

Cupertino City Hall
Cupertino ,CA

October 9, 2014

OPTION D2
New Construction
No Underground Parking



tbd consultants

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

Prepared for:
Perkins Will

San Francisco, CA

TABLE OF CONTENTS

OPTION D 2

CONTENTS	PAGE No.
Basis of Estimate	1
Key Criteria - Areas	4
Overall Summary	5
New Construction	
Cost Summary	6
Detailed Estimate	7

BASIS OF ESTIMATE

OPTION D 2

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency **15%**

The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency **N/A** ***to be carried elsewhere in Owner's Budget***

The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

A Market Conditions Factor has not been included to reflect the current bidding climate where we should expect multiple bids for each trade. An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, claims and delays.

ESCALATION

Escalation has been included in the estimate -- see summary

EXCLUSIONS

- Land acquisition, feasibility, and financing costs
- All Owner soft costs
- All professional fees and insurance
- Construction Manager Agency Costs
- Site or existing condition survey investigation costs, including determination of subsoil conditions
- Hazardous materials inspection costs, or accomodations in construction for hazardous materials.
- Overtime, 2nd shift and lost productivity premiums - except where specifically identified
- Construction or occupancy phasing (current assumption is a single construction phase in a vacated building)
- Owners Construction Contingency for scope changes and market conditions at time of bid
- Permits

ITEMS THAT MAY AFFECT THIS ESTIMATE

Such items include, but are not limited to the following:

- Modifications to the scope of work subsequent to the preparation of this estimate
- Unforeseen existing conditions
- Compression of planned construction schedule (current assumption is approx. 6 months+ duration)
- Special requirements for site access, off-hour work or phasing activities
- Restrictive technical specifications, excessive contract or non-competitive bid conditions
- Sole source specifications for materials, products or equipment
- Bid approvals delayed beyond the anticipated project schedule

KEY CRITERIA

OPTION D2NO PARKING

AREA TABULATION

New Construction

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

OVERALL SUMMARY

OPTION D2 NO PARKING

	GROSS FLOOR AREA	COST (\$/SF)	COST (\$'s)
New Construction	35,500	\$678	\$24,083,290
Moving cost			\$200,000
Rental of interim space for 18 months			
22,500 SF at \$5/SF per month	24 months		\$2,700,000
EOC Buildig ON site			NA
Hazmat abatement	Allowance		\$225,000
Soft costs	25% of direct cost		\$6,020,823
FFE			\$887,500
Construction Contingency	5% or direct cost		\$1,204,165
TOTAL including soft and hard			\$35,320,778

UNIFORMAT II SUMMARY

Gross Square Feet: 35,500

New Construction

OPTION D2 NO PARKING

SECTION	%	\$	\$ / SF	COMMENTS
10 FOUNDATIONS	5.2%	787,500	22.18	
20 BASEMENT CONSTRUCTION	1.1%	175,000	4.93	
A SUBSTRUCTURE	6.3%	962,500	27.11	
10 SUPERSTRUCTURE	11.6%	1,771,800	49.91	
20 EXTERIOR CLOSURE	11.5%	1,753,700	49.40	
30 ROOFING	5.7%	866,750	24.42	
SHELL	28.8%	4,392,250	123.73	
10 INTERIOR CONSTRUCTION	11.6%	1,775,000	50.00	
20 STAIRS	0.8%	120,000	3.38	
30 INTERIOR FINISHES	8.6%	1,314,750	37.04	
C INTERIORS	21.0%	3,209,750	90.42	
10 CONVEYING	1.2%	190,000	5.35	
20 PLUMBING	2.8%	426,000	12.00	
30 HVAC	14.2%	2,165,500	61.00	
40 FIRE PROTECTION	1.3%	195,250	5.50	
50 ELECTRICAL	17.2%	2,624,950	73.94	
D SERVICES	36.7%	5,601,700	157.79	
10 EQUIPMENT	0.5%	75,000	2.11	
20 FURNISHINGS	1.6%	250,000	7.04	
E EQUIPMENT + FURNISHINGS	2.1%	325,000	9.15	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
F SPECIAL CONSTRUCTION + DEMOLITION				
10 SITE PREPARATION	2.6%	400,000	11.27	
20 SITE IMPROVEMENTS	0.7%	100,000	2.82	
30 SITE MECHANICAL UTILITIES	1.0%	150,000	4.23	
40 SITE ELECTRICAL UTILITIES	0.8%	120,000	3.38	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	5.0%	770,000	21.69	
DIRECT COSTS	100%	15,261,200	429.89	
SITE REQUIREMENTS	3.0%	457,836	12.90	
JOBSITE MANAGEMENT	8.0%	1,220,896	34.39	
ESTIMATE SUB-TOTAL		16,939,932	477.18	
INSURANCE + BONDING	2.5%	423,498	11.93	
FEE	5.0%	846,997	23.86	
ESTIMATE SUB-TOTAL		18,210,427	512.97	
DESIGN CONTINGENCY	15.0%	2,731,564	76.95	
CONSTRUCTION CONTINGENCY	N/A			Owner to carry
ESTIMATE SUB-TOTAL		20,941,991	589.92	
ESCALATION 3 years to mid point	15.0%	3,141,299	88.49	
ESTIMATE TOTAL		\$ 24,083,290	678.40	total add-ons 57.81%

Cupertino City Hall
Cupertino, CA

NEW CONSTRUCTION

New Construction
Concept Development Phase

New Construction

OPTION D2 NO PARKING

GSF :

35,500

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	FOUNDATIONS					
3						
4	Foundation allocation	17,500	SF	35.00	612,500	no shared costs with parking
5	(allocation of foundation costs and misc. items)					
6						
7	Special foundations		NA			
8						
9						
10	Slab on grade -- topping slab	17,500	SF	10.00	175,000	Including curbs etc.
11						
12						
13	FOUNDATIONS				787,500	\$22.18 / SF
14						
15	BASEMENT CONSTRUCTION					
16						
17	Shear walls for elevators etc.	17,500	SF	10.00	175,000	Storage?
18						
19						
20	BASEMENT CONSTRUCTION				175,000	\$4.93 / SF
21						
22	SUPERSTRUCTURE					
23						
24	<u>Floor & Roof Construction</u>					
25						
26	<i>Steel construction</i>					
27						
28	Steel frame					
29	Structural steel moment frame	310	T	4,000.00	1,240,000	
30	Fireproofing		NA			
31	Metal deck					
32	Floor	17,500	SF	4.15	72,625	
33	Roof	17,500	SF	3.85	67,375	
34	Concrete fill to metal deck, reinforced	35,000	SF	6.15	215,250	
35	Slab edge closure		NA			incl above
36	Form openings in deck	1	LS	10,000.00	10,000	
37						
38	Spray fireproofing to u/side of decks		NA			
39	Curbs at plumbing walls etc	1	LS	4,000.00	4,000	
40						
41	Miscellaneous					
42						
43	Allow for miscellaneous structural supports	1	LS	25,000.00	25,000	Pads etc
44	Structural supports to parapet	1	LS	20,000.00	20,000	
45	Allow for miscellaneous metals	35,500	SF	2.50	88,750	
46	Fire stopping	1,600	LF	18.00	28,800	
47						
48						
49	SUPERSTRUCTURE				1,771,800	\$49.91 / SF
50						
51	EXTERIOR CLOSURE					
52						
53	Exterior Walls					
54						
55	Above grade ext skin	12,920	SF	80.00	1,033,600	
56	Windows	3,230	SF	95.00	306,850	
57						
58	Soffits	1	LS	100,000.00	100,000	
59	Fins and louvers	1	LS	200,000.00	200,000	
60						
61	Misc					
62	Caulking joints etc	35,500	SF	1.50	53,250	

Cupertino City Hall
Cupertino, CA

NEW CONSTRUCTION

New Construction
Concept Development Phase

New Construction

OPTION D2 NO PARKING

GSF :

35,500

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
63						
64	Exterior Doors					
65						
66	New doors	1	LS	60,000.00	60,000	
67						
68						
69	EXTERIOR CLOSURE				1,753,700	\$49.4 / SF
70						
71	ROOFING					
72						
73	Metal sloped roofing	16,125	SF	30.00	483,750	
74						
75	Flat roofing	4,000	SF	22.00	88,000	
76						
77	New mechanical pads on roof	1	LS	20,000.00	20,000	
78						
79	Roof screens	1	LS	75,000.00	75,000	
80						
81	Skylights	1	Loc	200,000.00	200,000	
82						
83	ROOFING				866,750	\$24.42 / SF
84						
85	INTERIOR CONSTRUCTION					
86						
87	Interior Partitions					
88	New interior partitions and doors and specialties	35,500	SF	50.00	1,775,000	
89						
90						
91	INTERIOR CONSTRUCTION				1,775,000	\$50 / SF
92						
93	STAIRS					
94						
95	Interior stairs					
96	New stairs main entry	1	FLT	60,000.00	60,000	
97	New stairs others	2	FLT	30,000.00	60,000	
98						
99						
100	STAIRS				120,000	\$3.38 / SF
101						
102	INTERIOR FINISHES					
103						
104	Floor finishes					
105	Floor protection	35,500	SF	1.00	35,500	528,750
106	Vapor retarder	35,500	SF	4.50	159,750	
107	New Flooring	30,500	SF	7.00	213,500	Carpet
108	Special flooring	5,000	SF	24.00	120,000	CT etc
109						
110	Wall finishes					
111	Painting to walls	35,500	SF	4.00	142,000	263,000
112	Finishes to columns	56	EA	1,000.00	56,000	
113	Special wall finishes	1	LS	65,000.00	65,000	
114						
115	Ceiling finishes					405,500
116	New AT ceiling	32,500	SF	9.00	292,500	
117	Drywall ceiling	3,000	SF	16.00	48,000	
118	Bulkheads	1	LS	65,000.00	65,000	
119	Special ceilings	3,250	SF	30.00	97,500	
120						
121	Misc.					
122	Finishes not defined	1	LS	20,000.00	20,000	
123						
124						
125	INTERIOR FINISHES				1,314,750	\$37.04 / SF

Cupertino City Hall
Cupertino, CA

NEW CONSTRUCTION

New Construction
Concept Development Phase

New Construction

OPTION D 2 NO PARKING

GSF :

35,500

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
126						
127	CONVEYING					
128						
129	<i>New elevator and control three stops</i>	1	LS	190,000.00	190,000	
130						
131						
132	CONVEYING				190,000	\$5.35 / SF
133						
134	PLUMBING					
135						
136	New plumbing system complete	35,500	SF	12.00	426,000	
137						
138						
139	PLUMBING				426,000	\$12 / SF
140						
141	HVAC					
142						
143	All New Mechanical system VAV air based plus reheat	35,500	SF	45.00	1,597,500	
144						
145	Premium for geothermal system	35,500	SF	16.00	568,000	
146						
147						
148	HVAC				2,165,500	\$61 / SF
149						
150	FIRE PROTECTION					
151						
152	Sprinkler					
153						
154	New sprinkler system	35,500	GSF	5.50	195,250	
155						
156						
157	FIRE PROTECTION				195,250	\$5.5 / SF
158						
159	ELECTRICAL					
160						
161	Distribution ,connections, lighting etc.	35,500	SF	44.00	1,562,000	All new electrical system
162						
163	Telephone/Data	35,500	SF	8.00	284,000	
164						
165	CATV	35,500	SF	1.50	53,250	
166						
167	Security Systems	35,500	SF	2.00	71,000	
168						
169	Audio/Visual Systems	35,500	SF	3.00	106,500	
170						
171	Fire Alarm	35,500	SF	3.40	120,700	
172						
173	Misc. Electrical	35,500	SF	5.00	177,500	
174	Testing					
175	Seismic bracing					
176	Supervision					
177	Demolition - safe-off for demolition by others					
178	Non manual labor					
179	Misc. general requirements, trucks, safety etc.					
180	New emergency generator	1	LS	250,000.00	250,000	
181						
182	ELECTRICAL				2,624,950	\$73.94 / SF

Cupertino City Hall
Cupertino, CA

NEW CONSTRUCTION

New Construction
Concept Development Phase

New Construction

OPTION D2 NO PARKING

GSF :

35,500

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
183						
184	EQUIPMENT					
185						
186	Equipment allowance	1	LS	75,000.00	75,000	Kitchen
187						
188						
189	EQUIPMENT				75,000	\$2.11 / SF
190						
191	FURNISHINGS					
192						
193	Casework	1	LS	250,000.00	250,000	
194						
195						
196	FURNISHINGS				250,000	\$7.04 / SF
197						
198	SPECIAL CONSTRUCTION					
199						
200	No work in this section					
201						
202						
203	SPECIAL CONSTRUCTION					\$0 / SF
204						
205	SELECTIVE BUILDING DEMOLITION					
206						
207	Demolish existing building					included in sitework costs
208						
209						
210	SELECTIVE BUILDING DEMOLITION					\$0 / SF
211						
212	SITE PREPARATION					
213						
214	Infill basement	1	LS	400,000.00	400,000	no underground parking
215						
216						
217	SITE PREPARATION				400,000	\$11.27 / SF
218						
219	SITE IMPROVEMENTS					
220						
221	Misc. site improvements	1	LS	100,000.00	100,000	SITWORK WITH BLDG
222						
223						
224	SITE IMPROVEMENTS				100,000	\$2.82 / SF
225						
226	SITE MECHANICAL UTILITIES					
227						
228	Allowance for revisions and hook ups	1	LS	150,000.00	150,000	
229						
230						
231	SITE MECHANICAL UTILITIES				150,000	\$4.23 / SF
232						
233	SITE ELECTRICAL UTILITIES					
234						
235	Allow for electrical utilities and site lighting	1	LS	120,000.00	120,000	
236						
237						
238	SITE ELECTRICAL UTILITIES				120,000	\$3.38 / SF

Cupertino City Hall
Cupertino, CA

NEW CONSTRUCTION

New Construction
Concept Development Phase

New Construction

OPTION D2 NO PARKING

GSF :

35,500

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
239						
240	OTHER SITE CONSTRUCTION					
241						
242	<i>No work in this section</i>					
243						
244						
245	OTHER SITE CONSTRUCTION				\$0 / SF	