

FRANCES ALBRIER PLANNING AND CONCEPTUAL DESIGN – EXECUTIVE SUMMARY

BACKGROUND

Built in 1965, the Frances Albrier Community Center (FACC) is located at 2800 Park Street, on the east side of San Pablo Park, Berkeley's oldest park. The FACC is a well-used community center that serves users of all ages from all over the City for a wide variety of recreation programs, afterschool and summer programs, community meetings and event space rentals. The most popular program at the FACC is the afterschool program for children ages 5-12 which has a capacity of 65 children. Enrollment reaches the maximum capacity every season and typically has an average waitlist of approximately 30 children.

As part of the City's Resilience Strategy, the Frances Albrier Community Center has been designated as one of seven mass "care and shelter" facilities for the City of Berkeley. Mass care and shelter facilities are to meet code requirements for "Immediate Occupancy" after a large disaster, such as an earthquake event. In 1960, building code requirements were much lower than what is required today to achieve the requirement for Immediate Occupancy, and a seismic analysis of the building performed in 2015 concluded that significant structural upgrades would be required to meet Immediate Occupancy performance. Furthermore, the building's mechanical, electrical and plumbing infrastructure are in constant need of repair and maintenance to improve the building's operation.

The Frances Albrier Community Center is a valuable resource for the neighborhood, and the community has expressed that FACC does not currently serve today's needs. FACC has the potential to meet the City's current program needs for the park as well as expand programming for groups of all ages. The community is in support of a structurally upgraded facility that is modern and flexible enough to serve the daily needs of the community, host special events, and function as a site for mass care and shelter activities in times of crisis.

FUNDING SOURCE

In 2016, Berkeley voters approved *Measure T1*, which authorized the City to sell \$100 million of general obligation bonds to repair, renovate, replace, or reconstruct the City's aging infrastructure and facilities, including important City facilities and buildings. In 2017, as part of the City's Measure T1 Bond program, the Frances Albrier Community Center received funding for the Planning and Conceptual Design for a new or renovated community center and mass care and shelter facility.

PROJECT TEAM

In March of 2019, the City of Berkeley selected Siegel and Strain Architects to provide professional consulting services to assist in completion of this project.

OUTREACH AND COMMUNITY ENGAGEMENT

Focus Groups, Interviews and Community Outreach

From June through September of 2019, staff and the consultant team conducted one-on-one or small group interviews with Frances Albrier Community Center and San Pablo Park stakeholders in Berkeley, including City Council Members (and/or their staff), City staff, and fee program providers. The team also met with and spoke to community users such as summer day camp families, neighborhood daycares,

long term residents of the San Pablo Park neighborhood, as well as park users and residents surrounding the park by door to door canvassing.

Community outreach events included attending National Night Out at San Pablo Park, canvassing the neighborhood National Night Out events, and San Pablo Park Movie Night. Online or remote efforts to connect with and inform the community about the project included posting events to the Berkeley side calendar, mailing flyers to the surrounding neighborhood, posting on the City's various web pages and calendars, and email announcements out to program users and a contact list of attendees who showed interest in the project at other public meetings. All in all, the project team executed a robust community outreach effort and participated in 14 events over 12 weeks, an average of 1 event per week.

Community Outreach Summary

During the community outreach phase, the main themes of interest that emerged included:

- Enlarging the community center to be able to offer more recreational opportunities.
- Providing a modern, accessible, inviting, and safe space.
- Opening the community center to be a neighborhood gathering space and resource.
- Providing a sustainable and environmentally friendly solution to meet the City's Resiliency and Zero Net Energy and sustainability goals.
- Adding a swimming pool to replace the lost Willard Pool.

Community Open House #1

On October 23, 2019, staff and the consultant team hosted the first community open house at the Frances Albrier Community Center. The open house format allowed attendees to come and go at their convenience to engage with the project team. The open house started in the early evening to target feedback from families enrolled in or interested in the afterschool care program, and continued into the evening for the general public. Recreation staff were on hand to engage with children to make it more convenient for families to participate.

Four information stations were set up for attendees to visit: Site Analysis and Building Analysis, Project Goals, Activities and Spaces, and Conceptual Designs. (**Attachments 1, 2, 3, and 4**, respectively).

- The Site and Building Analysis station displayed a list of benefits and concerns with the existing community center and programs. The lists were compiled based on observations, assessments, interviews and meetings during the outreach phase.
- The Project Goals station focused on conversations about goals that were prioritized based on feedback received during the public outreach process.
- At the Activities and Spaces station, attendees were able to see a list of possible program activities as well as possible activities with different sized swimming pools.
- The Conceptual Designs station presented four design concepts.

Passing through each station, attendees engaged with various team members. Attendees completed survey sheets and/or engaged with team members who solicited additional feedback and compiled notes over the evening. Following the engagement, a similar survey along with files of the presentation boards were digitally formatted into an online survey which then went out to the community for additional feedback. This allowed members of the community who could not physically attend the community meeting to have an opportunity to view the design concepts and provide input.

Community Open House #2 – Remote Engagement

Following the first community open house, the plan was to hold the second community open house workshop on March 25, 2020 and present the preferred conceptual design. Due to the COVID-19 (Coronavirus) global pandemic, all public in-person meetings were cancelled and residents were directed to shelter-in-place by order of the City of Berkeley Public Health Officer.

The project team quickly switched to remote engagement and utilized digital, phone-in, or mail-in input. The consultant team developed a digital presentation covering the following topics:

- Project Overview
- Project History and Site Information
- Community Input
- Design
- Project Schedule and Budget

The presentation included opportunities for the community to provide further input on the conceptual designs for the team to develop the preferred option. As part of the presentation, the project team recorded responses to questions designed to engage the respondents with various aspects of each conceptual plan. See **Attachment 6** for the Community Outreach Summary. Responses included questions to determine what percentage of respondents attended and/or completed the survey from previous engagements, and what percentage of respondents were new.

CONCEPTUAL DESIGN OPTIONS A, B, C and D

The focus group meetings, community engagement and visioning process led to the creation of four conceptual design options. The three ideas that drew the most excitement were investment in the community, the addition of a City-owned public pool, and building upgrades. The expansion of the City's current programs as well as the opportunity to provide multi-activity and multi-generational use drew a strong interest as well.

Design Option A

Design Option A is the largest footprint, and reuses portions of the existing space and building walls. This option features a large gymnasium in addition to a separate multipurpose room and stage, the existing open courtyard, and the addition of a small pool (**Attachment 4a**).

Design Option B

Design Option B reconstructs the building and features a large lap and recreational size pool, an enclosed courtyard, and a small multipurpose room that can accommodate indoor sports, movement classes and rentals. An adjacent stage has doors that open up and connect to an outdoor stage, (**Attachment 4b**).

Design Option C

Design Option C is the smallest footprint and reconstructs the building. This option features a medium lap and recreational sized pool, medium sized multipurpose room with a stage, and a large courtyard that opens toward the ages 5-12 playground area (**Attachment 4c**).

Design Option D

Design Option D reconstructs the building and features a medium sized pool, medium sized multipurpose room with a stage and a very small courtyard area (**Attachment 4d**).

PREFERRED DESIGN CONCEPT

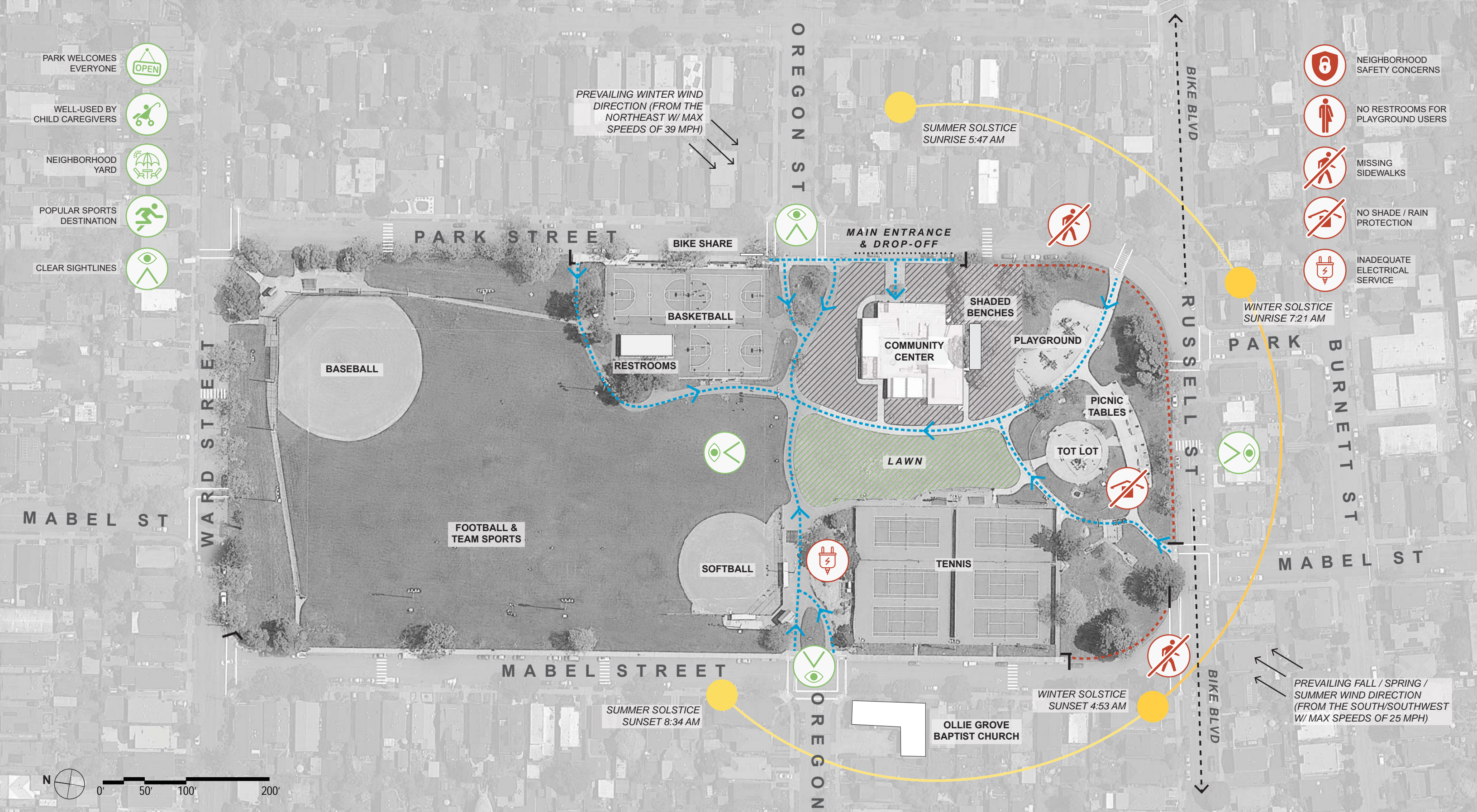
The preferred design concept, which combines elements of both Design Option B and Design Option C, is aligned with the majority of community, stakeholder and staff input. The preferred design concept, visualized in **Attachment 5**, includes the following key elements: large lap and recreational sized pool, multipurpose room with stage and adjacent exterior stage, flex/meeting room, commercial kitchen, and large courtyard with pathway connection to the 5-12 playground, and a public restroom within sight of the playgrounds.

FUTURE COSTS AND FUNDING STRATEGY

The cost for construction of the preferred design is \$24.6M and is presented in full in **Attachment 7**, with an estimated \$32M total project cost. The cost estimate will inform the subsequent implementation phases of planning, final design and construction for the preferred design concept. The project could be funded in phases with the community center without the pool (\$17.4M) in phase 1 and then the pool and associated building in phase 2 (\$7.2M). Partial or full funding for the project could be considered in the public process for Phase 2 of *Measure T1*, in potential future federal infrastructure funding, or for funding in a separate bond measure. The conceptual plans will also be used to seek any other funding opportunities.

ATTACHMENT 1

Site and Building Analysis

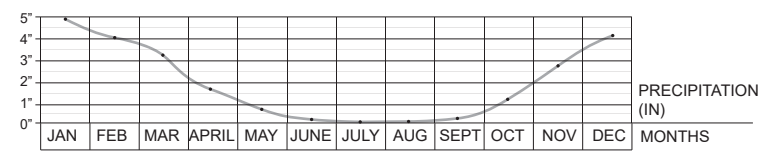
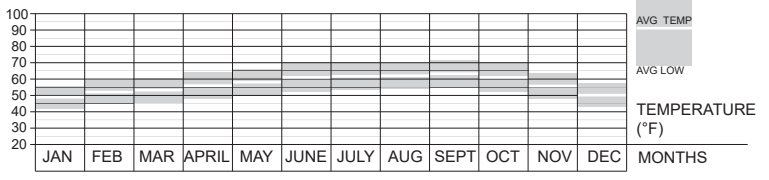
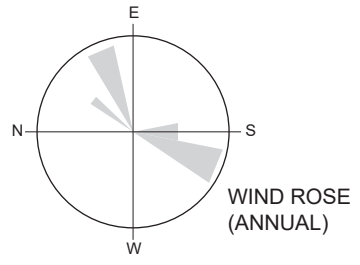


- PARK WELCOMES EVERYONE
- WELL-USED BY CHILD CAREGIVERS
- NEIGHBORHOOD YARD
- POPULAR SPORTS DESTINATION
- CLEAR SIGHTLINES

- NEIGHBORHOOD SAFETY CONCERNS
- NO RESTROOMS FOR PLAYGROUND USERS
- MISSING SIDEWALKS
- NO SHADE / RAIN PROTECTION
- INADEQUATE ELECTRICAL SERVICE

SITE ANALYSIS

FRANCES ALBRIER COMMUNITY CENTER
2800 PARK ST, BERKELEY, CA 94702





BUILDING ANALYSIS

FRANCES ALBRIER COMMUNITY CENTER
2800 PARK ST, BERKELEY, CA 94702



BENEFICIAL



PROBLEMATIC



DEFICIENT



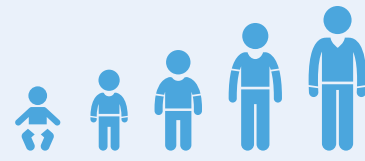
SIEGEL & STRAIN Architects
EINWILLER/KUEHL

ATTACHMENT 2

Project Goals

PROJECT GOALS

FRANCES ALBRIER COMMUNITY CENTER
2800 PARK ST, BERKELEY, CA 94702



MULTIGENERATIONAL

- Flexible program rooms
- Additional programming and activity opportunities for people of all ages



YOUTH

- More campers and students
- More program rooms



INTEGRATED IN PARK

- Better visibility into (and out of) community center
- Support playground and tennis court users (restrooms, shade)



SAFETY

- Secure program spaces and courtyard
- Implement crime prevention through environmental design



EMERGENCY PREPAREDNESS

- Information hub during and after disasters
- Emergency services and supplies



SUSTAINABLE DESIGN

- Integrate City's principles and goals for sustainable design and operation
- Consider passive, net-zero, and all-electric strategies



COMMUNITY ENGAGEMENT

- Reach out to neighbors, park users, local sports groups, city staff, and council member for input
- Continued engagement and updates throughout design and construction

ATTACHMENT 3

Activities and Spaces

ACTIVITIES & SPACES

FRANCES ALBRIER COMMUNITY CENTER
2800 PARK ST, BERKELEY, CA 94702



COMMUNITY CENTER

SPACE NAME	AREA (SF)	ACTIVITIES
Lobby & Circulation	1,600	Waiting area; informal gathering space; community information space
Offices	720	
Multipurpose Room		
Small (74' x 42')	4,400	Basketball
- Junior High basketball court		
- Live Oak Rec. Center		
Medium (84' x 50')	5,500	Volleyball; futsal; badminton; pickleball
- High School basketball court		
- Golden Gate Rec. Ctr.		
Large (84' x 50')	7,500	Movement classes; gymnastics; martial arts; dance classes; Zumba; hoop dance classes; yoga
- High School basketball court		
- James Kenney Comm. Ctr.		
Stage	1,250	Performing arts; theater productions; afterschool programs
		Yoga; dance
Early Education	925	Parent and Me/Baby and Me classes
		Young children; Pre-K Power Play; Tots Around Town; Tot Art Classes
		Community rentals (birthday parties, baby showers); meeting space
Arts & Crafts	925	Art classes (all ages); pottery/ceramics (all ages); summer camps; afterschool programs
		Puppy training
Digital Media	925	Computer lab; laptop/tablet cart; rental/meeting space
		STEM classes; afterschool programs; summer camps
Meeting / Flex Room	925	Homework room; tutoring
		Neighborhood socials; small meetings; specialty classes; rentals; afterschool program; summer camp
Kitchen	600	Cooking classes; community kitchen classes; community rental; afterschool program and camp use
Restrooms	840	
Utilities	1,050	
Courtyard		Vegetable garden
Small	1,000	
Medium	3,250	
Large	4,500	Outdoor programs; community rentals; afterschool and camp programs

POOL FACILITY

SPACE NAME	AREA (SF)	ACTIVITIES
Entry	500	
Pool		
Small (75' x 32')	1,000	Lap swim; swim lessons; water walking; public swim; family swim; small Masters program; senior exercise
- 4 lanes of lap swim		
		Junior lifeguard camp; community safety classes (WSI, Lifeguarding)
Medium (75' x 45')	3,250	ACTIVITIES ABOVE +
- 6 lanes of lap swim		
- King Pool, Willard Pool, West Campus Pool		Swim lessons; parent/child swim lessons
Large (75' x 82')	4,500	ACTIVITIES ABOVE +
- 11 lanes of lap swim		
- Berkeley High Pool		Water polo
		Scuba diving training
		Introduction to paddleboard; introduction to kayaking
		Synchronized swim
Pool Deck	5,500 - 10,200	
Splash Pad	500	Water play; mushroom showers; Parent and Me/Tot Water Safety/Intro class (Water Exploration)
Locker Rooms / Showers	1,500	
Utilities	1,500	Equipment room; storage
Lifeguard/Pool Office	100	Administrative and break area for lifeguards

ATTACHMENT 4

4a - Design Option A

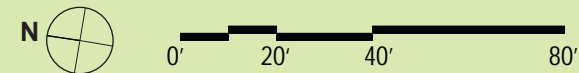
4b - Design Option B

4c - Design Option C

4d - Design Option D



TOTAL BUILDING AREA: 23,500 SF



OPTION A

FRANCES ALBRIER COMMUNITY CENTER
2800 PARK ST, BERKELEY, CA 94702





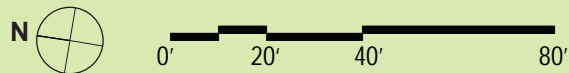
OPTION B

FRANCES ALBRIER COMMUNITY CENTER
2800 PARK ST, BERKELEY, CA 94702





TOTAL BUILDING AREA: 19,200 SF



OPTION C

FRANCES ALBRIER COMMUNITY CENTER
2800 PARK ST, BERKELEY, CA 94702





OPTION D

FRANCES ALBRIER COMMUNITY CENTER
2800 PARK ST, BERKELEY, CA 94702



ATTACHMENT 5

Preferred Conceptual Design

Architectural Floor Plan

PARK STREET

RUSSELL STREET



COMMUNITY CENTER	20,800 SF
POOLHOUSE	4,500 SF
TOTAL BUILDING AREA	25,300 SF



TENNIS COURTS

Activities Floor Plan

PARK STREET

RUSSELL STREET



 EXISTING AMENITIES
 PROPOSED AMENITIES

ATTACHMENT 6

Community Outreach Summary

Community Outreach Summary

Frances Albrier Community
Center Planning & Design

— SIEGEL & STRAIN Architects |

+ EINWILLER&UEHL

Parks
Make
Life
Better!



Project Overview

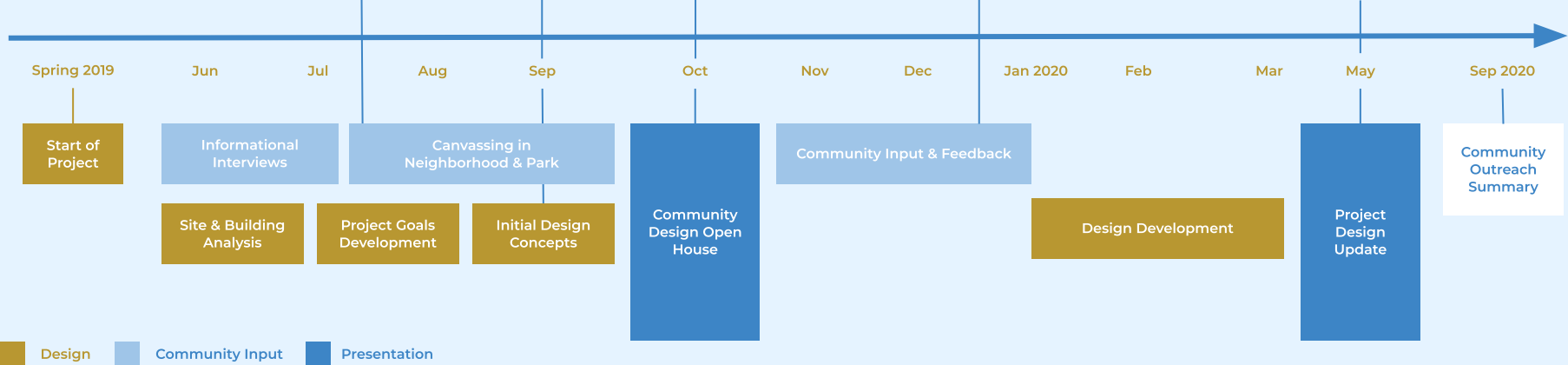
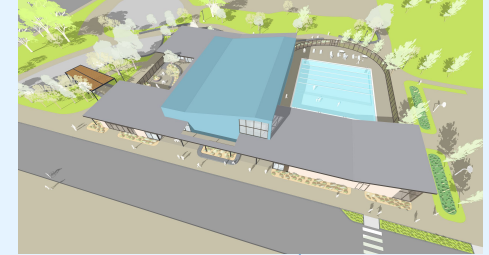
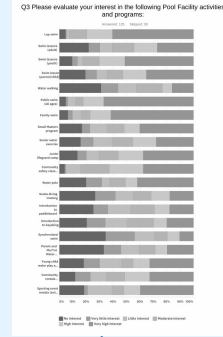
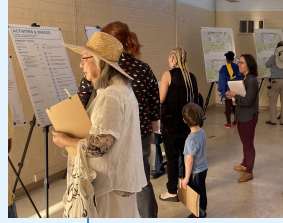
The Frances M. Albrier Community Center is a well-used public facility that offers spaces for classes and events, open to the public and private.

Measure T1 funding has enabled the necessary planning and design for the future of the Community Center as a Care and Shelter Facility with expanded space for popular programs.

The planning and design phase began in June 2019. Community input and feedback has been central to the design process. Public outreach efforts have included neighborhood canvassing, attendance at park events, in-person sessions and online surveys.



Project Timeline



Outreach Overview

In-Person

Informational Interviews - July/August 2019

Canvassing in Neighborhood and Park

- Neighborhood Canvassing - August 3, 2019
- National Night Out in San Pablo Park - August 6, 2019
- Movies in the Park - August 23, 2019

Community Design Open House - October 23, 2019

Online

Survey #1 - November/December 2019

Project Update - May 2020

Survey #2 - June 2020

130+

Community members
on mailing list

310

Survey responses



National Night Out
Aug 6, 2019



Community Design Open House
Oct 23, 2019

Informational Interviews

OUTREACH OBJECTIVES

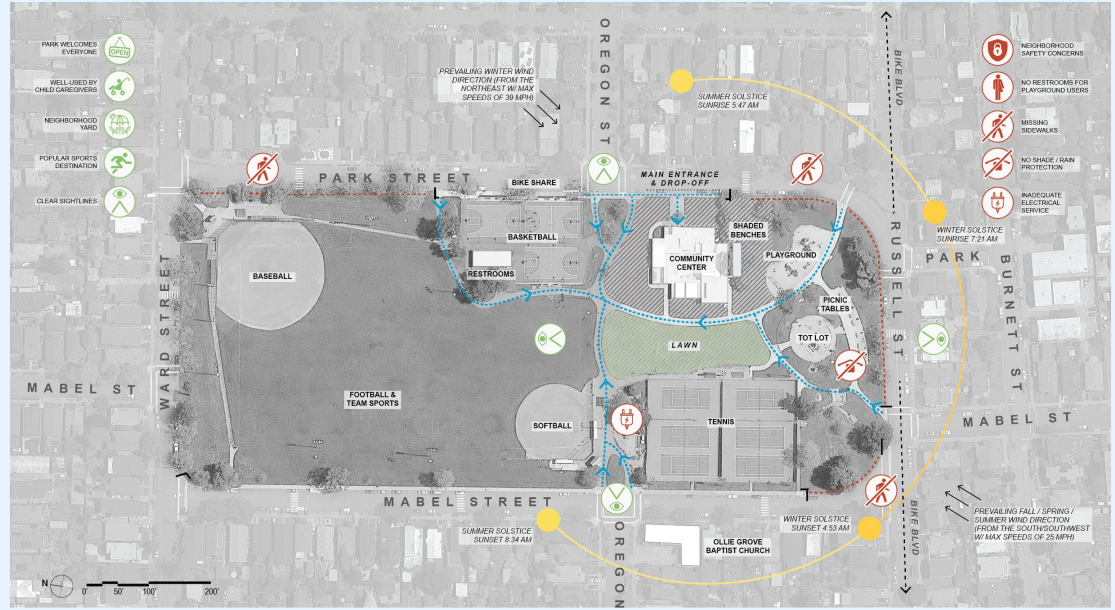
- Gather general information and history about the building and site
- Seek input on activities and uses at San Pablo Park

PARTICIPANTS

- District 2 Councilmember
- City of Berkeley Office of Energy & Sustainable Development
- Department of Parks, Recreation & Waterfront Staff, including program providers, recreation staff, and maintenance staff
- Long-term Residents
- Independent Daycare Providers

RESULTS

- Building & Site Analysis Diagram
- Project Goals



Site Analysis Diagram



Project Goals

Canvassing in Neighborhood & Park

OUTREACH OBJECTIVES

- Promote project awareness
- Seek input on activities and uses at Frances Albrier Community Center and in San Pablo Park

PARTICIPANTS

- Canvassing in Park - 15 people
- National Night Out - 39 people
- Movies in the Park - 9 people

RESULTS

- Desired Activities & Spaces

Community Center

Lobby	
Offices	
Multipurpose Room	
Stage	
Early Education	
Arts & Crafts	
Computer Room	
Flex / Meeting Room	

Desired Activities & Spaces

Kitchen	
Courtyard	
Restrooms	

Pool Facility

Pool / Lifeguard Office	
Swimming Pool	
Pool Deck	
Locker / Shower Rooms	

Community Design Open House

OUTREACH OBJECTIVES

- Review four plan options
- Seek input on community preferences regarding types, configuration, and location of spaces including: Multipurpose Room, Swimming Pool, and Courtyard

PARTICIPANTS

- 35 attendees (open to general public)

RESULTS

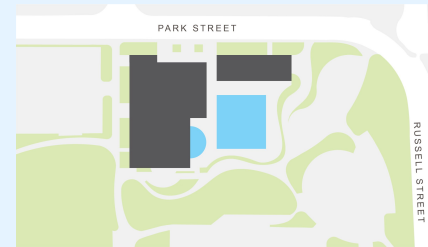
- Four Plan Options



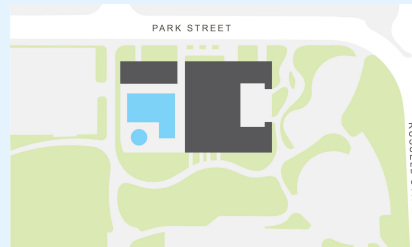
Community Design Open House



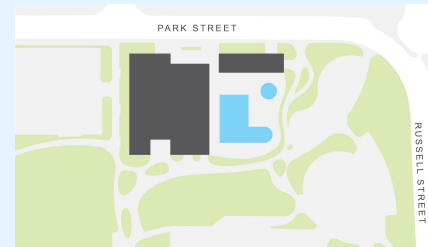
Option A (adding to existing building)



Option B (all new building)



Option C (all new building)

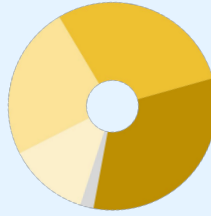
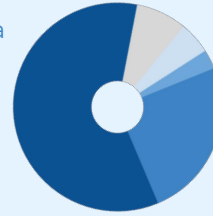


Option D (all new building)

Plan Options

Survey #1

60% Prefer a Large Pool



31% Prefer Any Size Multipurpose Room

Ideas that drew most excitement:

Public pool
Building upgrades
Community Investment

Areas of greatest concern:

Parking
Cost
Project length / feasibility

OUTREACH OBJECTIVES

- Gauge interest in programs and activities
- Evaluate preference for potential size of multipurpose room and swimming pool
- Solicit feedback on project benefits and concerns

PARTICIPANTS

- 164 responses to questionnaire (both online SurveyMonkey and in-person at Open House)

RESULTS

- Preferred Plan Option with large pool to the north, medium multipurpose room, and courtyard to the south next to playground



Preferred Plan Option

Project Update & Survey #2

OUTREACH OBJECTIVES

- Provide summary of community outreach effort to-date
- Report results of Survey #1
- Confirm preferred plan option
- Articulate benefits and concerns
- Evaluate preference for building massing/roof design

PARTICIPANTS

- Project Update published on City of Berkeley website
- 146 responses to online SurveyMonkey questionnaire

RESULTS

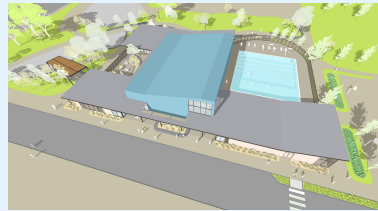
- Preferred shed roof option
- Enthusiasm for large pool and community center building upgrades
- Concern for parking impact and project cost/feasibility



Option A - Shed Roof



Option B - Gable Roof



Aerial view of massing option

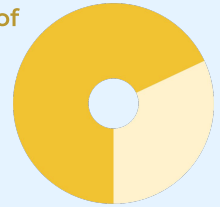


View from playground



View of courtyard

68% Prefer a Shed Roof



“Great opportunity for multi-activity, multi-generational community use in family-oriented residential area.”

Sample survey responses

“It would be wonderful to have a large, modern public pool in the heart of Berkeley.”

FAQs

What is the cost of the project?

The construction cost estimate is \$24 million. Measure T1 has funded the conceptual design and planning to-date. The City of Berkeley is currently seeking support and funding for design completion and construction.

How will the project impact parking?

The next phase of the planning process will involve a detailed traffic study. The City is exploring multiple solutions to mitigate vehicular traffic including public transportation and bike share programs.

Why does this project include a swimming pool?

San Pablo Park is an ideal opportunity site for a large pool due to the size of the park. The addition of a pool to the community center would provide the community with the only City-owned public swimming pool in Berkeley.

How will security concerns be addressed?

The new community center is designed and sited to foster positive social interaction. Access points are visible from Park Street, Russell Street and San Pablo Park. They are positioned for natural surveillance from the outside and to be monitored by staff from the inside. The plan incorporates transitional zones between the public streets and the park and the more protected interior spaces such as the gymnasium and program rooms.

What is a Berkeley Care and Shelter Facility?

The 2016 Berkeley Resilience Strategy designated Frances Albrier Community Center as one of the seven mass Care and Shelter facilities for community use in the event of an emergency, such as an earthquake or fire. The Center is designed to meet enhanced design criteria for seismic activity and other natural disasters so that it can serve as an information hub, emergency supply dispensary and an overnight public shelter after a major earthquake or during a fire storm.

Thank you

City of Berkeley Project Manager:
Wendy Wellbrock - WWellbrock@CityofBerkeley.info

— SIEGEL & STRAIN Architects |

+ EINWILLER&UEHL

**Parks
Make
Life
Better!**



ATTACHMENT 7

Cost Estimate

Budget Estimate Report
Conceptual Design Alternates

Frances Albrier Community Center
Berkeley, CA

Report Date:
3/24/20

Prepared for:
Siegel & Strain Architects

Prepared by:
Robert Borinstein
R. Borinstein Company

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CONCEPT PHASE ESTIMATE

EXECUTIVE SUMMARY REPORT

Project Frances Albrier Community Center
Comparative Scheme Option Estimates - Conceptual Design

3/24/20
Submission

SCHEME DESCRIPTION	OPTION A		OPTION B		VARIANCE = B - A
	NET AMOUNT	net unit cost incl mark-ups	NET AMOUNT	net unit cost incl mark-ups	
BASE SCOPE		21,300 /gsf		21,040 /gsf	
MOBILIZATION, PROJECT PREP, & DEMOLITION	\$ 367,000	\$17.23 /gsf	\$ 444,000	\$21.10 /gsf	\$ 77,000
BUILDING STRUCTURE	\$ 3,245,000	\$152.35 /gsf	\$ 4,991,000	\$237.21 /gsf	\$ 1,746,000
BUILDING ENVELOPE	\$ 3,391,000	\$159.20 /gsf	\$ 3,384,000	\$160.84 /gsf	\$ (7,000)
INTERIOR BUILDOUT & MEP	\$ 6,680,000	\$313.62 /gsf	\$ 7,043,000	\$334.74 /gsf	\$ 363,000
KITCHEN EQUIPMENT	\$ 396,000	\$18.59 /gsf	\$ 396,000	\$18.82 /gsf	\$ -
BUILDING SUBTOTAL	\$ 14,079,000	\$660.99 /gsf	\$ 16,258,000	\$772.72 /gsf	\$ 2,179,000
SITE DEMOLITION, GRADING, & SITE DRAINAGE	\$ 408,000	\$19.15 /gsf	\$ 438,000	\$20.82 /gsf	\$ 30,000
FINISH SITWORK	\$ 2,435,000	\$114.32 /gsf	\$ 2,112,000	\$100.38 /gsf	\$ (323,000)
SITE SUBTOTAL	\$ 2,843,000	\$133.47 /gsf	\$ 2,550,000	\$121.20 /gsf	\$ (293,000)
SERVICE UTILITIES	\$ 372,000	\$17.46 /gsf	\$ 391,000	\$18.58 /gsf	\$ 19,000
PHOTOVOLTAIC SYSTEM	\$ 900,000	\$42.25 /gsf	\$ 1,045,000	\$49.67 /gsf	\$ 145,000
UTILITIES SUBTOTAL	\$ 1,272,000	\$59.72 /gsf	\$ 1,436,000	\$68.25 /gsf	\$ 164,000
POOL, DECK, EQUIPMENT, & POOL FENCING	\$ -	\$0.00 /gsf	\$ 3,393,000	\$161.26 /gsf	\$ 3,393,000
TOTAL BUDGET ESTIMATE - BASE SCOPE	\$ 18,194,000	\$854.18 /gsf	\$ 23,637,000	\$1,123.43 /gsf	\$ 5,443,000
ALTERNATE SCOPE					
1. ALL ELECTRIC POOL HEAT PUMP	\$ -	\$0.00 /gsf	\$ 890,000	\$42.30 /gsf	\$ 890,000
2. EXTEND SIDEWALK AT SOUTH END	\$ 49,000	\$2.30 /gsf	\$ 49,000	\$2.33 /gsf	\$ -
3. HAZARDOUS MATERIAL ABATEMENT ALLOWANCE	\$ 74,000	\$3.47 /gsf	\$ 74,000	\$3.52 /gsf	\$ -
TOTAL BUDGET ESTIMATE - ALTERNATE SCOPE	\$ 123,000	\$5.77 /gsf	\$ 1,013,000	\$48.15 /gsf	\$ 890,000
TOTAL BUDGET ESTIMATE - BASE + ALT SCOPE	\$ 18,317,000	\$859.95 /gsf	\$ 24,650,000	\$1,171.58 /gsf	\$ 6,333,000

ESTIMATE SUMMARY EXCLUSIONS

- 1 A/V cabling or equipment assumed to be provided in an owner vendor budget. The estimate will provide a budget for conduit infrastructure
- 2 FF&E (Furnishings, Fixtures, & Equipment - Non Built-in)
- 3 Theater seating, equipment, sound or lighting systems
- 4 Ornamental signage or donor recognition program. The estimate will include a budget for code required and room ID signage
- 5 Data & telephone equipment assumed to be provided in an owner vendor budget. The estimate will provide a budget for cabling infrastructure
- 6 Security alarm equipment & devices assumed to be provided in an owner vendor budget. The estimate will provide a minor budget for conduit infrastructure
- 7 Planning or permit fees.
- 8 The cost to remove hazardous materials as well as the cost to work in the presence of hazardous materials - See Alternates
- 9 Project soft costs (A&E Fees, Owner's Management Expenses, Builder's Risk Insurance, Capital Campaign Costs, etc)
- 10 Inflation escalation - Estimates based on present day cost of construction)

Refer to attached estimate detail

INTERMEDIATE SUMMARY REPORT

Summary Assembly Description	Totals Raw Cost	Totals w/Mark-up
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BASE SCOPE

OPTION A - RENOVATE BUILDING

		<u>21,300</u> /gsf bldg		<u>21,300</u> /gsf bldg	
I. MOBILIZATION & PROJECT PREPARATION	\$ 78,000	\$3.66 /gsf bldg		\$ 116,127	\$5.45 /gsf bldg
II. BUILDING DEMOLITION	\$ 168,186	\$7.90 /gsf bldg		\$ 250,397	\$11.76 /gsf bldg
III. BUILDING STRUCTURE - FOUNDATION & SOG	\$ 317,550	\$14.91 /gsf bldg		\$ 472,773	\$22.20 /gsf bldg
IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE	\$ 1,862,225	\$87.43 /gsf bldg		\$ 2,772,506	\$130.16 /gsf bldg
V. BUILDING EXTERIOR ENVELOPE - WALLS	\$ 1,313,975	\$61.69 /gsf bldg		\$ 1,956,264	\$91.84 /gsf bldg
VI. BUILDING EXTERIOR ENVELOPE - ROOF	\$ 963,460	\$45.23 /gsf bldg		\$ 1,434,412	\$67.34 /gsf bldg
VII. INTERIOR BUILDOUT - CONSTRUCTIONS & FINISHES	\$ 1,909,960	\$89.67 /gsf bldg		\$ 2,843,575	\$133.50 /gsf bldg
VIII. INTERIOR BUILDOUT - MEPF	\$ 2,576,710	\$120.97 /gsf bldg		\$ 3,836,241	\$180.11 /gsf bldg
IX. KITCHEN EQUIPMENT	\$ 265,814	\$12.48 /gsf bldg		\$ 395,748	\$18.58 /gsf bldg
BUILDING SUBTOTAL	\$ 9,455,880	\$443.94 /gsf bldg		\$ 14,078,043	\$660.94 /gsf bldg
			56,700 sf site		56,700 sf site
X. SITE ELEMENTS DEMOLITION	\$ 150,528	\$7.07 /gsf bldg	\$2.65 /sf site	\$ 224,107	\$10.52 /gsf bldg
XI. EARTHWORK & GRADING	\$ 78,220	\$3.67 /gsf bldg	\$1.38 /sf site	\$ 116,455	\$5.47 /gsf bldg
XII. SITE DRAINAGE	\$ 45,000	\$2.11 /gsf bldg	\$0.79 /sf site	\$ 66,997	\$3.15 /gsf bldg
XIII. FINISH SITEWORK	\$ 1,635,525	\$76.79 /gsf bldg	\$28.85 /sf site	\$ 2,434,992	\$114.32 /gsf bldg
SITWORK SUBTOTAL	\$ 1,909,273	\$89.64 /gsf bldg	\$33.67 /sf site	\$ 2,842,551	\$133.45 /gsf bldg
					\$50.13 /sf site
XIV. WATER UTILITIES	\$ 42,000	\$1.97 /gsf bldg		\$ 62,530	\$2.94 /gsf bldg
XV. SANITARY UTILITIES	\$ 5,000	\$0.23 /gsf bldg		\$ 7,444	\$0.35 /gsf bldg
XVI. GAS SERVICE UTILITIES	\$ -	\$0.00 /gsf bldg		\$ -	\$0.00 /gsf bldg
XVII. ELECTRICAL UTILITIES	\$ 203,000	\$9.53 /gsf bldg		\$ 302,229	\$14.19 /gsf bldg
XVII. PHOTVOLTAIC SYSTEM	\$ 604,500	\$28.38 /gsf bldg		\$ 899,988	\$42.25 /gsf bldg
SITWORK SUBTOTAL	\$ 854,500	\$40.12 /gsf bldg		\$ 1,272,191	\$59.73 /gsf bldg
Subtotal Raw Cost of Construction	\$ 12,219,652	\$573.69 /gsf bldg			
Mark-ups including contingency	\$ 5,973,133	\$280.43 /gsf bldg			
Subtotal Cost of Hard Construction	\$ 18,192,785	\$854.12 /gsf bldg		\$ 18,192,785	

OPTION B - NEW BUILDING

		<u>21,040</u> /gsf bldg		<u>21,040</u> /gsf bldg	
I. MOBILIZATION & PROJECT PREPARATION	\$ 78,000	\$3.71 /gsf bldg		\$ 116,127	\$5.52 /gsf bldg
II. BUILDING DEMOLITION	\$ 219,991	\$10.46 /gsf bldg		\$ 327,525	\$15.57 /gsf bldg
III. BUILDING STRUCTURE - FOUNDATION & SOG	\$ 1,243,705	\$59.11 /gsf bldg		\$ 1,851,645	\$88.01 /gsf bldg
IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE	\$ 2,108,775	\$100.23 /gsf bldg		\$ 3,139,573	\$149.22 /gsf bldg
V. BUILDING EXTERIOR ENVELOPE - WALLS	\$ 1,530,654	\$72.75 /gsf bldg		\$ 2,278,858	\$108.31 /gsf bldg
VI. BUILDING EXTERIOR ENVELOPE - ROOF	\$ 742,009	\$35.27 /gsf bldg		\$ 1,104,713	\$52.51 /gsf bldg
VII. INTERIOR BUILDOUT - CONSTRUCTIONS & FINISHES	\$ 2,033,199	\$96.63 /gsf bldg		\$ 3,027,054	\$143.87 /gsf bldg
VIII. INTERIOR BUILDOUT - MEPF	\$ 2,697,720	\$128.22 /gsf bldg		\$ 4,016,402	\$190.89 /gsf bldg
IX. KITCHEN EQUIPMENT	\$ 265,814	\$12.63 /gsf bldg		\$ 395,748	\$18.81 /gsf bldg
BUILDING SUBTOTAL	\$ 10,919,866	\$519.01 /gsf bldg		\$ 16,257,646	\$772.70 /gsf bldg
			48,830 sf site		48,830 sf site
X. SITE ELEMENTS DEMOLITION	\$ 150,528	\$7.15 /gsf bldg	\$3.08 /sf site	\$ 224,107	\$10.65 /gsf bldg
XI. EARTHWORK & GRADING	\$ 98,438	\$4.68 /gsf bldg	\$2.02 /sf site	\$ 146,555	\$6.97 /gsf bldg
XII. SITE DRAINAGE	\$ 45,000	\$2.14 /gsf bldg	\$0.92 /sf site	\$ 66,997	\$3.18 /gsf bldg
XIII. FINISH SITEWORK	\$ 1,418,855	\$67.44 /gsf bldg	\$29.06 /sf site	\$ 2,112,411	\$100.40 /gsf bldg
SITWORK SUBTOTAL	\$ 1,712,820	\$81.41 /gsf bldg	\$35.08 /sf site	\$ 2,550,070	\$121.20 /gsf bldg
					\$52.22 /sf site
XIV. WATER UTILITIES	\$ 42,000	\$2.00 /gsf bldg		\$ 62,530	\$2.97 /gsf bldg
XV. SANITARY UTILITIES	\$ 5,000	\$0.24 /gsf bldg		\$ 7,444	\$0.35 /gsf bldg
XVI. GAS SERVICE UTILITIES	\$ 12,500	\$0.59 /gsf bldg		\$ 18,610	\$0.88 /gsf bldg
XVI. ELECTRICAL UTILITIES	\$ 203,000	\$9.65 /gsf bldg		\$ 302,229	\$14.36 /gsf bldg
XVII. PHOTVOLTAIC SYSTEM	\$ 702,000	\$33.37 /gsf bldg		\$ 1,045,147	\$49.67 /gsf bldg
SITWORK SUBTOTAL	\$ 964,500	\$45.84 /gsf bldg		\$ 1,435,961	\$68.25 /gsf bldg
XIX. POOL, DECK, EQUIPMENT, & POOL FENCE	\$ 2,278,750	\$108.31 /gsf bldg		\$ 3,392,634	\$161.25 /gsf bldg
POOL SUBTOTAL	\$ 2,278,750	\$108.31 /gsf bldg		\$ 3,392,634	\$161.25 /gsf bldg
Subtotal Raw Cost of Construction	\$ 15,875,936	\$754.56 /gsf bldg			
Mark-ups including contingency	\$ 7,760,375	\$368.84 /gsf bldg			
Total Cost of Hard Construction - Base Scope	\$ 23,636,311	\$1,123.40 /gsf bldg		\$ 23,636,311	

INTERMEDIATE SUMMARY REPORT

Summary Assembly Description	Totals Raw Cost	Totals w/Mark-up
ALTERNATES		
1. ALL ELECTRIC POOL HEAT PUMP	\$ 597,500	\$ 889,566
2. EXTEND SIDEWALK AT SOUTH END	\$ 33,180	\$ 49,399
3. HAZARDOUS MATERIAL ABATEMENT ALLOWANCE	\$ 50,000	\$ 74,441
Total Cost of Hard Construction - Alternate Scope	\$ 680,680	\$ 1,013,406

ESTIMATE NOTES, QUALIFICATIONS, AND ASSUMPTIONS

Project: Frances Albrier Community Center
Conceptual Plan Design Alternatives

Location: Berkeley, CA

Report Date: 3/24/20

The following is meant to clarify select assumptions used in this conceptual budget estimate and serves as a supplement to the conceptual design documents upon which this estimate is based. It does not constitute a complete narrative of all assumptions included in the estimate.

PROJECT DOCUMENTS

This estimate report is based on a combination of design documents including the following:

- Drawings: Frances Albrier Community Center Option A, Concept Design Pricing Set dated 3/3/20 as prepared by Siegel & Strain Architects
- Drawings: Frances Albrier Community Center Option B, Concept Design Pricing Set dated 3/3/20 as prepared by Siegel & Strain Architects
- Conceptual Project Manual: Frances Albrier Community Center Concept Design dated 3/5/20 as prepared by Siegel & Strain Architects
- Misc email correspondence between members of the project team clarifying scope

PROJECT NOTES & QUALIFICATIONS

1. This budget estimate report represents the probable cost of “hard construction” as understood at the conceptual phase and is assembled using empirical market data. Though correspondence with the design team helped clarify a number of issues, the nature of a conceptual estimate involves making a significant quantity of assumptions which may or may not represent the final design or as-built conditions. It is not a guarantee of final project cost, which is dependent upon the development of details for the final design as well as upon the methodology of bid solicitation and the bidding climate at the time of award.
2. Escalation. An escalation factor has been provided assuming construction performed in 2022. The estimate includes an annual escalation factor of 5%, which is compounded annually, applied to the number of years between now and the anticipated mid-point of construction.
3. The attached estimate detail and quantification graphics provide additional information as to the scope assumed in this estimate.

EXCLUSIONS

1. Data and telephone equipment in buildings assumed to be provided by the owner’s vendor. The estimate includes a budget for conduit and cabling.

2. Audio-visual cabling or equipment. The estimate includes a budget for conduit infrastructure in the Education Center only.
3. Theater seating, equipment, sound, or lighting systems
4. Security alarm system. The estimate includes a budget for conduit infrastructure.
5. Furniture, fixtures, and equipment (FF&E) other than the budget for the kitchen equipment.
6. Permit or planning fees except for permit fees required by mechanical, electrical, and plumbing contractors.
7. The cost to remove hazardous materials as well as the cost to work in the presence of hazardous materials. See Alternate for, which provides an allowance of \$75,000 for abatements. A hazardous materials report has not been provided for use in this estimate.
8. Owner soft and direct costs. The estimate excludes owner soft and direct costs, such as design and engineering, except for design-build trades, construction management and other consultants, special inspections, capital campaign expenditures, financing, builder's risk insurance, etc.
9. Owner's course of construction contingency. The owner's course of construction contingency is assumed to be carried in a separate owner's budget. This contingency is different than the design and contractor's contingencies provided for in the estimate to better anticipate the cost of construction at the time of contract award. The owner's course of construction contingency should be carried to anticipate change orders during the construction phase generated by unknown conditions or by discretionary changes to the design.

MARK-UP STRUCTURE

The following mark-up structure is applied progressively to the direct trade costs. The result is a compounding of the factors note below.

1. Contractor's General Expenses. A budget has been applied for the general contractor's field expenses and temporary construction required to manage and supervise a public funded project and on-site construction activities. This budget is presently factored as a percentage (15%) of the direct or raw cost of construction.
2. General Contractor's Fee. General contractor's overhead and profit has been included as a combined fee factored as a percentage (7.5%) of the direct or raw cost of construction including contractor's general condition expenses.
3. General Contractor's Insurance. A budget for contractor's insurance is applied as a percentage (1%) of the direct or raw cost of construction including contractor's general expenses, and general contractor's fee.
4. Building Permit Fee. Excluded as noted in Project Notes and Qualifications above.
5. Contingency. A contingency has been factored as a percentage (15%) of the direct or raw cost of construction including contractor's general expenses, general contractor's fee and insurance. It has been applied to anticipate the following:
 - Design & estimating contingency to account for the preliminary nature of the design documents.

- General contractor's contingency built into the contractor's price at the time of award.
6. Performance & Payment Bonds. A factor of 1.25% has been included to account for the cost of performance and payment bonds assumed to be required by the public agency.

CONCEPT PHASE ESTIMATE

ESTIMATE DETAIL REPORT

Project Frances Albrier Community Center
 Comparative Scheme Option Estimates - Conceptual Design

Est by: RMB
Est Date: 3/24/20
 Submission

Design Docs: Frances Albrier Community Center Concept Design Pricing Set
Document Date: Various Transmitted 3/3/20

Bldg Footprint 21,300 gsf
 Total Site Footprint 56,700 sf

OPTION A - RENOVATE BUILDING

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions

I. MOBILIZATION & PROJECT PREPARATION

50 Mobilization & Proj Preparation

Mobilization/demobilize & temporary facilities	1.00	bgt	20,000.00	20,000				
Construction Fencing	1,400.00	lf	7.50	10,500				
Temp erosion control & BMP measures	1.00	bgt	2,500.00	2,500				
Prepare SWPPP	1.00	bgt	7,500.00	7,500				
Layout & stake	1.00	bgt	5,000.00	5,000				
Misc equip budget - forklift/gradall, etc	1.00	bgt	25,000.00	25,000				
Temporary utilities	1.00	bgt	7,500.00	7,500				

Subtotal

78,000

TOTAL: I. MOBILIZATION & PROJECT PREPARATION

78,000

\$3.66 /gsf bldg

Net Total Incl Mark-up

116,127

II. BUILDING DEMOLITION

F2010 Building Elements Demolition

Strip finishes - building to be removed	1,400.00	sf	2.50	3,500				
Strip finishes - building to remain back to CMU & conc slab	7,100.00	sf	4.00	28,400				
Strip clerestory & siding from sawtooth roofs	2,600.00	sf	7.50	19,500				
Remove flat roofs - roofing and framing	4,900.00	sf	0.75	3,675				
Remove roof at sawtooth - roofing and joist framing	4,365.00	sf	1.50	6,548				
Remove sawtooth trusses - multipurpose room	6.00	ea	1,500.00	9,000				
Remove sawtooth truss framing - low roofs	2,153.00	sf	3.50	7,536				
Remove pop-up framing - stage	575.00	sf	3.50	2,013				
Remove courtyard canopy roofs & posts	190.00	lf	7.50	1,425				
Remove storefront and windows	1,450.00	sf	5.00	7,250				
Demo courtyard fireplace	1.00	bgt	2,500.00	2,500				
Sawcut CMU for new openings in CMU to stay	140.00	lf	35.00	4,900				
Selective demo CMU wall section at building to remain	890.00	sf	10.00	8,900				
Demo CMU walls at building section to be removed	1,690.00	sf	6.00	10,140				
Demo conc slab at building to be removed	1,400.00	sf	3.50	4,900				
Demo conc footings at building to be removed	195.00	lf	30.00	5,850				
Budget to cut & demo slab for new utilities at bldg to remain	1.00	bgt	7,500.00	7,500				
Haul and dispose	315.00	tons	110.00	34,650				

Subtotal

168,186

F2020 Hazardous Components Abatement

See Alternates

Subtotal

-

TOTAL: II. BUILDING DEMOLITION

168,186

\$7.90 /gsf bldg

Net Total Incl Mark-up

250,397

V. BUILDING STRUCTURE - FOUNDATION & SOG

A1010 Standard Foundations

Building foundations complete - grade beam 2'0x2'0	845.00	lf	70.00	59,150				
Building foundations complete - roof col grade beams 2'0x2'0	420.00	lf	70.00	29,400				

OPTION A - RENOVATE BUILDING

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Column footing complete - Gym 6x6x3 (assume depth)	8.00	ea	2,000.00	16,000			
	Column footing complete - MP Room (assume 3x3x2)	6.00	ea	1,500.00	9,000			
	Column footing complete - roof beam support (assume 3x3x2)	5.00	ea	1,500.00	7,500			
	Column footing complete - eaves beam support (assume 3x3)	13.00	ea	1,500.00	19,500			
	Budget to dowel new footings to existing	1.00	bgt	7,500.00	7,500			
	Subtotal					148,050		
A1030	Slab on Grade							
	SOG - complete 5" over 6" w100#/cy - & vapor barrier	13,500.00	sf	9.50	128,250			
	Budget to dowel new slab to existing	1.00	bgt	2,500.00	2,500			
	Budget to patch slab at utility cuts	1.00	bgt	10,000.00	10,000			
	Perimeter curb at new framed walls	500.00	lf	50.00	25,000			
	Perimeter curb at new storefront at existing openings	50.00	lf	75.00	3,750			
	Subtotal					169,500		
	TOTAL: V. BUILDING STRUCTURE - FOUNDATION & SOG					317,550		
	Net Total Incl Mark-up						\$14.91 /gsf bldg	472,773

IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE

B1020 Roof Construction

	Crane	1.00	bgt	20,000.00	20,000			
	Scaffolding (pro-rate with façade)	17,600.00	csf	5.00	88,000			
	<u>Gym Framing</u>							
	WF columns - avg 28' high - 100#/lf	8.00	ea	12,500.00	100,000			
	Truss - 7'0 deep steel custom (72'0 ea)	4.00	ea	25,000.00	100,000			
	Steel frame around clerestory window (50#/lf)	250.00	lf	500.00	125,000			
	Load bearing exterior wall framing - high walls avg 28'0	8,500.00	sfwl	20.00	170,000			
	Shearwall premium	3,575.00	sfwl	10.00	35,750			
	Interior partition framing in gym - assume full height	4,065.00	sfwl	15.00	60,975			
	Roof framing - TJI, blocking, & ply sheathing complete	8,525.00	sf	25.00	213,125			
	Rim joist	360.00	lf	15.00	5,400			
	<u>Low Structure Framing</u>							
	Columns in multi-purpose room (avg 18'0 high)	6.00	ea	7,500.00	45,000			
	Truss - Multi-purpose Room custom wood/steel (42' ea)	3.00	ea	15,000.00	45,000			
	Columns - misc ridge beam support (avg 18'0 high)	5.00	ea	5,000.00	25,000			
	Ridge beams	410.00	lf	85.00	34,850			
	Columns - roof canopy beam support (12'0 to 14' high)	13.00	ea	3,500.00	45,500			
	Roof canopy/eave beams	300.00	lf	85.00	25,500			
	New reinforced & grouted CMU walls	1,785.00	sfwl	30.00	53,550			
	Sill bolted into top of existing 8'0 CMU	245.00	lf	10.00	2,450			
	Sill bolted into top of existing 12'0 CMU	75.00	lf	10.00	750			
	Framing to extend bearing to existing CMU	1,075.00	sfwl	25.00	26,875			
	Exterior wall framing	2,450.00	sfwl	15.00	36,750			
	Load bearing & non-load bearing interior wall framing	5,000.00	sfwl	15.00	75,000			
	Shearwall premium	3,410.00	sfwl	10.00	34,100			
	Budget for minimal reconfiguration of existing framed walls	1,100.00	sfwl	7.50	8,250			
	Storefront headers	150.00	lf	30.00	4,500			
	Roof framing - slope - TJI, blocking, & ply sheathing complete	15,400.00	sf	25.00	385,000			
	Roof framing - flat mechanical platform - TJI, blocking, & ply sheathing complete	835.00	sf	20.00	16,700			
	Roof framing - courtyard canopies - TJI, blocking, & ply sheathing complete	1,900.00	sf	18.00	34,200			
	Rim joist	1,000.00	lf	15.00	15,000			
	<u>Mechanical Platform</u>							
	Steel platform/structure for AHU 1 - low roof	1.00	ea	25,000.00	25,000			
	Steel platform for remote kitchen equip - low roof	1.00	ea	5,000.00	5,000			

OPTION A - RENOVATE BUILDING

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	

Subtotal					1,862,225			
TOTAL: IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE						1,862,225	\$87.43 /gsf bldg	
	Net Total Incl Mark-up						2,772,506	

V. BUILDING EXTERIOR ENVELOPE - WALLS

B20	Exterior Enclosure	Ext Walls	17,600	sfwl				
	Scaffolding (pro-rate with structure)		17,600.00	sfwl	5.00	88,000		
	Furring strips anchored to CMU		4,000.00	sfwl	4.00	16,000		
	Thermal board insulation on CMU		4,000.00	sfwl	5.50	22,000		
	Thermal batt insulation at wood framed walls		9,600.00	sfwl	2.75	26,400		
	Thermal board insulation at wood framed walls		9,660.00	sfwl	4.00	38,640		
	Densglass sheathing		9,660.00	sfwl	4.00	38,640		
	Vapor barrier, peel & stick, & flashing		13,660.00	sfwl	4.25	58,055		
	Lath & stucco complete		13,660.00	sfwl	22.00	300,520		
	Trim/articulation at windows and doors		1,425.00	lf	25.00	35,625		
	Storefront glazing		2,120.00	sf	100.00	212,000		
	Clerestory windows at Gym - mechanized		1,410.00	sf	150.00	211,500		
	Windows - operable		200.00	sf	70.00	14,000		
	Misc caulking		17,600.00	sfwl	0.75	13,200		
	Storefront - entry doors - pairs (6'0x8'0)		8.00	pair	7,500.00	60,000		
	Storefront - entry doors - singles (3'0x8'0)		2.00	ea	3,500.00	7,000		
	Doors - HM pair 6'0x7'0		1.00	pair	4,000.00	4,000		
	Doors - HM single 3'0x7'0		4.00	ea	2,400.00	9,600		
	Doors - barn doors at trash (8'0x8'0)		1.00	pair	3,000.00	3,000		
	Paint HM doors		6.00	leaf	400.00	2,400		
	Paint barn doors		2.00	leaf	500.00	1,000		
	Misc painting budget		1.00	bgt	7,500.00	7,500		
Subtotal						1,169,080	\$66.43 /sf total ext wall	

B20	Exterior Enclosure	Eaves Soffit	8,435	sf				
	Framing & wood slat finish - high gym roof		880.00	sf	15.00	13,200		
	Framing & wood slat finish - low roofs		5,685.00	sf	15.00	85,275		
	Framing & wood slat finish - courtyard canopies		1,870.00	sf	15.00	28,050		
	Budget for eave vents		1.00	bgt	1,500.00	1,500		
	Finish eaves wood		8,435.00	ea	2.00	16,870		
Subtotal						144,895	\$17.18 /sf total soffit	
TOTAL: V. BUILDING EXTERIOR ENVELOPE - WALLS						1,313,975	\$61.69 /gsf bldg	
	Net Total Incl Mark-up						1,956,264	

VI. BUILDING EXTERIOR ENVELOPE - ROOF

B30	Roofing	29,960	sf roof					
	Rigid insulation - high standing seam roof over Gym	8,480.00	sf	4.25	36,040			
	Rigid insulation - low standing seam roofs	18,750.00	sf	4.25	79,688			
	Rigid insulation - flat mechanical roof	830.00	sf	4.25	3,528			
	Batt insulation in rafters - high standing seam roof over Gym	7,600.00	sf	3.75	28,500			
	Batt insulation in rafters - low standing seam roofs	13,070.00	sf	3.75	49,013			
	Batt insulation in rafters - flat mechanical roof	830.00	sf	3.75	3,113			
	Densglass overlay - high standing seam roof over Gym	8,480.00	sf	3.00	25,440			
	Densglass overlay - low standing seam roofs	18,750.00	sf	3.00	56,250			
	Densglass overlay - flat mechanical roof	830.00	sf	3.00	2,490			
	Standing seam roof - high roof over Gym	8,480.00	sf	20.00	169,600			
	Standing seam roof - low roofs	18,750.00	sf	20.00	375,000			
	Standing seam roof - courtyard canopies	1,900.00	sf	20.00	38,000			
	TPO - flat mechanical roof	830.00	sf	15.00	12,450			
	Gutter - high roof over gym - pre-finished	280.00	lf	50.00	14,000			

OPTION A - RENOVATE BUILDING

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Gutter - low roofs - pre-finished	720.00	lf	50.00	36,000			
	Roof edge fascia - high roof - pre-finished	75.00	lf	35.00	2,625			
	Downspouts - pre-finished	680.00	lf	25.00	17,000			
	Roof edge fascia - high roof - pre-finished	135.00	lf	35.00	4,725			
	Misc flashing	1.00	bgt	10,000.00	10,000			
	Subtotal					963,460		\$32.16 /sf roof
	TOTAL: VI. BUILDING EXTERIOR ENVELOPE - ROOF						963,460	\$45.23 /gsf bldg
	Net Total Incl Mark-up							1,434,412

VII. INTERIOR BUILDOUT - CONSTRUCTIONS & FINISHES

C10 Interior Construction

	Rebuild stage platform and ramp	1,000.00	sf	70.00	70,000			
	Rebuild proscenium arch	1.00	bgt	15,000.00	15,000			
	Interior partition framing - see Building Superstructure				-			
	Frame acoustic partition header & end enclosures	1.00	bgt	2,500.00	2,500			
	Furring strips anchored to interior face of CMU	5,800.00	sfwl	4.00	23,200			
	Acoustic wall insulation	9,000.00	sfwl	1.25	11,250			
	Finished drywall on walls (NIC framing) low spaces	22,000.00	sfwl	5.00	110,000			
	Finished drywall on walls (NIC framing) high Gym walls	13,200.00	sfwl	6.50	85,800			
	Drop drywall ceilings - RRs	1,255.00	sf	15.00	18,825			
	Int doors solid core wood - pair	4.00	pr	3,500.00	14,000			
	Int doors solid core wood - single	14.00	ea	2,000.00	28,000			
	Int doors solid core wood - double closet	13.00	pr	3,000.00	39,000			
	Int doors solid core wood - in office AHU closets	3.00	ea	1,500.00	4,500			
	Access hatch budget	1.00	bgt	2,500.00	2,500			
	Subtotal					424,575		\$19.93 /gsf bldg

C30 Interior Finishes

	<u>Flooring</u>							
	Floor leveling and repairs - existing slab	7,100.00	sf	2.50	17,750			
	Floor leveling minor float - new slab (NIC Gym & Trash)	6,300.00	sf	1.00	6,300			
	Athletic wood flooring - Gym (includes striping - NIC logo)	6,100.00	sf	18.00	109,800			
	Wood flooring - Gym & Emerg Storage	550.00	sf	20.00	11,000			
	Athletic wood flooring - Multipurpose Rm	2,465.00	sf	17.00	41,905			
	Wood flooring - MPR Storage	100.00	sf	20.00	2,000			
	Premium for finish wood at stage platform, ramp & stairs	1,000.00	sf	10.00	10,000			
	Linoleum - Lobby/Corridors	2,410.00	sf	7.50	18,075			
	Linoleum - Digital Media/Arts & Crafts/Early Ed	2,750.00	sf	7.50	20,625			
	Carpet - Office/Office Coord	78.00	sy	60.00	4,680			
	Linoleum - Copier/Store	139.00	sf	7.50	1,043			
	Epoxy flooring w/cove base - RRs	1,270.00	sf	16.00	20,320			
	Epoxy flooring w/cove base - Kitchen	545.00	sf	16.00	8,720			
	Epoxy flooring w/cove base - Dry Goods & Storage	220.00	sf	16.00	3,520			
	Epoxy flooring w/cove base - Janitor's closets	150.00	sf	16.00	2,400			
	Epoxy flooring w/cove base - Main Utility	200.00	sf	16.00	3,200			
	Trash room - no treatment to slab				-			
	<u>Walls & Base</u>							
	Wood base at rooms with linoleum & carpet	1,100.00	lf	7.50	8,250			
	Wood base at athletic floors - in flooring price				-			
	Int window & door casings	1,425.00	lf	25.00	35,625			
	Ceramic tile wainscot - RRs 7'0 high	2,660.00	sf	20.00	53,200			
	FRP panels - Kitchen	800.00	sf	6.00	4,800			
	FRP panels - Dry Goods & Storage	800.00	sf	6.00	4,800			
	FRP panels - Janitor's closets	700.00	sf	6.00	4,200			
	Paint finished drywall on walls at low spaces	22,000.00	sfwl	2.00	44,000			

OPTION A - RENOVATE BUILDING

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Paint finished drywall on walls at high Gym walls	13,200.00	sfwl	3.00	39,600			
	Paint base & running trim	2,525.00	lf	5.00	12,625			
	Paint doors	51.00	leaf	400.00	20,400			
	<u>Ceiling</u>							
	Wood slat ceiling on suspended grid - Gym	6,100.00	sf	45.00	274,500			
	Wood slat ceiling on suspended grid - Multipurpose Rm	2,465.00	sf	45.00	110,925			
	Suspended acoustic ceiling - Lobby/Corridors	2,410.00	sf	8.50	20,485			
	Suspended acoustic ceiling - Digital Media/Arts & Crafts/Early	2,750.00	sf	8.50	23,375			
	Suspended acoustic ceiling - Office/Office Coord/Copier	855.00	sf	8.50	7,268			
	Suspended acoustic ceiling - Gym & Emerg Storage	550.00	sf	8.50	4,675			
	Suspended acoustic ceiling - MPR Storage	100.00	sf	8.50	850			
	Suspended acoustic ceiling washable - Kitchen/DG/Storage	850.00	sf	7.00	5,950			
	Paint finished drywall ceilings in RRS	1,255.00	sf	2.00	2,510			
	Subtotal					959,375		\$45.04 /gsf bldg
C3050	Interior Fabrications							
	Office desk counters	80.00	lf	250.00	20,000			
	Office underdesk station cabinets (assume)	11.00	ea	500.00	5,500			
	Classroom cabinet - lower/counter/upper - Arts & Crafts	10.00	lf	1,000.00	10,000			
	Classroom cabinet - lower/counter/upper - Early Ed	14.00	lf	1,000.00	14,000			
	Lavatory counters	20.00	lf	300.00	6,000			
	Misc storage shelving budget	1.00	bgt	1,000.00	1,000			
	Acoustic Ultra Plus high impact fabric panels - Gym (assume 8'0 high)	2,400.00	sf	30.00	72,000			
	Acoustic Ultra Plus high impact fabric panels - Multipurpose (assume 8'0 high)	300.00	sf	30.00	9,000			
	Acoustic high impact tackable fabric panels - Digital Media/Arts & Crafts/Early Ed (assume 6'0 high)	1,560.00	sf	26.00	40,560			
	Magnetic white boards - Digital Media/Arts & Crafts/Early Ed (assume 6'0 high)	3.00	locs	300.00	900			
	Bulletin board display case - Lobby	1.00	bgt	500.00	500			
	Acoustic operable partition w/pocket doors - Multipurpose Rm	480.00	sf	60.00	28,800			
	Window coverings - Gymnasium clerestory - shade motorized	1,400.00	sf	65.00	91,000			
	Window coverings - Multi-purpose - shade & blackout screens	620.00	sf	30.00	18,600			
	Window coverings - Office - shade & blackout screens	145.00	sf	30.00	4,350			
	Window coverings - Digital Media - shade & blackout screens	255.00	sf	30.00	7,650			
	Window coverings - Arts & Crafts - shade & blackout screens	155.00	sf	30.00	4,650			
	Window coverings - Early Ed - shade & blackout screens	400.00	sf	30.00	12,000			
	Toilet partitions - phenolic - ADA stall	4.00	ea	2,200.00	8,800			
	Toilet partitions - phenolic - standard stall	5.00	ea	1,500.00	7,500			
	Urinal screens	1.00	ea	750.00	750			
	Toilet accessories - per stall	9.00	ea	400.00	3,600			
	Grab bars at HC stalls	7.00	ea	200.00	1,400			
	Restroom accessories - per room - multi - stall RR	4.00	ea	1,800.00	7,200			
	Restroom accessories - per room - single occupancy RR	3.00	ea	2,000.00	6,000			
	Shower accessories - renovated RRs	2.00	ea	200.00	400			
	Restroom mirrors - large multi-stall RRs	80.00	sf	25.00	2,000			
	Restroom mirrors - at wall hung sinks	5.00	ea	150.00	750			
	Fire extinguisher cabinets (extinguishers by owner)	6.00	ea	350.00	2,100			
	Furnishings - NIC (assume to be FF&E)		excl		-			
	Code & room ID signage (NIC ornamental signage)	1.00	bgt	1,500.00	1,500			
	Subtotal					388,510		\$18.24 /gsf bldg
E1070	Entertainment and Recreational Equipment							
	Stage							
	Overhead rigging	1.00	bgt	7,500.00	7,500			
	Theater lights, audio, equip NIC		excl		-			

OPTION A - RENOVATE BUILDING

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
Subtotal					7,500		\$0.35 /gsf bldg	
E1070	Entertainment and Recreational Equipment	Gym Equip						
	Floor striping - see wood floor				-			
	Bleachers - low rise stationary or tip & roll - 4 rows	42.00	lf	250.00	10,500			
	Basketball backboards - overhead retractable - motorized	2.00	ea	8,000.00	16,000			
	Basketball backboards - wall braced side fold - motorized	4.00	ea	6,500.00	26,000			
	Digital scoreboard (1), shotclocks (2), controller	1.00	set	11,000.00	11,000			
	Volleyball set	1.00	ea	5,000.00	5,000			
	Dividing curtain (26'0 high)	70.00	lf	450.00	31,500			
	Wall padding - 7'0	1.00	bgt	30,000.00	30,000			
	Subtotal				130,000		\$6.10 /gsf bldg	
TOTAL: VII. INTERIOR BUILDOUT - CONSTRUCTIONS & FINISHES						1,909,960	\$89.67 /gsf bldg	
Net Total Incl Mark-up							2,843,575	

VIII. INTERIOR BUILDOUT - MEPF

D20 Plumbing

All fixtures inclusive of rough-in

Toilets - wall hung - heavy duty carrier	12.00	ea	5,500.00	66,000			
Urinals	3.00	ea	4,000.00	12,000			
Lavatory sinks - wall hung	5.00	ea	4,000.00	20,000			
Lavatory counter sinks	6.00	ea	3,500.00	21,000			
Shower unit	2.00	ea	5,000.00	10,000			
Counter sinks - Classrooms	2.00	ea	3,500.00	7,000			
Floor drains - primed - Restrooms	4.00	ea	2,500.00	10,000			
Floor drain - primed - Trash Room	1.00	ea	2,500.00	2,500			
Janitor's sink	3.00	ea	4,000.00	12,000			
Drinking fountain/bottle filling station (interior wall mount)	1.00	ea	8,000.00	8,000			
Drinking fountain/bottle filling station exterior	1.00	ea	12,000.00	12,000			
Hose bibb with lock	4.00	ea	1,500.00	6,000			
Water heater w/circ pump and piping - restrooms - none		excl		-			
Insta-hot tankless water heaters - Janitor closets	3.00	ea	1,500.00	4,500			
Water heater - hybrid heat pump w/exp tank, circ pump and piping - kitchen	1.00	bgt	20,000.00	20,000			
Kitchen plumbing rough-in budget & connections	1.00	bgt	50,000.00	50,000			
Floor sink - primed - Dry Goods	1.00	ea	3,000.00	3,000			
Grease interceptor	1.00	ea	3,500.00	3,500			
Water pipe - runs to program sinks	150.00	lf	40.00	6,000			
Sanitary pipe - runs to program sinks	150.00	lf	70.00	10,500			
Condensate drains	1.00	bgt	7,500.00	7,500			
Budget: backflow, hammer arrestor, reducer valve	1.00	bgt	10,000.00	10,000			
Gas piping - none		excl		-			
Connect to new water line at 5' from building	1.00	bgt	1,500.00	1,500			
Connect to SS line at 5' from building	1.00	bgt	1,500.00	1,500			
Gen reqs and permitting	1.00	bgt	15,000.00	15,000			
Commissioning	1.00	bgt	5,000.00	5,000			

Subtotal

324,500

\$15.23 /gsf bldg

D30 HVAC

AHU -1 - Gym: Roof mount 16 ton packaged unit w/heat pump - Daikin Rebel DPS016AHH, MERV 13, powered exh	1.00	bgt	64,000.00	64,000			
AHU-2 - Multipurpose Rm: Split system 6 ton outdoor heatpump Daikin DZ11TA090 w/indoor air handler Daikin DAT090, Micrometi mixing box wth Belimo actuators, MERV filtration	1.00	ea	24,000.00	24,000			
HP-1 Digital Media: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000			

OPTION A - RENOVATE BUILDING

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	HP-2 Arts & Crafts: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00 ea	12,000.00	12,000				
	HP-4 Early Education: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00 ea	12,000.00	12,000				
	HP-3 Office: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00 ea	12,000.00	12,000				
	HP-5 Stage: 2 ton indoor packaged unit - Friedrich VRP24, MERV 13	1.00 ea	8,000.00	8,000				
	EF 1, 2, 3 - 600 CFM inline Cook mode SQN-D	3.00 ea	2,000.00	6,000				
	Roof gravity relief - Greenheck FGR 24x28 w/backdraft	1.00 ea	2,500.00	2,500				
	Kitchen grease duct & exhaust	1.00 bgt	20,000.00	20,000				
	Ducting, registers, & louvers	21,300.00 sf	10.00	213,000				
	Controls - local t-stats only	1.00 ea	10,000.00	10,000				
	House keeping pads - condensers	4.00 ea	1,500.00	6,000				
	Gen reqs and permitting	1.00 bgt	15,000.00	15,000				
	Commissioning	1.00 bgt	10,000.00	10,000				
	Subtotal					426,500		\$20.02 /gsf bldg
D40	Fire Protection							
	ASR, distribution piping, & heads complete	21,300 gsf	8.00	170,400				
	Premium for running exposed in Gym & MPR	8,600 sf	3.00	25,800				
	Distribution piping, & heads complete - under stage	710 sf	12.00	8,520				
	Add distribution piping, & heads complete - Low roof eaves and courtyard canopies	755 gsf	8.00	6,040				
	Connect to new water line at 5' from building	1.00 bgt	1,500.00	1,500				
	Gen reqs and permitting	1.00 bgt	7,500.00	7,500				
	Commissioning	1.00 bgt	2,500.00	2,500				
	DDCV - see Utilities			-				
	FDC & PIV - see Utilities			-				
	Subtotal					222,260		\$10.43 /gsf bldg
D50	Electrical							
	Distribution							
	** = connect to stand-by power							
	Main panel - 1,000A 480V, 3 Ph, 4 wire - indoor	1.00 ea	16,500.00	16,500				
	Mechanical branch panel - 400A, 277/480V	1.00 bgt	7,400.00	7,400				
	** Lighting branch panels -100A, 277/480V	2.00 ea	3,500.00	7,000				
	Kitchen branch feeder 225A 277/480V to kitch transformer	150.00 lf	100.00	15,000				
	Kitchen step-down transformer - 150kVA	1.00 ea	14,500.00	14,500				
	Kitchen branch panel - 600A 120/208V double section	1.00 ea	8,250.00	8,250				
	** Misc building power feeder 175A 277/480V (standby power)	250.00 lf	90.00	22,500				
	** Misc building step-down transformer - 112.5kVA	1.00 ea	11,700.00	11,700				
	** Misc building branch panel - 400A 120/208V double section	1.00 ea	8,200.00	8,200				
	** Misc building branch panels - 100A 120/208V	2.00 ea	2,800.00	5,600				
	Manual transfer switch - 400A, 480V 3-Pole (main bldg panel)	1.00 ea	8,500.00	8,500				
	Standby power panel 400A 277/480V (for portable generator)	1.00 ea	7,400.00	7,400				
	Power to mechanical equipment	1.00 bgt	30,000.00	30,000				
	Power device distribution	21,300 gsf	25.00	532,500				
	Power distribution premium & hook-ups - Kitchen	1.00 bgt	50,000.00	50,000				
	Connect to electrical service within 5' from building	1.00 bgt	1,000.00	1,000				
	Gen reqs and permitting	1.00 bgt	15,000.00	15,000				
	Commissioning	1.00 bgt	5,000.00	5,000				
	Subtotal Elect Distribution					766,050		\$35.96 /gsf bldg
D50	Electrical							
	Lighting							
	General lighting	21,300 gsf	20.00	426,000				
	Premium lighting - Gym	6,100 sf	15.00	91,500				
	Premium lighting - Multipurpose Rm	2,460 sf	15.00	36,900				
	Exit lights	1 bgt	10,000.00	10,000				
	Exterior lighting - on building	1.00 bgt	20,000.00	20,000				

OPTION A - RENOVATE BUILDING

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Central battery inverter - 5kVA	1.00	bgt 15,000.00	15,000				
	Lighting & dimming controls - local only	1.00	bgt 25,000.00	25,000				
	Subtotal Elect Lighting					624,400		\$29.31 /gsf bldg
D50	Electrical							
	Low Voltage Systems							
	Fire alarm & CO2 monitoring system complete	21,300	gsf 5.00	106,500				
	Data/tel distribution - NIC equipment	21,300	gsf 3.00	63,900				
	Security system - rough-in	21,300	gsf 2.00	42,600				
	A/V, Public Address, Clock System - NIC		excl	-				
	Subtotal Low Voltage Systems					213,000		\$10.00 /gsf bldg
	TOTAL: VIII. INTERIOR BUILDOUT - MEPF						2,576,710	\$120.97 /gsf bldg
	Net Total Incl Mark-up							3,836,241

IX. KITCHEN EQUIPMENT

E1020 Institutional Equipment

1.	Reach-in fridge	1	ea 3,042.00	3,042				
2.	Reach-in freezer	1	ea 2,858.00	2,858				
3.	SS work table	1	ea 2,315.00	2,315				
4.	Ice maker	1	ea 2,643.00	2,643				
5.	SS wall shelve	2	ea 323.00	646				
6.	Water filter for ice machine	1	ea 279.00	279				
7.	Warming drawer - free standing	1	ea 1,756.00	1,756				
10.	Pass-thru shelf	1	ea 285.00	285				
11.	SS wall shelf	2	ea 402.00	804				
12.	Hot water dispenser	1	ea 817.00	817				
13.	Coffee Brewer	1	ea 2,415.00	2,415				
14.	Iced Tea Brewer	1	ea 684.00	684				
15.	Undercounter fridge	1	ea 2,055.00	2,055				
16.	Water tower - remote chiller - dispenser	1	ea 5,437.00	5,437				
17.	Pass-thru shelf	1	ea 285.00	285				
20.	Warming drawer - free standing	1	ea 1,756.00	1,756				
21.	Wire shelving	1	ea 263.00	263				
22.	Three compartment sink	1	ea 3,101.00	3,101				
22.1	Pre-rinse faucet	1	ea 671.00	671				
22.2	Drain lever / twist waste	3	ea 237.00	711				
23.	SS wire shelves	2	ea 120.00	240				
24.	SS wire shelves	2	ea 181.00	362				
25.	Dishwasher	1	ea 7,554.00	7,554				
26.	Exhaust hood - dishwasher	1	ea 1,010.00	1,010				
26.3	SS hood enclosure	1	ea 435.00	435				
27.	Food accumulator - soiled dishtable (32 - incl w/27)	1	ea 1,590.00	1,590				
30.	Wire shelf	2	ea 120.00	240				
31.	Trash receptacle - poly	4	ea 80.00	320				
32.1	Pre rinse faucet	1	ea 548.00	548				
33.	Wire shelving	1	ea 617.00	617				
34 & 38.	Hand sink	2	ea 195.00	390				
34.1 & 38.1	Faucet - splash mount	2	ea 252.00	504				
34.2 & 28.2	Soap dispenser	2	ea 44.00	88				
34.3 & 38.3	Paper towel dispenser	2	ea 58.00	116				
35.	SS Prep table 14'x2'9 w/2 18"x18" tubs	1	ea 2,790.00	2,790				
35.1 & 35.3	Faucet - deck mounted	2	ea 245.00	490				
35.2 & 35.4	Drain, lever/twist waste	2	ea 237.00	474				
36.	Undercounter fridge	1	ea 4,105.00	4,105				
37.	Table mount overshef	1	ea 593.00	593				
39.	Wire shelving	1	ea 575.00	575				
40.	Heated holding cabinet	2	ea 3,729.00	7,458				

OPTION A - RENOVATE BUILDING

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
41.	Cold & hold oven	1	ea	7,240.00	7,240			
42. & 46.	Filler table	2	ea	504.00	1,008			
43.	Griddle, electric countertop	1	ea	2,714.00	2,714			
44.	Equip stand w/undershelves	1	ea	708.00	708			
45.	HD Range 36" 6 hotplate burners	2	ea	6,371.00	12,742			
47.	Exhaust grease hood	1	ea	4,315.00	4,315			
47.4	Electric control panel	1	ea	2,143.00	2,143			
47.5	Fire suppression system	1	ea	3,424.00	3,424			
47.6	SS dividers	1	ea	523.00	523			
47.7	SS hood enclosure	1	ea	893.00	893			
50, 50.1.	Mop sink & faucet	1	ea	1,186.00	1,186			
50.2	Utility shelf - Janitor's closet	1	ea	412.00	412			
51.	Storage room wire shelving	1	ea	2,120.00	2,120			
52.	Walk-in cooler	1	ea	11,869.00	11,869			
52.1 & 52.2.	Remote condenser & evaporator for walk-in cool	1	ea	4,567.00	4,567			
53.	Walk -in cooler shelving	1	ea	1,989.00	1,989			
W01	Freight	1	ea	6,000.00	6,000			
W01	Staging and delivery	1	ea	1,200.00	1,200			
W02	Installation - Exhaust/grease hood installation	1	ea	7,203.00	7,203			
W03	Installation - Walk-in	1	ea	14,625.00	14,625			
W03	Installation - Remote evaporator & condenser	1	ea	15,188.00	15,188			
W03	Installation - Balance of equipment and shelving	1	ea	84,240.00	84,240			
W11	Installation- Water tower	1	ea	859.00	859			
W13	Start-up	1	ea	1,800.00	1,800			
W14	Training	1	ea	1,500.00	1,500			
Tax		1	ea	12,024.00	12,024			
	Subtotal					265,814		
	TOTAL: IX. KITCHEN EQUIPMENT					265,814	\$12.48 /gsf bldg	
	Net Total Incl Mark-up						395,748	

X. SITE ELEMENTS DEMOLITION

G1010 Site Clearing

Remove trees (10" to 20") - incl stump removal & offhaul	17.00	ea	1,500.00	25,500			
Remove trees (less than 20") - incl stump removal & offhaul	5.00	ea	750.00	3,750			
Clear & grub landscaping	45,000.00	sf	0.15	6,750			
Haul and dispose organics (NIC trees)	285.00	cy	100.00	28,500			

Subtotal

64,500

G1020 Site Elements Demolition and Relocations

Finish Elements

Remove and salvage park welcome sign	1.00	ea	200.00	200			
Remove and salvage code & traffic signs	4.00	ea	100.00	400			
Remove and salvage bollards at ball court	4.00	ea	75.00	300			
Remove low chain link fence at ball court	135.00	lf	4.00	540			
Remove wood benches	100.00	lf	7.50	750			
Remove concrete pedestals at wood benches	11.00	ea	250.00	2,750			
Misc site elements demo	1.00	bgt	750.00	750			
Saw cut concrete	40.00	lf	15.00	600			
Saw cut asphalt	150.00	lf	10.00	1,500			
Saw cut road asphalt	110.00	lf	10.00	1,100			
Demo site concrete	9,595.00	sf	2.50	23,988			151 lcy
Demo courtyard concrete	3,790.00	sf	2.50	9,475			30 lcy
Demo sidewalk concrete	1,880.00	sf	2.50	4,700			15 lcy
Demo curb & gutter	100.00	lf	10.00	1,000			1 lcy
Demo site asphalt	7,100.00	sf	1.75	12,425			
Demo road asphalt	540.00	sf	2.50	1,350			

OPTION A - RENOVATE BUILDING

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
	Haul and dispose	220.00 tons	110.00	24,200			
	Subtotal				86,028		
F2020	Hazardous Components Abatement						
	None anticipated			-			
	Subtotal				-		
	TOTAL: X. SITE ELEMENTS DEMOLITION					150,528	\$7.07 /gsf bldg
	Net Total Incl Mark-up						224,107
XI. EARTHWORK & GRADING							
G1020	Site Elements Demolition and Relocations						
	Cut & cap site utilities	1.00 ea	1,500.00	1,500			
	Remove & salvage light standard	1.00 ea	1,000.00	1,000			
	Remove drain inlets	6.00 ea	500.00	3,000			
	Budget to remove SD piping	1.00 bgt	2,500.00	2,500			
	Remove irrigation back flow	1.00 bgt	500.00	500			
	Budget to remove irrigation boxes and piping	45,000.00 sf	0.05	2,250			
	Haul and dispose	1.00 bgt	1,000.00	1,000			
	Subtotal					11,750	
G1030	Site Earthwork						
	Rough & fine grade	67,000.00 sf	0.50	33,500			
	Budget for import/export	1.00 bgt	7,500.00	7,500			
	Scarify & compact new building pad	14,200.00 sf	0.75	10,650			
	Structural excavation - foundations - see Structure			-			
	Subgrade prep - sitework concrete paving	22,200.00 sf	0.50	11,100			
	Subgrade prep - courtyard concrete paving	3,840.00 sf	0.50	1,920			
	Subgrade prep - city sidewalk concrete paving	3,600.00 sf	0.50	1,800			
	Subtotal					66,470	
F2020	Hazardous Components Abatement						
	None anticipated			-			
	Subtotal				-		
	TOTAL: XI. EARTHWORK & GRADING					78,220	\$3.67 /gsf bldg
	Net Total Incl Mark-up						116,455
XII. SITE DRAINAGE							
G3030	Storm Sewer						
	Storm sewer budget - new DIs and SD lines	1.00 bgt	20,000.00	20,000			
	Bioswales complete	1,000.00 sf	25.00	25,000			
	Subtotal					45,000	
	TOTAL: XII. SITE DRAINAGE					45,000	\$2.11 /gsf bldg
	Net Total Incl Mark-up						66,997
XIII. FINISH SITEWORK							
		56,700	sf				
G2030	Pedestrian Paving						
	Site Paving						
	Courtyard concrete paving	3,955.00 sf	15.00	59,325			
	Site concrete paving	22,000.00 sf	15.00	330,000			
	Site stairs - concrete treads & risers (16'0 wide)	4.00 ea	750.00	3,000			
	Subtotal					392,325	\$6.92 /sf total site
G2030	Pedestrian Paving						
	Sidewalk & Bulb-out						
	Sidewalk paving	3,700.00 sf	12.00	44,400			
	Bulb-out curb & gutter	110.00 lf	65.00	7,150			
	Bulb-out ramps complete w/truncated domes	2.00 ea	2,500.00	5,000			
	Asphalt patch at road	1.00 bgt	750.00	750			
	Subtotal					57,300	\$1.01 /sf total site
G2040	Site Development						
	Conc Structures						
	Concrete communal seat wall w/mosaic tile - 456 sf 18" h	1.00 bgt	80,000.00	80,000			

OPTION A - RENOVATE BUILDING

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Concrete seat walls w/mosaic tile - linear 2'9wide by 18" h	106.00	lf	650.00	68,900			
	Concrete seat walls w/mosaic tile - radius planter 2'9wide by 18" h - courtyard	90.00	lf	800.00	72,000			
	Concrete seat walls w/mosaic tile - radius planter 2'9wide by 18" h - by Park St	80.00	lf	800.00	<u>64,000</u>			
	Subtotal					284,900		\$5.02 /sf total site
G2040	Site Development							
	Trellis structure - steel with wood rafters	1,670.00	sf	175.00	292,250			
	Courtyard fence - 7'0 High - powder coated alum panels	60.00	lf	150.00	9,000			
	Courtyard fence - double gates	2.00	pr	2,000.00	4,000			
	Bike parking fence/sliding gate	11.00	lf	350.00	3,850			
	Ball court low chain link fence	100.00	lf	35.00	3,500			
	Budget - modify/repair playground fence	1.00	bgt	2,500.00	2,500			
	Re-install salvaged bollards at ballcourt	4.00	ea	200.00	800			
	Concrete chess tables - bury post - buy-out/install	3.00	ea	3,500.00	10,500			
	Concrete ping pong table - cantilever - buy-out/install	1.00	ea	7,500.00	7,500			
	Linear park bench - 8'0 long	19.00	ea	2,000.00	38,000			
	Trash/recycle stations	2.00	ea	3,000.00	6,000			
	Bike racks	8.00	ea	350.00	2,800			
	Stock tank planters	6.00	ea	350.00	2,100			
	Stair rails	12.00	lf	150.00	1,800			
	Reinstall salvaged street/code signs	3.00	ea	150.00	450			
	New park welcome sign	1.00	bgt	5,000.00	<u>5,000</u>			
	Subtotal					390,050		\$6.88 /sf total site
G2050	Landscaping							
	Planting							
	Soil in raised concrete planters	37.00	cy	120.00	4,440			
	Soil in stock tank planters	3.00	cy	120.00	360			
	Amend soil	25,000.00	sf	1.00	25,000			
	Trees - 36" box	47.00	ea	1,500.00	70,500			
	Shrub planting - 15 gal (10,200 at 3'0 oc)	1,310	ea	150.00	196,500			
	Meadow planting	2,400	sf	10.00	24,000			
	Meadow planting in raised planters	675	sf	10.00	6,750			
	Bioswale planting	1,000	sf	8.00	8,000			
	Ground cover	1,800	sf	6.00	10,800			
	Sod lawn	8,500	sf	2.00	17,000			
	Mulch shrub & meadow planting	17,400.00	sf	1.50	<u>26,100</u>			
	Subtotal					389,450		\$6.87 /sf total site
G2050	Landscaping							
	Irrigation							
	Tie-into water & backflow device	1.00	ea	3,000.00	3,000			
	Irrigation distribution, heads, & controls complete	25,000.00	sf	2.50	<u>62,500</u>			
	Subtotal					65,500		\$1.16 /sf total site
G4020	Site Lighting							
	Power feeds and pull boxes to light standards	1.00	bgt	35,000.00	35,000			
	New lights standards	7.00	ea	3,000.00	<u>21,000</u>			
	Subtotal					56,000		
	TOTAL: XIII. FINISH SITEWORK					1,635,525		\$76.79 /gsf bldg \$28.85 /sf total site
	Net Total Incl Mark-up							2,434,992 \$42.95 /sf total site

XIV. WATER UTILITIES

G3010	Water Supply	Domestic Water				
	New water lateral to main (assume 4") complete w/trench	80.00	lf	75.00	6,000	
	Cut & patch street for lateral (30 lf)	1.00	bgt	2,500.00	2,500	
	Tap into main	1.00	bgt	5,000.00	5,000	

OPTION A - RENOVATE BUILDING

Estimate Detail		quantity	unit cost	ext	trade subtotals	assembly totals	quals & assumptions
code	item description						
	Water meter install - excluded - fees in owner budget		excl	-			
	Subtotal				13,500		
G3010	Water Supply						
	Fire Water						
	New water lateral to main (assume 4") complete w/trench	80.00	lf	75.00	6,000		
	Cut & patch street for lateral - joint trench with domestic				-		
	Tap into main	1.00	bgt	5,000.00	5,000		
	DDCV (assume 4")	1.00	bgt	10,000.00	10,000		
	FDC & PIV	1.00	bgt	7,500.00	7,500		
	Water meter install - excluded - fees in owner budget		excl	-			
	Subtotal				28,500		
	TOTAL: XIV. WATER UTILITIES					42,000	\$1.97 /gsf bldg
	Net Total Incl Mark-up						62,530
XV. SANITARY UTILITIES							
G3020	Sanitary Sewer						
	Existing 4" SS line at rear elevation - misc budget for pipe adjustment	1.00	bgt	5,000.00	5,000		
	Subtotal				5,000		
	TOTAL: XV. SANITARY UTILITIES					5,000	\$0.23 /gsf bldg
	Net Total Incl Mark-up						7,444
XVI. GAS SERVICE UTILITIES							
G3060	Fuel Distribution						
	Gas service - none				-		
	Subtotal				-		
	TOTAL: XVI. GAS SERVICE UTILITIES					-	\$0.00 /gsf bldg
	Net Total Incl Mark-up						0
XVII. ELECTRICAL UTILITIES							
G40	Electrical Site Utilities						
	Five 3" PVC underground conduit for PG&E feeder to new service panel. Assume distance	500.00	lf	75.00	37,500		
	New service board 1,600A 277/480V, 3Ph 4 wire in outdoor enclosure. 2 meters	1.00	ea	30,000.00	30,000		
	Pad & grounding for PG&E transformer (NIC transformer)	1.00	ea	3,000.00	3,000		
	Remove existing transformer after cut-over	1.00	ea	5,000.00	5,000		
	Backfeed existing 600A off new meter - remove old meter	25.00	ea	300.00	7,500		
	Service feeder to building - 1,000A 277/480v	300.00	lf	400.00	120,000		
	Subtotal				203,000		
	TOTAL: XVII. ELECTRICAL UTILITIES					203,000	\$9.53 /gsf bldg
	Net Total Incl Mark-up						302,229
XVIII. PHOTVOLTAIC SYSTEM							
D50	Electrical						
	Photovoltaic System						
	PV mounted to roof - 186kW (575 325 watt modules) system complete	186.00	kW	3,250	604,500		
	Subtotal				604,500		
	TOTAL: XVIII. PHOTVOLTAIC SYSTEM					604,500	\$28.38 /gsf bldg
	Net Total Incl Mark-up						899,988
Raw Cost of Work						12,219,652	
	General Expenses (Incl 2.5% for Public Reqs)		15.00%	1,832,948			
	Contractor's Fee (OH & Profit)		7.50%	1,053,945			
	Contractor Insurance		1.00%	172,215			

OPTION A - RENOVATE BUILDING

Estimate Detail						<i>trade</i>	<i>assembly</i>	
<i>code</i>	<i>item description</i>	<i>quantity</i>	<i>unit cost</i>	<i>ext</i>		<i>subtotals</i>	<i>totals</i>	<i>quals & assumptions</i>
	Building Permit		0.00%	-				<i>Budget by owner</i>
	Contingency		15.00%	2,291,814				
	Cost Escalation (2 years at 5%/yr)		10.25%	548,469				<i>to middle of 2022</i>
	Bonds		1.25%	73,742				
Total Budget Estimate - Hard Construction				5,973,133			18,192,785	

CONCEPT PHASE ESTIMATE

ESTIMATE DETAIL REPORT

Project Frances Albrier Community Center
 Comparative Scheme Option Estimates - Conceptual Design

Est by: RMB
Est Date: 3/24/20
 Submission

Design Docs: Frances Albrier Community Center Concept Design Pricing Set
Document Date: Various Transmitted 3/3/20

Bldg Footprint 21,040 gsf (Pool Bldg Breakout = 4,250)
 Total Site Footprint 48,830 sf (NIC Pool & Pool Deck)

OPTION B - NEW BUILDING

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions

I. MOBILIZATION & PROJECT PREPARATION

50 Mobilization & Proj Preparation

Mobilization/demobilize & temporary facilities	1.00	bgt	20,000.00	20,000				
Construction Fencing	1,400.00	lf	7.50	10,500				
Temp erosion control & BMP measures	1.00	bgt	2,500.00	2,500				
Prepare SWPPP	1.00	bgt	7,500.00	7,500				
Layout & stake	1.00	bgt	5,000.00	5,000				
Misc equip budget - forklift/gradall, etc	1.00	bgt	25,000.00	25,000				
Temporary utilities	1.00	bgt	7,500.00	7,500				

Subtotal

78,000

TOTAL: I. MOBILIZATION & PROJECT PREPARATION

78,000

\$3.71 /gsf bldg

Net Total Incl Mark-up

116,127

II. BUILDING DEMOLITION

F2010 Building Elements Demolition

Strip finishes	8,500.00	sf	2.50	21,250				
Strip clerestory & siding from sawtooth roofs	2,600.00	sf	3.00	7,800				
Remove flat roofs - roofing and framing	4,900.00	sf	0.75	3,675				
Remove roof at sawtooth - roofing and joist framing	4,365.00	sf	1.50	6,548				
Remove sawtooth trusses - multipurpose room	6.00	ea	500.00	3,000				
Remove sawtooth truss framing - low roofs	2,153.00	sf	3.50	7,536				
Remove pop-up framing - stage	575.00	sf	1.50	863				
Remove courtyard canopy roofs & posts	190.00	lf	3.00	570				
Remove storefront and windows	1,450.00	sf	2.00	2,900				
Demo courtyard fireplace	1.00	bgt	1,000.00	1,000				
Demo CMU walls	7,200.00	sf	4.00	28,800				
Demo conc slab	8,500.00	sf	3.50	29,750				
Demo conc footings	720.00	lf	30.00	21,600				
Haul and dispose	770.00	tons	110.00	84,700				

Subtotal

219,991

F2020 Hazardous Components Abatement

See Alternates

Subtotal

TOTAL: II. BUILDING DEMOLITION

219,991

\$10.46 /gsf bldg

Net Total Incl Mark-up

327,525

V. BUILDING STRUCTURE - FOUNDATION & SOG

A1010 Standard Foundations

CC Bldg

Foundations complete - grade beam 2'0x2'0	1,095.00	lf	70.00	76,650				
Foundations complete - roof col grade beams 2'0x2'0	175.00	lf	70.00	12,250				
Column footing complete - MP 6x6x3 (assume depth)	10.00	ea	2,000.00	20,000				
Column footing complete - MP 5x5x3 (assume depth)	4.00	ea	2,000.00	8,000				

OPTION B - NEW BUILDING

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
	Column footing complete - header beam support (assume 3x3x2)	12.00 ea	1,500.00	18,000			
	Column footing complete - eaves beam support (assume 3x3x2)	5.00 ea	1,500.00	7,500			
	Column footing complete - eaves beam support (assume 3x3x2)	4.00 ea	1,500.00	6,000			
	<u>Pool Bldg</u>						
	Foundations complete - grade beam 2'0x2'0	600.00 lf	70.00	42,000			
	Foundations complete - roof col grade beams 2'0x2'0	135.00 lf	70.00	9,450			
	Column footing complete - header beam support (assume 3x3x2)	2.00 ea	1,500.00	<u>3,000</u>			
	Subtotal				202,850		
A1030	Slab on Grade						
	<u>CC Bldg</u>						
	SOG complete 5" over 6" w100#/cy - & vapor barrier	16,790.00 sf	9.50	159,505			
	1'6 high conc stem wall at intersection with stage	135.00 lf	115.00	15,525			
	Perimeter curb at new framed walls	16,509.00 lf	50.00	825,450			
	<u>Pool Bldg</u>						
	SOG complete 5" over 6" w100#/cy - & vap barrier	4,250.00 sf	9.50	<u>40,375</u>			
	Subtotal				1,040,855		
	TOTAL: V. BUILDING STRUCTURE - FOUNDATION & SOG					1,243,705	\$59.11 /gsf bldg
	Net Total Incl Mark-up						1,851,645

IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE

B1020 Roof Construction

	Crane	1.00 bgt	20,000.00	20,000			
	CC bldg - scaffolding (pro-rate with façade)	11,125.00 csf	5.00	55,625			
	Pool bldg - scaffolding (pro-rate with façade)	4,385.00 csf	5.00	21,925			
	<u>MP/Gym Framing</u>						
	CMU walls shearwalls 12" - ext wall 16' high	1,715.00 sfwl	35.00	60,025			
	CMU walls shearwalls 12" - int walls at proscenium to roof	850.00 sfwl	35.00	29,750			
	CMU walls 12" 10'0 high - north elevation at pool deck to MP	1,430.00 sfwl	35.00	50,050			
	WF columns - avg 32' high - 100#/lf	5.00 ea	14,000.00	70,000			
	WF columns - avg 23' high - 100#/lf	5.00 ea	12,000.00	60,000			
	Columns - header support proscenium (avg 28'0 high)	2.00 ea	7,500.00	15,000			
	Columns - header beam support (avg 18'0 high)	2.00 ea	5,000.00	10,000			
	Main beams - GLM 8.75 x 48" (60' lf ea)	5.00 ea	15,000.00	75,000			
	Header beams - GLM 5 1/8" x 27" (28' lf ea)	2.00 ea	3,500.00	7,000			
	Header beams - GLM 5 1/8" x 15" (20' lf ea)	5.00 ea	2,000.00	10,000			
	Steel frame around clerestory window (50#/lf)	310.00 lf	500.00	155,000			
	Exterior wall framing - high walls	6,500.00 sfwl	20.00	130,000			
	Shearwall premium	4,400.00 sfwl	10.00	44,000			
	Interior partition framing in MP & stage	3,500.00 sfwl	15.00	52,500			
	High roof framing - TJI, blocking, & ply sheathing complete	8,000.00 sf	25.00	200,000			
	Stage roof framing - TJI, blocking, & ply sheathing complete	2,050.00 sf	25.00	51,250			
	Rim joist	500.00 lf	15.00	7,500			
	<u>CC Flat Roof Structure</u>						
	Columns - header beam support (12'0 high)	2.00 ea	3,500.00	7,000			
	Columns - roof eave beam support (12'0 high)	5.00 ea	3,500.00	17,500			
	Header beams - GLM 5 1/8" x 18"	340.00 lf	100.00	34,000			
	Header beams - GLM 5 1/8" x 15"	165.00 lf	85.00	14,025			
	Ridge beams	25.00 lf	85.00	2,125			
	Exterior wall framing	2,890.00 sfwl	15.00	43,350			
	Load bearing & non-load bearing interior wall framing	5,400.00 sfwl	15.00	81,000			

OPTION B - NEW BUILDING

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Shearwall premium	3,030.00	sfwl	10.00	30,300			
	Misc headers	1.00	bgt	3,500.00	3,500			
	Roof framing - TJI, blocking, & ply sheathing complete	12,880.00	sf	25.00	322,000			
	Rim joist	575.00	lf	15.00	8,625			
	<u>Pool Bldg Roof Structure</u>							
	CMU walls 8" perimeter walls - vary in height	3,075.00	sfwl	30.00	92,250			
	CMU walls 8" interior walls - vary in height	4,275.00	sfwl	30.00	128,250			
	Columns - roof eave beam support (12'0 high)	4.00	ea	3,500.00	14,000			
	Header beams - GLM 5 1/8" x 18"	140.00	lf	100.00	14,000			
	Ridge beams	20.00	lf	85.00	1,700			
	Load bearing & non-load bearing interior wall framing	120.00	sfwl	15.00	1,800			
	Roof framing - slope - TJI, blocking, & ply sheathing complete	2,615.00	sf	25.00	65,375			
	Roof framing - flat - TJI, blocking, & ply sheathing complete	2,070.00	sf	25.00	51,750			
	Rim joist	1,440.00	lf	15.00	21,600			
	<u>Mechanical Platform</u>							
	Steel platform/structure for AHU 1 - low roof	1.00	ea	25,000.00	25,000			
	Steel platform for remote kitchen equip - low roof	1.00	ea	5,000.00	5,000			
	Subtotal					2,108,775		
	TOTAL: IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE						2,108,775	\$100.23 /gsf bldg
	Net Total Incl Mark-up							3,139,573

V. BUILDING EXTERIOR ENVELOPE - WALLS

B20	Exterior Enclosure	Ext Walls	15,510 sfwl			
	<u>CC Bldg</u>					
	CC bldg - scaffolding (pro-rate with structure)	11,125.00	csf	5.00	55,625	
	Furring strips anchored to CMU	1,690.00	sfwl	4.00	6,760	
	Thermal board insulation on CMU	1,690.00	sfwl	5.50	9,295	
	Thermal batt insulation at wood framed walls	7,880.00	sfwl	2.75	21,670	
	Thermal board insulation at wood framed walls	7,880.00	sfwl	4.00	31,520	
	Densglass sheathing	9,570.00	sfwl	4.00	38,280	
	Vapor barrier, peel & stick, & flashing	9,570.00	sfwl	4.25	40,673	
	Lath & stucco complete	9,570.00	sfwl	22.00	210,540	
	Trim/articulation at windows and doors	1,300.00	lf	25.00	32,500	
	Storefront glazing	2,260.00	sf	100.00	226,000	
	Clerestory windows at MP/Gym - mechanized	1,815.00	sf	150.00	272,250	
	Windows - operable	700.00	sf	70.00	49,000	
	Misc caulking	11,125.00	sfwl	0.75	8,344	
	Storefront - entry doors - pairs (6'0x8'0)	4.00	pair	7,500.00	30,000	
	Doors - HM pair 6'0x7'0	1.00	pair	4,000.00	4,000	
	Doors - HM single 3'0x7'0	5.00	ea	2,400.00	12,000	
	Doors - barn doors at trash (8'0x8'0)	1.00	pair	3,000.00	3,000	
	Paint HM doors	6.00	leaf	400.00	2,400	
	Paint barn doors	2.00	leaf	500.00	1,000	
	Misc painting budget	1.00	bgt	7,500.00	7,500	
	Mechanical screen at roof - aluminum 10'0 high	160.00	lf	400.00	64,000	
	<u>Pool Bldg</u>					
	Pool bldg - scaffolding (pro-rate with structure)	4,385.00	csf	5.00	21,925	
	Furring strips anchored to CMU	3,035.00	sfwl	4.00	12,140	
	Thermal board insulation on CMU	3,035.00	sfwl	5.50	16,693	
	Densglass sheathing	3,035.00	sfwl	4.00	12,140	
	Vapor barrier, peel & stick, & flashing	3,035.00	sfwl	4.25	12,899	
	Lath & stucco complete	3,035.00	sfwl	22.00	66,770	
	Trim/articulation at windows and doors	300.00	lf	25.00	7,500	
	Storefront glazing	480.00	sf	100.00	48,000	

OPTION B - NEW BUILDING

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Misc caulking	3,035.00	sfwl	0.75	2,276			
	Doors - HM pair 6'0x7'0	1.00	pair	4,000.00	4,000			
	Doors - HM single 3'0x7'0	10.00	ea	2,400.00	24,000			
	Louver wall at pool equip room	710.00	sf	50.00	35,500			
	Paint HM doors	12.00	leaf	400.00	4,800			
	Misc painting budget	1.00	bgt	1,500.00	1,500			
	Subtotal					1,396,499		\$90.04 /sf total ext wall
B20	Exterior Enclosure							
	Eaves Soffit	8,435	sf					
	<u>CC Bldg</u>							
	Framing & wood slat finish - high slope roof	915.00	sf	15.00	13,725			
	Framing & wood slat finish - intermediate slope roof	520.00	sf	15.00	7,800			
	Framing & wood slat finish - Flat roof	4,770.00	sf	15.00	71,550			
	Budget for eave vents	1.00	bgt	2,500.00	2,500			
	Finish eaves wood	6,205.00	ea	2.00	12,410			
	<u>Pool Bldg</u>							
	Framing & wood slat finish - slope roof	830.00	sf	15.00	12,450			
	Framing & wood slat finish - Flat roof	680.00	sf	15.00	10,200			
	Budget for eave vents	1.00	bgt	500.00	500			
	Finish eaves wood	1,510.00	ea	2.00	3,020			
	Subtotal					134,155		\$15.90 /sf total soffit
	TOTAL: V. BUILDING EXTERIOR ENVELOPE - WALLS						1,530,654	\$72.75 /gsf bldg
	Net Total Incl Mark-up							2,278,858

VI. BUILDING EXTERIOR ENVELOPE - ROOF

B30	Roofing					29,960	sf roof	
	<u>CC Bldg</u>							
	Rigid insulation - high standing seam roof over MP/Gym	8,000.00	sf	4.25	34,000			
	Rigid insulation - Intermediate standing seam roof over stage	2,050.00	sf	4.25	8,713			
	Rigid insulation - flat roof	12,880.00	sf	4.25	54,740			
	Batt insulation in rafters - high standing seam roof over Gym	7,985.00	sf	3.75	29,944			
	Batt insulation in rafters - interm standing seam roof over stage	1,530.00	sf	3.75	5,738			
	Batt insulation in rafters - flat roof	8,170.00	sf	3.75	30,638			
	Densglass overlay - high standing seam roof over MP/Gym	8,000.00	sf	3.00	24,000			
	Densglass overlay - interm standing seam roof over stage	2,050.00	sf	3.00	6,150			
	Densglass overlay - flat roof	12,880.00	sf	3.00	38,640			
	Standing seam roof - high roof over MP/Gym	8,000.00	sf	20.00	160,000			
	Standing seam roof - interm roof over stage	2,050.00	sf	20.00	41,000			
	TPO - flat mechanical roof	12,880.00	sf	8.00	103,040			
	Gutter - assume at flat roof	575.00	lf	50.00	28,750			
	Roof edge fascia - slope roof - pre-finished	410.00	lf	35.00	14,350			
	Downspouts - pre-finished	345.00	lf	25.00	8,625			
	Misc flashing	1.00	bgt	10,000.00	10,000			
	<u>Pool Bldg</u>							
	Rigid insulation - standing seam	2,615.00	sf	4.25	11,114			
	Rigid insulation - flat roof	3,070.00	sf	4.25	13,048			
	Batt insulation in rafters - standing seam	1,785.00	sf	3.75	6,694			
	Batt insulation in rafters - flat roof	1,390.00	sf	3.75	5,213			
	Densglass overlay - standing seam	2,615.00	sf	3.00	7,845			
	Densglass overlay - flat roof	3,070.00	sf	3.00	9,210			
	Standing seam roof	2,615.00	sf	20.00	52,300			
	TPO - flat roof	3,070.00	sf	8.00	24,560			
	Gutter - assume at flat roof	110.00	lf	50.00	5,500			
	Roof edge fascia - slope roof - pre-finished	145.00	lf	35.00	5,075			
	Downspouts - pre-finished	65.00	lf	25.00	1,625			

OPTION B - NEW BUILDING

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Misc flashing	1.00	bgt	1,500.00	1,500			
	Subtotal				742,009			\$24.77 /sf roof
	TOTAL: VI. BUILDING EXTERIOR ENVELOPE - ROOF					742,009		\$35.27 /gsf bldg
	Net Total Incl Mark-up							1,104,713

VII. INTERIOR BUILDOUT - CONSTRUCTIONS & FINISHES

C10 Interior Construction

CC Bldg

Build stage platform and ramp	1,400.00	sf	70.00	98,000			
Build proscenium arch (furr around main structure)	1.00	bgt	5,000.00	5,000			
Interior partition framing - see Building Superstructure				-			
Frame acoustic partition header & end enclosures	1.00	bgt	2,500.00	2,500			
Furring strips anchored to interior face of CMU	4,835.00	sfwl	4.00	19,340			
Acoustic wall insulation	8,900.00	sfwl	1.25	11,125			
Finished drywall on walls (NIC framing) low spaces	13,690.00	sfwl	5.00	68,450			
Finished drywall on walls (NIC framing) high Gym walls	13,500.00	sfwl	6.50	87,750			
Drop drywall ceilings - RRs	755.00	sf	15.00	11,325			
Int window & door casings	1,580.00	lf	25.00	39,500			
Int doors solid core wood - pair	6.00	pr	3,500.00	21,000			
Int doors solid core wood - single	11.00	ea	2,000.00	22,000			
Int doors solid core wood - double closet	8.00	pr	3,000.00	24,000			
Int doors solid core wood - in office AHU closets	4.00	ea	1,500.00	6,000			
Access hatch budget	1.00	bgt	2,500.00	2,500			

Pool Bldg

Interior partition framing - see Building Superstructure				-			
Furring strips anchored to interior face of CMU	1,020.00	sfwl	4.00	4,080			
Finished drywall on walls (NIC Stor & Equip Rms)	4,730.00	sfwl	5.00	23,650			
Drop drywall ceilings - throughout	3,580.00	sf	15.00	53,700			
Int window & door casings	335.00	lf	25.00	8,375			
Int doors solid core wood - single	1.00	ea	2,000.00	2,000			
Int doors solid core wood - in office AHU closets	1.00	ea	1,500.00	1,500			
Access hatch budget	1.00	bgt	2,500.00	2,500			

Subtotal

514,295

\$24.44 /gsf bldg

C30 Interior Finishes

CC Bldg Flooring

Floor leveling minor float - new slab	16,784.00	sf	1.00	16,784			
Athletic wood flooring - MP/Gym (includes striping - NIC logo)	5,960.00	sf	18.00	107,280			
Wood flooring - Gym & Emerg Storage	745.00	sf	20.00	14,900			
Premium for finish wood at stage platform, ramp & stairs	1,000.00	sf	10.00	10,000			
Linoleum - Lobby/Corridors	1,150.00	sf	7.50	8,625			
Linoleum - Digital Media/Arts & Crafts/Early Ed	2,600.00	sf	7.50	19,500			
Carpet - Office/Office Coord	76.00	sy	60.00	4,560			
Linoleum - Copier/Store	80.00	sf	7.50	600			
Linoleum - Flex meeting	940.00	sf	7.50	7,050			
Epoxy flooring w/cove base - RRs	755.00	sf	16.00	12,080			
Epoxy flooring w/cove base - Kitchen	640.00	sf	16.00	10,240			
Epoxy flooring w/cove base - Dry Goods & Storage	140.00	sf	16.00	2,240			
Epoxy flooring w/cove base - Janitor's closets	35.00	sf	16.00	560			
Epoxy flooring w/cove base - Main Utility	140.00	sf	16.00	2,240			
Trash room - no treatment to slab				-			

Pool Bldg Flooring

Carpet - Pool Office/ Coord	51.00	sy	60.00	3,060			
Epoxy flooring w/cove base - locker Rm/RRs	1,475.00	sf	16.00	23,600			
Epoxy flooring w/cove base - Janitor's closets	35.00	sf	16.00	560			

OPTION B - NEW BUILDING

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Epoxy flooring w/cove base - Pool store & equip	1,650.00	sf	16.00	26,400			
	<u>CC Bldg - Walls & Base</u>							
	Wood base at rooms with linoleum & carpet	910.00	lf	7.50	6,825			
	Wood base at athletic floors - in flooring price				-			
	Int window & door casings	1,580.00	lf	25.00	39,500			
	Ceramic tile wainscot - RRs 7'0 high	1,870.00	sf	20.00	37,400			
	FRP panels - Kitchen	800.00	sf	6.00	4,800			
	FRP panels - Dry Goods & Storage	535.00	sf	6.00	3,210			
	FRP panels - Janitor's closets	250.00	sf	6.00	1,500			
	Paint finished drywall on walls at low spaces	13,690.00	sfwl	2.00	27,380			
	Paint finished drywall on walls at high Gym walls	13,500.00	sfwl	3.00	40,500			
	Paint base & running trim	2,780.00	lf	5.00	13,900			
	Paint doors	43.00	leaf	400.00	17,200			
	<u>Pool Bldg - Walls & Base</u>							
	Wood base at rooms carpet	130.00	lf	7.50	975			
	Int window & door casings	300.00	lf	25.00	7,500			
	Ceramic tile wainscot - Locker Rms full height	4,300.00	sf	20.00	86,000			
	Ceramic tile wainscot - RRs 7'0 high	600.00	sf	20.00	12,000			
	Paint finished drywall on walls at offices	940.00	sfwl	2.00	1,880			
	Paint base & running trim	430.00	lf	5.00	2,150			
	Paint doors	1.00	leaf	400.00	400			
	<u>CC Bldg - Ceiling</u>							
	Wood slat ceiling on suspended grid - Gym	5,960.00	sf	45.00	268,200			
	Suspended acoustic ceiling - Lobby/Corridors	1,150.00	sf	8.50	9,775			
	Suspended acoustic ceiling - Digital Media/Arts & Crafts/Early	2,600.00	sf	8.50	22,100			
	Suspended acoustic ceiling - Office/Office Coord/Copier	760.00	sf	8.50	6,460			
	Suspended acoustic ceiling - Flex Mtg Rm	940.00	sf	8.50	7,990			
	Suspended acoustic ceiling - Gym & Emerg Storage	750.00	sf	8.50	6,375			
	Suspended acoustic ceiling - Stage Ramp/Corridor	200.00	sf	8.50	1,700			
	Suspended acoustic ceiling - Stage Storage	190.00	sf	8.50	1,615			
	Suspended acoustic ceiling washable - Kitchen/DG/Storage	780.00	sf	7.00	5,460			
	Paint finished drywall ceilings in RRS	755.00	sf	2.00	1,510			
	<u>Pool Bldg - Ceiling</u>							
	Paint finished drywall ceilings	3,580.00	sf	2.00	7,160			
	Subtotal					911,744		\$43.33 /gsf bldg
C3050	Interior Fabrications							
	<u>CC Bldg</u>							
	Office desk counters	80.00	lf	250.00	20,000			
	Office underdesk station cabinets (assume)	11.00	ea	500.00	5,500			
	Classroom cabinet - lower/counter/upper - Arts & Crafts	16.00	lf	1,000.00	16,000			
	Classroom cabinet - lower/counter/upper - Early Ed	8.00	lf	1,000.00	8,000			
	Lavatory counters	20.00	lf	300.00	6,000			
	Misc storage shelving budget	1.00	bgt	1,000.00	1,000			
	Acoustic Ultra Plus high impact fabric panels - Gym (assume 8'0 high)	2,400.00	sf	30.00	72,000			
	Acoustic high impact tackable fabric panels - Digital Media/Arts & Crafts/Early Ed (assume 6'0 high)	1,560.00	sf	26.00	40,560			
	Magnetic white boards - Digital Media/Arts & Crafts/Early Ed (assume 6'0 high)	3.00	locs	300.00	900			
	Bulletin board display case - Lobby	1.00	bgt	500.00	500			
	Acoustic operable partition w/pocket doors - Multipurpose Rm	480.00	sf	60.00	28,800			
	Window coverings - Gymnasium clerestory - shade motorized	1,820.00	sf	65.00	118,300			
	Window coverings - Office - shade & blackout screens	480.00	sf	30.00	14,400			
	Window coverings - Digital Media - shade & blackout screens	235.00	sf	30.00	7,050			

OPTION B - NEW BUILDING

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Window coverings - Arts & Crafts, Early Ed, Flex Mtg - shade & blackout screens	770.00	sf	30.00	23,100			
	Window coverings - Back of stage - shade & blackout screen:	280.00	sf	30.00	8,400			
	Toilet partitions - phenolic - ADA stall	2.00	ea	2,200.00	4,400			
	Toilet partitions - phenolic - standard stall	4.00	ea	1,500.00	6,000			
	Urinal screens	1.00	ea	750.00	750			
	Toilet accessories - per stall	6.00	ea	400.00	2,400			
	Grab bars at HC stalls	2.00	ea	200.00	400			
	Restroom accessories - per room - multi - stall RR	2.00	ea	1,800.00	3,600			
	Restroom accessories - per room - single occupancy RR	3.00	ea	2,000.00	6,000			
	Restroom mirrors - large multi-stall RRs	80.00	sf	25.00	2,000			
	Restroom mirrors - at wall hung sinks	3.00	ea	150.00	450			
	Fire extinguisher cabinets (extinguishers by owner)	6.00	ea	350.00	2,100			
	Furnishings - NIC (assume to be FF&E)		excl		-			
	Code & room ID signage (NIC ornamental signage)	1.00	bgt	1,500.00	1,500			
	<u>Pool Bldg</u>							
	Lavatory counters	40.00	lf	300.00	12,000			
	Misc storage shelving budget	1.00	bgt	2,500.00	2,500			
	Window coverings - Office - shade & blackout screens	480.00	sf	30.00	14,400			
	Toilet partitions - phenolic - ADA stall	2.00	ea	2,200.00	4,400			
	Toilet partitions - phenolic - standard stall	4.00	ea	1,500.00	6,000			
	Urinal screens	1.00	ea	750.00	750			
	Toilet accessories - per stall	6.00	ea	400.00	2,400			
	Grab bars at HC stalls	2.00	ea	200.00	400			
	Restroom accessories - per room - multi - stall RR	2.00	ea	1,800.00	3,600			
	Restroom accessories - per room - single occupancy RR	2.00	ea	2,000.00	4,000			
	Shower accessories	10.00	ea	200.00	2,000			
	Restroom mirrors - large multi-stall RRs	160.00	sf	25.00	4,000			
	Restroom mirrors - at wall hung sinks	2.00	ea	150.00	300			
	Lockers	48.00	ea	400.00	19,200			
	Locker benches	8.00	ea	200.00	1,600			
	Fire extinguisher cabinets (extinguishers by owner)	5.00	ea	350.00	1,750			
	Furnishings - NIC (assume to be FF&E)		excl		-			
	Code & room ID signage (NIC ornamental signage)	1.00	bgt	750.00	750			
	Subtotal					480,160		\$22.82 /gsf bldg
E1070	Entertainment and Recreational Equipment							
	Stage							
	Overhead rigging	1.00	bgt	7,500.00	7,500			
	Theater lights, audio, equip NIC		excl		-			
	Subtotal					7,500		\$0.36 /gsf bldg
E1070	Entertainment and Recreational Equipment							
	Gym Equip							
	Floor striping - see wood floor				-			
	Bleachers - none				-			
	Basketball backboards - overhead retractable - motorized	2.00	ea	8,000.00	16,000			
	Basketball backboards - wall braced side fold - motorized	4.00	ea	6,500.00	26,000			
	Digital scoreboard (1), shotclocks (2), controller	1.00	set	11,000.00	11,000			
	Volleyball set	1.00	ea	5,000.00	5,000			
	Dividing curtain (26'0 high)	70.00	lf	450.00	31,500			
	Wall padding - 7'0	1.00	bgt	30,000.00	30,000			
	Subtotal					119,500		\$5.68 /gsf bldg
	TOTAL: VII. INTERIOR BUILDOUT - CONSTRUCTIONS & FINISHES						2,033,199	\$96.63 /gsf bldg
	Net Total Incl Mark-up							3,027,054

VIII. INTERIOR BUILDOUT - MEPF

D20 Plumbing

All fixtures inclusive of rough-in

OPTION B - NEW BUILDING

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
<u>CC Bldg</u>							
	Toilets - wall hung - heavy duty carrier	9.00	ea	5,500.00	49,500		
	Urinals	2.00	ea	4,000.00	8,000		
	Lavatory sinks - wall hung	3.00	ea	4,000.00	12,000		
	Lavatory counter sinks	6.00	ea	3,500.00	21,000		
	Counter sinks - Classrooms	2.00	ea	3,500.00	7,000		
	Floor drains - primed - Restrooms	2.00	ea	2,500.00	5,000		
	Floor drain - primed - Trash Room	1.00	ea	2,500.00	2,500		
	Janitor's sink	1.00	ea	4,000.00	4,000		
	Drinking fountain/bottle filling station (interior wall mount)	1.00	ea	8,000.00	8,000		
	Drinking fountain/bottle filling station exterior	1.00	ea	12,000.00	12,000		
	Hose bibb with lock	4.00	ea	1,500.00	6,000		
	Water heater w/circ pump and piping - restrooms - none		excl		-		
	Insta-hot tankless water heaters - Janitor closets	1.00	ea	1,500.00	1,500		
	Water heater - hybrid heat pump w/exp tank, circ pump and piping - kitchen	1.00	bgt	20,000.00	20,000		
	Kitchen plumbing rough-in budget & connections	1.00	bgt	50,000.00	50,000		
	Floor sink - primed - Dry Goods	1.00	ea	3,000.00	3,000		
	Grease interceptor	1.00	ea	3,500.00	3,500		
	Water pipe - runs to program sinks	150.00	lf	40.00	6,000		
	Sanitary pipe - runs to program sinks	150.00	lf	70.00	10,500		
	Condensate drains	1.00	bgt	7,500.00	7,500		
	Budget: backflow, hammer arrestor, reducer valve	1.00	bgt	10,000.00	10,000		
	Gas piping - none		excl		-		
	Connect to new water line at 5' from building	1.00	bgt	1,500.00	1,500		
	Connect to SS line at 5' from building	1.00	bgt	1,500.00	1,500		
	Gen reqs and permitting	1.00	bgt	15,000.00	15,000		
	Commissioning	1.00	bgt	5,000.00	5,000		
<u>Pool Bldg</u>							
	Toilets - wall hung - heavy duty carrier	8.00	ea	5,500.00	44,000		
	Urinals	2.00	ea	4,000.00	8,000		
	Lavatory sinks - wall hung	2.00	ea	4,000.00	8,000		
	Lavatory counter sinks	6.00	ea	3,500.00	21,000		
	Shower unit	8.00	ea	5,000.00	40,000		
	Floor drains - primed - Restrooms	2.00	ea	2,500.00	5,000		
	Floor drain - primed - Chem Store & Pool Mech	3.00	ea	2,500.00	7,500		
	Janitor's sink	1.00	ea	4,000.00	4,000		
	Drinking fountain/bottle filling station exterior	1.00	ea	12,000.00	12,000		
	Hose bibb with lock	5.00	ea	1,500.00	7,500		
	Water heater w/circ pump and piping - shower room	1.00	ea	2,000.00	2,000		
	Sand trap / inceptor	1.00	ea	3,500.00	3,500		
	Condensate drains	1.00	bgt	1,500.00	1,500		
	Connect to main building water	1.00	bgt	1,500.00	1,500		
	Connect to SS line at main building	1.00	bgt	1,500.00	1,500		
	Gen reqs and permitting - see CC Bldg				-		
	Commissioning - See CC Bldg				-		
	Subtotal				437,000		\$20.77 /gsf bldg
D30	HVAC						
<u>CC Bldg</u>							
	AHU -1 - Gym: Roof mount 16 ton packaged unit w/heat pump - Daikin Rebel DPS016AHH, MERV 13, powered exh	1.00	bgt	64,000.00	64,000		
	HP-3 Digital Media: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000		

OPTION B - NEW BUILDING

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	HP-5 Arts & Crafts: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00 ea	12,000.00	12,000				
	HP-4 Early Education: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00 ea	12,000.00	12,000				
	HP-2 Office: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00 ea	12,000.00	12,000				
	HP-6 Flex Mtg: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00 ea	12,000.00	12,000				
	HP-7 Stage: 2 ton indoor packaged unit - Friedrich VRP24, MERV 13	1.00 ea	8,000.00	8,000				
	EF 4,5,6,7 - 600 CFM inline Cook mode SQN-D	4.00 ea	2,000.00	8,000				
	Roof gravity relief - Greenheck FGR 24x28 w/backdraft	1.00 ea	2,500.00	2,500				
	Kitchen grease duct & exhaust	1.00 bgt	20,000.00	20,000				
	Ducting, registers, & louvers	16,790.00 sf	10.00	167,900				
	Controls - local t-stats only	1.00 ea	10,000.00	10,000				
	House keeping pads - condensers	4.00 ea	1,500.00	6,000				
	Gen reqs and permitting	1.00 bgt	15,000.00	15,000				
	Commissioning	1.00 bgt	10,000.00	10,000				
	<u>CC Bldg</u>							
	HP-1 Office: 2 ton indoor packaged unit - Friedrich VRP24, MERV 13	1.00 ea	8,000.00	8,000				
	EF 1 - 2000 CFM inline Cook mode SQN-D	1.00 ea	3,000.00	3,000				
	EF 2,3 - 600 CFM inline Cook mode SQN-D	2.00 ea	2,000.00	4,000				
	Roof gravity relief - Greenheck FGR 24x28 w/backdraft	1.00 ea	2,500.00	2,500				
	Kitchen grease duct & exhaust	1.00 bgt	20,000.00	20,000				
	Ducting, registers, & louvers	4,250.00 sf	8.00	34,000				
	Controls - local t-stats only	1.00 ea	2,000.00	2,000				
	House keeping pads - condensers	1.00 ea	1,500.00	1,500				
	Gen reqs and permitting - see CC Bldg			-				
	Commissioning - See CC Bldg			-				
	Subtotal					446,400		\$21.22 /gsf bldg
D40	Fire Protection							
	<u>CC Bldg</u>							
	ASR, distribution piping, & heads complete	16,790 gsf	8.00	134,320				
	Premium for running exposed in Gym/MPR	5,960 sf	3.00	17,880				
	Distribution piping, & heads complete - under stage	710 sf	12.00	8,520				
	Add distribution piping, & heads complete - flat roof eaves	4,770 gsf	8.00	38,160				
	Connect to new water line at 5' from building	1.00 bgt	1,500.00	1,500				
	Gen reqs and permitting	1.00 bgt	7,500.00	7,500				
	Commissioning	1.00 bgt	2,500.00	2,500				
	DDCV - see Utilities			-				
	FDC & PIV - see Utilities			-				
	<u>Pool Bldg</u>							
	ASR, distribution piping, & heads complete	4,250 gsf	7.00	29,750				
	Add distribution piping, & heads complete - flat roof eaves	680 gsf	8.00	5,440				
	Connect to new water line at CC Bldg	1.00 bgt	1,500.00	1,500				
	Gen reqs and permitting - see CC Bldg			-				
	Commissioning - See CC Bldg			-				
	DDCV - see Utilities			-				
	FDC & PIV - see Utilities			-				
	Subtotal					247,070		\$11.74 /gsf bldg
D50	Electrical							
	Distribution							
	** = connect to stand-by power							
	<u>CC Bldg</u>							
	Main panel - 1,000A 480V, 3 Ph, 4 wire - indoor	1.00 ea	16,500.00	16,500				

OPTION B - NEW BUILDING

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Mechanical branch panel - 400A, 277/480V	1.00	bgt	7,400.00	7,400			
**	Lighting branch panels -100A, 277/480V	2.00	ea	3,500.00	7,000			
	Kitchen branch feeder 225A 277/480V to kitch transformer	150.00	lf	100.00	15,000			
	Kitchen step-down transformer - 150kVA	1.00	ea	14,500.00	14,500			
	Kitchen branch panel - 600A 120/208V double section	1.00	ea	8,250.00	8,250			
**	Misc building power feeder 175A 277/480V (standby power)	250.00	lf	90.00	22,500			
**	Misc building step-down transformer - 112.5kVA	1.00	ea	11,700.00	11,700			
**	Misc building branch panel - 400A 120/208V double section	1.00	ea	8,200.00	8,200			
**	Misc building branch panels - 100A 120/208V	2.00	ea	2,800.00	5,600			
	Manual transfer switch - 400A, 480V 3-Pole (main bldg panel)	1.00	ea	8,500.00	8,500			
	Standby power panel 400A 277/480V (for portable generator)	1.00	ea	7,400.00	7,400			
	Power to mechanical equipment	1.00	bgt	30,000.00	30,000			
	Power device distribution	16,790	gsf	25.00	419,750			
	Power distribution premium & hook-ups - Kitchen	1.00	bgt	50,000.00	50,000			
	Connect to electrical service within 5' from building	1.00	bgt	1,000.00	1,000			
	Gen reqs and permitting	1.00	bgt	15,000.00	15,000			
	Commissioning	1.00	bgt	5,000.00	5,000			
	<u>Pool Bldg</u>							
	Misc building branch panels - 100A 120/208V	2.00	ea	2,800.00	5,600			
	Pool step-down transformer - 30kVA	1.00	ea	6,200.00	6,200			
	Pool branch panel - 100A 120/208V pool equip panel	1.00	ea	2,800.00	2,800			
	Power feeder from CC Bldg for pool power	150.00	lf	90.00	13,500			
	Power feed from CC Bldg for misc	150.00	lf	50.00	7,500			
	Power to mechanical equipment	1.00	bgt	7,500.00	7,500			
	Power device distribution	4,250	gsf	25.00	106,250			
	Power distribution premium & hook-ups - pool equip	1.00	bgt	25,000.00	25,000			
	Gen reqs and permitting - see CC Bldg				-			
	Commissioning - See CC Bldg				-			
	Subtotal Elect Distribution					827,650		\$39.34 /gsf bldg
D50	Electrical							
	<u>CC Bldg</u>							
	General lighting	16,790	gsf	20.00	335,800			
	Premium lighting - MP/Gym	5,960	sf	15.00	89,400			
	Exit lights	1	bgt	7,500.00	7,500			
	Exterior lighting - on building	1.00	bgt	20,000.00	20,000			
	Central battery inverter - 5kVA	1.00	bgt	15,000.00	15,000			
	Lighting & dimming controls - local only	1.00	bgt	25,000.00	25,000			
	<u>Pool Bldg</u>							
	General lighting	4,250	gsf	10.00	42,500			
	Exterior lighting - on building	1.00	bgt	2,500.00	2,500			
	Subtotal Elect Lighting					537,700		\$25.56 /gsf bldg
D50	Electrical							
	Low Voltage Systems							
	<u>CC Bldg</u>							
	Fire alarm & CO2 monitoring system complete	16,790	gsf	5.00	83,950			
	Data/tel distribution - NIC equipment	16,790	gsf	3.00	50,370			
	Security system - rough-in	16,790	gsf	2.00	33,580			
	A/V, Public Address, Clock System - NIC		excl		-			
	<u>Pool Bldg</u>							
	Fire alarm & CO2 monitoring system complete	4,250	gsf	5.00	21,250			
	Data/tel distribution - NIC equipment	4,250	gsf	2.00	8,500			
	Security system - rough-in	4,250	gsf	1.00	4,250			
	Subtotal Low Voltage Systems					201,900		\$9.60 /gsf bldg
	TOTAL: VIII. INTERIOR BUILDOUT - MEPF					2,697,720		\$128.22 /gsf bldg
	Net Total Incl Mark-up							4,016,402

IX. KITCHEN EQUIPMENT

OPTION B - NEW BUILDING

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
E1020	Institutional Equipment						
	1. Reach-in fridge	1 ea	3,042.00	3,042			
	2. Reach-in freezer	1 ea	2,858.00	2,858			
	3. SS work table	1 ea	2,315.00	2,315			
	4. Ice maker	1 ea	2,643.00	2,643			
	5. SS wall shelve	2 ea	323.00	646			
	6. Water filter for ice machine	1 ea	279.00	279			
	7. Warming drawer - free standing	1 ea	1,756.00	1,756			
	10. Pass-thru shelf	1 ea	285.00	285			
	11. SS wall shelf	2 ea	402.00	804			
	12. Hot water dispenser	1 ea	817.00	817			
	13. Coffee Brewer	1 ea	2,415.00	2,415			
	14. Iced Tea Brewer	1 ea	684.00	684			
	15. Undercounter fridge	1 ea	2,055.00	2,055			
	16. Water tower - remote chiller - dispenser	1 ea	5,437.00	5,437			
	17. Pass-thru shelf	1 ea	285.00	285			
	20. Warming drawer - free standing	1 ea	1,756.00	1,756			
	21. Wire shelving	1 ea	263.00	263			
	22. Three compartment sink	1 ea	3,101.00	3,101			
	22.1 Pre-rinse faucet	1 ea	671.00	671			
	22.2 Drain lever / twist waste	3 ea	237.00	711			
	23. SS wire shelves	2 ea	120.00	240			
	24. SS wire shelves	2 ea	181.00	362			
	25. Dishwasher	1 ea	7,554.00	7,554			
	26. Exhaust hood - dishwasher	1 ea	1,010.00	1,010			
	26.3 SS hood enclosure	1 ea	435.00	435			
	27. Food accumulator - soiled dishtable (32 - incl w/27)	1 ea	1,590.00	1,590			
	30. Wire shelf	2 ea	120.00	240			
	31. Trash receptacle - poly	4 ea	80.00	320			
	32.1 Pre rinse faucet	1 ea	548.00	548			
	33. Wire shelving	1 ea	617.00	617			
	34 & 38. Hand sink	2 ea	195.00	390			
	34.1 & 38.1 Faucet - splash mount	2 ea	252.00	504			
	34.2 & 28.2 Soap dispenser	2 ea	44.00	88			
	34.3 & 38.3 Paper towel dispenser	2 ea	58.00	116			
	35. SS Prep table 14'x2'9 w/2 18"x18" tubs	1 ea	2,790.00	2,790			
	35.1 & 35.3 Faucet - deck mounted	2 ea	245.00	490			
	35.2 & 35.4 Drain, lever/twist waste	2 ea	237.00	474			
	36. Undercounter fridge	1 ea	4,105.00	4,105			
	37. Table mount overshelf	1 ea	593.00	593			
	39. Wire shelving	1 ea	575.00	575			
	40. Heated holding cabinet	2 ea	3,729.00	7,458			
	41. Cold & hold oven	1 ea	7,240.00	7,240			
	42. & 46. Filler table	2 ea	504.00	1,008			
	43. Griddle, electric countertop	1 ea	2,714.00	2,714			
	44. Equip stand w/undershelves	1 ea	708.00	708			
	45. HD Range 36" 6 hotplate burners	2 ea	6,371.00	12,742			
	47. Exhaust grease hood	1 ea	4,315.00	4,315			
	47.4 Electric control panel	1 ea	2,143.00	2,143			
	47.5 Fire suppression system	1 ea	3,424.00	3,424			
	47.6 SS dividers	1 ea	523.00	523			
	47.7 SS hood enclosure	1 ea	893.00	893			
	50, 50.1. Mop sink & faucet	1 ea	1,186.00	1,186			
	50.2 Utility shelf - Janitor's closet	1 ea	412.00	412			

OPTION B - NEW BUILDING

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
51.	Storage room wire shelving	1 ea	2,120.00	2,120				
52.	Walk-in cooler	1 ea	11,869.00	11,869				
52.1 & 52.2.	Remote condenser & evaporator for walk-in cooler	1 ea	4,567.00	4,567				
53.	Walk-in cooler shelving	1 ea	1,989.00	1,989				
W01	Freight	1 ea	6,000.00	6,000				
W01	Staging and delivery	1 ea	1,200.00	1,200				
W02	Installation - Exhaust/grease hood installation	1 ea	7,203.00	7,203				
W03	Installation - Walk-in	1 ea	14,625.00	14,625				
W03	Installation - Remote evaporator & condenser	1 ea	15,188.00	15,188				
W03	Installation - Balance of equipment and shelving	1 ea	84,240.00	84,240				
W11	Installation- Water tower	1 ea	859.00	859				
W13	Start-up	1 ea	1,800.00	1,800				
W14	Training	1 ea	1,500.00	1,500				
	Tax	1 ea	12,024.00	12,024				
	Subtotal				265,814			
	TOTAL: IX. KITCHEN EQUIPMENT					265,814	\$12.63 /gsf bldg	
	Net Total Incl Mark-up							395,748

X. SITE ELEMENTS DEMOLITION

G1010 Site Clearing

Remove trees (10" to 20") - incl stump removal & offhaul	17.00 ea	1,500.00	25,500	
Remove trees (less than 20") - incl stump removal & offhaul	5.00 ea	750.00	3,750	
Clear & grub landscaping	45,000.00 sf	0.15	6,750	
Haul and dispose organics (NIC trees)	285.00 cy	100.00	28,500	

Subtotal

64,500

G1020 Site Elements Demolition and Relocations

Finish Elements

Remove and salvage park welcome sign	1.00 ea	200.00	200	
Remove and salvage code & traffic signs	4.00 ea	100.00	400	
Remove and salvage bollards at ball court	4.00 ea	75.00	300	
Remove low chain link fence at ball court	135.00 lf	4.00	540	
Remove wood benches	100.00 lf	7.50	750	
Remove concrete pedestals at wood benches	11.00 ea	250.00	2,750	
Misc site elements demo	1.00 bgt	750.00	750	
Saw cut concrete	40.00 lf	15.00	600	
Saw cut asphalt	150.00 lf	10.00	1,500	
Saw cut road asphalt	110.00 lf	10.00	1,100	
Demo site concrete	9,595.00 sf	2.50	23,988	151 lcy
Demo courtyard concrete	3,790.00 sf	2.50	9,475	30 lcy
Demo sidewalk concrete	1,880.00 sf	2.50	4,700	15 lcy
Demo curb & gutter	100.00 lf	10.00	1,000	1 lcy
Demo site asphalt	7,100.00 sf	1.75	12,425	
Demo road asphalt	540.00 sf	2.50	1,350	
Haul and dispose	220.00 tons	110.00	24,200	

Subtotal

86,028

F2020 Hazardous Components Abatement

None anticipated			-	
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Subtotal

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TOTAL: X. SITE ELEMENTS DEMOLITION

150,528

\$7.15 /gsf bldg

Net Total Incl Mark-up

224,107

XI. EARTHWORK & GRADING

G1020 Site Elements Demolition and Relocations

Cut & cap site utilities	1.00 ea	1,500.00	1,500	
Remove & salvage light standard	1.00 ea	1,000.00	1,000	
Remove drain inlets	6.00 ea	500.00	3,000	

OPTION B - NEW BUILDING

Estimate Detail						trade	assembly		
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions	
	Budget to remove SD piping	1.00	bgt	2,500.00	2,500				
	Remove irrigation back flow	1.00	bgt	500.00	500				
	Budget to remove irrigation boxes and piping	45,000.00	sf	0.05	2,250				
	Haul and dispose	1.00	bgt	1,000.00	1,000				
	Subtotal						11,750		
G1030	Site Earthwork								
	Rough & fine grade	84,000.00	sf	0.50	42,000				
	Budget for import/export	1.00	bgt	7,500.00	7,500				
	Scarify & compact new building pad	21,000.00	sf	0.75	15,750				
	Structural excavation - foundations - see Structure				-				
	Subgrade prep - sitework concrete paving	16,700.00	sf	0.50	8,350				
	Subgrade prep - courtyard concrete paving	2,680.00	sf	0.50	1,340				
	Backfill for stage height (assume use spoils from site)	130.00	cy	20.00	2,600				
	Subgrade prep - pool & deck area	13,675.00	sf	0.50	6,838				
	Subgrade prep - city sidewalk concrete paving	4,620.00	sf	0.50	2,310				
	Subtotal						86,688		
F2020	Hazardous Components Abatement								
	None anticipated				-				
	Subtotal						-		
	TOTAL: XI. EARTHWORK & GRADING						98,438	\$4.68 /gsf bldg	
	Net Total Incl Mark-up							146,555	
XII. SITE DRAINAGE									
G3030	Storm Sewer								
	Storm sewer budget - new DIs and SD lines	1.00	bgt	20,000.00	20,000				
	Bioswales complete	1,000.00	sf	25.00	25,000				
	Subtotal						45,000		
	TOTAL: XII. SITE DRAINAGE						45,000	\$2.14 /gsf bldg	
	Net Total Incl Mark-up							66,997	
XIII. FINISH SITEWORK									
		56,700	sf						
G2030	Pedestrian Paving								
	Courtyard concrete paving	2,680.00	sf	15.00	40,200				
	Site concrete paving	16,700.00	sf	15.00	250,500				
	Site stage & ramp concrete paving	2,370.00	sf	15.00	35,550				
	Subtotal						326,250	\$5.75 /sf total site	
G2030	Pedestrian Paving								
	Sidewalk paving	4,620.00	sf	12.00	55,440				
	Bulb-out curb & gutter	110.00	lf	65.00	7,150				
	Bulb-out ramps complete w/truncated domes	2.00	ea	2,500.00	5,000				
	Asphalt patch at road	1.00	bgt	750.00	750				
	Subtotal						68,340	\$1.21 /sf total site	
G2040	Site Development								
	Conc Structures								
	Concrete ret walls at stage 12" x 2'0	185.00	lf	300.00	55,500				
	Concrete seat walls w/mosaic tile - linear 2'9wide by 18" h	146.00	lf	650.00	94,900				
	Concrete seat walls w/mosaic tile - curved linear 2'9wide by 18" h	75.00	lf	800.00	60,000				
	Concrete seat walls w/mosaic tile - curved linear at face of stage - add curb - 2'9wide by 18" h	175.00	lf	850.00	148,750				
	Concrete seat walls w/mosaic tile - radius planter 2'9wide by 18" h - by Park St	77.00	lf	800.00	61,600				
	Subtotal						420,750	\$7.42 /sf total site	
G2040	Site Development								
	Trellis structure - steel with wood rafters	950.00	sf	175.00	166,250				

OPTION B - NEW BUILDING

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Courtyard fence - 7'0 High - powder coated alum panels	70.00	lf	150.00	10,500			
	Courtyard fence - double gates	2.00	pr	2,000.00	4,000			
	Ball court low chain link fence	100.00	lf	35.00	3,500			
	Budget - modify/repair playground fence	1.00	bgt	2,500.00	2,500			
	Re-install salvaged bollards at ballcourt	4.00	ea	200.00	800			
	Concrete chess tables - bury post - buy-out/install	2.00	ea	3,500.00	7,000			
	Concrete ping pong table - cantilever - buy-out/install	2.00	ea	7,500.00	15,000			
	Linear park bench - 8'0 long	3.00	ea	2,000.00	6,000			
	Trash/recycle stations	2.00	ea	3,000.00	6,000			
	Bike racks	7.00	ea	350.00	2,450			
	Stock tank planters	8.00	ea	350.00	2,800			
	Reinstall salvaged street/code signs	3.00	ea	150.00	450			
	New park welcome sign	1.00	bgt	5,000.00	5,000			
	Subtotal					232,250		\$4.10 /sf total site
G2050	Landscaping							
	Planting							
	Soil in raised concrete planters	30.00	cy	120.00	3,600			
	Soil in stock tank planters	4.00	cy	120.00	480			
	Amend soil	20,000.00	sf	1.00	20,000			
	Trees - 36" box	57.00	ea	1,500.00	85,500			
	Shrub planting - 15 gal (5,300 sf at 3'0 oc)	600	ea	150.00	90,000			
	Meadow planting	1,325	sf	10.00	13,250			
	Meadow planting in raised planters	210	sf	10.00	2,100			
	Bioswale planting	800	sf	8.00	6,400			
	Ground cover	2,000	sf	6.00	12,000			
	Sod lawn	9,870	sf	2.00	19,740			
	Mulch shrub & meadow planting	10,130.00	sf	1.50	15,195			
	Subtotal					268,265		\$4.73 /sf total site
G2050	Landscaping							
	Irrigation							
	Tie-into water & backflow device	1.00	ea	3,000.00	3,000			
	Irrigation distribution, heads, & controls complete	20,000.00	sf	2.50	50,000			
	Subtotal					53,000		\$0.93 /sf total site
G4020	Site Lighting							
	Power feeds and pull boxes to light standards	1.00	bgt	35,000.00	35,000			
	New lights standards	5.00	ea	3,000.00	15,000			
	Subtotal					50,000		
	TOTAL: XIII. FINISH SITEWORK						1,418,855	\$67.44 /gsf bldg
								\$25.02 /sf total site
	Net Total Incl Mark-up							2,112,411
								\$37.26 /sf total site
XIV. WATER UTILITIES								
G3010	Water Supply							
	Domestic Water							
	New water lateral to main (assume 4") complete w/trench	80.00	lf	75.00	6,000			
	Cut & patch street for lateral (30 lf)	1.00	bgt	2,500.00	2,500			
	Tap into main	1.00	bgt	5,000.00	5,000			
	Water meter install - excluded - fees in owner budget		excl		-			
	Subtotal					13,500		
G3010	Water Supply							
	Fire Water							
	New water lateral to main (assume 4") complete w/trench	80.00	lf	75.00	6,000			
	Cut & patch street for lateral - joint trench with domestic				-			
	Tap into main	1.00	bgt	5,000.00	5,000			
	DDCV (assume 4")	1.00	bgt	10,000.00	10,000			
	FDC & PIV	1.00	bgt	7,500.00	7,500			
	Water meter install - excluded - fees in owner budget		excl		-			
	Subtotal					28,500		

OPTION B - NEW BUILDING

Estimate Detail						trade	assembly		
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions	
TOTAL: XIV. WATER UTILITIES							42,000	\$2.00 /gsf bldg	
Net Total Incl Mark-up								62,530	
XV. SANITARY UTILITIES									
G3020	Sanitary Sewer								
	Existing 4" SS line at rear elevation - misc budget for pipe adjustment	1.00	bgt	5,000.00	5,000				
	Subtotal					5,000			
TOTAL: XV. SANITARY UTILITIES							5,000	\$0.24 /gsf bldg	
Net Total Incl Mark-up								7,444	
XVI. GAS SERVICE UTILITIES									
G3060	Fuel Distribution								
	Misc prep for gas meter room	1.00	bgt	7,500.00	7,500				
	Gas service to pool	1.00	bgt	5,000.00	5,000				
	Subtotal					12,500			
TOTAL: XVI. GAS SERVICE UTILITIES							12,500	\$0.59 /gsf bldg	
Net Total Incl Mark-up								18,610	
XVII. ELECTRICAL UTILITIES									
G40	Electrical Site Utilities								
	Five 3" PVC underground conduit for PG&E feeder to new service panel. Assume distance	500.00	lf	75.00	37,500				
	New service board 1,600A 277/480V, 3Ph 4 wire in outdoor enclosure. 2 meters	1.00	ea	30,000.00	30,000				
	Pad & grounding for PG&E transformer (NIC transformer)	1.00	ea	3,000.00	3,000				
	Remove existing transformer after cut-over	1.00	ea	5,000.00	5,000				
	Backfeed existing 600A off new meter - remove old meter	25.00	ea	300.00	7,500				
	Service feeder to building - 1,000A 277/480v	300.00	lf	400.00	120,000				
	Subtotal					203,000			
TOTAL: XVII. ELECTRICAL UTILITIES							203,000	\$9.65 /gsf bldg	
Net Total Incl Mark-up								302,229	
XVIII. PHOTVOLTAIC SYSTEM									
D50	Electrical								
	Photovoltaic System								
	PV mounted to roof - 216kW (670 325 watt modules) system complete	216.00	kW	3,250	702,000				
	Subtotal					702,000			
TOTAL: XVIII. PHOTVOLTAIC SYSTEM							702,000	\$33.37 /gsf bldg	
Net Total Incl Mark-up								1,045,147	
XIX. POOL, DECK, EQUIPMENT, & POOL FENCE									
F1060	Athletic and Recreational Special Construction								
	Mobilization and site prep (in addition to GC/earthwork)	1.00	bgt	50,000.00	50,000				
	Pool construction & pool equipment	6,450.00	sf	235.00	1,515,750				
	Surge tank	1.00	ea	40,000.00	40,000				
	Pool deck	7,600.00	sf	45.00	342,000				
	Pool fence	250.00	ea	300.00	75,000				
	Pool gates	3.00	pr	2,000.00	6,000				
	Pool deck lighting	1.00	bgt	50,000.00	50,000				
	Deck equipment	1.00	bgt	60,000.00	60,000				
	Competitive equipment	1.00	bgt	140,000.00	140,000				
	Subtotal					2,278,750			
TOTAL: XIX. POOL, DECK, EQUIPMENT, & POOL FENCE							2,278,750	\$108.31 /gsf bldg	
Net Total Incl Mark-up								3,392,634	

OPTION B - NEW BUILDING

Estimate Detail						<i>trade</i>	<i>assembly</i>	
<i>code</i>	<i>item description</i>	<i>quantity</i>	<i>unit cost</i>	<i>ext</i>	subtotals	totals	<i>quals & assumptions</i>	

Raw Cost of Work								15,875,936
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General Expenses (Incl 2.5% for Public Reqs)	15.00%	2,381,390						
Contractor's Fee (OH & Profit)	7.50%	1,369,299						
Contractor Insurance	1.00%	223,744						
Building Permit	0.00%	-						<i>Budget by owner</i>
Contingency	15.00%	2,977,555						
Cost Escalation (2 years at 5%/yr)	10.25%	712,579						<i>to middle of 2022</i>
Bonds	1.25%	95,807						

Total Budget Estimate - Hard Construction					7,760,375			23,636,311
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CONCEPT PHASE ESTIMATE

ESTIMATE DETAIL REPORT

Project Frances Albrier Community Center
 Comparative Scheme Option Estimates - Conceptual Design

Est by: RMB
Est Date: 3/24/20
 Submission

Design Docs: Frances Albrier Community Center Concept Design Pricing Set
 Document Date: Various Transmitted 3/3/20

ALTERNATES

1. ALL ELECTRIC POOL HEAT PUMP

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions

DELETE STANDARD POOL UTILITIES

G3060 Fuel Distribution

Delete misc prep for gas meter room -1.00 bgt 7,500.00 (7,500)
 Delete gas service to pool -1.00 bgt 5,000.00 (5,000)

Subtotal

(12,500)

D50 Electrical Photovoltaic System

Delete PV mounted to roof - 216kW (670 325 watt modules) -216.00 kW 3,250 (702,000)
 system complete

Subtotal

(702,000)

G40 Electrical Site Utilities

Delete new service board 1,600A 277/480V, 3Ph 4 wire in outdoor enclosure. 2 meters -1.00 ea 30,000.00 (30,000)
 Delete service feeder to building - 1,000A 277/480v -300.00 lf 400.00 (120,000)

Subtotal

(150,000)

TOTAL: DELETE STANDARD POOL UTILITIES

(864,500)

Net Total Incl Mark-up

-1,287,079

ADD ELECTRIC POOL COMPONENTS AND UTILITIES

D50 Electrical Photovoltaic System

New service board 2,500A 277/480V, 3Ph 4 wire in outdoor enclosure. 2 meters 1.00 bgt 35,000 35,000
 New service feeder to building - 1,000A 277/480v 300.00 lf 750.00 225,000

Subtotal

260,000

D50 Electrical Photovoltaic System

SunDrum hybrid PV / solar thermal system - thermal 1.00 bgt 500,000 500,000
 component (replaces need for electric heat pump)
 SunDrum hybrid PV / solar thermal system - PV components 216.00 kW 3,250 702,000

Subtotal

1,202,000

TOTAL: ADD ELECTRIC POOL COMPONENTS AND UTILITIES

1,462,000

Net Total Incl Mark-up

2,176,646

Raw Cost of Work		597,500
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General Expenses (Incl 2.5% for Public Reqs)	15.00%	89,625	
Contractor's Fee (OH & Profit)	7.50%	51,534	
Contractor Insurance	1.00%	8,421	
Building Permit	0.00%	-	Budget by owner
Contingency	15.00%	112,062	
Cost Escalation (2 years at 5%/yr)	10.25%	26,818	to middle of 2022
Bonds	1.25%	3,606	

Total Budget Estimate - Hard Construction	292,066	889,566
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CONCEPT PHASE ESTIMATE

ESTIMATE DETAIL REPORT

Project Frances Albrier Community Center
 Comparative Scheme Option Estimates - Conceptual Design

Est by: RMB
Est Date: 3/24/20
 Submission

Design Docs: Frances Albrier Community Center Concept Design Pricing Set
 Document Date: Various Transmitted 3/3/20

ALTERNATES

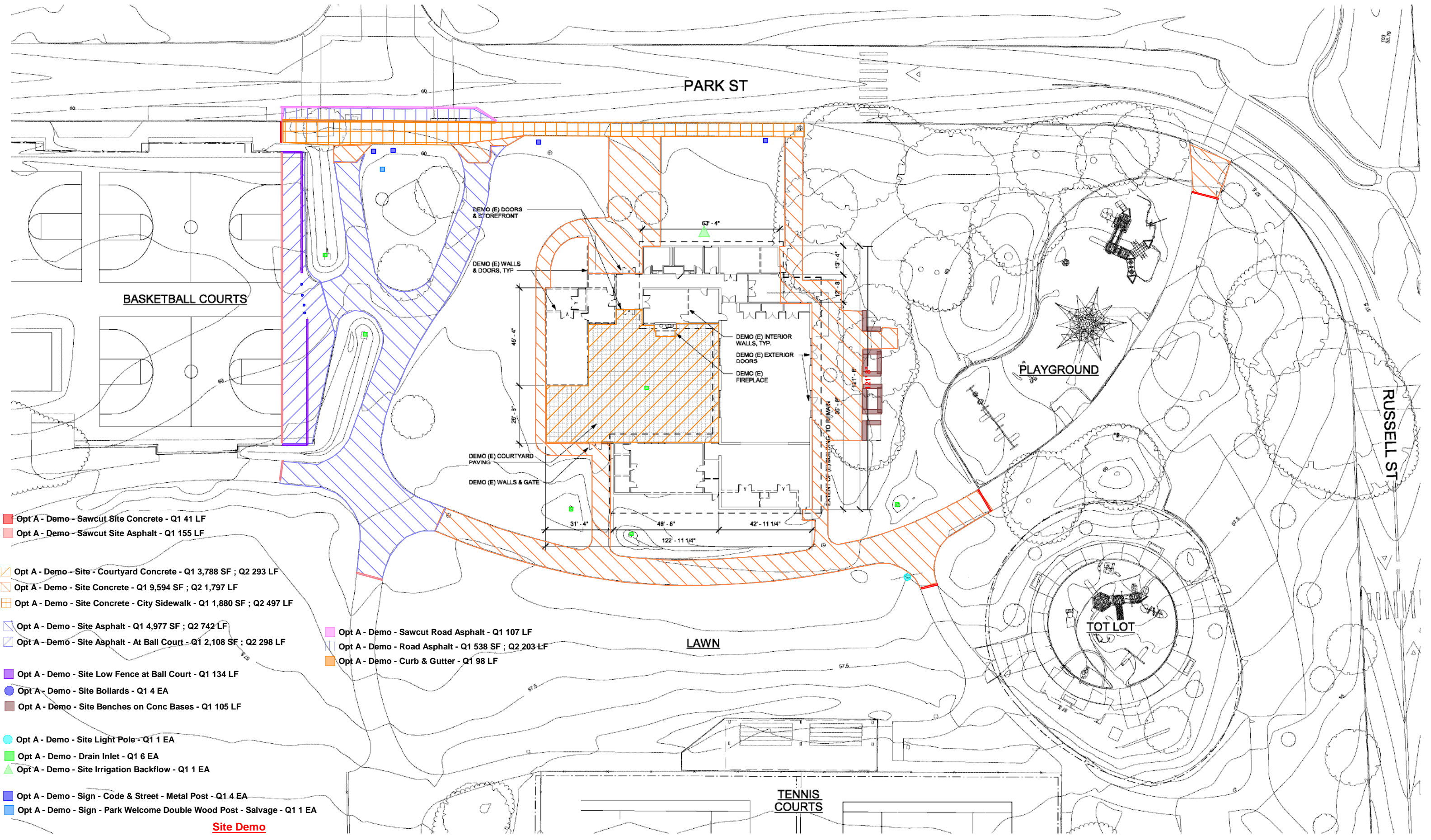
2. EXTEND SIDEWALK AT SOUTH END

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
G1030	Site Earthwork							
	Remove trees - assume not required			-				
	Clear grubb and subgrade prep	2,370.00	sf	2.00	4,740			
	Subtotal					4,740		
G2030	Pedestrian Paving							
	Curb and gutter - existing			-				
	Sidewalk paving	2,370.00	sf	12.00	28,440			
	Subtotal					28,440		
TOTAL:							33,180	
	Net Total Incl Mark-up							49,399

Raw Cost of Work		33,180
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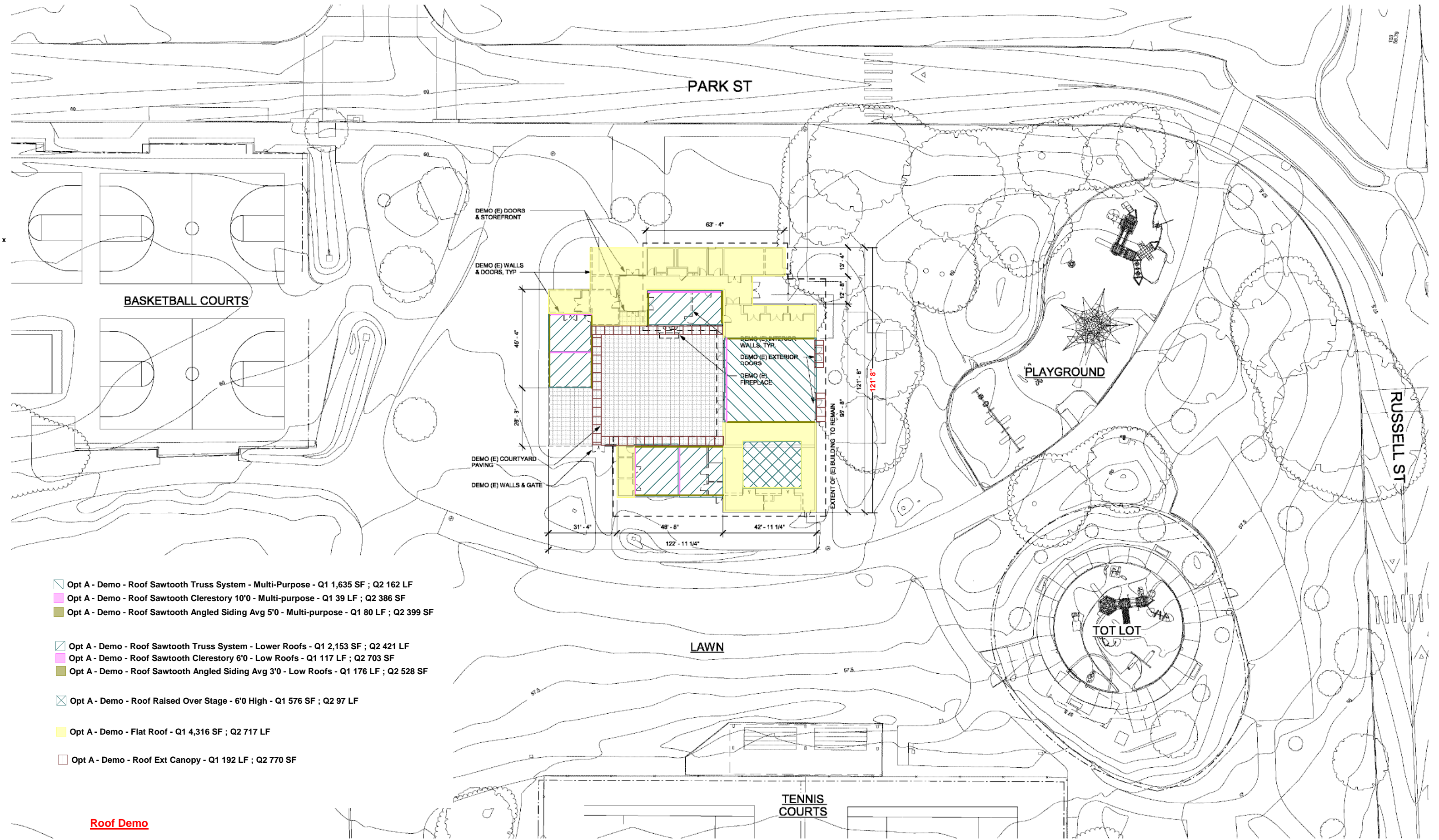
General Expenses (Incl 2.5% for Public Reqs)	15.00%	4,977	
Contractor's Fee (OH & Profit)	7.50%	2,862	
Contractor Insurance	1.00%	468	
Building Permit	0.00%	-	Budget by owner
Contingency	15.00%	6,223	
Cost Escalation (2 years at 5%/yr)	10.25%	1,489	to middle of 2022
Bonds	1.25%	200	

Total Budget Estimate - Hard Construction	16,219	49,399
--	--------	---------------



- Opt A - Demo - Sawcut Site Concrete - Q1 41 LF
- Opt A - Demo - Sawcut Site Asphalt - Q1 155 LF
- ▨ Opt A - Demo - Site - Courtyard Concrete - Q1 3,788 SF ; Q2 293 LF
- ▨ Opt A - Demo - Site Concrete - Q1 9,594 SF ; Q2 1,797 LF
- ▨ Opt A - Demo - Site Concrete - City Sidewalk - Q1 1,880 SF ; Q2 497 LF
- ▨ Opt A - Demo - Site Asphalt - Q1 4,977 SF ; Q2 742 LF
- ▨ Opt A - Demo - Site Asphalt - At Ball Court - Q1 2,108 SF ; Q2 298 LF
- Opt A - Demo - Site Low Fence at Ball Court - Q1 134 LF
- Opt A - Demo - Site Bollards - Q1 4 EA
- Opt A - Demo - Site Benches on Conc Bases - Q1 105 LF
- Opt A - Demo - Site Light Pole - Q1 1 EA
- Opt A - Demo - Drain Inlet - Q1 6 EA
- ▲ Opt A - Demo - Site Irrigation Backflow - Q1 1 EA
- Opt A - Demo - Sign - Code & Street - Metal Post - Q1 4 EA
- Opt A - Demo - Sign - Park Welcome Double Wood Post - Salvage - Q1 1 EA

Site Demo



- ▨ Opt A - Demo - Roof Sawtooth Truss System - Multi-Purpose - Q1 1,635 SF ; Q2 162 LF
- ▨ Opt A - Demo - Roof Sawtooth Clerestory 10'0" - Multi-purpose - Q1 39 LF ; Q2 386 SF
- ▨ Opt A - Demo - Roof Sawtooth Angled Siding Avg 5'0" - Multi-purpose - Q1 80 LF ; Q2 399 SF

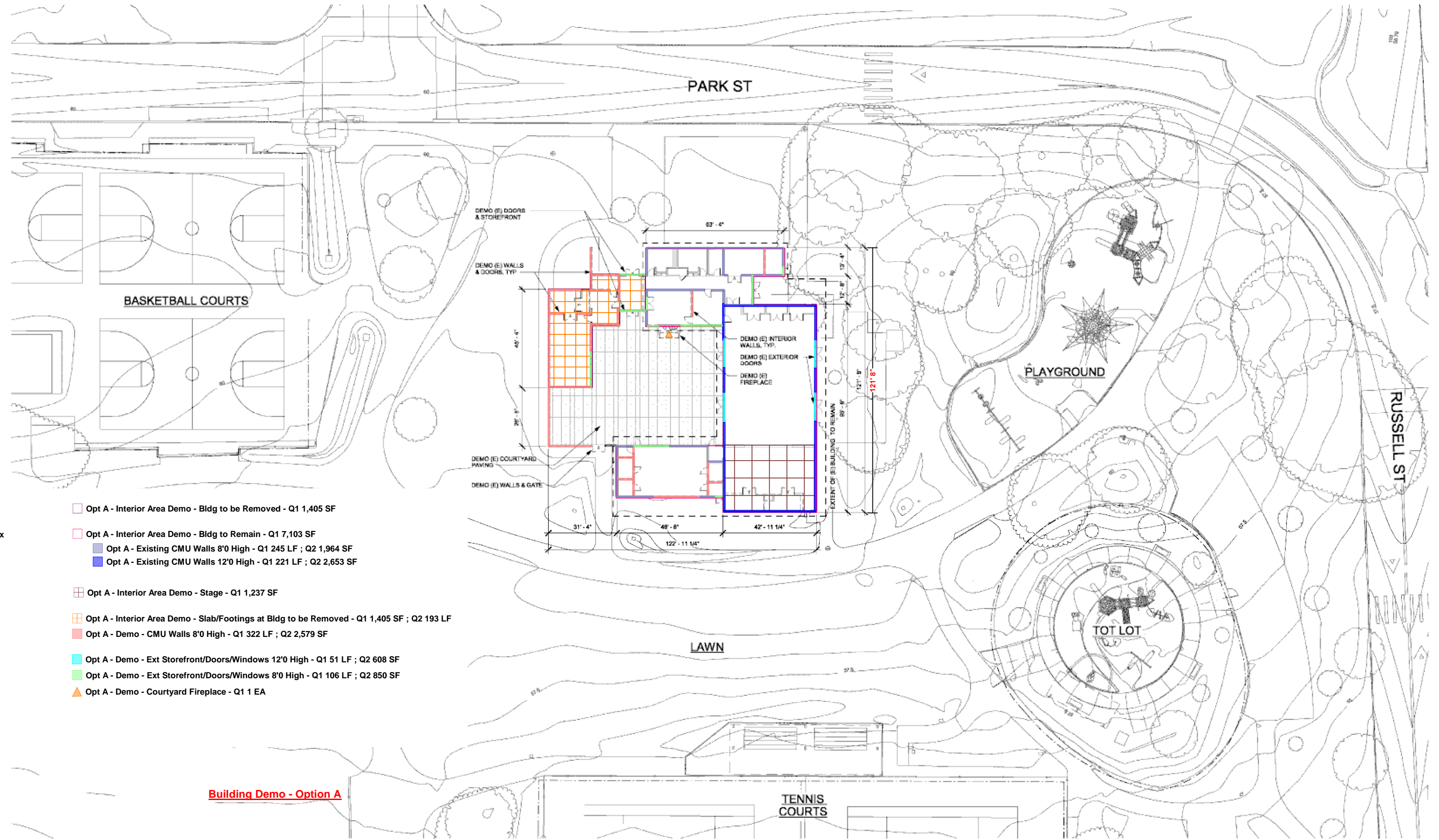
- ▨ Opt A - Demo - Roof Sawtooth Truss System - Lower Roofs - Q1 2,153 SF ; Q2 421 LF
- ▨ Opt A - Demo - Roof Sawtooth Clerestory 6'0" - Low Roofs - Q1 117 LF ; Q2 703 SF
- ▨ Opt A - Demo - Roof Sawtooth Angled Siding Avg 3'0" - Low Roofs - Q1 176 LF ; Q2 528 SF

- ▨ Opt A - Demo - Roof Raised Over Stage - 6'0" High - Q1 576 SF ; Q2 97 LF

- ▨ Opt A - Demo - Flat Roof - Q1 4,316 SF ; Q2 717 LF

- ▨ Opt A - Demo - Roof Ext Canopy - Q1 192 LF ; Q2 770 SF

Roof Demo



- Opt A - Interior Area Demo - Bldg to be Removed - Q1 1,405 SF
- Opt A - Interior Area Demo - Bldg to Remain - Q1 7,103 SF
- Opt A - Existing CMU Walls 8'0 High - Q1 245 LF ; Q2 1,964 SF
- Opt A - Existing CMU Walls 12'0 High - Q1 221 LF ; Q2 2,653 SF
- Opt A - Interior Area Demo - Stage - Q1 1,237 SF
- Opt A - Interior Area Demo - Slab/Footings at Bldg to be Removed - Q1 1,405 SF ; Q2 193 LF
- Opt A - Demo - CMU Walls 8'0 High - Q1 322 LF ; Q2 2,579 SF
- Opt A - Demo - Ext Storefront/Doors/Windows 12'0 High - Q1 51 LF ; Q2 608 SF
- Opt A - Demo - Ext Storefront/Doors/Windows 8'0 High - Q1 106 LF ; Q2 850 SF
- Opt A - Demo - Courtyard Fireplace - Q1 1 EA

Building Demo - Option A



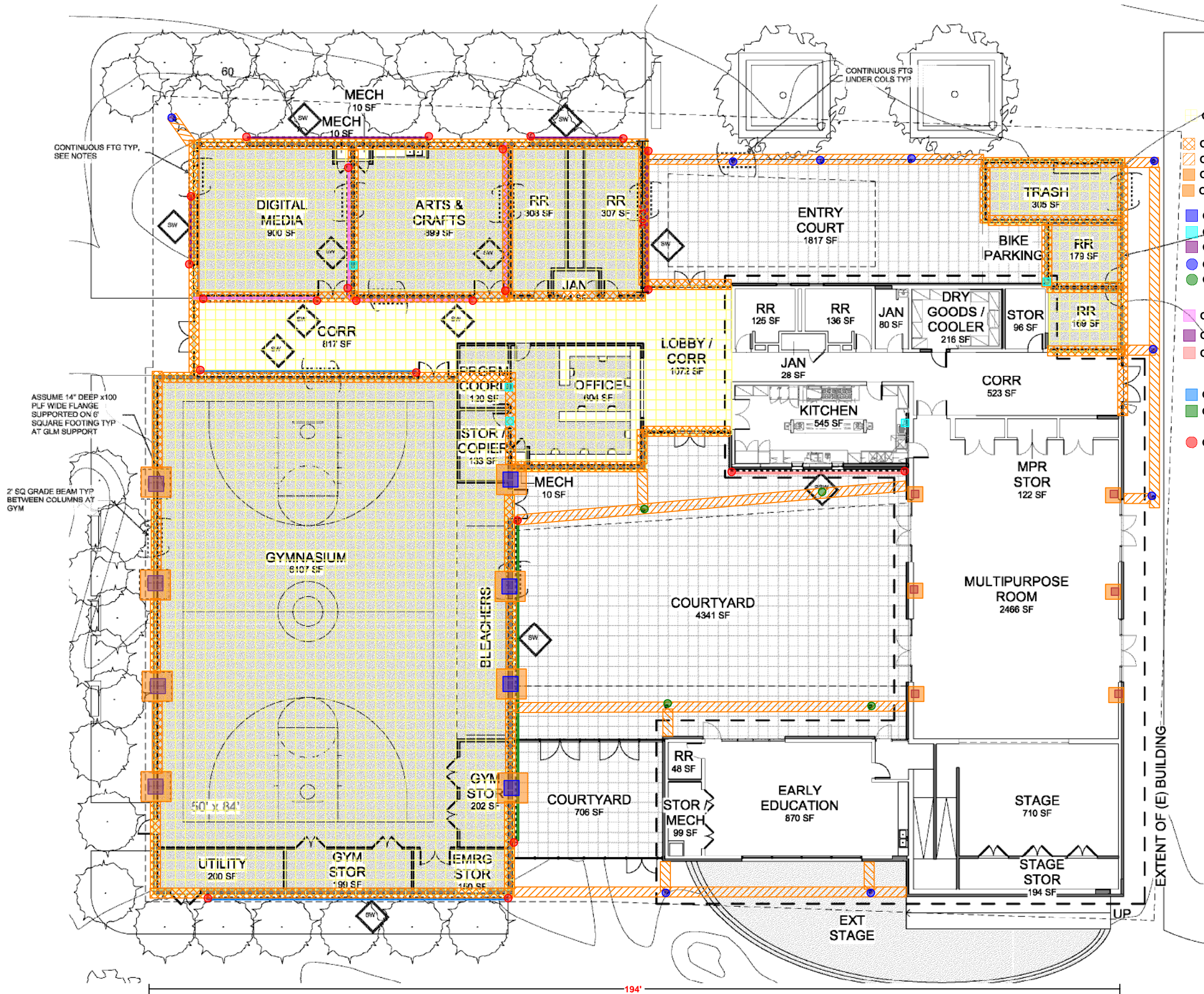
STRUCTURAL ENGINEERS

Telegraph Ave
Suite 300
Oakland, CA 94612
tel: 510.834.1629
ida-se.com

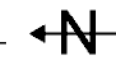
NOTES:
ALL WALLS WITH SW
TAG TO BE WOOD FRAMED SHEAR WALLS
WITH 1/2" SHTG. ASSUME 6X6 POSTS EACH
END AND HOLD DOWN HARDWARE
ALL EXTERIOR WALLS, SHEAR WALLS AND
CMU WALLS TO BE SUPPORTED ON
CONTINUOUS 24"x24" FOOTING UON

- Opt A - New Interior Slab - Q1 13,508 SF ; Q2 667 LF
- Opt A - Footing - Ext Walls & New Shearwalls 2'0"x2'0" - Q1 843 LF ; Q2 125 CY
- Opt A - Grade Beam 2'0"x2'0" - Btwn Roof Cols - Q1 419 LF ; Q2 62 CY
- Opt A - Footing Wide Flange Cols - Gym 6'0"x6'0" (assume 3'0" d) - Q1 8 EA ; Q2 32 CY
- Opt A - Footing Cols - MP Room Assume 3'0"x3'0" x2'0"d - Q1 6 EA ; Q2 4 CY
- Opt A - Wide Flange Cols in Gym 100#/lf - Avg 28'0" ea - Q1 8 EA ; Q2 224 LF
- Opt A - In Cols - Roof Framing - Avg 18'0" ea - Q1 5 EA
- Opt A - In Cols - Roof Framing - Multipurpose - (12'0" to 21'0") avg 18'0" ea - Q1 6 EA
- Opt A - Pipe Roof Cols Perim Eaves - Avg 12'0" ea - Q1 9 EA
- Opt A - Pipe Roof Cols Courtyard Eaves - Avg 14'0" ea - Q1 4 EA
- Opt A - Shearwall - Int Partition -12'0" High - Q1 107 LF ; Q2 1,279 SF
- Opt A - Shearwall - Ext Wall -12'0" High - Q1 96 LF ; Q2 1,154 SF
- Opt A - Shearwall - Kitchen Structure Perf Shear Walls - 20'0" - Q1 35 LF ; Q2 978 SF
- Opt A - Shearwall - Gym Structure Shear Walls E & W - Avg 25'0" - Q1 103 LF ; Q2 2,893 SF
- Opt A - Shearwall - Gym Structure Shear Walls - South - Avg 20'0" - Q1 64 LF ; Q2 1,794 SF
- Opt A - Hold-downs - Q1 24 EA

Foundation & Vertical Structure



FRANCES ALBRIER COMMUNITY CENTER OPTION A CONCEPTUAL FIRST FLOOR FRAMING PLAN





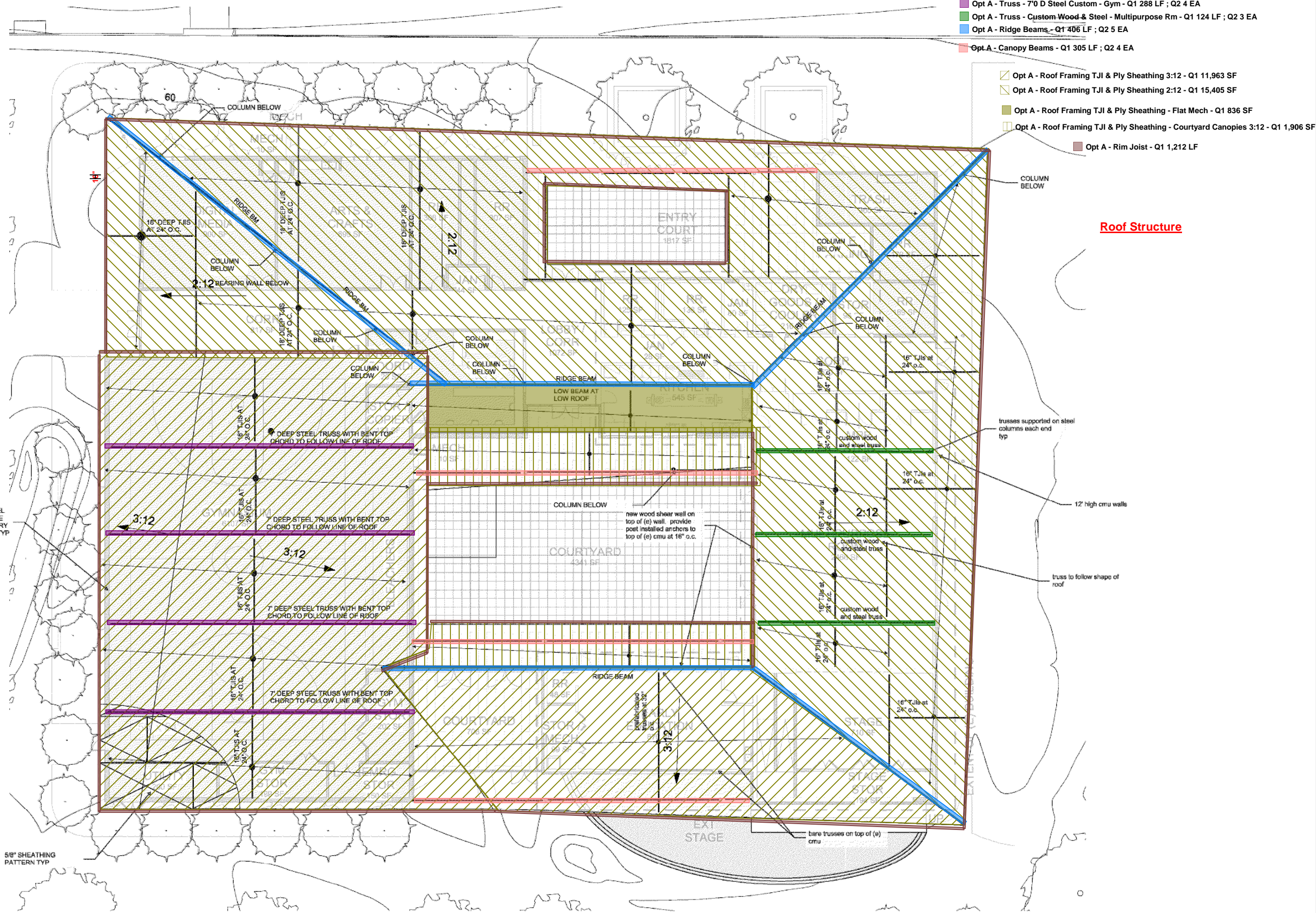
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tel: 510.834.1629
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- Opt A - Truss - 7'0 D Steel Custom - Gym - Q1 288 LF ; Q2 4 EA
- Opt A - Truss - Custom Wood & Steel - Multipurpose Rm - Q1 124 LF ; Q2 3 EA
- Opt A - Ridge Beams - Q1 406 LF ; Q2 5 EA
- Opt A - Canopy Beams - Q1 305 LF ; Q2 4 EA

- Opt A - Roof Framing TJI & Ply Sheathing 3:12 - Q1 11,963 SF
- Opt A - Roof Framing TJI & Ply Sheathing 2:12 - Q1 15,405 SF
- Opt A - Roof Framing TJI & Ply Sheathing - Flat Mech - Q1 836 SF
- Opt A - Roof Framing TJI & Ply Sheathing - Courtyard Canopies 3:12 - Q1 1,906 SF
- Opt A - Rim Joist - Q1 1,212 LF

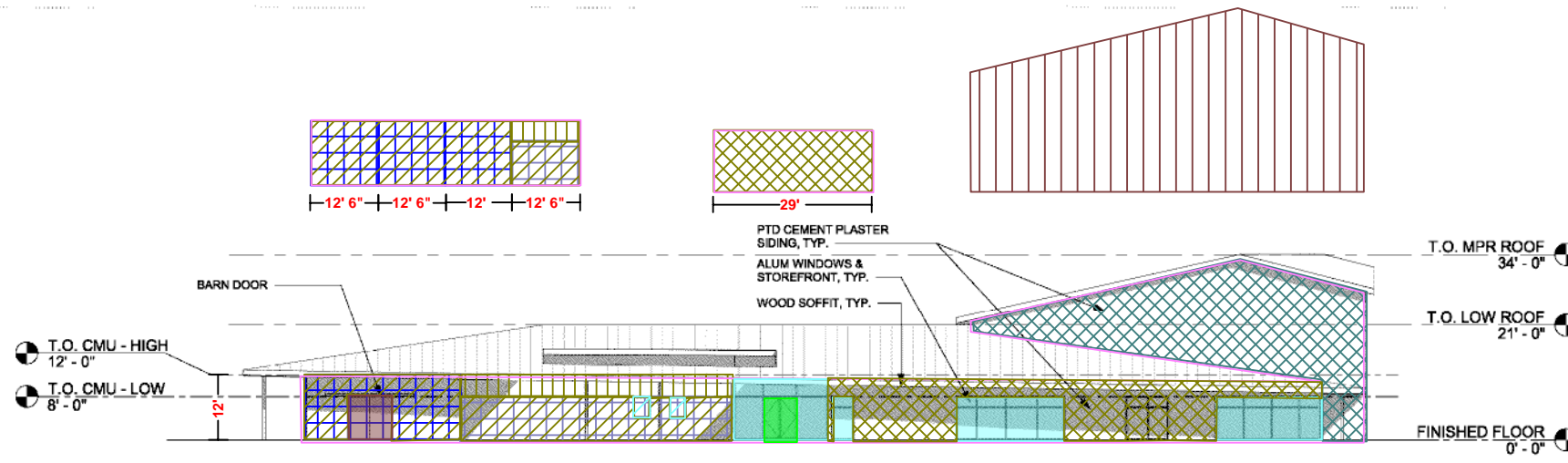
Roof Structure



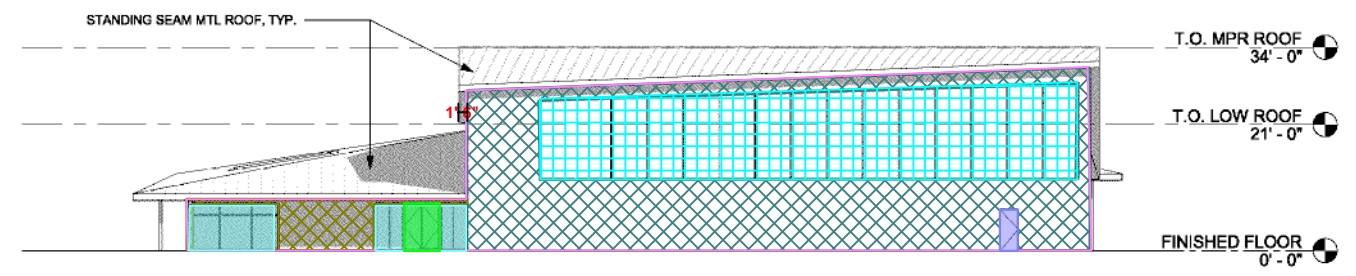
FRANCES ALBRIER COMMUNITY CENTER
OPTION A CONCEPTUAL ROOF FRAMING PLAN

2020-03-03
IDA JOB NUMBER 19048

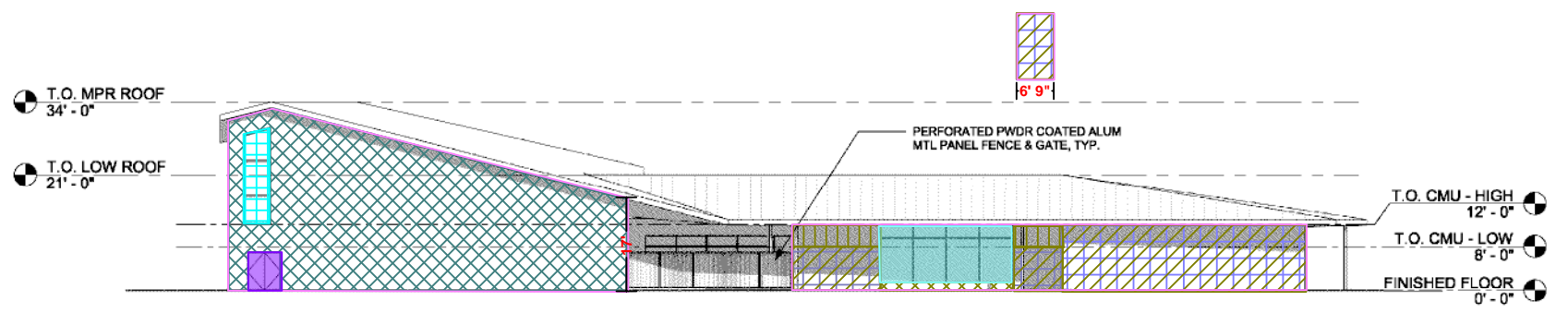




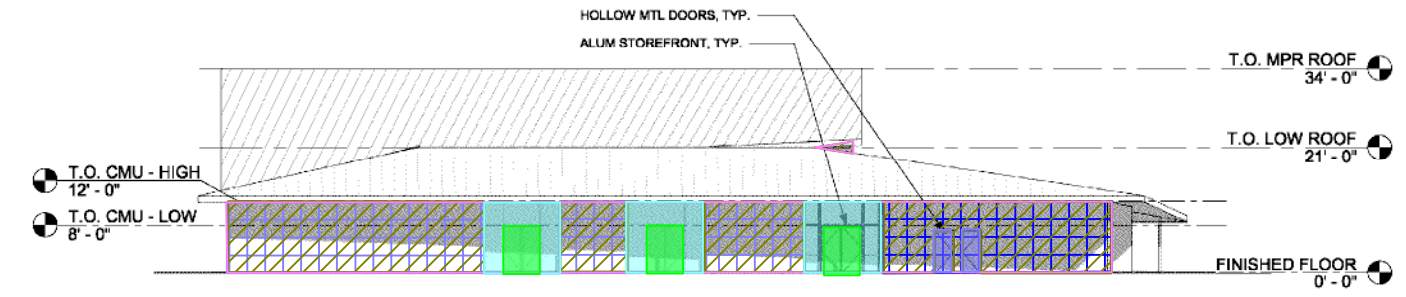
1 EAST
1/16" = 1'-0"



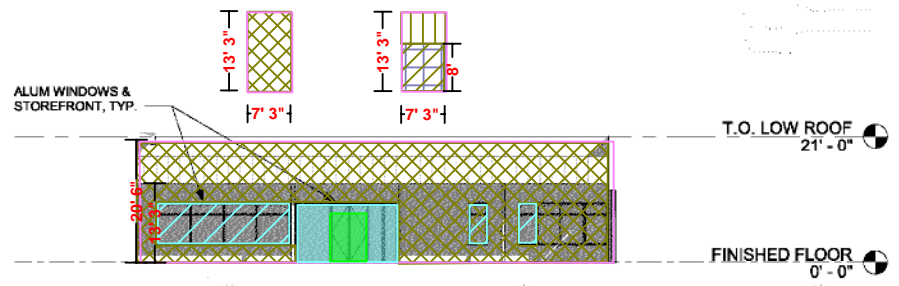
2 NORTH
1/16" = 1'-0"



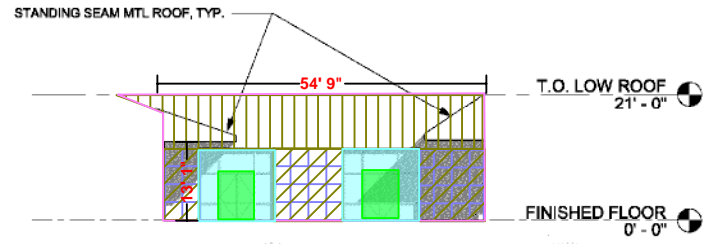
3 WEST
1/16" = 1'-0"



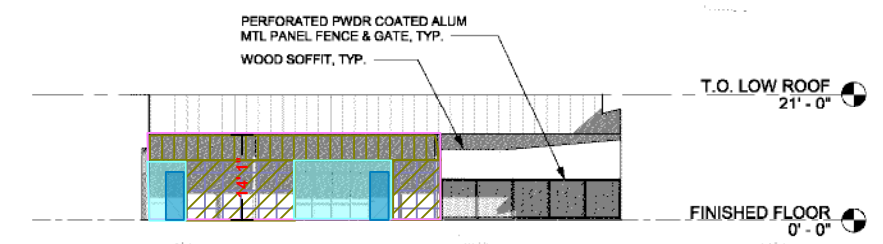
4 SOUTH
1/16" = 1'-0"



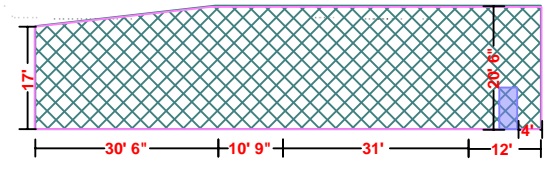
5 COURTYARD ELEVATION (LOOKING EAST)
1/16" = 1'-0"



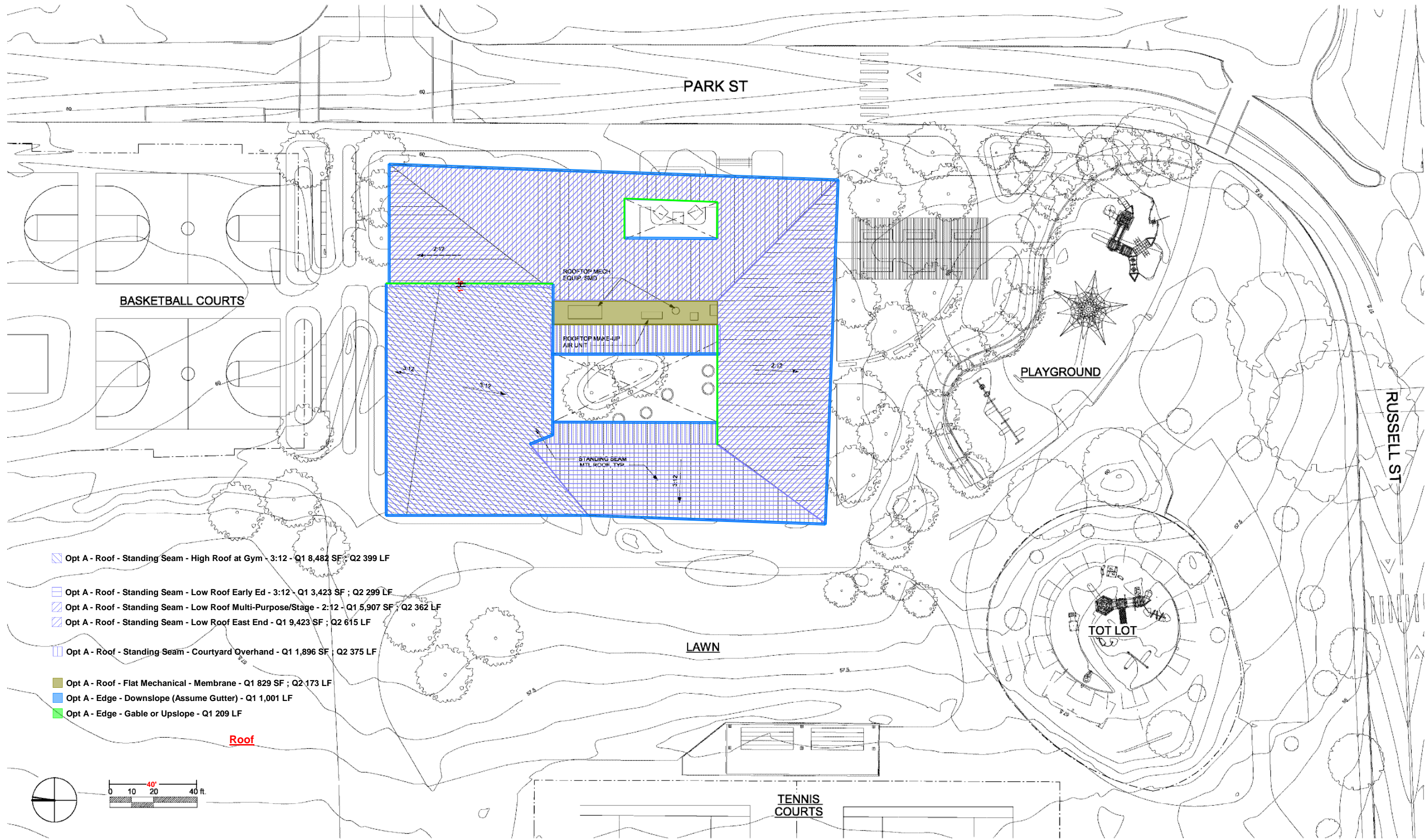
6 COURTYARD ELEVATION (LOOKING SOUTH)
1/16" = 1'-0"



7 COURTYARD ELEVATION (LOOKING WEST)
1/16" = 1'-0"

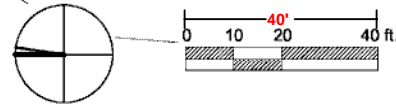


- Opt A - Total Facade Area - Q1 17,605 SF
- Opt A - Existing CMU 8'0 - Q1 1,009 SF
- Opt A - Existing CMU 12'0 - Q1 1,775 SF
- Opt A - New CMU 12'0 - Q1 1,220 SF
- Opt A - Furring & Stucco on CMU - Q1 3,892 SF
- Opt A - Stucco Wall Complete w/Framing - Extend Existing CMU - Q1 1,073 SF
- Opt A - Stucco Wall Complete w/Framing - Walls below 12'0 Hi - Q1 2,508 SF
- Opt A - Stucco Wall Complete w/Framing - High Walls - Q1 6,090 SF
- Opt A - Storefront - Q1 2,123 SF ; Q2 15 EA ; Q3 728 LF
- Opt A - Clerestory Glazing - Q1 1,408 SF ; Q2 2 EA ; Q3 252 LF
- Opt A - Windows - Q1 203 SF ; Q2 5 EA ; Q3 121 LF
- Opt A - Storefront Double Doors 6'0x8'0 - Q1 8 EA ; Q2 768 SF ; Q3 224 LF
- Opt A - Storefront Single Door 3'0x8'0 - Q1 2 EA ; Q2 48 SF ; Q3 44 LF
- Opt A - HM Ext Door Pair 6'0x7'0 - Q1 1 EA ; Q2 42 SF ; Q3 26 LF
- Opt A - HM Ext Doors 3'0x7'0 - Q1 4 EA ; Q2 84 SF ; Q3 80 LF
- Opt A - Barn Doors at Trash Rm 8'0x8'0 - Q1 1 EA ; Q2 128 SF ; Q3 32 LF
- Opt A - Gym Bearing Wall Framing - East Elev - Q1 2,056 SF



- Opt A - Roof - Standing Seam - High Roof at Gym - 3:12 - Q1 8,482 SF ; Q2 399 LF
- Opt A - Roof - Standing Seam - Low Roof Early Ed - 3:12 - Q1 3,423 SF ; Q2 299 LF
- Opt A - Roof - Standing Seam - Low Roof Multi-Purpose/Stage - 2:12 - Q1 5,907 SF ; Q2 362 LF
- Opt A - Roof - Standing Seam - Low Roof East End - Q1 9,423 SF ; Q2 615 LF
- Opt A - Roof - Standing Seam - Courtyard Overhand - Q1 1,896 SF ; Q2 375 LF
- Opt A - Roof - Flat Mechanical - Membrane - Q1 829 SF ; Q2 173 LF
- Opt A - Edge - Downslope (Assume Gutter) - Q1 1,001 LF
- Opt A - Edge - Gable or Upslope - Q1 209 LF

Roof





STRUCTURAL ENGINEERS

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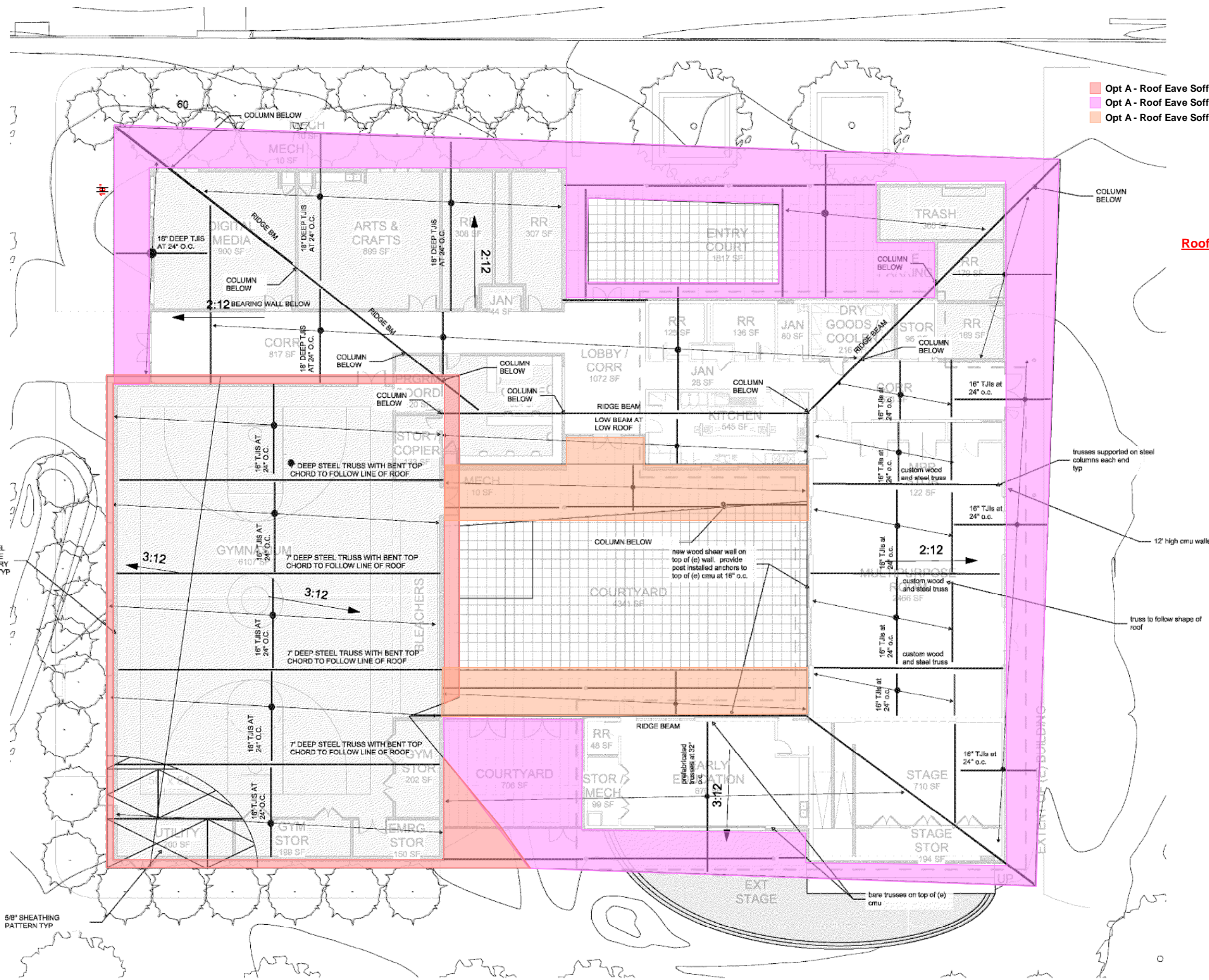
**FRANCES ALBRIER COMMUNITY CENTER
OPTION A CONCEPTUAL ROOF FRAMING PLAN**

2020-03-03
IDA JOB NUMBER 19048

SA.2

- Opt A - Roof Eave Soffit - High Roof - Q1 880 SF
- Opt A - Roof Eave Soffit - Low Roofs - Q1 5,685 SF
- Opt A - Roof Eave Soffit - Courtyard Canopy - Q1 1,871 SF

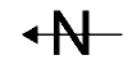
Roof Eave Soffits



ASSUME 50PLF STEEL WIDE FLANGE FRAME AROUND CLERESTORY WINDOWS AT GYM, TYP

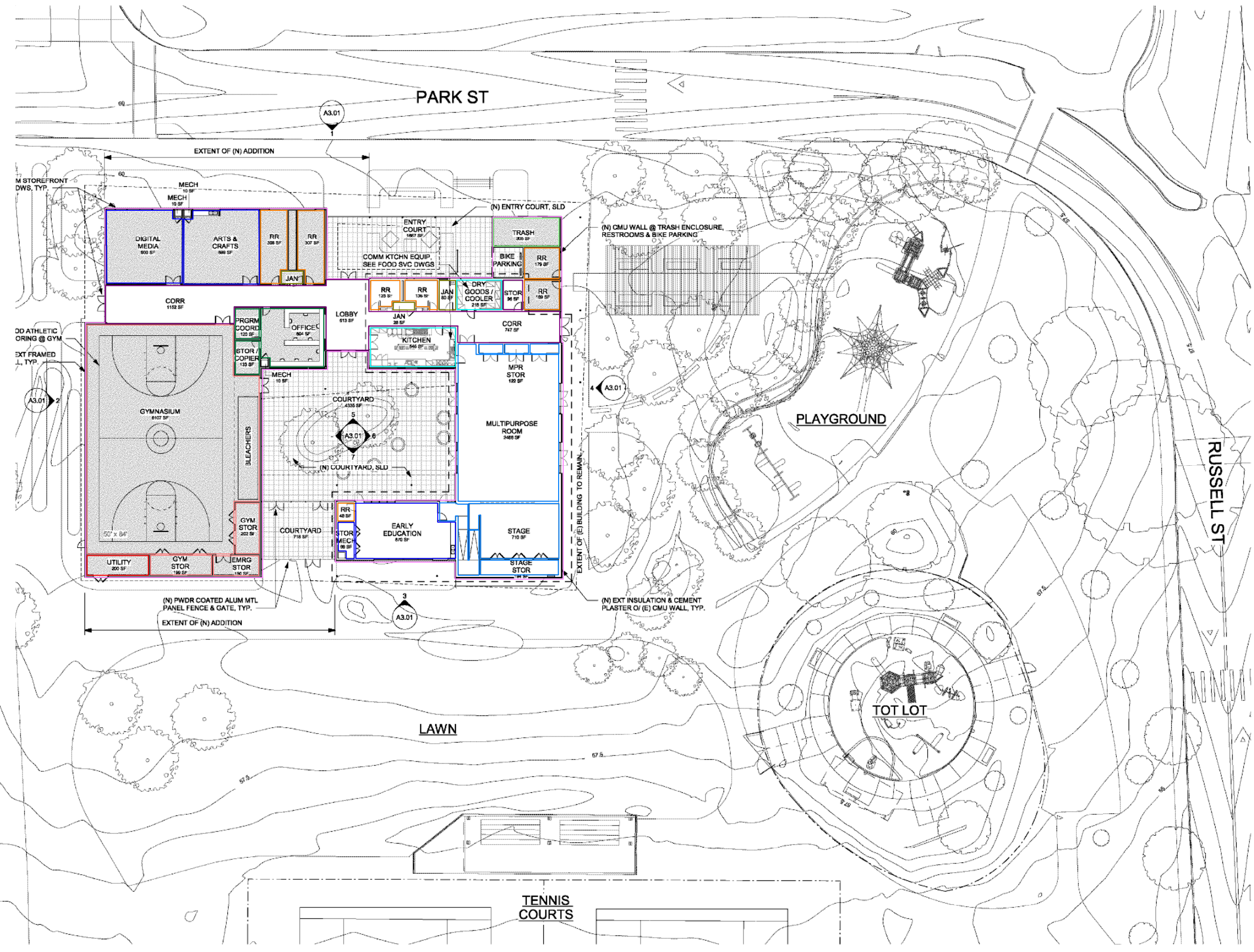
5/8" SHEATHING PATTERN TYP

ROOF FRAMING PLAN
NTS



- Opt A - Gen Area - Q1 21,312 SF ; Q2 1,023 LF
- Opt A - Lobby/Corridor - Q1 2,366 SF ; Q2 454 LF
- Opt A - Corridor Storage Closet - Q1 95 SF ; Q2 40 LF
- Opt A - Digital Media - Q1 900 SF ; Q2 121 LF
- Opt A - Arts & Crafts - Q1 905 SF ; Q2 121 LF
- Opt A - Early Education - Q1 858 SF ; Q2 126 LF
- Opt A - Early Education Storage/Mech - Q1 85 SF ; Q2 42 LF
- Opt A - Office - Q1 590 SF ; Q2 98 LF
- Opt A - Office - Program Coordinator - Q1 116 SF ; Q2 43 LF
- Opt A - Office - Storage/Copier - Q1 130 SF ; Q2 46 LF
- Opt A - Multi-Purpose Rm - Q1 2,467 SF ; Q2 209 LF
- Opt A - Stage - Q1 758 SF ; Q2 130 LF
- Opt A - Stage Storage - Q1 190 SF ; Q2 75 LF
- Opt A - Stage Back Stair Corridor - Q1 245 SF ; Q2 119 LF
- Opt A - Multi-Purpose Storage - Q1 119 SF ; Q2 85 LF
- Opt A - Gym - Q1 6,087 SF ; Q2 327 LF
- Opt A - Gym Storage - Q1 390 SF ; Q2 126 LF
- Opt A - Gym Emergency Storage - Q1 148 SF ; Q2 53 LF
- Opt A - Kitchen - Q1 545 SF ; Q2 101 LF
- Opt A - Kitchen - Dry Goods Cooler - Q1 219 SF ; Q2 60 LF
- Opt A - RRs - New Large - Q1 600 SF ; Q2 161 LF ; Q3 2 EA
- Opt A - RRs - Exsting Renovated - Q1 261 SF ; Q2 99 LF ; Q3 2 EA
- Opt A - RRs - New Ext Entry - Q1 347 SF ; Q2 106 LF ; Q3 2 EA
- Opt A - RRs - Early Education - Q1 48 SF ; Q2 28 LF ; Q3 1 EA
- Opt A - Janitor's Closets - Q1 151 SF ; Q2 88 LF ; Q3 3 EA
- Opt A - Main Utility Closet - Q1 198 SF ; Q2 66 LF
- Opt A - Trash - Q1 300 SF ; Q2 76 LF

Room Areas & Perimeter Dimensions



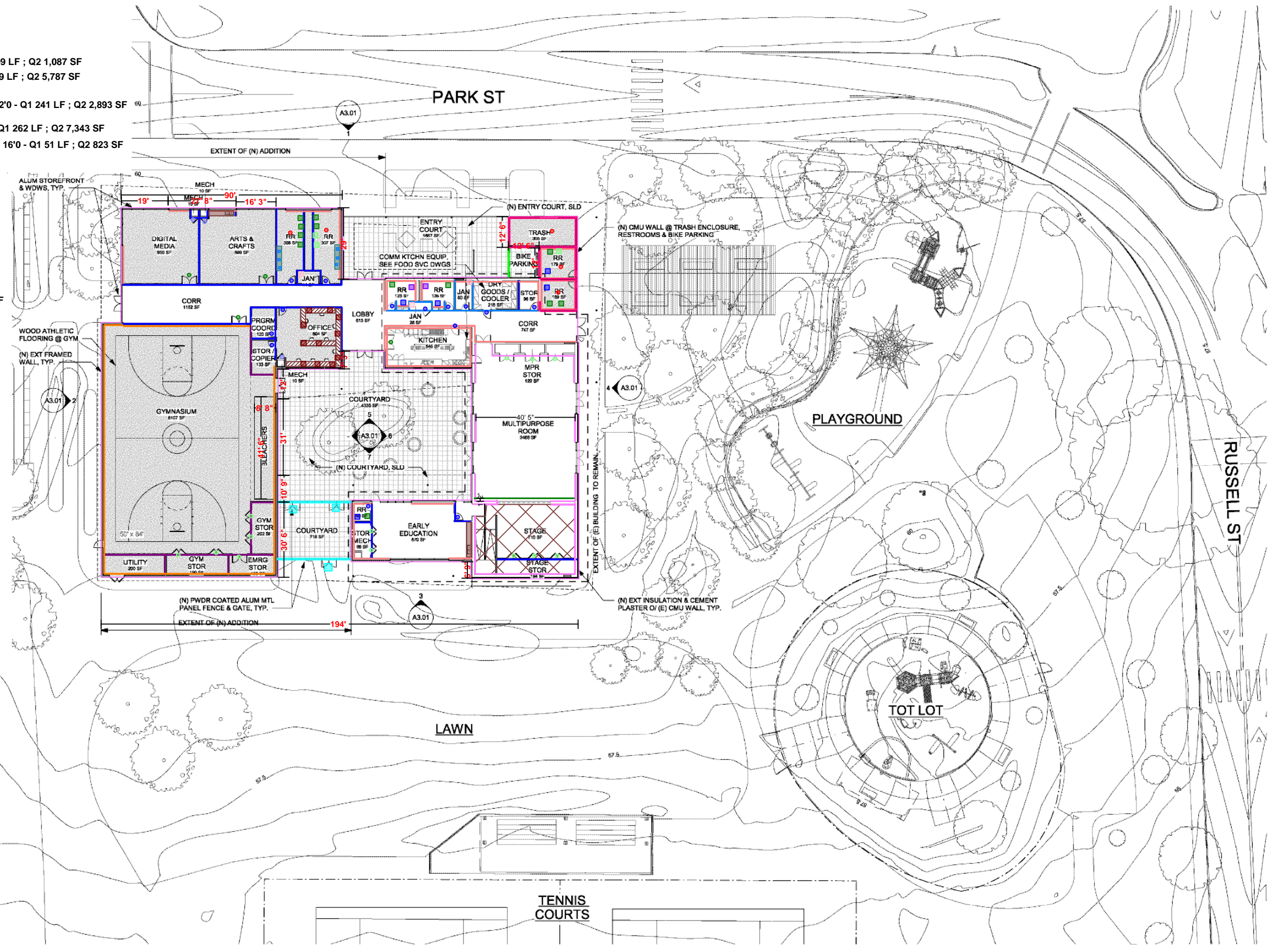
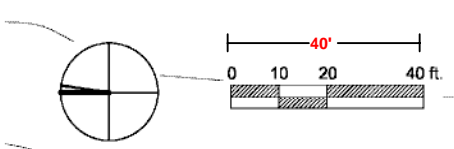
- Opt A - Gen Area - Q1 21,312 SF ; Q2 1,023 LF
- Opt A - New CMU Walls - 12'0 H - Q1 149 LF ; Q2 1,784 SF
- Opt A - Int Partitions - 12'0 High - Q1 467 LF ; Q2 5,603 SF
- Opt A - Int Partitions Gym - 28" High - Q1 145 LF ; Q2 4,067 SF
- Opt A - Int Partitions - Finish Gyp On Existing Partitions 10'0 - Q1 109 LF ; Q2 1,087 SF
- Opt A - Int Partitions - Furring on New & Existing CMU - 10'0 - Q1 579 LF ; Q2 5,787 SF
- Opt A - Int Partitions - Furring on Perim & Existing Walls MP Rm - 12'0 - Q1 241 LF ; Q2 2,893 SF
- Opt A - Int Partitions - Furring on Perimeter Walls - Gym Avg 28'0 - Q1 262 LF ; Q2 7,343 SF
- Opt A - Int Partitions - Furring on Perim Wall Above Prtn - Gym Avg 16'0 - Q1 51 LF ; Q2 823 SF

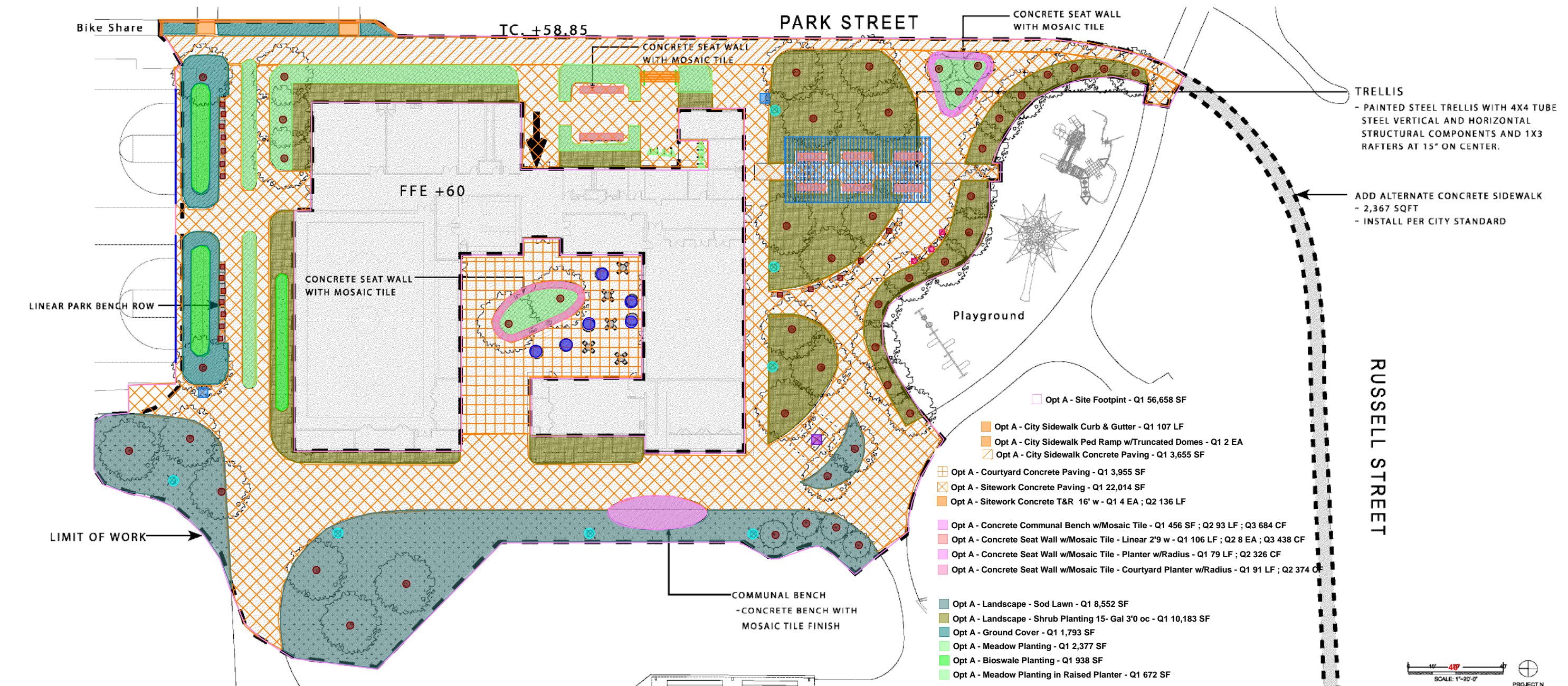
- Opt A - Int Doors - Single Swing - Passage - Q1 14 EA
- Opt A - Int Doors - Double Swing - Passage - Q1 4 EA
- Opt A - Int Doors - Double Closet - Q1 13 EA
- Opt A - Int Doors - Vertical HP Closets - Q1 3 EA
- Opt A - Rebuild Stage (Ramp & Stairs) - Q1 1,134 SF
- Opt A - Millwork Arts & Crafts - Upper, Lower, & Counter - Q1 10 LF
- Opt A - Millwork Early Ed - Upper, Lower, & Counter - Q1 14 LF
- Opt A - Millwork Office - Desk Counters - Q1 78 LF
- Opt A - Millwork Office - Desk Cabinets - Q1 11 EA

- Opt A - Operable Acoustic Partition - Q1 41 LF ; Q2 487 SF
- Opt A - Millwork Lavy Counter - Q1 20 LF
- Opt A - Lavy Sinks - Q1 6 EA
- Opt A - Toilets - Q1 12 EA
- Opt A - Urinal - Q1 3 EA
- Opt A - Wall Hung Sink - Q1 5 EA
- Opt A - Shower Unit - Q1 2 EA
- Opt A - Janitor Sink - Q1 3 EA
- Opt A - Floor Drain Primed - Q1 5 EA

- Opt A - Fence - Courtyard 7'0 High - Q1 59 LF ; Q2 413 SF
- Opt A - Fence - Gates Double - Courtyard 7'0 High - Q1 3 EA
- Opt A - Fence - Bike Parking w/Sliding Gate - Q1 11 LF

Interior Partitions, Doors, & Fixtures





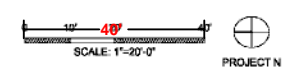
TRELLIS
 - PAINTED STEEL TRELLIS WITH 4X4 TUBE STEEL VERTICAL AND HORIZONTAL STRUCTURAL COMPONENTS AND 1X3 RAFTERS AT 15" ON CENTER.

ADD ALTERNATE CONCRETE SIDEWALK
 - 2,367 SQFT
 - INSTALL PER CITY STANDARD

- Opt A - Site Footprint - Q1 56,658 SF
- Opt A - City Sidewalk Curb & Gutter - Q1 107 LF
- Opt A - City Sidewalk Ped Ramp w/Truncated Domes - Q1 2 EA
- Opt A - City Sidewalk Concrete Paving - Q1 3,655 SF
- Opt A - Courtyard Concrete Paving - Q1 3,955 SF
- Opt A - Sitework Concrete Paving - Q1 22,014 SF
- Opt A - Sitework Concrete T&R 16' w - Q1 4 EA ; Q2 136 LF
- Opt A - Concrete Communal Bench w/Mosaic Tile - Q1 456 SF ; Q2 93 LF ; Q3 684 CF
- Opt A - Concrete Seat Wall w/Mosaic Tile - Linear 2'9 w - Q1 106 LF ; Q2 8 EA ; Q3 438 CF
- Opt A - Concrete Seat Wall w/Mosaic Tile - Planter w/Radius - Q1 79 LF ; Q2 326 CF
- Opt A - Concrete Seat Wall w/Mosaic Tile - Courtyard Planter w/Radius - Q1 91 LF ; Q2 374 CF
- Opt A - Landscape - Sod Lawn - Q1 8,552 SF
- Opt A - Landscape - Shrub Planting 15- Gal 3'0 oc - Q1 10,183 SF
- Opt A - Ground Cover - Q1 1,793 SF
- Opt A - Meadow Planting - Q1 2,377 SF
- Opt A - Bioswale Planting - Q1 938 SF
- Opt A - Meadow Planting in Raised Planter - Q1 672 SF
- Opt A - Trees 36" Box - Q1 47 EA
- Opt A - Stock Tank Planter - Q1 6 EA
- Opt A - Shade Structure - Steel w/1x3 Rafters - Q1 1,669 SF
- Opt A - Fence - Ballcourt - Low Chainlink - Q1 102 LF
- Opt A - Stair Rails - Q1 12 LF
- Opt A - 8'0 Park Bench - Q1 19 EA
- Opt A - Concrete Chess Table - Q1 3 EA
- Opt A - Concrete Ping Pong Table - Q1 1 EA
- Opt A - Trash / Recycle Station - Q1 2 EA
- Opt A - Bike Racks - Q1 8 EA
- Opt A - Light Standards - Q1 7 EA

LEGEND

- PEDESTRIAN CONCRETE PAVING
 - INTEGRAL COLOR
 - FINISH: TOP-CAST TOP-SURFACE RETARDER, GRADE 05 POWDER BLUE VIOLET
 - REINFORCEMENT: #4 REBAR @ 18" OCEW
 - TOOLED CONTROL JOINTS @ 5' OCEW
 - EXPANSION JOINTS @ 20' OCEW
- BIKE RACKS
 - RPB HOOP STYLE MODEL (ROUND) 24" WIDE, HOT-DIPPED GALVANIZED FINISH, AVAILABLE FROM RADIUS PIPE BENDING, INC. OR SIMILAR
 - METHOD OF INSTALLATION: EMBED INTO CONCRETE PAVING
- WASTE STATION
 - DUMOR RECEPTACLE #434-72
 - POWDERCOATED BLACK IN COLOR
 - DUMOR, INC. WWW.DUMOR.COM
- POURED-IN-PLACE REINFORCED CONCRETE STAIRS WITH HANDRAIL
 - INTEGRAL COLOR AND FINISH SHALL MATCH POURED-IN-PLACE CONCRETE PAVING
- SODDED LAWN
 - BOLERA PLUS AVAILABLE FROM DELTA BLUEGRASS, WWW.DELTABLUEGRASS.COM
- RAISED GARDEN PLANTERS
 - 90-GAL GALVANIZED METAL ROUND END STOCK TANK
- OUTDOOR PING PONG TABLE
 - CANTILEVER MODEL BY BRAVADO OUTDOOR PRODUCTS
 WWW.CONCRETETABLETENNIS.COM
- LINEAR PARK BENCH
 - HESS LINEA 450 LVC, 15" IN HEIGHT
 - MATTE BLACK IN COLOR
 - HESS AMERICA
 WWW.HESSAMERICA.COM
- SHRUB PLANTING
 - 15-GALLON CONTAINERS AT 3'-0" OCEW TRIANGULAR SPACING
 - SPECIES: OLEA 'LITTLE OLLIE' OR SIMILAR
- BIOSWALE PLANTING
 - CITY'S STANDARD COLOR AND FINISH
- GROUND COVER PLANTING
 - CITY'S STANDARD COLOR AND FINISH
- MEADOW PLANTING
 - MIXED GRASSES AND PERENNIAL SPECIES, 4" POTS AT 12" OCEW TRIANGULAR
 - OVERPLANTING #1: SEASONAL FLOWERING BULBS, 1 GALLON CONTAINER, 4 BULBS MIN / CONTAINER, AT 1'-8" OCEW TRIANGULAR
 - OVERPLANTING #2: SPECIMEN SHRUB OR SUCCULENT SPECIES, 5 GALLON CONTAINER AT 3'-0" OCEW TRIANGULAR
- ORNAMENTAL TREES
 - SIZE: 36" BOX
 - FORM: STANDARD
 - SPECIES: SPECIMEN FLOWERING TREE
- SHADE TREES
 - SIZE: 36" BOX
 - FORM: STANDARD
 - SPECIES: QUERCUS SUBER OR SIMILAR



**Francis Albrier Community Center at San Pablo Park
 COSTING PACKAGE - OPTION A
 L2.01**



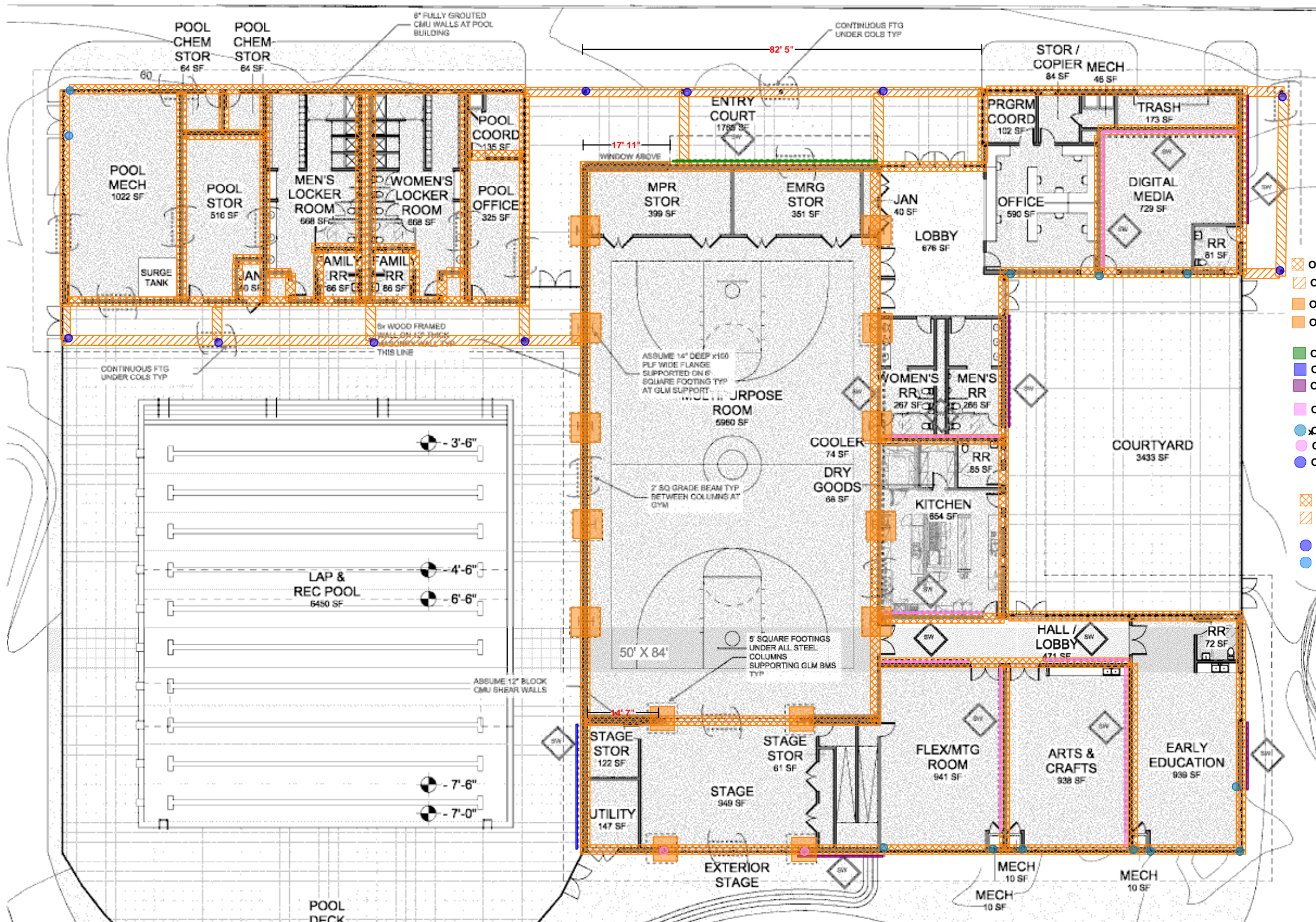
STRUCTURAL ENGINEERS

1629 Telegraph Ave
Suite 300
Oakland, CA 94612
tel: 510.834.1629
ida-se.com

NOTES:

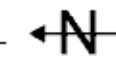
ALL WALLS WITH SW TAG TO BE WOOD FRAMED SHEAR WALLS WITH 1/2" S-H-TG. ASSUME 8X8 POSTS EACH END AND HOLD DOWN HARDWARE

ALL EXTERIOR WALLS, SHEAR WALLS AND CMU WALLS TO BE SUPPORTED ON CONTINUOUS 24"x24" FOOTING UNDER



- Opt B - Footing - Ext Walls & New Shearwalls 2'0x2'0 - Q1 1,094 LF ; Q2 162 CY
- Opt B - Grade Beam 2'0x2'0 - Btwn Roof Cols - Q1 177 LF ; Q2 26 CY
- Opt B - Footing Wide Flange Cols - Gym 6'0x6'0 (assume 3'0 d) - Q1 10 EA ; Q2 40 CY
- Opt B - Footing Wide Flange Cols - Gym 5'0x5'0 (assume 3'0 d) - Q1 4 EA ; Q2 11 CY
- Opt B - Shearwall - Ext Wall -27'0 High - Q1 42 LF ; Q2 1,141 SF
- Opt B - Shearwall - Ext Wall -22'0 High - Q1 26 LF ; Q2 568 SF
- Opt B - Shearwall - Ext Wall -12'0 High - Q1 81 LF ; Q2 972 SF
- Opt B - Shearwall - Int Partition -12'0 High - Q1 205 LF ; Q2 2,462 SF
- Opt B - Cols at Headers - Avg 12'0 ea - Q1 10 EA
- Opt B - Cols at Headers - Avg 18'0 ea - Q1 2 EA
- Opt B - Pipe Roof Cols Perim Eaves - Avg 12'0 ea - Q1 5 EA
- Opt B Pool - Footing - All Walls 2'0x2'0 - Q1 598 LF ; Q2 89 CY
- Opt B Pool - Grade Beam 2'0x2'0 - Btwn Roof Cols - Q1 135 LF ; Q2 20 CY
- Opt B Pool - Pipe Roof Cols Perim Eaves - Avg 12'0 ea - Q1 4 EA
- Opt B Pool - Cols at Headers - Avg 14'0 ea - Q1 2 EA

FRANCES ALBRIER COMM OPTION B CONCEPTUAL FIRST FLOOR



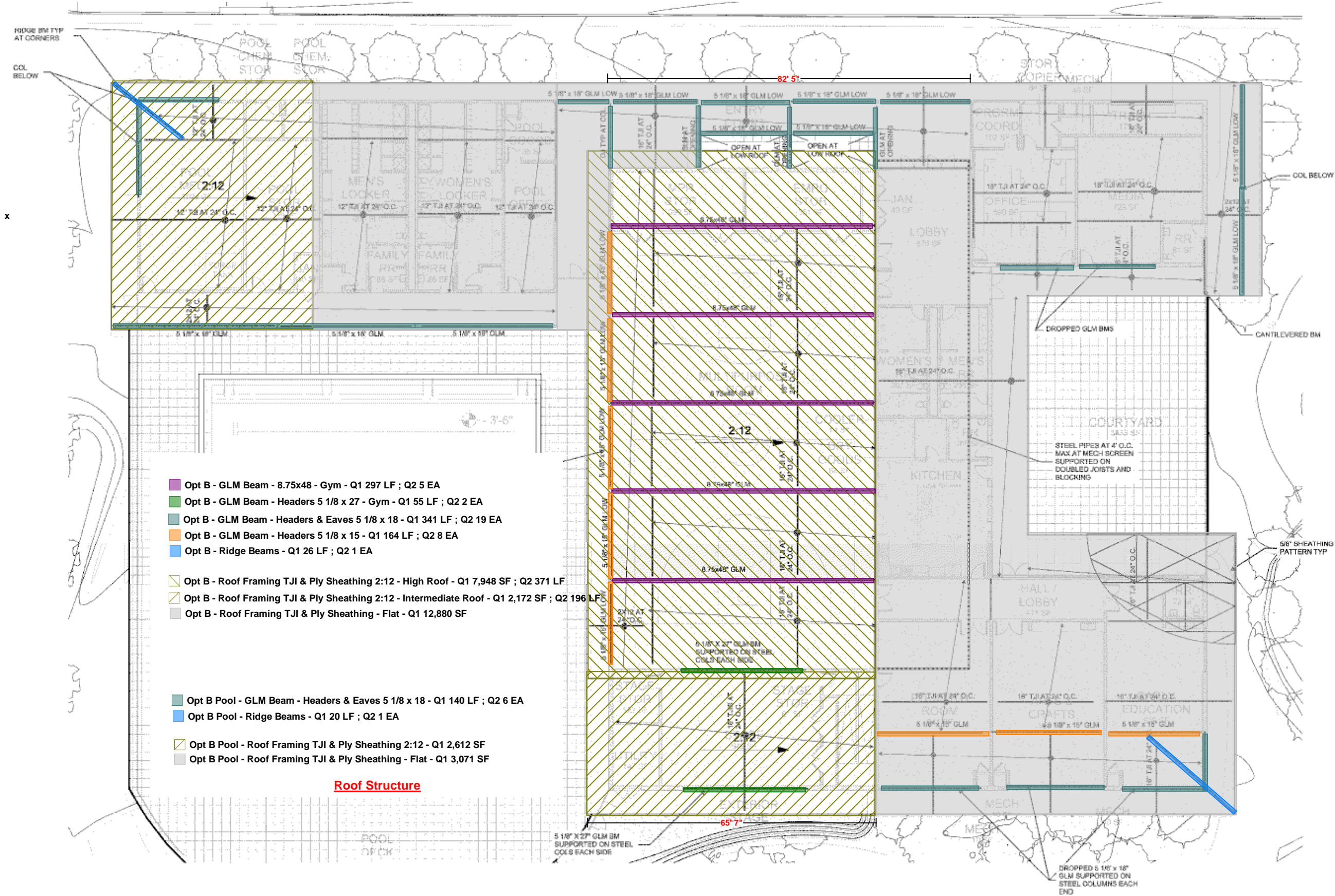


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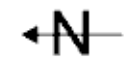
**FRANCES ALBRIER COMMUNITY CENTER
OPTION B
CONCEPTUAL ROOF FRAMING PLAN**

2020.03.03
IDA JOB NUMBER 19048

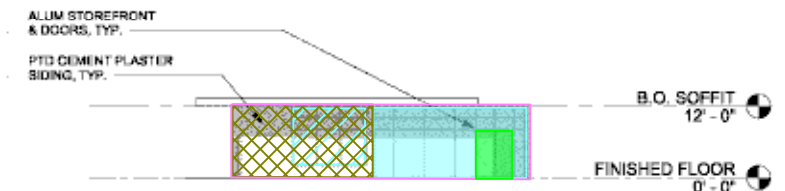


- Opt B - GLM Beam - 8.75x48 - Gym - Q1 297 LF ; Q2 5 EA
- Opt B - GLM Beam - Headers 5 1/8 x 27 - Gym - Q1 55 LF ; Q2 2 EA
- Opt B - GLM Beam - Headers & Eaves 5 1/8 x 18 - Q1 341 LF ; Q2 19 EA
- Opt B - GLM Beam - Headers 5 1/8 x 15 - Q1 164 LF ; Q2 8 EA
- Opt B - Ridge Beams - Q1 26 LF ; Q2 1 EA
- ▨ Opt B - Roof Framing TJI & Ply Sheathing 2:12 - High Roof - Q1 7,948 SF ; Q2 371 LF
- ▨ Opt B - Roof Framing TJI & Ply Sheathing 2:12 - Intermediate Roof - Q1 2,172 SF ; Q2 196 LF
- Opt B - Roof Framing TJI & Ply Sheathing - Flat - Q1 12,880 SF
- Opt B Pool - GLM Beam - Headers & Eaves 5 1/8 x 18 - Q1 140 LF ; Q2 6 EA
- Opt B Pool - Ridge Beams - Q1 20 LF ; Q2 1 EA
- ▨ Opt B Pool - Roof Framing TJI & Ply Sheathing 2:12 - Q1 2,612 SF
- Opt B Pool - Roof Framing TJI & Ply Sheathing - Flat - Q1 3,071 SF

Roof Structure

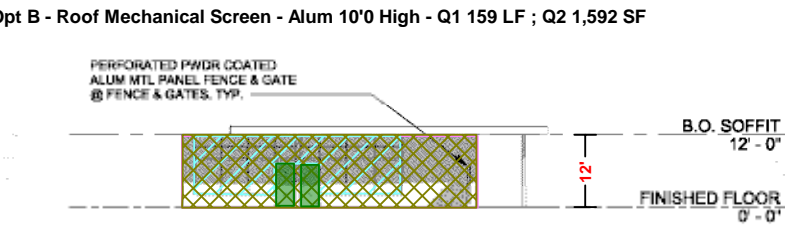


- Opt B - Total Facade Area - Pool Bldg - Q1 4,386 SF
- Opt B Pool - New 8" Masonry Wall Varies in Height to 18'9" H - Q1 3,073 SF
- Opt B Pool - Furring & Stucco on CMU - Q1 3,033 SF
- Opt B Pool - Storefront - Q1 482 SF ; Q2 2 EA ; Q3 128 LF
- Opt B Pool - Louver Walls at Pool Equip - Q1 710 SF
- Opt B Pool - Single HM Door 3'0"x7'0" - Q1 10 EA ; Q2 210 SF ; Q3 200 LF
- Opt B Pool - Double HM Door 6'0"x7'0" - Q1 1 EA ; Q2 42 SF ; Q3 26 LF

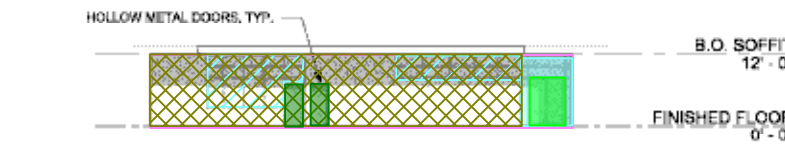


5 COURTYARD ELEVATION (LOOKING WEST)
1/16" = 1'-0"

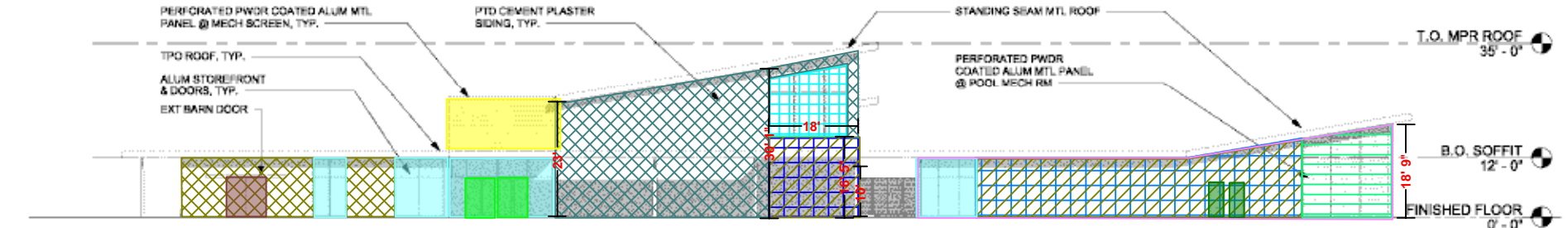
- Opt B - Total Facade Area - CC Bldg - Q1 11,126 SF
- Opt B - New 12" Masonry Wall Shearwall 16'0" H - Q1 287 SF
- Opt B - New 12" Masonry Wall 10'0" H at Pool Elev - Q1 1,430 SF
- Opt B - Conc Stem Wall at Stage Intersection 1'6" High - Q1 136 LF ; Q2 45 SF
- Opt B - Furring & Stucco on CMU - Q1 1,687 SF
- Opt B - Stucco Wall Complete w/Framing - High Walls - Q1 4,987 SF
- Opt B - Stucco Wall Complete w/Framing - Walls below 12'0" Hi - Q1 2,887 SF
- Opt B - Storefront - Q1 2,266 SF ; Q2 10 EA ; Q3 641 LF
- Opt B - Clerestory Glazing - Q1 1,817 SF ; Q2 2 EA ; Q3 308 LF
- Opt B - Windows - Q1 698 SF ; Q2 5 EA ; Q3 289 LF
- Opt B - Storefront Double Doors 6'0"x8'0" - Q1 4 EA ; Q2 384 SF ; Q3 112 LF
- Opt B - Single HM Door 3'0"x7'0" - Q1 5 EA ; Q2 105 SF ; Q3 100 LF
- Opt B - Double HM Door 6'0"x7'0" with 3'0" Transom - Q1 1 EA ; Q2 60 SF ; Q3 32 LF
- Opt B - Barn Doors at Trash Rm 8'0"x8'0" - Q1 1 EA ; Q2 128 SF ; Q3 32 LF



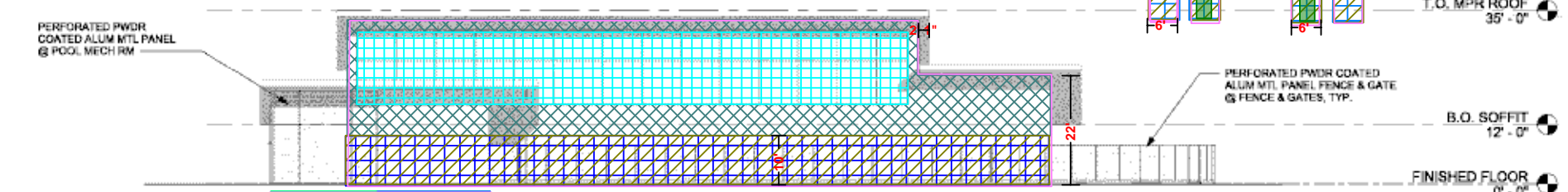
6 COURTYARD ELEVATION (LOOKING EAST)
1/16" = 1'-0"



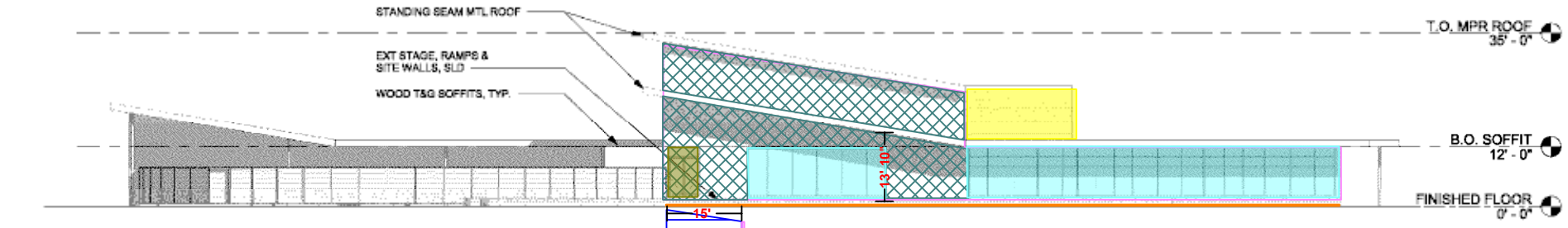
7 COURTYARD ELEVATION (LOOKING NORTH)
1/16" = 1'-0"



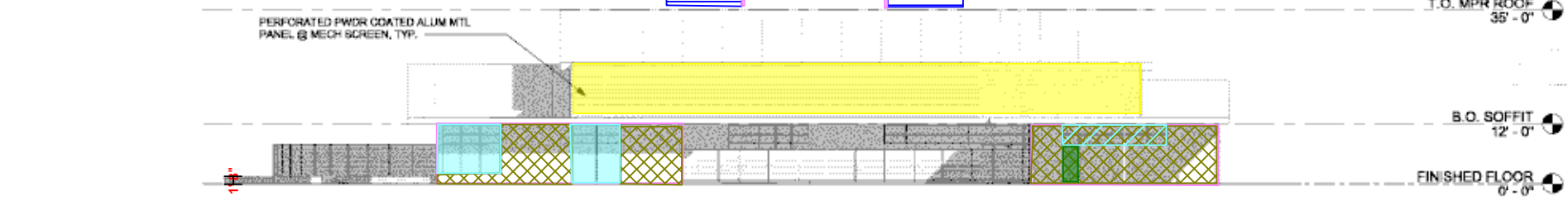
1 EAST ELEVATION (PARK ST)
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

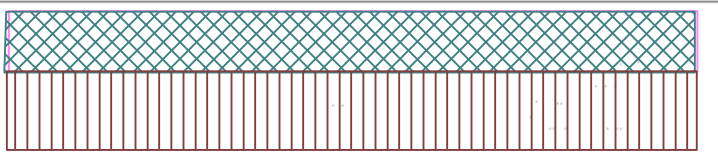


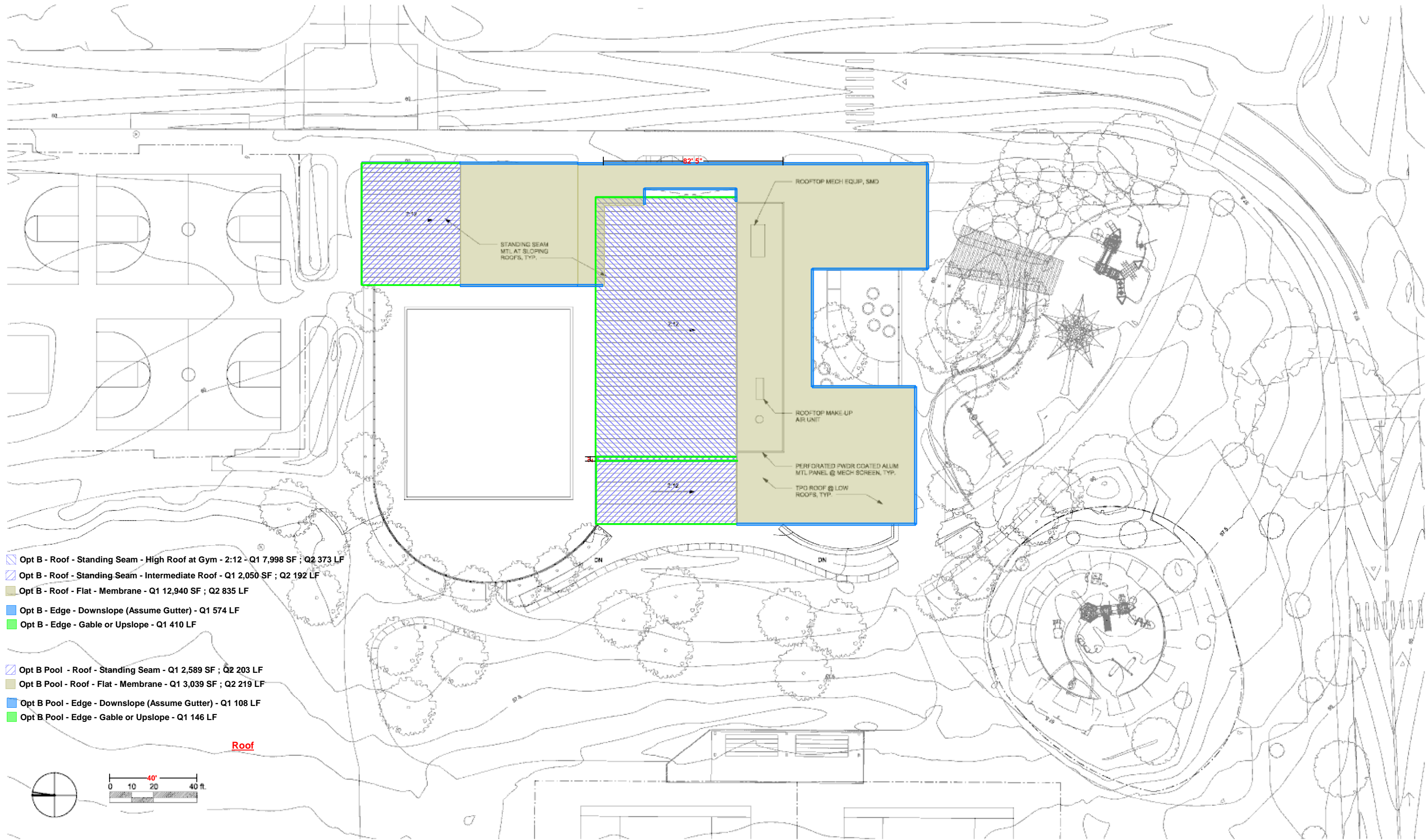
3 WEST ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"

- Opt B - New 12" Masonry Shear Walls - Gym Interior Beyond - Q1 849 SF
- Opt B - Columns at Gym Shear Walls - Q1 56 LF
- Opt B - Interior Shear Wall Below Ext High Walls - Q1 1,514 SF

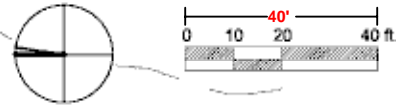




- Opt B - Roof - Standing Seam - High Roof at Gym - 2:12 - Q1 7,998 SF ; Q2 373 LF
- Opt B - Roof - Standing Seam - Intermediate Roof - Q1 2,050 SF ; Q2 192 LF
- Opt B - Roof - Flat - Membrane - Q1 12,940 SF ; Q2 835 LF
- Opt B - Edge - Downslope (Assume Gutter) - Q1 574 LF
- Opt B - Edge - Gable or Upslope - Q1 410 LF

- Opt B Pool - Roof - Standing Seam - Q1 2,589 SF ; Q2 203 LF
- Opt B Pool - Roof - Flat - Membrane - Q1 3,039 SF ; Q2 219 LF
- Opt B Pool - Edge - Downslope (Assume Gutter) - Q1 108 LF
- Opt B Pool - Edge - Gable or Upslope - Q1 146 LF

Roof



- Opt B - Roof Eave Soffit - High Roof - Q1 914 SF
- Opt B - Roof Eave Soffit - Intermediate Roof - Q1 517 SF
- Opt B - Roof Eave Soffit - Flat - Q1 4,769 SF

- Opt B Pool - Roof Eave Soffit - Intermediate Roof - Q1 828 SF
- Opt B Pool - Roof Eave Soffit - Flat - Q1 679 SF

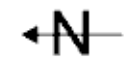
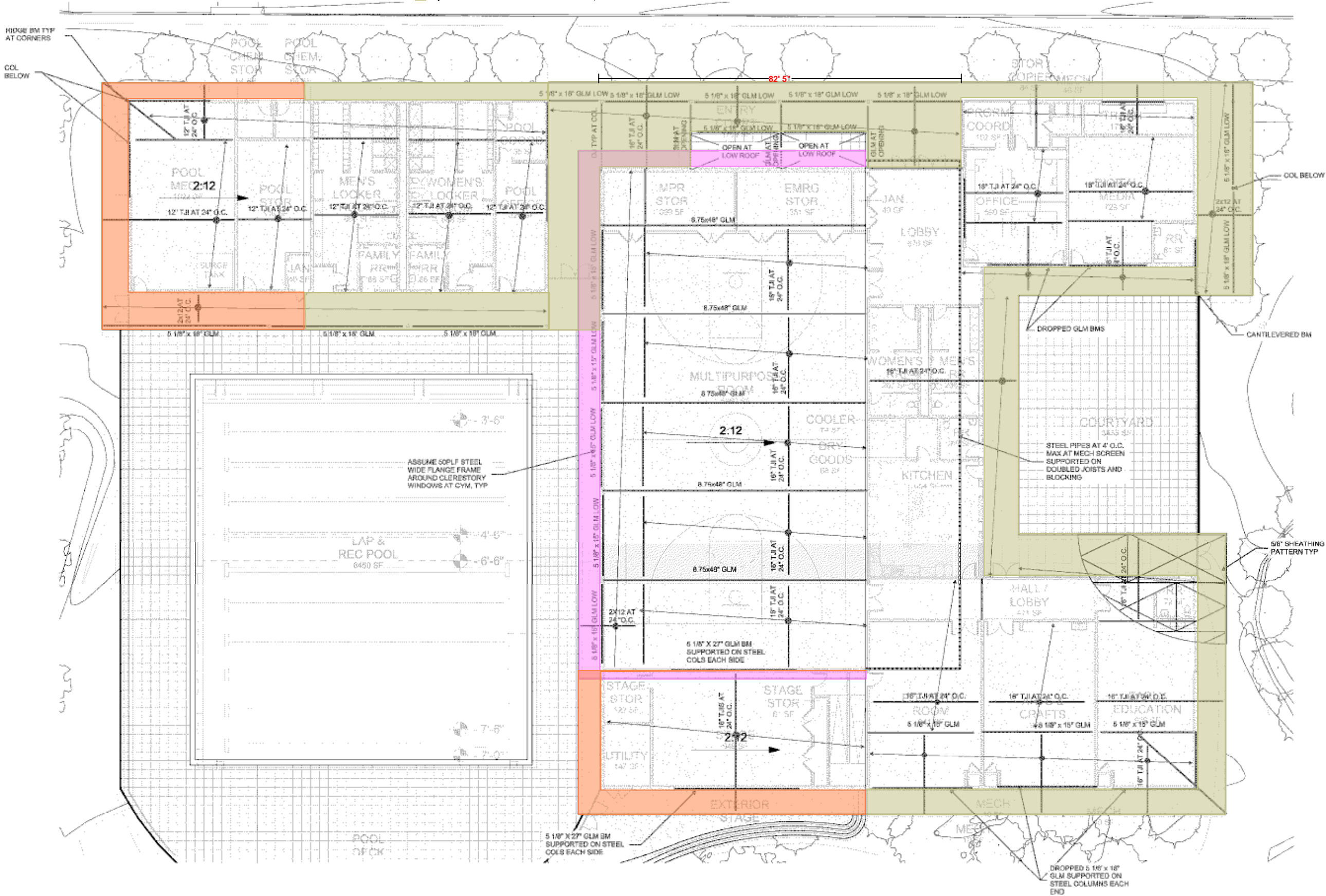
Roof Eaves Soffit



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**FRANCES ALBRIER COMMUNITY CENTER
OPTION B
CONCEPTUAL ROOF FRAMING PLAN**



Opt B - Gen Area - Community Center Bldg - Q1 16,784 SF ; Q2 685 LF

Opt B - Lobby/Corridor - Q1 1,149 SF ; Q2 233 LF

Opt B - Digital Media - Q1 731 SF ; Q2 115 LF

Opt B - Early Education - Q1 926 SF ; Q2 138 LF

Opt B - Arts & Crafts - Q1 942 SF ; Q2 126 LF

Opt B - Office - Q1 580 SF ; Q2 97 LF

Opt B - Office - Program Coordinator - Q1 100 SF ; Q2 40 LF

Opt B - Office - Storage/Copier - Q1 80 SF ; Q2 36 LF

Opt B - Flex Meeting Room - Q1 939 SF ; Q2 126 LF

Opt B - Stage - Q1 934 SF ; Q2 124 LF

Opt B - Stage Storage - Q1 188 SF ; Q2 92 LF

Opt B - Stage Back Corridor & Ramp - Q1 239 SF ; Q2 76 LF

Opt B - Gym/Multipurpose Rm - Q1 5,934 SF ; Q2 318 LF

Opt B - Gym/Multipurpose - Storage - Q1 398 SF ; Q2 86 LF

Opt B - Gym/Multipurpose - Emerg Storage - Q1 348 SF ; Q2 79 LF

Opt B - Kitchen - Q1 638 SF ; Q2 101 LF

Opt B - Kitchen - Dry Goods - Q1 66 SF ; Q2 33 LF

Opt B - Kitchen - Cooler - Q1 72 SF ; Q2 34 LF

Opt B - RRs - New Large - Q1 522 SF ; Q2 170 LF ; Q3 2 EA

Opt B - RRs - New Ext Entry - Q1 161 SF ; Q2 72 LF ; Q3 2 EA

Opt B - RRs - Early Education - Q1 72 SF ; Q2 34 LF ; Q3 1 EA

Opt B - Janitor's - Q1 36 SF ; Q2 32 LF

Opt B - Trash - Q1 171 SF ; Q2 64 LF

Opt B - Main Utility - Q1 139 SF ; Q2 48 LF

Opt B - Gen Area - Pool Building - Q1 4,254 SF ; Q2 281 LF

Opt B - Pool Office - Q1 324 SF ; Q2 81 LF

Opt B - Pool Coordinator - Q1 131 SF ; Q2 48 LF

Opt B - Pool Locker Rooms - Q1 1,305 SF ; Q2 430 LF

Opt B - Pool Family RRs - Q1 171 SF ; Q2 88 LF

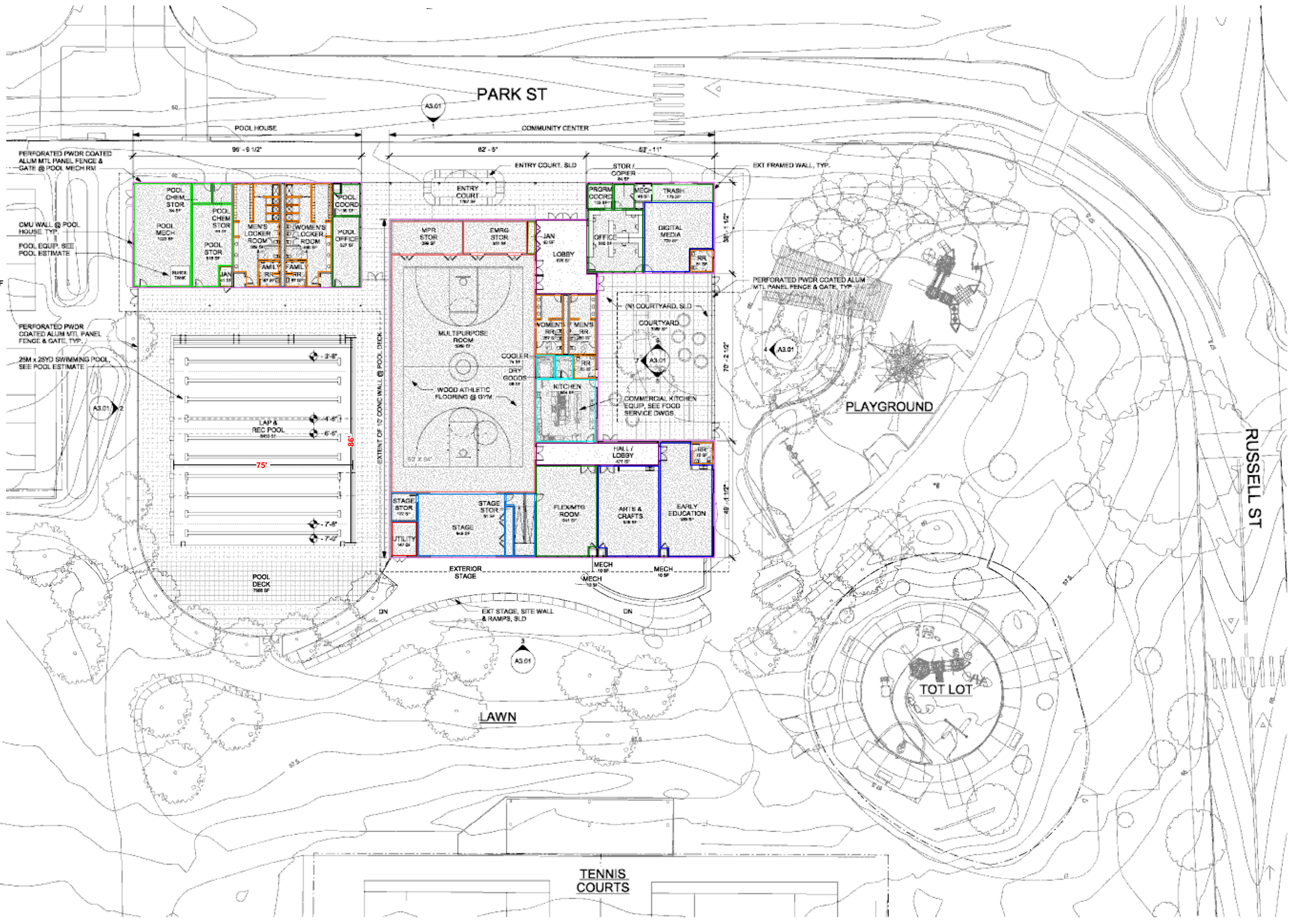
Opt B - Pool Janitor - Q1 40 SF ; Q2 26 LF

Opt B - Pool Storage - Q1 511 SF ; Q2 101 LF

Opt B - Pool Chem Storage - Q1 125 SF ; Q2 63 LF

Opt B - Pool Equipment - Q1 1,013 SF ; Q2 133 LF

Room Areas & Perimeter Dimensions



Opt B - Gen Area - Community Center Bldg - Q1 16,784 SF ; Q2 685 LF

Opt B - Int Partitions - 12'0 High - Q1 450 LF ; Q2 5,403 SF
Opt B - Int Partitions Gym - 16' High - Q1 219 LF ; Q2 3,504 SF

Opt B - Int Partitions - Furring on Perimeter Walls - Gym 26'0 - Q1 42 LF ; Q2 1,092 SF
Opt B - Int Partitions - Furring on Perimeter Walls - Gym 23'0 - Q1 139 LF ; Q2 3,205 SF
Opt B - Int Partitions - Furring on Perim Walls - 12'0 - Q1 341 LF ; Q2 4,097 SF
Opt B - Int Partitions - Furring on Perimeter Walls - Gym 6'0 Above CMU - Q1 112 LF ; Q2 672 SF

Opt B - Int Partitions - Furring on CMU Shearwalls - 26'0 - Q1 66 LF ; Q2 1,707 SF
Opt B - Int Partitions - Furring on CMU Walls - 16'0 - Q1 17 LF ; Q2 205 SF
Opt B - Int Partitions - Furring on CMU Walls - 10'0 - Q1 113 LF ; Q2 94 SF

Opt B - Int Doors - Single Swing - Passage - Q1 11 EA
Opt B - Int Doors - Double Swing - Passage - Q1 6 EA
Opt B - Int Doors - Double Closet - Q1 8 EA
Opt B - Int Doors - Vertical HP Closets - Q1 4 EA

Opt B - Build Stage (Ramp) - Q1 1,400 SF

Opt B - Millwork Arts & Crafts - Upper, Lower, & Counter - Q1 16 LF
Opt B - Millwork Early Ed - Upper, Lower, & Counter - Q1 8 LF
Opt B - Millwork Office - Desk Counters - Q1 80 LF
Opt B - Millwork Office - Desk Cabinets - Q1 12 EA

Opt B - Operable Acoustic Partition - Q1 57 LF ; Q2 689 SF

Opt B - Millwork Lavy Counter - Q1 19 LF
Opt B - Lavy Sinks - Q1 6 EA

Opt B - Toilets - Q1 9 EA
Opt B - Urinal - Q1 2 EA
Opt B - Wall Hung Sink - Q1 3 EA
Opt B - Janitor Sink - Q1 1 EA
Opt B - Floor Drain Primed - Q1 3 EA

Opt B - Fence - Courtyard 7'0 High - Q1 70 LF ; Q2 490 SF
Opt B - Fence - Gates Double - Courtyard 7'0 High - Q1 2 EA

Interior Partitions, Doors & Fixtures

Opt B - Gen Area - Pool Building - Q1 4,254 SF ; Q2 281 LF

Opt B Pool - New CMU Walls - 12'0 H - Q1 356 LF ; Q2 4,272 SF
Opt B Pool - Int Partitions - Furring CMU Perim Walls - 12'0 - Q1 394 LF ; Q2 4,729 SF

Opt B Pool - Int Doors - Single Swing - Passage - Q1 1 EA
Opt B Pool - Int Doors - Vertical HP Closets - Q1 1 EA

Opt B Pool - Millwork Lavy Counter - Q1 39 LF
Opt B Pool - Lavy Sinks - Q1 6 EA

Opt B Pool - Toilets - Q1 8 EA
Opt B Pool - Urinal - Q1 2 EA
Opt B Pool - Wall Hung Sink - Q1 2 EA

Opt B Pool - Shower Unit - Q1 6 EA
Opt B Pool - HC Shower Unit - Q1 4 EA

Opt B Pool - Janitor Sink - Q1 1 EA
Opt B Pool - Floor Drain Primed - Q1 5 EA

Opt B Pool - Lockers - Q1 48 EA

Opt B Pool - Fence - Gates Double - 7'0 High - Q1 3 EA
Opt B Pool - Fence - 7'0 High - Q1 254 LF ; Q2 1,780 SF

