

Kensington Community Center

Seismic Upgrades and Building Alterations

Kensington, California

Based on review & analysis of:
Design Development Documents

Report Prepared for:

GLASS Associates, Inc.

December 11, 2017

more value, less risk

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BASIS OF ESTIMATE

REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

<u>Document</u>	<u>Date</u>
- Design Development Documents	27-Nov-17
- 1988 As-Builts	30-Apr-88
- Original Seismic Study	29-Oct-15
- Structural Notes and Details	08-Nov-17
- Existing Building Photos	

PROJECT DESCRIPTION

The project consists of seismic upgrade and building alterations to an existing 4,440 square foot single-story community center including associate site work.

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

Site Requirements	2.0%
Jobsite Management	22.0%

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

Insurance & Bonding	2.3%
General Contractor Bonding	
Sub-Contractor Bonding	
OSIP	

Fee (G.C. Profit)	10.0%
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Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

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

CONTINGENCY

Design Contingency	10.0%
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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	0.0%	<i>Carried else where in owners budget</i>
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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.

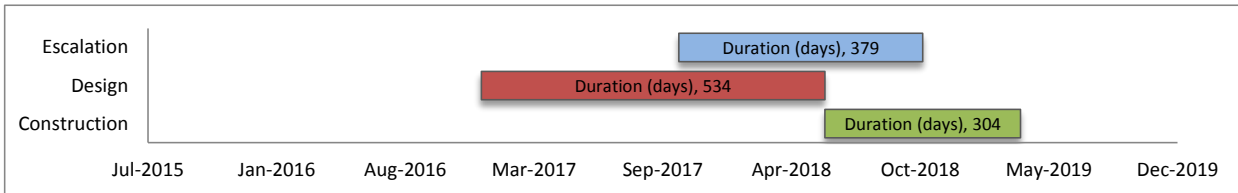
An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.

BASIS OF ESTIMATE

Bid Contingency 15.0%

We have added a bid contingency to reflect the current market.

CONSTRUCTION SCHEDULE - ALL ESTIMATE SECTIONS



Construction Start Date	Jun-2018	Construction End Date	Apr-2019
Mid-date of Construction	Oct-2018	Construction Duration	10 months
Escalation Period	9 months	Escalation End Date	Construction Mid-Point

ESCALATION - ALL ESTIMATE SECTIONS

Escalation is required to the midpoint of construction which is assumed to be 9 months from December 2017

Escalation:	3.75%	<i>Simple Rate</i>
Year 0 - 1	5.00%	
Year 1 - 2	5.00%	
Year 2 - 3	5.00%	
Year 3 - 4	5.00%	
Year 4 - 5	5.00%	
Beyond 5 Years	5.00%	

This calculation does not account for adverse bidding conditions and a separate Bid Contingency should be carried if there are limited qualified bidders or if a market research study indicates.

EXCLUSIONS

- Land acquisition, feasibility studies, financing costs and all other owner costs
- All professional fees and insurance
- Full-time supervision during construction
- Site surveys, existing condition reports and soils investigation costs
- Items identified in the design as Not In Contract [NIC]
- Hazardous materials investigations and abatement
- Utility company back charges, including work required off-site and utilities rates
- Items defined as Vendor / Owner supplied and Vendor / Owner installed
- Permits
- Owners contingency
- Design Fees
- Utility company fees
- Sustainability Fees (LEED)
- Furniture, fixtures and equipment (FF&E)

KEY CRITERIA

AREA TABULATION

Floor	ENCLOSED	COVERED	PERIMETER	HEIGHT	COMMENTS
Building					
First Floor	4,440	0			
Subtotal	4,440 SF	0 SF			
Building - GSF Incl. 50% Covered Area		4,440 SF			

Estimator: GH
 GSF : 4,440

EXECUTIVE SUMMARY

	%	TOTAL	\$/ SF	COMMENTS
MAIN ESTIMATES				
BUILDING	69.1%	\$851,368	\$191.75	
SITWORK	17.9%	\$220,389	\$27.90	
<i>Subtotal</i>	87.0%	\$1,071,757	\$241.39	
BIDDING CONTINGENCY	15.0%	\$160,764	\$36.21	
GRAND TOTAL		\$1,232,521	\$277.59	

ALTERNATES (Excluding Bidding Contingency)	% of Grand Total			
ALTERNATE #1 MEETING HALL SOUTH WALL REPLACEMENT AND ENTRANCE CANOPY	14.4%	\$177,698	\$40.02	
ALTERNATE #2 MEETING HALL PARTIAL HIEGHT STORAGE	4.0%	\$49,879	\$11.23	
ALTERNATE #3 MEETING HALL FULL HEIGHT STORAGE	4.7%	\$57,345	\$12.92	
ALTERNATE #4 MEETING HALL AUDIO-VISUAL EQUIPMENT	1.6%	\$19,141	\$4.31	
ALTERNATE #5 MEETING HALL FLOORING	2.7%	\$33,430	\$7.53	
ALTERNATE #6 MEETING HALL CEILING	1.8%	\$22,160	\$4.99	
ALTERNATE #7 MEETING HALL FIREPLACE	1.7%	\$21,445	\$4.83	
ALTERNATE #8 MEETING HALL CREDENZA AND BULLETIN BOARD	0.9%	\$11,120	\$2.50	
ALTERNATE #9 MEETING HALL SCREEN DIVIDER WALL	2.5%	\$30,499	\$6.87	
ALTERNATE #10 MEETING ROOM #3 FLOORING	0.8%	\$10,421	\$2.35	
ALTERNATE #11 ADD FIRE SPRINKLER SYSTEM	4.2%	\$52,166	\$11.75	
ALTERNATE #12 HVAC (REPLACE UNIT HEATERS)	3.2%	\$39,474	\$8.89	
ALTERNATE #13 HVAC (REPLACE UNIT HEATERS WITH GAS FURNACES)	4.0%	\$48,735	\$10.98	
ALTERNATES TOTAL	14.4%	\$573,512	\$129.17	