilation, & Air Conditioning	\$520	7%	\$58.41	\$1,620	7%	\$42.37	\$1,101
Fire Protection	\$97	1%	\$7.90	\$219	1%	\$4.71	\$122
Electrical	\$843	10%	\$83.27	\$2,310	9%	\$56.50	\$1,467
Equipment	(\$9)	0%	\$1.98	\$55	0%	\$2.48	\$64
Furnishings	(\$73)	1%	\$6.81	\$189	2%	\$10.09	\$262
Subtotal - Building Construction	\$3,518	56%	\$456.89	\$12,675	57%	\$352.54	\$9,157
Site Preparation	(\$396)	3%	\$23.02	\$639	6%	\$39.83	\$1,035
Site Improvement	\$547	6%	\$45.30	\$1,257	4%	\$27.33	\$710
Site Mechanical Utilities	\$63	2%	\$18.51	\$513	3%	\$17.34	\$450
Site Electrical Utilities	(\$55)	1%	\$7.58	\$210	2%	\$10.22	\$266
Subtotal - Sitework	\$159	12%	\$94.41	\$2,619	15%	\$94.72	\$2,460
Total - Building and Sitework Construction	\$3,677	68%	\$551.30	\$15,294	72%	\$447.26	\$11,617
Bonds & Insurance	\$74	1%	\$11.03	\$306	1%	\$8.95	\$232
General Conditions	\$27	4%	\$35.15	\$975	6%	\$36.50	\$948
Contractor's Overhead & Profit	\$234	3%	\$26.89	\$746	3%	\$19.71	\$512
Contingency for Design Development	\$640	9%	\$74.92	\$2,079	9%	\$55.37	\$1,438
Cost Escalation (to midpoint of const.)	\$1,723	14%	\$109.96	\$3,051	8%	\$51.10	\$1,327
TOTAL CONSTRUCTION BUDGET	\$6,375	100%	\$809.24	\$22,450	100%	\$618.88	\$16,075
DEDUCT ALTERNATE (To match previous Cost Estimate dated February 6, 2014)				\$,000			\$,000
(including mark-up cost)							
1. Photovoltaic system (185KW)				(\$1,494)			<i>included as ADD Alternate included as ADD Alternate included as ADD Alternate</i>
2. Premium for clay tile, green roof and roof garden terrace				(263)			
3. Difference in gross floor Area (1,768gsf x \$456.89/gsf)				(\$1,186)			
4. mack5 has 1-elevator (compared to 2 at Taylor's Estimate)				\$235			
Remaining mark-up cost difference							
1. Bonds & Insurance				(\$37)			
2. General Conditions				\$88			
3. Contractor's Overhead & Profit (Diff. in % rate - 4.5% vs 4.0%)				(\$151)			
4. Contingency for Design Development - Diff. in % rate (12% vs 10%)				(\$419)			
5. Cost Escalation to midpoint of construction - Diff. in % rate and start date				(\$1,433)			
TOTAL CONSTRUCTION BUDGET (ADJUSTED SCOPE)				\$641.28	\$17,790	\$618.88	\$16,075

Summary Comparison

Job #14443

September 14, 2015

New Library
Site Development (pro-rated 36%)

	DELTA	mack5 Conceptual Estimated dated 9/14/2015			Marcene Taylor Conceptual Estimated dated 2/6/2014		
	(196 SF)	8,947 SF			9,143 SF		
GROSS FLOOR AREA CSI UniFormat Summary		%	\$/SF	\$,000	%	\$/SF	\$,000
Foundations	\$17	2%	\$25.72	\$230	3%	\$23.33	\$213
Superstructure	\$183	6%	\$59.30	\$531	5%	\$37.98	\$347
Enclosure	\$157	14%	\$140.60	\$1,258	16%	\$120.39	\$1,101
Roofing	(\$6)	3%	\$34.84	\$312	5%	\$34.79	\$318
Interior Construction	\$236	6%	\$60.82	\$544	4%	\$33.71	\$308
Stairs		0%	\$0.00	\$0	0%	\$0.00	\$0
Interior Finishes	(\$15)	3%	\$29.16	\$261	4%	\$30.21	\$276
Conveying		0%	\$0.00	\$0	0%	\$0.00	\$0
Plumbing	\$131	2%	\$22.28	\$199	1%	\$7.50	\$69
Heating, Ventilation, & Air Conditioning	\$121	6%	\$59.50	\$532	6%	\$45.00	\$411
Fire Protection	\$68	1%	\$12.74	\$114	1%	\$5.00	\$46
Electrical	\$242	9%	\$88.32	\$790	8%	\$60.00	\$549
Equipment	(\$165)	0%	\$2.24	\$20	3%	\$20.23	\$185
Furnishings	(\$115)	1%	\$6.46	\$58	2%	\$18.89	\$173
Subtotal - Building Construction	\$853	52%	\$541.96	\$4,849	57%	\$437.03	\$3,996
Site Preparation	\$109	4%	\$40.15	\$359	4%	\$27.37	\$250
Site Improvement	\$308	8%	\$79.01	\$707	6%	\$43.67	\$399
Site Mechanical Utilities	\$35	3%	\$32.28	\$289	4%	\$27.70	\$253
Site Electrical Utilities	(\$31)	1%	\$13.23	\$118	2%	\$16.34	\$149
Subtotal - Sitework	\$421	16%	\$164.66	\$1,473	15%	\$115.08	\$1,052
Total - Building and Sitework Construction	\$1,274	68%	\$706.63	\$6,322	72%	\$552.11	\$5,048
Bonds & Insurance	\$25	1%	\$14.13	\$126	1%	\$11.04	\$101
General Conditions	(\$9)	4%	\$45.05	\$403	6%	\$45.05	\$412
Contractor's Overhead & Profit	\$86	3%	\$34.46	\$308	3%	\$24.33	\$222
Contingency for Design Development	\$221	9%	\$96.03	\$859	9%	\$69.85	\$639
Cost Escalation (to midpoint of const.)	\$682	14%	\$140.88	\$1,260	8%	\$63.21	\$578
TOTAL CONSTRUCTION BUDGET	\$2,280	100%	\$1,037.18	\$9,280	100%	\$765.59	\$7,000
DEDUCT ALTERNATE (To match previous Cost Estimate dated February 6, 2014)				\$,000			\$,000
(including mark-up cost)							
1. Photovoltaic system (65KW)				(\$525)			included as ADD Alternate
2. Premium for clay tile, green roof and roof garden terrace				(33)			included as ADD Alternate
3. Difference in gross floor Area (-196gsf x \$541.96/gsf)				\$156			included as ADD Alternate
Remaining mark-up cost difference							
1. Bonds & Insurance				(\$20)			
2. General Conditions				\$26			
3. Contractor's Overhead & Profit (Diff. in % rate - 4.5% vs 4.0%)				(\$74)			
4. Contingency for Design Development - Diff. in % rate (12% vs 10%)				(\$188)			
5. Cost Escalation to midpoint of construction - Diff. in % rate and start date				(\$639)			
TOTAL CONSTRUCTION BUDGET (ADJUSTED SCOPE)				\$892.27			\$7,000
				\$7,983		\$765.59	\$7,000