

**PIEDMONT HIGH SCHOOL
PIEDMONT UNIFIED SCHOOL DISTRICT
SEISMIC STRENGTHENING PROGRAM / MEASURE E BOND PROGRAM**

**COMBINED CONCEPT DESIGN COST ESTIMATE
FOR
THREE PRIORITY BUILDINGS
&
FOUR NON-PRIORITY BUILDINGS**

March 24, 2008



murakami / Nelson
ARCHITECTURAL CORPORATION

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DRAFT FOR REVIEW

Conceptual Cost Plan
for
Piedmont High School
Piedmont Unified School District

November 28, 2007



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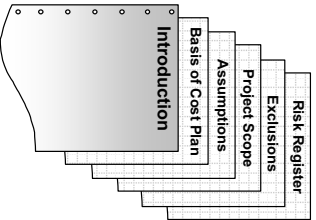
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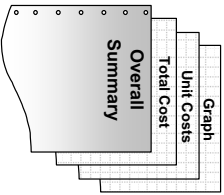


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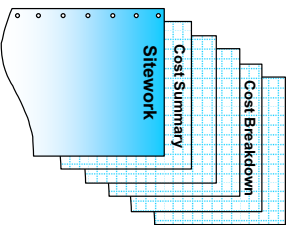
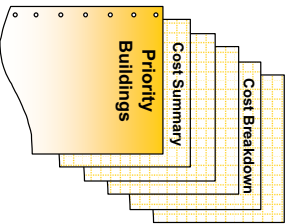


Mack5 was requested to carry out a Conceptual Cost Estimate for the proposed modernization of the Piedmont High School for the Piedmont Unified School District.

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.



Each detail section includes a Cost Summary and a Cost Breakdown with the detail of the scope included within the estimate.



PROJECT INTRODUCTION:

The project consists of making improvements to the existing Piedmont High School Buildings including costs for non-structural and structural seismic hazards and accessibility and fire life safety upgrades.

ITEMS USED FOR COST PLAN: Drawings dated October 10, 2007 for Priority Buildings and October 3, 2007 for Non-Priority Buildings

civil drawings

None

architectural drawings

By murakami/Nelson, Priority Sheets 1.0, 2.0, 3.0, 3.1, 3.2, 3.3, 4.0, 4.1, 4.2, 5.0, 5.1, 5.2, 5.3, and 5.4; Non-Priority 10 Sheets

structural narrative and sketches

By R.P. Gallagher Associates, Inc., Draft Survey of Piedmont High School for Nonstructural Seismic Hazards dated August 14, 2007, Priority Sheets S-A1 - S-A8, S-A10 - S-A12, AS-1 - AS-8, and S-B1 - S-B3

mechanical narrative and plans

None

electrical narrative and plans

None

telecommunication drawings

None

specifications

None

project team meetings

Site Visit on September 28, 2007



ASSUMPTIONS

- (a) The construction start date is unknown
- (b) A construction period of 21 months
- (c) The general contract may be bid or negotiated with qualified contractors.
- (d) The general contractor will not have full access to the site during business hours.
- (e) There will be phasing requirements.
- (f) The existing electrical power systems are adequate for the increased loads.
- (g) Owner provide materials in a timely fashion.



PROJECT SCOPE

The project consists of making improvements to the existing Piedmont High School including costs for non-structural and structural seismic hazards and accessibility and fire life safety upgrades.

modernization

The following contains a general description of the scope of work included in each element of the estimate.

substructure

Foundation work as required for structural upgrades and toilet room additions and ramps.

structure

Allowances are included on a \$/SF basis for the new structural support of the building additions and modifications to existing floor slabs as required for toilet rooms. Allowances are included for structural improvements as required.

exterior enclosure

Exterior enclosure work includes patching and repair of finishes disturbed by the accessibility upgrades as required. New exterior wall framing and finish are included at the addition. Costs are included for work to exterior doors as required for accessibility.

roof

Roofing includes new roofing to match existing at the additions.

interiors

Interior partitions include limited framing and sheathing of new partitions and interior doors, frames, and hardware.

finishes

Allowances are included for new finishes where disturbed by the modernization work and paint to new wall sheathing. New finishes are included at the new toilet rooms and the addition.

equipment

Equipment includes limited new casework to match the existing as required for accessibility, signage, and an allowance for bracing or anchoring existing equipment as required.

stairs and vertical transportation

Stairs include modifications to existing stairs and interior ramps for accessibility and a new elevator.



plumbing

Plumbing work includes removal and replacement of fixtures as required for accessibility and removal and replacement as required to facilitate structural work.

hvac

Allowance for work at new toilet rooms as required and removal and replacement as required to facilitate structural work.

fire protection

Sprinklers in limited buildings.

site preparation

Selective demolition as required for the modifications to the existing buildings.

electrical

Electrical includes removal and replacement necessary to facilitate architectural and structural requirements, new work as detailed on the drawings, and a new fire alarm system where indicated.

stework

Stework includes modifications to paving, steps, and ramps as required for accessibility.

site utilities

Site fire water piping and connection to existing building service.



EXCLUSIONS

(a) Owner supplied and installed furniture, fixtures and equipment

(b) Security equipment and devices

(c) Design, testing, inspection or construction management fees

(d) Utility and connection fees

(e) Scope change and post contract contingencies

(f) Assessments, taxes, finance, legal and development charges

(g) Builder's risk, project wrap-up and other owner provided insurance program

(h) Telephone / data active equipment and switch, sound systems, audio visual equipment

(i) Modification to existing HVAC except as specifically identified at the additions and as required for structural modifications.

(j) Schedule compression

(k) Commissioning costs associated with CHPS, LEED Certification, or other programs (construction cost included as required)

(l) Deferred maintenance

(m) Programmatic changes

(n) Complete replacement of building finishes except as specifically noted (costs for selective replacement of finishes as required for seismic work is included in the estimate)

(o) Interim housing

(p) Cost escalation

(q) Work beyond close connections for new plumbing fixtures.

(r) New electrical main service and distribution



risk register

In the course of preparing the Cost Estimate, the following items were noted as areas of possible exposure.

- (a) The project is relatively small and the scope limited within a larger area. Consequently contractors bids can vary widely.
- (b) Current market conditions are driven by limited supply of metal and consequently cost escalation and bids are unstable.
- (c) The design process is early in the conceptual stage. As ideas are more fully developed there may be scope which was not anticipated in this cost estimate.



PRIORITY BUILDINGS

Floors	Enclosed	Covered	Covered (included at 50%)	Sub-Total	GFA
Quad Building	28,164	0	0	28,164	
Student Center	3,914	0	0	3,914	
Theater	15,000	0	0	15,000	
Building D	11,152	0	0	11,152	
Building E	11,152	0	0	11,152	
Building F	18,332	0	0	18,332	
Building G	19,829	0	0	19,829	
	<u>109,543</u>	<u>0</u>	<u>0</u>	<u>109,543</u>	<u>109,543 SF</u>



	GFA	\$/SF	\$,000
Quad Building	28,164	82	2,317
Student Center	5,914	219	1,293
Theater	15,000	100	1,500
Building D	11,152	34	381
Building E	11,152	24	263
Building F	18,332	57	1,041
Building G	19,829	27	539
Sitework	61,200	6	367
Subtotal Construction and Sitework			7,701
Premium for phasing	5.00%		385
TOTAL CONSTRUCTION AND SITEWORK			8,086
Theater Accessibility Option 1 (Included in Base Bid above)			461
Theater Accessibility Option 2			857



	GFA: 28,164 SF	%	\$/SF	\$,000
Substructure		1%	1.07	30
Structure		23%	19.20	541
Exterior Enclosure		1%	0.75	21
Roofing		5%	4.14	117
Sub-total - Shell & Core		31%	25.15	708
Interior Walls		2%	1.66	47
Floor, Wall & Ceiling Finishes		2%	1.63	46
Sub-total - Internal Finishes		4%	3.28	92
Equipment & Specialties		1%	0.77	22
Stairs & Vertical Transportation		4%	3.69	104
Sub-total - Equipment and Stairs		5%	4.46	126
Plumbing		11%	8.76	247
Heating, Ventilating & Air Conditioning		2%	1.50	42
Electrical		9%	7.40	208
Fire Protection		10%	7.84	221
Sub-total - Mechanical and Electrical		31%	25.49	718
Sub-total - Construction		71%	58.38	1,644
Site Preparation & Demolition		5%	3.76	106
Site Improvements		0%	0.00	0
Site Development and Utilities		0%	0.00	0
Sub-total - Sitework		5%	3.76	106
Total - Construction and Sitework		76%	62.14	1,750
General Conditions		12.50%	7.77	219
Contractor's Overhead & Profit or Fee		7.00%	4.89	138
Sub-total		91%	74.80	2,107
Contingency for Design Development		10.00%	7.48	211
TOTAL CONSTRUCTION BUDGET	November, 2007	100%	82.28	2,317

NOTE: Inclusions and Exclusions.



SUBSTRUCTURE Quantity Unit Rate Total (\$)

Foundations				
Hand excavation and backfill to accommodate structural work - allow	1	LS	15,000.00	15,000
Elevator pit	1	EA	15,000.00	15,000

Sub-Total for Substructure: 30,000

STRUCTURE Quantity Unit Rate Total (\$)

Structure for existing buildings				
Shore existing floors as required	1	LS	10,000.00	10,000
Concrete wall, 10", in existing building	936	SF	60.00	56,160
Shotcrete wall, 8", in existing building	1,788	SF	55.00	98,340
Infill 10" brick wall	450	SF	45.00	20,250
Infill floor and ceiling framing as required at new walls	2,070	SF	20.00	41,400
Steel framing at Quad Building ceiling	18,617	LB	4.00	74,466
New light roof framing and sheathing at Quad Building	7,890	SF	20.00	157,800
Modify rafters at new concrete walls	1	LS	5,000.00	5,000
New roof sheathing at Quad Building	4,550	SF	4.00	18,200
Wall anchors and epoxy bolts	20	EA	65.00	1,300
Straps at openings	10	LF	50.00	500
Structural steel as required for new elevator - allow	1	LS	15,000.00	15,000
Miscellaneous structural - allow	28,164	SF	1.50	42,246

Sub-Total for Structure: 540,662



EXTERIOR ENCLOSURE Quantity Unit Rate Total (\$)

Exterior walls				
Patch exterior finish to match existing where removed for door work	1	LS	5,000.00	5,000
New framing at exterior wall	190	SF	10.00	1,900
Batt insulation in new walls	190	SF	1.50	285
Gypsum board to inside face of new exterior walls	190	SF	3.00	570
Exterior wall finish to match existing	190	SF	25.00	4,750

Exterior doors				
Glazed entrance door in aluminum frame	2	EA	3,500.00	7,000
Sidelite	2	EA	750.00	1,500

Sub-Total for Exterior Enclosure: 21,005

ROOFING Unit Rate Total (\$)

Roof coverings				
Reinstall salvaged clay tile	6,720	SF	8.00	53,760
Membrane roof	1,170	SF	8.00	9,360
Modify drainage as required	5,720	SF	5.00	28,600
Flashings and sheetmetal	12,440	SF	2.00	24,880

Sub-Total for Roofing: 116,600

INTERIOR WALLS Unit Rate Total (\$)

Interior partitions				
Interior partition framing and sheathing	735	SF	17.50	12,863
Interior shaft wall framing and sheathing at added elevator	990	SF	25.00	24,750
Interior doors				
New door, frame, and hardware, single	5	EA	1,800.00	9,000

Sub-Total for Interior Walls: 46,613



FLOOR, WALL & CEILING FINISHES

	Unit	Rate	Total (\$)
Floor finishes			
Vinyl composition tile and carpet with topset rubber base to match existing, including preparation of floor to receive new finish	927 SF	7.50	6,953
Wall finishes			
Patch and repair existing finishes as required for accessibility upgrades	1 LS	5,000.00	5,000
Paint to new partitions	3,450 SF	1.00	3,450
Ceiling finishes			
New ceiling finishes as required	927 SF	10.00	9,270
Miscellaneous			
Miscellaneous patch and repair as required	28,164 SF	0.75	21,123
Sub-Total for Floor, Wall & Ceiling Finishes:			45,796
EQUIPMENT & SPECIALTIES			
	Unit	Rate	Total (\$)
Signage			
Code-required signage throughout building	28,164 SF	0.40	11,266
Amenities and convenience items			
Relocate existing lockers	8 LF	150.00	1,200
Brace and anchor existing cabinets, televisions and speakers as required			
	1 LS	5,000.00	5,000
Miscellaneous equipment and specialties			
	28,164 SF	0.15	4,225
Sub-Total for Equipment & Specialties:			21,690



STAIRS & VERTICAL TRANSPORTATION

	Unit	Rate	Total (\$)
Staircase flights			
Warning stripes on existing building stairs	2 FLT	1,000.00	2,000
Extension to existing handrail	4 EA	500.00	2,000
Elevators and lifts			
New elevator in reconfigured shaft, 2 stop	1 EA	100,000.00	100,000
Sub-Total for Stairs & Vertical Transportation:			104,000
PLUMBING			
	Unit	Rate	Total (\$)
Sanitary fixtures, connection piping, including rough-in			
Sink(N) w/(N) rough-in	2 EA	2,741.28	5,483
WC(N) w/(N) rough-in	17 EA	5,121.60	87,067
UR(N) w/(N) rough-in	3 EA	3,385.20	10,156
LAV(N) w/(N) rough-in	13 EA	2,456.88	31,939
FD w/TP	5 EA	1,320.48	6,602
Misc.	1 EA	1,859.36	1,859
Rein stall (N) RD&OFD	8 EA	1,084.32	8,675
Rein stall (N) RD&OFD	1 LS	11,665.92	11,666
Demolition and cleaning	1 LS	3,451.52	3,452
Seismic improvement	1 LS	2,725.76	2,726
Utility relocation	1 LS	1,125.76	1,126
Sump Pump	1 EA	1,928.64	1,929
Pipework and accessories			
Sewer, waste and vent:			
Under slab w/ excavation	350 LF	69.62	24,368
Above slab	280 LF	58.02	16,246
Point of connection to existing	6 EA	512.16	3,073



Description	Quantity	Unit	Rate	Total (\$)
Domestic water				
Water above w/ insulation to 2"	600	LF	38.57	23,144
Point of connection	8	EA	392.16	3,137
Valves and specialties	1	LS	3,977.28	3,977

Sub-Total for Plumbing: 246,624

HEATING, VENTILATING & AIR CONDITIONING	Unit	Rate	Total (\$)	
Modify as required for structural work	28,164	SF	1.50	42,246

Sub-Total for Heating, Ventilating & Air Conditioning: 42,246

ELECTRICAL	Unit	Rate	Total (\$)	
Electrical work within building				
Remove and replace electrical systems to facilitate architectural and structural modifications	28,164	SF	2.50	70,410
Exit sign	11	EA	1,250.00	13,750
Conference room electrical modifications	72	SF	15.00	1,080
Elevator connections as required	1	LS	6,750.00	6,750
Elevator lobby electrical	115	SF	18.00	2,070
Storage room electrical	60	SF	10.00	600
Provide new fire alarm system	28,164	SF	3.50	98,574
Mechanical equipment connections	1,680	SF	4.50	7,560
Provide assisted listening system	1	LS	7,500.00	7,500

Sub-Total for Electrical: 208,294



FIRE PROTECTION	Unit	Rate	Total (\$)	
Sprinklers				
Fire protection system-wet	28,164	SF	7.54	212,447
Fire protection system riser	1	EA	8,305.92	8,306

Sub-Total for Fire Protection: 220,753

SITE PREPARATION & DEMOLITION	Unit	Rate	Total (\$)	
Selective demolition and removal				
Remove existing: recycle				
Ceiling bracing	520	LF	15.00	7,800
Door, frame, and hardware	4	LVS	115.00	460
Window	1	EA	250.00	250
Floor and ceiling finishes - allow	927	SF	2.00	1,854
Stair and landing	1	FLT	1,000.00	1,000
Elevator	1	EA	10,000.00	10,000
General demolition and preparation	28,164	SF	0.50	14,082
Premium for hazmat abatement - allow	28,164	SF	2.50	70,410

Sub-Total for Site Preparation & Demolition: 105,856

SITE IMPROVEMENTS	Unit	Rate	Total (\$)
No work anticipated (see Sitework section)			
Sub-Total for Site Improvements: 105,856			

SITE DEVELOPMENT AND UTILITIES	Unit	Rate	Total (\$)
No work anticipated (see Sitework section)			
Sub-Total for Site Development And Utilities:			



GFA: 5,914 SF

	%	\$/SF	\$,000
Substructure	2%	5.07	30
Structure	12%	26.03	154
Exterior Enclosure	0%	0.42	3
Roofing	3%	6.56	39
Sub-total - Shell & Core	17%	38.09	225
Interior Walls	4%	9.24	55
Floor, Wall & Ceiling Finishes	15%	31.76	188
Sub-total - Internal Finishes	19%	41.00	242
Equipment & Specialties	15%	32.31	191
Stairs & Vertical Transportation	1%	1.52	9
Sub-total - Equipment and Stairs	15%	33.84	200
Plumbing	10%	21.74	129
Heating, Ventilating & Air Conditioning	1%	2.35	14
Electrical	4%	9.61	57
Fire Protection	0%	0.00	0
Sub-total - Mechanical and Electrical	15%	33.70	199
Sub-total - Construction	67%	146.62	867
Site Preparation & Demolition	8%	18.52	110
Site Improvements	0%	0.00	0
Site Development and Utilities	0%	0.00	0
Sub-total - Stewwork	8%	18.52	110
Total - Construction and Stewwork	76%	165.14	977
General Conditions	9%	20.64	122
Contractor's Overhead & Profit or Fee	7.00%	13.01	77
Sub-total	91%	198.79	1,176
Contingency for Design Development	10.00%	19.88	118
TOTAL CONSTRUCTION BUDGET	November, 2007	218.67	1,293

NOTE: Inclusions and Exclusions.



SUBSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Foundations for new addition				
Hand excavation and backfill to accommodate foundation work - allow	1	LS	15,000.00	15,000
Foundations for existing buildings				
Elevator pit	1	EA	15,000.00	15,000
Sub-Total for Substructure:				30,000
STRUCTURE	Quantity	Unit	Rate	Total (\$)
Structure for existing buildings				
New slab on grade to match existing	448	SF	25.00	11,200
Anchor roof trusses to exterior wall including tube steel ties	5,914	SF	3.50	20,699
Hold downs	20	EA	350.00	7,000
Wall anchors and epoxy bolts	116	EA	65.00	7,540
Continuous strap	256	LF	50.00	12,800
New roof framing and sheathing at Student Center roof	3,732	SF	20.00	74,640
New sheathing over existing at Student Center roof	1,120	SF	10.00	11,200
Miscellaneous structural - allow	5,914	SF	1.50	8,871
Sub-Total for Structure:				153,950
EXTERIOR ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior walls				
Patch and repair as required - allow	1	LS	2,500.00	2,500
Sub-Total for Exterior Enclosure:				2,500



ROOFING	Unit	Rate	Total (\$)
Roof coverings			
Reinstall salvaged clay tile	4,852	SF 8.00	38,816
Sub-Total for Roofing:			38,816

INTERIOR WALLS	Unit	Rate	Total (\$)
Interior partitions			
Interior partition framing and sheathing	1,695	SF 17.50	29,663
Mezzanine guardrail	42	LF 250.00	10,500
Interior doors			
New door, frame, and hardware, single	4	EA 1,500.00	6,000
New door, frame, and hardware, double	1	PR 2,800.00	2,800
Coiling counter door	76	SF 75.00	5,700
Sub-Total for Interior Walls:			54,663

FLOOR, WALL & CEILING FINISHES	Unit	Rate	Total (\$)
Floor finishes			
Vinyl composition tile and carpet with topset rubber base to match existing, including preparation of floor to receive new finish	78	SF 7.50	585
Ceramic tile floor and base at toilet rooms	448	SF 25.00	11,200
Quarry tile floor and base at modified kitchen and food service	790	SF 25.00	19,750
Wall finishes			
Patch and repair existing finishes as required for accessibility upgrades	1	LS 5,000.00	5,000
Ceramic wall tile	1,456	SF 15.00	21,840
Stainless steel wall panel	1,280	SF 25.00	32,000
Paint to new partitions	3,390	SF 1.00	3,390



Ceiling finishes			
New ceiling finishes as required	1,316	SF 10.00	13,160
Reinstall auditorium ceiling panels, boxed beams, and corbels	2,184	SF 35.00	76,440
Miscellaneous			
Miscellaneous patch and repair as required	5,914	SF 0.75	4,436
Sub-Total for Floor, Wall & Ceiling Finishes:			187,801

EQUIPMENT & SPECIALTIES	Unit	Rate	Total (\$)
Cabinets and casework			
Modify existing casework as required for accessibility	5	LF 300.00	1,500
New casework, including blocking as necessary, to match existing	34	LF 350.00	11,900
Vanity countertop	12	LF 200.00	2,400
Signage			
Code-required signage throughout building	5,914	SF 0.40	2,366

Toilet partitions and accessories			
Toilet partition	4	EA 1,100.00	4,400
Urinal screen	1	EA 600.00	600
Toilet accessories in new toilet rooms	1	LS 7,800.00	7,800
Grab bars	4	PR 350.00	1,400
Mirrors	8	EA 200.00	1,600
Amenities and convenience items			
New lockers	5	LF 250.00	1,250
Brace and anchor existing cabinets, televisions and speakers as required	1	LS 5,000.00	5,000
Food service equipment - allow	1	LS 150,000.00	150,000



Miscellaneous equipment and specialties 5,914 SF 0.15 887

Sub-Total for Equipment & Specialties: 191,103

STAIRS & VERTICAL TRANSPORTATION

Staircase flights
Warning stripes on existing building 1 FLT 1,000.00 1,000
stairs
Extension to existing handrail 3 EA 500.00 1,500
New concrete landing and stairs 1 FLT 6,500.00 6,500

Sub-Total for Stairs & Vertical Transportation: 9,000

PLUMBING

Sanitary fixtures, connection piping, including rough-in
Sink - Commercial(N) w/(N) rough-in 1 EA 4,705.92 4,706
Sink(N) w/(N) rough-in 1 EA 2,741.28 2,741
WC(N) w/(N) rough-in 4 EA 5,121.60 20,486
UR(N) w/(N) rough-in 1 EA 3,385.20 3,385
LAV(N) w/(N) rough-in 5 EA 2,456.88 12,284
FD w/TP 3 EA 1,320.48 3,961
Remodel (E) Kitchen 1 LS 34,886.40 34,886
Misc. 1 EA 1,859.36 1,859
Demolition and cleaning 1 LS 3,451.52 3,452
Seismic improvement 1 LS 2,725.76 2,726
Utility relocation 1 LS 1,125.76 1,126

Pipework and accessories
Sewer, waste and vent: 175 LF 69.62 12,184
Under slab w/ excavation 140 LF 58.02 8,123
Above slab 3 EA 512.16 1,536
Point of connection to existing



Domestic water
Water above w/ insulation to 2" 300 LF 38.57 11,572
Point of connection 4 EA 392.16 1,569
Valves and specialties 1 LS 1,988.64 1,989

Sub-Total for Plumbing : 128,586

HEATING, VENTILATING & AIR CONDITIONING

Allow at toilet room modifications 1 LS 5,000.00 5,000
Modify as required for structural work 5,914 SF 1.50 8,871

Sub-Total for Heating, Ventilating & Air Conditioning: 13,871

ELECTRICAL

Electrical work within building
Remove and replace electrical systems to facilitate architectural and structural modifications 5,914 SF 2.50 14,785
Provide new fire Alarm system 2,914 SF 3.50 10,199
Bathroom light fixture 12 EA 650.00 7,800
Receptacle - GFI 4 EA 600.00 2,400
Exit sign or emergency light fixture 13 EA 1,015.00 13,195
Food sales area electrical work 375 SF 22.50 8,438

Sub-Total for Electrical: 56,817

FIRE PROTECTION

No work anticipated

Sub-Total for Fire Protection: 0



SITE PREPARATION & DEMOLITION

	Unit	Rate	Total (\$)
Selective demolition and removal			
Remove existing; recycle			
Non-structural wood stud wall	126 LF	20.00	2,520
Door, frame, and hardware	2 LVS	115.00	230
Guardrail and queue rail	62 LF	20.00	1,240
Floor and ceiling finishes - allow	1,316 SF	2.00	2,632
Casework	5 LF	35.00	175
Improvements as required for toilet room modifications	448 SF	30.00	13,440
Remove salvage, and store existing Auditorium ceiling panels, boxed beams and corbels for reinstallation			
Clay roof tiles for reinstallation	2,184 SF	15.00	32,760
	4,852 SF	8.00	38,816
General demolition and preparation	5,914 SF	0.50	2,957
Premium for hazmat abatement - allow	5,914 SF	2.50	14,785
Sub-Total for Site Preparation & Demolition:			109,555

SITE IMPROVEMENTS

No work anticipated (see Sitework section)

Sub-Total for Site Improvements:

SITE DEVELOPMENT AND UTILITIES

No work anticipated (see Sitework section)

Sub-Total for Site Development And Utilities:



	GFA: 15,000 SF	%	\$/SF	\$,000
Substructure	1%	1.38	21	
Structure	5%	4.82	72	
Exterior Enclosure	3%	3.06	46	
Roofing	0%	0.24	4	
Sub-total - Shell & Core	10%	9.51	143	
Interior Walls	4%	4.20	63	
Floor, Wall & Ceiling Finishes	6%	6.06	91	
Sub-total - Internal Finishes	10%	10.26	154	
Equipment & Specialties	4%	3.68	55	
Stairs & Vertical Transportation	3%	2.53	38	
Sub-total - Equipment and Stairs	6%	6.22	93	
Plumbing	10%	9.69	145	
Heating, Ventilating & Air Conditioning	1%	0.53	8	
Electrical	11%	11.01	165	
Fire Protection	0%	0.00	0	
Sub-total - Mechanical and Electrical	21%	21.23	318	
Sub-total - Construction	47%	47.21	708	
Site Preparation & Demolition	5%	5.09	76	
Theater Accessibility Option 1	23%	23.20	348	
Site Development and Utilities	0%	0.00	0	
Sub-total - Sitework	28%	28.30	424	
Total - Construction and Sitework	76%	75.51	1,133	
General Conditions	12.50%	9.44	142	
Contractor's Overhead & Profit or Fee	7.00%	5.95	89	
Sub-total	91%	90.89	1,363	
Contingency for Design Development	10.00%	9.09	136	
TOTAL CONSTRUCTION BUDGET	100%	99.98	1,500	

NOTE: Inclusions and Exclusions.



SUBSTRUCTURE Quantity Unit Rate Total (\$)

Foundations for expanded lobby
Reinforced concrete foundations tied to existing 69 LF 300.00 20,700

Sub-Total for Substructure: 20,700

STRUCTURE Quantity Unit Rate Total (\$)

Structure for expanded lobby
Reinforced concrete slab on grade, tied to existing 244 SF 15.00 3,660
Roof framing and sheathing at addition - allow 244 SF 25.00 6,100
Seismic joint and cover 152 LF 100.00 15,200

Structure for existing buildings
New slab on grade to match existing 708 SF 25.00 17,700
Infill theater floor for seating 96 SF 75.00 7,200
Miscellaneous structural - allow 15,000 SF 1.50 22,500

Sub-Total for Structure: 72,360

EXTERIOR ENCLOSURE Quantity Unit Rate Total (\$)

Exterior walls
Patch and repair as required - allow 1 LS 5,000.00 5,000
New framing at exterior wall 1,035 SF 10.00 10,350
Batt insulation in new walls 1,035 SF 1.50 1,553
Gypsum board to inside face of new exterior walls 1,035 SF 3.00 3,105
Exterior wall finish to match existing 1,035 SF 25.00 25,875

Sub-Total for Exterior Enclosure: 45,883



ROOFING Quantity Unit Rate Total (\$)

Roof coverings at expanded lobby
New roofing and underlayment at addition, to match existing 244 SF 10.00 2,440
Flashings and sheetmetal at addition - allow 244 SF 5.00 1,220

Sub-Total for Roofing: 3,660

INTERIOR WALLS Quantity Unit Rate Total (\$)

Interior partitions
Interior partition framing and sheathing 2,775 SF 17.50 48,563
Guardrails at drinking fountain, stainless steel 2 PR 1,200.00 2,400

Interior doors
New door, frame, and hardware, single 8 EA 1,500.00 12,000

Sub-Total for Interior Walls: 62,963

FLOOR, WALL & CEILING FINISHES Quantity Unit Rate Total (\$)

Floor finishes
Vinyl composition tile and carpet with topset rubber base to match existing, including preparation of floor to receive new finish 1,030 SF 7.50 7,725
Ceramic tile floor and base at toilet rooms 244 SF 25.00 6,100

Wall finishes
Patch and repair existing finishes as required for accessibility upgrades
Refinish and reinstall wood wall paneling 1 LS 5,000.00 5,000
Ceramic wall tile 488 SF 35.00 17,080
Paint to new partitions 1,696 SF 15.00 25,440
Paint to new partitions 5,550 SF 1.00 5,550



Ceiling finishes				
New ceiling finishes as required	1,274	SF	10.00	12,740
Miscellaneous				
Miscellaneous patch and repair as required	15,000	SF	0.75	11,250

Sub-Total for Floor, Wall & Ceiling Finishes: 90,885

EQUIPMENT & SPECIALTIES

Cabinets and casework				
Modify existing casework as required for accessibility	5	LF	300.00	1,500
New casework, including blocking as necessary, to match existing	21	LF	350.00	7,350
Vanity countertop	16	LF	200.00	3,200

Signage				
Code-required signage throughout building	15,000	SF	0.40	6,000

Toilet partitions and accessories				
Toilet partition	11	EA	1,100.00	12,100
Urinal screen	1	EA	600.00	600
Toilet accessories in new toilet rooms	1	LS	3,700.00	3,700
Grab bars	3	PR	350.00	1,050
Mirrors	5	EA	200.00	1,000
Amenities and convenience items				
Telephone booth	1	EA	1,500.00	1,500
Brace and anchor existing cabinets, televisions and speakers as required	1	LS	5,000.00	5,000
Smoke hatch at theater - allow	1	LS	10,000.00	10,000



Miscellaneous equipment and specialties	15,000	SF	0.15	2,250
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Sub-Total for Equipment & Specialties: 55,250

STAIRS & VERTICAL TRANSPORTATION

Staircase flights				
Warning stripes on existing building stairs	8	FLT	1,000.00	8,000
Extension to existing handrail	5	EA	500.00	2,500
Modify short stair flight for accessibility - allow	1	FLT	2,500.00	2,500

Elevators and lifts				
Lift	1	EA	25,000.00	25,000

Sub-Total for Stairs & Vertical Transportation: 38,000

PLUMBING

Sanitary fixtures, connection piping, including rough-in				
Sink(N) w/(N) rough-in	1	EA	2,741.28	2,741
WC(N) w/(N) rough-in	13	EA	5,121.60	66,581
UR(N) w/(N) rough-in	2	EA	3,385.20	6,770
LAV(N) w/(N) rough-in	7	EA	2,456.88	17,198
FD w/TP	3	EA	1,320.48	3,961
Misc.	1	EA	1,859.36	1,859
Demolition and cleaning	1	LS	3,451.52	3,452
Seismic improvement	1	LS	2,725.76	2,726
Utility relocation	1	LS	1,125.76	1,126
Sump Pump	1	EA	1,928.64	1,929

Pipework and accessories				
Sewer, waste and vent:				
Under slab w/ excavation	175	LF	69.62	12,184
Above slab	140	LF	58.02	8,123
Point of connection to existing	3	EA	512.16	1,536



Domestic water				
Water above w/ insulation to 2"	300	LF	38.57	11,572
Point of connection	4	EA	392.16	1,569
Valves and specialties	1	LS	1,988.64	1,989

Sub-Total for Plumbing : 145,316

HEATING, VENTILATING & AIR CONDITIONING				
Allow at toilet room modifications	1	LS	5,000.00	5,000
Modify as required for structural work	5,914	SF	0.50	2,957

Sub-Total for Heating, Ventilating & Air Conditioning: 7,957

ELECTRICAL				
Electrical work within building				
Remove and replace electrical systems to facilitate architectural modifications				
Office suite electrical	15,000	SF	1.50	22,500
Expanded lobby electrical	400	SF	42.50	17,000
Storage room electrical	64	SF	40.00	2,560
Stage lift connections	75	SF	10.00	750
Provide assisted listening system	1	EA	1,250.00	1,250
Provide new fire alarm system	1	LS	25,000.00	25,000
Bathroom light fixture	15,000	SF	3.50	52,500
Receptacle - GFI	16	EA	650.00	10,400
Exit sign or emergency light fixture	8	EA	600.00	4,800
	28	EA	1,015.00	28,420

Sub-Total for Electrical: 165,180



FIRE PROTECTION				
No work anticipated				

Sub-Total for Fire Protection: 0

SITE PREPARATION & DEMOLITION				
Selective demolition and removal				
Remove existing; recycle				
Exterior wall framing and finish	915	SF	10.00	9,150
Floor and ceiling finishes - allow Casework	1,277	SF	2.00	2,554
Improvements as required for toilet room modifications	5	LF	35.00	175
Remove, salvage, and store existing Wood wall paneling for reinstallation	244	SF	30.00	7,320
	488	SF	25.00	12,200
General demolition and preparation	15,000	SF	0.50	7,500
Premium for hazmat abatement - allow	15,000	SF	2.50	37,500

Sub-Total for Site Preparation & Demolition: 76,399

THEATER ACCESSIBILITY OPTION 1				
Site preparation				
Remove existing paving, planting, and improvements				
Site structures	3,400	SF	5.00	17,000
Site canopy to match existing	1,860	SF	75.00	139,500
Pedestrian paving	957	SF	40.00	38,280
Ramp paving	980	SF	10.00	9,800
Flat paving	315	LF	250.00	78,750
Railings				



Site development			
Planter walls	295	LF	85.00
Lift	1	EA	25,000.00
			25,075
Landscaping			
Planter landscaping and irrigation	1,463	SF	10.00
			14,630

Sub-Total for Theater Accessibility Option 1:

348,035

SITE DEVELOPMENT AND UTILITIES

	Unit	Rate	Total (\$)
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No work anticipated (see Steward section)

Sub-Total for Site Development And Utilities:

[Redacted]



Substructure	0%	0.00			0				
Structure	2%	0.61			7				
Exterior Enclosure	1%	0.22			3				
Roofing	0%	0.00			0				
Sub-total - Shell & Core	2%	0.83			9				
Interior Walls	18%	6.14			68				
Floor, Wall & Ceiling Finishes	7%	2.39			27				
Sub-total - Internal Finishes	25%	8.53			95				
Equipment & Specialties	10%	3.57			40				
Stairs & Vertical Transportation	0%	0.00			0				
Sub-total - Equipment and Stairs	10%	3.57			40				
Plumbing	12%	4.16			46				
Heating, Ventilating & Air Conditioning	1%	0.31			4				
Electrical	14%	4.80			54				
Fire Protection	0%	0.00			0				
Sub-total - Mechanical and Electrical	27%	9.27			103				
Sub-total - Construction	65%	22.20			248				
Site Preparation & Demolition	10%	3.59			40				
Site Development	0%	0.00			0				
Site Utilities	0%	0.00			0				
Sub-total - Steward	10%	3.59			40				
Total - Construction and Steward	76%	25.79			288				
General Conditions	12.50%	3.22			36				
Contractor's Overhead & Profit or Fee	7.00%	2.03			23				
Sub-total	91%	31.04			346				
Contingency for Design Development	10.00%	3.10			35				
TOTAL CONSTRUCTION BUDGET	100%	34.15			381				

NOTE: Inclusions and Exclusions.



SUBSTRUCTURE	Quantity	Unit	Rate	Total (\$)
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No work anticipated

Sub-Total for Substructure:

STRUCTURE	Quantity	Unit	Rate	Total (\$)
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Structure at modified toilet rooms
New slab on grade to match existing

	270	SF	25.00	6,750
Sub-Total for Structure:				6,750

EXTERIOR ENCLOSURE	Quantity	Unit	Rate	Total (\$)
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Exterior walls
Patch exterior finish to match existing where removed for door work
Patch abandoned door openings as required

	1	LS	1,000.00	1,000
	2	EA	750.00	1,500
Sub-Total for Exterior Enclosure:				2,500

ROOFING	Unit	Rate	Total (\$)
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No work anticipated

Sub-Total for Roofing:



INTERIOR WALLS	Unit	Rate	Total (\$)
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Interior partitions

Interior partition framing and sheathing at modified toilet rooms
Interior partition framing and sheathing at modified toilet rooms, double framed
Guardrails at drinking fountain, stainless steel

	360	SF	17.50	6,300
	225	SF	25.00	5,625
	1	PR	1,200.00	1,200
Sub-Total for Interior Walls:				68,495

Rework partitions as may be required for DSA approval of office space renovation at Building D

	812	SF	10.00	8,120
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Interior doors
New door, frame, and hardware
Relocate/adjust door for clearance
Adjust closing pressure on existing door

	9	EA	1,800.00	16,200
	4	EA	3,500.00	14,000
	1	EA	250.00	250
	21	EA	800.00	16,800

FLOOR, WALL & CEILING FINISHES	Unit	Rate	Total (\$)
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Floor finishes
Ceramic tile floor and base at toilet room modifications

	270	SF	25.00	6,750
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Wall finishes

Patch and repair existing finishes as required for accessibility upgrades
Ceramic wall tile
Paint to new partitions

	1	LS	1,000.00	1,000
	768	SF	15.00	11,520
	1	LS	500.00	500

Ceiling finishes
Painted gypsum board ceilings at toilet room

	270	SF	15.00	4,050
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Miscellaneous				
Miscellaneous patch and repair as required	11,152	SF	0.25	2,788

Sub-Total for Floor, Wall & Ceiling Finishes: 26,608

EQUIPMENT & SPECIALTIES

	Unit	Rate	Total (\$)
Cabinets and casework			
Modify existing casework as required for accessibility	10	LF	300.00
New casework, including blocking as necessary, to match existing	10	LF	350.00
Add guards to existing shelves	40	LF	25.00
Adjust height of transaction/reception counter as required	5	LF	350.00
New accessible counter with knee space	32	LF	250.00
Signage			
Code-required signage throughout building	11,152	SF	0.40
Toilet partitions and accessories			
Toilet partition	3	EA	1,100.00
Privacy screen	2	EA	600.00
Urinal screen	1	EA	600.00
Toilet accessories	1	LS	3,000.00
Grab bars	5	PR	350.00
Mirrors	3	EA	200.00
Amenities and convenience items			
Modify existing lockers for accessibility	1	LOC	350.00
Relocate existing lockers	12	LF	150.00
Fire extinguisher and cabinet	1	EA	350.00
Brace and anchor existing cabinets, televisions and speakers as required	1	LS	3,500.00



Miscellaneous equipment and specialties	11,152	SF	0.15	1,673
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Sub-Total for Equipment & Specialties: 39,834

STAIRS & VERTICAL TRANSPORTATION

No work anticipated

Sub-Total for Stairs & Vertical Transportation:

PLUMBING

	Unit	Rate	Total (\$)
Sanitary fixtures, connection piping, including rough-in			
DF (N) w/(N) rough-in	1	EA	5,177.28
Sink (N) w/(N) rough-in	4	EA	2,741.28
WC (N) w/(N) rough-in	2	EA	5,121.60
UR (N) w/(N) rough-in	1	EA	3,385.20
LAV (N) w/(N) rough-in	2	EA	2,456.88
FD w/TP	1	EA	1,320.48
FD	1	EA	452.16
Miscellaneous	1	EA	1,394.52
Demolition and cleaning	1	LS	1,144.32
Utility relocation	1	LS	422.16
Pipework and accessories			
Sewer, waste and vent:			
Under slab w/ excavation	30	LF	69.62
Above slab	10	LF	58.02
Point of connection to existing	1	EA	512.16
Domestic water			
Water above w/ insulation to 2"	60	LF	38.57
Point of connection	2	EA	392.16
Valves and specialties	1	LS	708.24

Sub-Total for Plumbing : 46,406

DRAFT FOR REVIEW

Building D M5-07-197
November 28, 2007



HEATING, VENTILATING & AIR CONDITIONING

	Unit	Rate	Total (\$)
Allow at toilet room modifications	1	LS	3,500.00

Sub-Total for Heating, Ventilating & Air Conditioning: 3,500

ELECTRICAL

	Unit	Rate	Total (\$)
Electrical work within building			
Remove and replace electrical systems to facilitate architectural modifications	11,152	SF	0.50
Bathroom light fixture	4	EA	675.00
Receptacle - GFI	2	EA	600.00
Low level exit sign	4	EA	1,250.00
Provide new fire alarm system	11,152	SF	3.50

Sub-Total for Electrical: 53,508

FIRE PROTECTION

	Unit	Rate	Total (\$)
No work anticipated			

Sub-Total for Fire Protection:

SITE PREPARATION & DEMOLITION

	Unit	Rate	Total (\$)
Selective demolition and removal			
Remove existing: recycle			
Cut opening for door in existing wall	2	EA	500.00
Door, frame, and hardware	3	LVS	115.00
Fire hose reel	1	EA	85.00
Interior partition	31	LF	25.00
Floor and ceiling finishes - allow	270	SF	2.00
Casework	20	LF	35.00
Improvements as required for toilet room modifications	270	SF	30.00

DRAFT FOR REVIEW

Building D M5-07-197
November 28, 2007



	Unit	Rate	Total (\$)
General demolition and preparation	11,152	SF	0.05
Premium for haznat abatement - allow	11,152	SF	2.50

Sub-Total for Site Preparation & Demolition: 39,983

SITE DEVELOPMENT

	Unit	Rate	Total (\$)
No work anticipated (see Sitework section)			

Sub-Total for Site Development:

SITE UTILITIES

	Unit	Rate	Total (\$)
No work anticipated (see Sitework section)			

Sub-Total for Site Utilities:



GFA: 11,152 SF

	%	\$/SF	\$,000
Substructure	0%	0.00	0
Structure	0%	0.00	0
Exterior Enclosure	0%	0.09	1
Roofing	0%	0.00	0
Sub-total - Shell & Core	0%	0.09	1
Interior Walls	13%	3.17	35
Floor, Wall & Ceiling Finishes	1%	0.34	4
Sub-total - Internal Finishes	15%	3.51	39
Equipment & Specialties	21%	4.97	55
Stairs & Vertical Transportation	0%	0.00	0
Sub-total - Equipment and Stairs	21%	4.97	55
Plumbing	9%	2.20	25
Heating, Ventilating & Air Conditioning	0%	0.00	0
Electrical	19%	4.45	50
Fire Protection	0%	0.00	0
Sub-total - Mechanical and Electrical	28%	6.65	74
Sub-total - Construction	64%	15.22	170
Site Preparation & Demolition	11%	2.62	29
Site Development	0%	0.00	0
Site Utilities	0%	0.00	0
Sub-total - Stework	11%	2.62	29
Total - Construction and Stework	76%	17.84	199
General Conditions	9%	2.23	25
Contractor's Overhead & Profit or Fee	7.00%	1.40	16
Sub-total	91%	21.47	239
Contingency for Design Development	10.00%	2.15	24
TOTAL CONSTRUCTION BUDGET	November, 2007	100%	263

NOTE: Inclusions and Exclusions.



	Quantity	Unit	Rate	Total (\$)
SUBSTRUCTURE				
No work anticipated				
Sub-Total for Substructure:				
STRUCTURE				
No work anticipated				
Sub-Total for Structure:				
EXTERIOR ENCLOSURE				
Exterior walls				
Patch exterior finish to match existing where removed for door work	1	LS	500.00	500
Exterior doors				
Adjust closing pressure on existing door	2	EA	250.00	500
Sub-Total for Exterior Enclosure:				1,000
ROOFING				
No work anticipated				
Sub-Total for Roofing:				
INTERIOR WALLS				
Interior partitions				
Guardrails at drinking fountain, stainless steel	1	PR	1,200.00	1,200



Interior doors				
New door, frame, and hardware	9	EA	1,500.00	13,500
Relocate/adjust door for clearance	2	EA	3,500.00	7,000
New hardware to existing door	17	EA	800.00	13,600
Sub-Total for Interior Walls:				35,300

FLOOR, WALL & CEILING FINISHES

	Unit	Rate	Total (\$)	
Wall finishes				
Patch and repair existing finishes as required for accessibility upgrades	1	LS	1,000.00	1,000

Miscellaneous				
Miscellaneous patch and repair as required	11,152	SF	0.25	2,788
Sub-Total for Floor, Wall & Ceiling Finishes:				3,788

EQUIPMENT & SPECIALTIES

	Unit	Rate	Total (\$)	
Cabinets and casework				
Modify existing casework as required for accessibility	10	LF	300.00	3,000
New casework, including blocking as necessary, to match existing	10	LF	350.00	3,500
Modify existing laboratory casework as required for accessibility	54	LF	650.00	35,100
Add guards to existing shelves	40	LF	25.00	1,000
New accessible counter with knee space	8	LF	250.00	2,000
Signage				
Code-required signage throughout building	11,152	SF	0.40	4,461



Amenities and convenience items				
Modify existing lockers for accessibility	1	LOC	350.00	350
Fire extinguisher and cabinet	1	EA	350.00	350
Brace and anchor existing cabinets, televisions and speakers as required	1	LS	4,000.00	4,000
Miscellaneous equipment and specialties	11,152	SF	0.15	1,673
Sub-Total for Equipment & Specialties:				55,434

STAIRS & VERTICAL TRANSPORTATION

No work anticipated				
Sub-Total for Stairs & Vertical Transportation:				

PLUMBING

	Unit	Rate	Total (\$)	
Sanitary fixtures, connection piping, including rough-in				
DF (N) w/(N) rough-in	1	EA	5,177.28	5,177
Sink (N) w/(N) rough-in	6	EA	2,741.28	16,448
Miscellaneous	1	EA	1,394.52	1,395
Demolition and cleaning	1	LS	1,144.32	1,144
Utility relocation	1	LS	422.16	422
Sub-Total for Plumbing :				24,586

HEATING, VENTILATING & AIR CONDITIONING

No work anticipated				
Sub-Total for Heating, Ventilating & Air Conditioning:				



ELECTRICAL Unit Rate Total (\$)

Electrical work within building
Remove and replace electrical systems
to facilitate architectural modifications

Low level exit sign	11,152	SF	0.50	5,576
Provide new fire alarm system	4	EA	1,250.00	5,000
	11,152	SF	3.50	39,032

Sub-Total for Electrical: 49,608

FIRE PROTECTION Unit Rate Total (\$)

No work anticipated

Sub-Total for Fire Protection:

SITE PREPARATION & DEMOLITION Unit Rate Total (\$)

Selective demolition and removal

Remove existing: recycle

Fire hose reel

Casework

Fire hose reel	1	EA	85.00	85
Casework	20	LF	35.00	700
General demolition and preparation	11,152	SF	0.05	558
Premium for hazmat abatement - allow	11,152	SF	2.50	27,880

Sub-Total for Site Preparation & Demolition: 29,223

SITE DEVELOPMENT Unit Rate Total (\$)

No work anticipated (see Sitework section)

Sub-Total for Site Development:



SITE UTILITIES Unit Rate Total (\$)

No work anticipated (see Sitework section)

Sub-Total for Site Utilities:



	GFA: 18,332 SF	%	\$/SF	\$,000
Substructure		3%	1.87	34
Structure		5%	2.88	53
Exterior Enclosure		9%	5.07	93
Roofing		1%	0.30	6
Sub-total - Shell & Core		18%	10.12	186
Interior Walls		5%	3.11	57
Floor, Wall & Ceiling Finishes		5%	2.87	53
Sub-total - Internal Finishes		11%	5.98	110
Equipment & Specialties		3%	1.50	28
Stairs & Vertical Transportation		10%	5.56	102
Sub-total - Equipment and Stairs		12%	7.07	130
Plumbing		7%	3.85	71
Heating, Ventilating & Air Conditioning		1%	0.55	10
Electrical		8%	4.65	85
Fire Protection		11%	6.50	119
Sub-total - Mechanical and Electrical		27%	15.55	285
Sub-total - Construction		68%	38.73	710
Site Preparation & Demolition		7%	4.16	76
Site Development		0%	0.00	0
Site Utilities		0%	0.00	0
Sub-total - Stewwork		7%	4.16	76
Total - Construction and Stewwork		76%	42.89	786
General Conditions		9%	5.36	98
Contractor's Overhead & Profit or Fee		7.00%	3.38	62
Sub-total		91%	51.63	946
Contingency for Design Development		10.00%	5.16	95
TOTAL CONSTRUCTION BUDGET	November, 2007	100%	56.79	1,041

NOTE: Inclusions and Exclusions.



SUBSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Foundations for new addition				
Reinforced concrete foundations tied to existing	64	LF	300.00	19,200
Elevator pit	1	EA	15,000.00	15,000
Sub-Total for Substructure:				34,200
STRUCTURE	Quantity	Unit	Rate	Total (\$)
Structure at modified toilet rooms				
New slab on grade to match existing	356	SF	25.00	8,900
Structure at addition				
Reinforced concrete slab on grade, tied to existing	252	SF	15.00	3,780
Vertical structure including steel columns, framing, and sheathing	1,635	SF	10.00	16,350
Floor framing and sheathing, tied to existing - allow	308	SF	30.00	9,240
Roof framing and sheathing at addition - allow	371	SF	25.00	9,275
Seismic joint and cover	53	LF	100.00	5,300
Sub-Total for Structure:				52,845
EXTERIOR ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior walls				
Patch exterior finish to match existing where removed for door work	1	LS	1,500.00	1,500
New framing at exterior wall	1,635	SF	10.00	16,350
Batt insulation in new walls	1,136	SF	1.50	1,704
Gypsum board to inside face of new exterior walls	1,136	SF	3.00	3,408
Exterior wall finish to match existing	1,136	SF	25.00	28,400



	Unit	Rate	Total (\$)
Exterior windows			
Aluminum framed insulated glazing	499	65.00	32,435
Exterior doors			
Glazed entrance door in aluminum frame	1	3,500.00	3,500
New lever handle to existing door	13	400.00	5,200
New threshold to existing door	1	500.00	500

Sub-Total for Exterior Enclosure: 92,997

ROOFING	Unit	Rate	Total (\$)
Roof coverings			
New roofing and underlayment at addition, to match existing	371	10.00	3,710
Flashings and sheetmetal at addition - allow	371	5.00	1,855

Sub-Total for Roofing: 5,565

INTERIOR WALLS	Unit	Rate	Total (\$)
Interior partitions			
Interior partition framing and sheathing at addition	225	17.50	3,938
Interior shaft wall framing and sheathing at added elevator	360	25.00	9,000
Interior partition framing and sheathing at modified toilet rooms	870	17.50	15,225
Interior partition framing and sheathing at modified toilet rooms, double framed	225	25.00	5,625
Interior doors			
New door, frame, and hardware	9	1,500.00	13,500
New lever handle to existing door	21	400.00	8,400
Modify door swing	2	650.00	1,300

Sub-Total for Interior Walls: 56,988



FLOOR, WALL & CEILING FINISHES	Unit	Rate	Total (\$)
Floor finishes			
Vinyl composition tile and carpet with topset rubber base to match existing at addition	497	6.00	2,982
Ceramic tile floor and base at toilet room modifications	356	25.00	8,900

Wall finishes			
Patch and repair existing finishes as required for accessibility upgrades	1	1,500.00	1,500
Ceramic wall tile	1,504	15.00	22,560
Paint to new partitions	1,856	1.00	1,856

Ceiling finishes			
New ceiling finishes at addition	497	10.00	4,970
Painted gypsum board ceilings at restrooms	356	15.00	5,340

Miscellaneous			
Miscellaneous patch and repair as required	18,332	0.25	4,583

Sub-Total for Floor, Wall & Ceiling Finishes: 52,691

EQUIPMENT & SPECIALTIES	Unit	Rate	Total (\$)
Cabinets and casework			
Add guards to existing shelves	40	25.00	1,000
Signage			
Code-required signage throughout building	18,332	0.40	7,333



	Unit	Rate	Total (\$)
TOILET PARTITIONS AND ACCESSORIES			
Toilet accessories in new toilet rooms	1 LS	3,000.00	3,000
Shower bench	4 EA	850.00	3,400
Grab bars	5 PR	350.00	1,750
Mirrors	3 EA	200.00	600
AMENITIES AND CONVENIENCE ITEMS			
Modify existing lockers for accessibility	3 LOC	350.00	1,050
New lockers	6 LF	250.00	1,500
Fire extinguisher and cabinet	2 EA	350.00	700
Brace and anchor existing cabinets, televisions and speakers as required	1 LS	4,000.00	4,000
Add travel restrictor to room curtain	1 LS	500.00	500
Miscellaneous equipment and specialties	18,332 SF	0.15	2,750
Sub-Total for Equipment & Specialties:			27,583
STAIRS & VERTICAL TRANSPORTATION			
Staircase flights			
Warning stripes on existing building stairs	2 FLT	1,000.00	2,000
Modify handrails as required for accessibility at existing building stairs	2 FLT	7,500.00	15,000
Elevators and lifts			
Elevator in addition, 2 stop	1 EA	85,000.00	85,000
Sub-Total for Stairs & Vertical Transportation:			102,000



	Unit	Rate	Total (\$)
PLUMBING			
Sanitary fixtures, connection piping, including rough-in			
Sink (N) w/(N) rough-in	2 EA	2,741.28	5,483
W/C (N) w/(N) rough-in	4 EA	5,121.60	20,486
UR (N) w/(N) rough-in	1 EA	3,385.20	3,385
LAV (N) w/(N) rough-in	4 EA	2,456.88	9,828
Shower (N) w/(N) rough-in	4 EA	2,832.96	11,332
FD w/TP	2 EA	1,320.48	2,641
FD	2 EA	452.16	904
Miscellaneous	1 EA	1,394.52	1,395
Demolition and cleaning	1 LS	1,144.32	1,144
Utility relocation	1 LS	422.16	422
Sump pump	1 EA	1,928.64	1,929
Pipework and accessories			
Sewer, waste and vent:			
Under slab w/ excavation	30 LF	69.62	2,089
Above slab	10 LF	58.02	580
Point of connection to existing	10 EA	512.16	5,122
Domestic water			
Water above w/ insulation to 2"	60 LF	38.57	2,314
Point of connection	2 EA	392.16	784
Valves and specialties	1 LS	708.24	708
Sub-Total for Plumbing :			70,546
HEATING, VENTILATING & AIR CONDITIONING			
Allow at toilet room modification/addition	1 LS	10,000.00	10,000
Sub-Total for Heating, Ventilating & Air Conditioning:			10,000



ELECTRICAL Unit Rate Total (\$)

Electrical work within building
Remove and replace electrical systems
to facilitate architectural modifications

Bathroom light fixture	18,332	SF	0.50	9,166
Receptacle - GFI	6	EA	675.00	4,050
Elevator connections as required	2	EA	600.00	1,200
Provide new fire alarm system	1	EA	6,750.00	6,750
	18,332	SF	3.50	64,162

Sub-Total for Electrical: 85,328

FIRE PROTECTION Unit Rate Total (\$)

Sprinklers	14,699	SF	7.54	110,877
Fire protection system-wet	1	EA	8,305.92	8,306

Sub-Total for Fire Protection: 119,183

SITE PREPARATION & DEMOLITION Unit Rate Total (\$)

Selective demolition and removal

Remove existing; recycle	13	LVS	115.00	1,495
Door, frame, and hardware	2	EA	50.00	100
Lockers	1	EA	85.00	85
Fire hose reel	60	LF	25.00	1,500
Interior partition	356	SF	2.00	712
Floor and ceiling finishes - allow				
Improvements as required for toilet	356	SF	30.00	10,680
room modifications				

Prepare building pad for addition 1 LS 15,000.00 15,000

General demolition and preparation 18,332 SF 0.05 917



Premium for hazmat abatement - allow 18,332 SF 2.50 45,830

Sub-Total for Site Preparation & Demolition: 76,319

SITE DEVELOPMENT Unit Rate Total (\$)

No work anticipated (see Sitework section)

Sub-Total for Site Development:

SITE UTILITIES Unit Rate Total (\$)

No work anticipated (see Sitework section)

Sub-Total for Site Utilities:



	GFA: 19,829 SF	%	\$/SF	\$,000
Substructure		0%	0.00	0
Structure		0%	0.00	0
Exterior Enclosure		1%	0.18	4
Roofing		0%	0.00	0
Sub-total - Shell & Core		1%	0.18	4
Interior Walls		11%	2.92	58
Floor, Wall & Ceiling Finishes		1%	0.34	7
Sub-total - Internal Finishes		12%	3.26	65
Equipment & Specialties		4%	1.21	24
Stairs & Vertical Transportation		1%	0.38	8
Sub-total - Equipment and Stairs		6%	1.58	31
Plumbing		8%	2.25	45
Heating, Ventilating & Air Conditioning		0%	0.00	0
Electrical		15%	4.00	79
Fire Protection		24%	6.61	131
Sub-total - Mechanical and Electrical		47%	12.86	255
Sub-total - Construction		66%	17.88	354
Site Preparation & Demolition		10%	2.64	52
Site Development		0%	0.00	0
Site Utilities		0%	0.00	0
Sub-total - Stewwork		10%	2.64	52
Total - Construction and Stewwork		76%	20.52	407
General Conditions		9%	2.57	51
Contractor's Overhead & Profit or Fee		7.00%	1.62	32
Sub-total		91%	24.70	490
Contingency for Design Development		10.00%	2.47	49
TOTAL CONSTRUCTION BUDGET	November, 2007	100%	27.17	539

NOTE: Inclusions and Exclusions.



	Quantity	Unit	Rate	Total (\$)
SUBSTRUCTURE				
No work anticipated				
Sub-Total for Substructure:				
STRUCTURE				
No work anticipated				
Sub-Total for Structure:				
EXTERIOR ENCLOSURE				
Exterior walls				
Patch exterior finish to match existing where removed for door work	1	LS	1,500.00	1,500
Exterior doors				
New threshold to existing door	4	EA	500.00	2,000
Sub-Total for Exterior Enclosure:				3,500
ROOFING				
No work anticipated				
Sub-Total for Roofing:				
INTERIOR WALLS				
Interior partitions				
Guardrails at drinking fountain, stainless steel	2	PR	1,200.00	2,400



	Unit	Rate	Total (\$)
Interior doors			
New door, frame, and hardware	9 EA	1,500.00	13,500
New door, frame, and hardware, rated	13 LVS	2,000.00	26,000
New lever handle to existing door	4 EA	400.00	1,600
New hardware to existing door	18 EA	800.00	14,400
Sub-Total for Interior Walls:			57,900

FLOOR, WALL & CEILING FINISHES

	Unit	Rate	Total (\$)
Floor finishes			
Vinyl composition tile and carpet with topset rubber base to match existing, including preparation of floor to receive new finish at removed vault	40 SF	7.50	300

Wall finishes			
Patch and repair existing finishes as required for accessibility upgrades	1 LS	1,000.00	1,000

Ceiling finishes			
New ceiling finishes at removed vault	40 SF	10.00	400

Miscellaneous			
Miscellaneous patch and repair as required	19,829 SF	0.25	4,957

Sub-Total for Floor, Wall & Ceiling Finishes: 6,657

EQUIPMENT & SPECIALTIES

	Unit	Rate	Total (\$)
Cabinets and casework			
Modify existing casework as required for accessibility	10 LF	300.00	3,000
New casework, including blocking as necessary, to match existing	10 LF	350.00	3,500
Adjust height of transaction/reception counter as required	5 LF	350.00	1,750



	Unit	Rate	Total (\$)
Signage			
Code-required signage throughout building	19,829 SF	0.40	7,932
Amenities and convenience items			
Relocate existing lockers	6 LF	150.00	900
Fire extinguisher and cabinet	1 EA	350.00	350
Brace and anchor existing cabinets, televisions and speakers as required	1 LS	3,500.00	3,500
Miscellaneous equipment and specialties	19,829 SF	0.15	2,974
Sub-Total for Equipment & Specialties:			23,906

STAIRS & VERTICAL TRANSPORTATION

Staircase flights			
Warning stripes on existing building stairs	4 FLT	1,000.00	4,000
Extension to existing handrail	4 EA	500.00	2,000

Ramps			
Modify interior ramp slope - allow	1 LS	1,500.00	1,500

Sub-Total for Stairs & Vertical Transportation: 7,500

PLUMBING

	Unit	Rate	Total (\$)
Sanitary fixtures, connection piping, including rough-in			
DF (N) w/(N) rough-in	2 EA	5,177.28	10,355
Sink (N) w/(N) rough-in	10 EA	2,741.28	27,413
Miscellaneous	1 EA	1,394.52	1,395
Demolition and cleaning	1 LS	1,144.32	1,144
Utility relocation	1 LS	422.16	422
Sump pump	2 EA	1,928.64	3,857

Sub-Total for Plumbing : 44,586

DRAFT FOR REVIEW

Building G M5-07-197
November 28, 2007



HEATING, VENTILATING & AIR CONDITIONING Unit Rate Total (\$)

No work anticipated

Sub-Total for Heating, Ventilating & Air Conditioning:

ELECTRICAL Unit Rate Total (\$)

Electrical work within building
Remove and replace electrical systems to facilitate architectural modifications

19,829 SF 0.50 9,915
19,829 SF 3.50 69,402

Sub-Total for Electrical: 79,316

FIRE PROTECTION Unit Rate Total (\$)

Sprinklers
Fire protection system-wet
Fire protection system riser

16,282 SF 7.54 122,818
1 EA 8,305.92 8,306

Sub-Total for Fire Protection: 131,124

SITE PREPARATION & DEMOLITION Unit Rate Total (\$)

Selective demolition and removal
Remove existing: recycle

25 LF 35.00 875
1 LS 1,000.00 1,000

General demolition and preparation
Premium for hazmat abatement - allow
19,829 SF 0.05 991
19,829 SF 2.50 49,573

Sub-Total for Site Preparation & Demolition: 52,439

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Building G M5-07-197
November 28, 2007



SITE DEVELOPMENT Unit Rate Total (\$)

No work anticipated (see Sitework section)

Sub-Total for Site Development:

SITE UTILITIES Unit Rate Total (\$)

No work anticipated (see Sitework section)

Sub-Total for Site Utilities:



	GFA: 16,200 SF	%	\$/SF	\$,000
Substructure	0%	0.00	0	0
Structure	0%	0.00	0	0
Exterior Enclosure	0%	0.00	0	0
Roofing	0%	0.00	0	0
Sub-total - Shell & Core	0%	0.00		0
Interior Walls	0%	0.00	0	0
Floor, Wall & Ceiling Finishes	0%	0.00	0	0
Sub-total - Internal Finishes	0%	0.00		0
Equipment & Specialties	0%	0.00	0	0
Stairs & Vertical Transportation	0%	0.00	0	0
Sub-total - Equipment and Stairs	0%	0.00		0
Plumbing	0%	0.00	0	0
Heating, Ventilating & Air Conditioning	0%	0.00	0	0
Electrical	0%	0.00	0	0
Fire Protection	0%	0.00	0	0
Sub-total - Mechanical and Electrical	0%	0.00		0
Sub-total - Construction	0%	0.00		0
Site Preparation & Demolition	13%	2.93	48	48
Landscaping	58%	13.08	212	212
Site Utilities	5%	1.08	18	18
Sub-total - Stework	76%	17.10		277
Total - Construction and Stework	76%	17.10		277
General Conditions	9%	2.14	35	35
Contractor's Overhead & Profit or Fee	7.00%	1.35	22	22
Sub-total	91%	20.58		333
Contingency for Design Development	10.00%	2.06	33	33
TOTAL CONSTRUCTION BUDGET	November, 2007	100%	22.64	367

NOTE: Inclusions and Exclusions.



SITE PREPARATION & DEMOLITION	Quantity	Unit	Rate	Total (\$)
Site demolition and earthwork				
Modify surrounding paving and prepare pad for theater addition	1	LS	20,000.00	20,000
Modify surrounding paving and prepare pad for elevator addition	1	LS	20,000.00	20,000
Remove existing paving and regrade for new ramp and service drive	915	SF	5.00	4,575
Remove planter	990	SF	3.00	2,970
Sub-Total for Site Preparation & Demolition:				47,545
LANDSCAPING	Quantity	Unit	Rate	Total (\$)
Vehicular paving	810	SF	6.50	5,265
Asphalt parking paving to match existing	1	LS	1,000.00	1,000
Striping and signage	1	LS	250.00	250
Wheel stops				
Pedestrian paving				
New site ramp at 40s Building including modifications to building entry paving	484	SF	150.00	72,600
Extending handrail at existing site stair	18	LOC	250.00	4,500
Warning stripes at existing site stairs	180	LF	10.00	1,800
Accessible ramp and service drive	1,185	SF	15.00	17,775
Concrete sidewalk paving	740	SF	10.00	7,400
Dowel new walks to existing footings/slabs	64	EA	35.00	2,240
Curb cut ramp at existing sidewalk	1	EA	2,500.00	2,500
Concrete steps	179	LF	50.00	8,950
Raise existing concrete slab at Quad Building	801	SF	10.00	8,010



	Quantity	Unit	Rate	Total (\$)
Miscellaneous accessories				
Removable bollards	2	EA	850.00	1,700
Railings	140	LF	200.00	28,000
Planter curb	70	LF	15.00	1,050
Planter walls	192	LF	115.00	22,080
Modify landscaping as required	1	LS	5,000.00	5,000
Site signage	1	LS	10,000.00	10,000
Landscaping				
Planter landscaping	784	SF	15.00	11,760

Sub-Total for Landscaping: 211,880

SITE UTILITIES	Quantity	Unit	Rate	Total (\$)
Fire water				
Service and connection to existing	200	LF	58.82	11,764
AC pavement cut and replace	400	SF	14.49	5,795

Sub-Total for Site Utilities: 17,559



Alternate No. 1: Theater Accessibility Option 2

	Quantity	Unit	Rate	Total (\$)
DELETE				
Theater Accessibility Option 1				
See detail on pages 30 - 31	(1)	LS	348,035.00	(348,035)

ADD

Site preparation				
Remove existing improvements and grade area for addition	3,130	SF	10.00	31,300
Foundations				
Reinforced concrete foundations	114	LF	300.00	34,200
Structure				
Reinforced concrete slab on grade tied to existing	1,204	SF	15.00	18,060
Roof framing and sheathing at addition - allow	1,204	SF	30.00	36,120
Exterior enclosure				
Exterior wall framing	2,394	SF	10.00	23,940
Batt insulation	1,494	SF	1.50	2,241
Gypsum board to inside face of new exterior walls	1,494	SF	3.00	4,482
Exterior wall finish to match existing	1,494	SF	25.00	37,350
Storefront glazing, insulated, low e	900	SF	85.00	76,500
Glazed entrance doors, double	1	PR	6,500.00	6,500
Glazed entrance doors, single	2	EA	3,500.00	7,000
Roofing				
New roofing and underlayment at addition, to match existing	1,204	SF	10.00	12,040
Flashings and sheetmetal at addition - allow	1,204	SF	5.00	6,020



Interior partitions						
Low partition framing and sheathing with cap	180	SF	25.00			4,500
Finishes						
Floor, wall and ceiling finishes	1,204	SF	25.00			30,100
Equipment and specialties - allow	1,204	SF	2.00			2,408
Short stair flights	3	FLT	3,500.00			10,500
Lift	3	EA	25,000.00			75,000
Plumbing	1,204	SF	5.00			6,020
HVAC	1,204	SF	25.00			30,100
Electrical	1,204	SF	20.00			24,080
Fire protection	1,204	SF	5.00			6,020
Pedestrian paving						
Ramp paving	927	SF	40.00			37,080
Flat paving	504	SF	10.00			5,040
Steps	40	LF	50.00			2,000
Railings	300	LF	250.00			75,000
Site development						
Planter walls	150	LF	85.00			12,750
Lift	1	EA	25,000.00			25,000
Landscaping						
Planter landscaping and irrigation	595	SF	10.00			5,950
Mark up	32%		299,266.00			97,000

Sub-Total for Alternate No.1: Theater
Accessibility Option 2:

396,266