

**Cerri Building and Site Improvements
Healdsburg, CA 95448**

**CONCEPTUAL DESIGN
6/4/2016**



**CERRI BUILDING AND SITE IMPROVEMENTS
CITY OF HEALDSBURG
111 W. NORTH STREET
HEALDSBURG, CA 95448**

CONCEPTUAL COST OPINION

June 04, 2016.

**COST CONSULTANT
CROMB ASSOCIATES
51 BAY VISTA DRIVE
MILL VALLEY, CA 94941.
(415) 388 1994.**

**ARCHITECT
TLCD ARCHITECTURE
111 SANTA ROSA AVENUE, #300
SANTA ROSA, CA 95404**

**ALAN B. COHEN
205 CENTER STREET
HEALDSBURG, CA 95448**

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INTRODUCTION

THIS OPINION OF COST IS BASED ON THE FOLLOWING INFORMATION:

Plans showing proposed site layout, elevations, and roof plan, Option 1, Option 2 and Option 3 (3 sheets each) prepared by TLCD and Alan B. Cohen Architects. Undated.

No Civil, Architectural, Structural, Mechanical, Plumbing, Electrical or Specifications were available.

Discussions and emails from the design team.

No site visit took place.

THE FOLLOWING ITEMS HAVE BEEN EXCLUDED FROM THIS ESTIMATE:

Escalation. Pricing is in today's dollars.

Photo voltaic system.

Electric charging stations

Increased thickness of paving for fire access.

City sidewalk at West North Street.

Phasing, assumes work can be completed in one phase

Fireproofing to structural steel.

Loose Furniture, Fixtures and Equipment, with the exception of kitchen equipment.

Construction Contingency.

Professional fees, testing, permits, and inspection costs.

THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE IN THE PREPARATION OF THIS ESTIMATE:

The existing structure in Option 1 only required minimal upgrading.

Metal cladding to walls and roof in Option 1 is simple corrugated sheets attached to existing framing with no sheathing or structural upgrade.

The Contractor will be given a reasonable time to construct the project, with no substantial liquidated damages.

The project will go out to open bid with at least four complete bids received.

GENERAL:

This estimate is based on the measurement and pricing of quantities where possible, where measurement was not possible, reasonable allowances have been made to cover the probable scope of work. It is recommended that the design team examine any allowances in order to confirm that the assumed scope is appropriate. Items with a lump sum (LS) are generally allowances.

The information contained herein is based on professional judgment made by experts familiar with the construction industry. Due to the myriad of outside factors that may affect any construction cost, including the status of the economy, and the number of interested bidders, Cromb Associates does not guarantee that the final cost will not vary from that specified in this opinion of probable cost.

Please address all questions and comments to:

CROMB ASSOCIATES
ATT: David Cromb
51 BAY VISTA DRIVE
MILL VALLEY, CA 94941.

	CORE AND SHELL	T.I.	TOTAL
OPTION 1 - REMODEL (E) STRUCTURE	\$ 2,172,383	\$ 917,208	\$ 3,089,591
OPTION 2 - TWO NEW SEPARATE CONOPY BUILDINGS	\$ 4,556,083	\$ 747,916	\$ 5,303,999
OPTION 3 - NEW L-SHAPED CANOPY BUILDING	\$ 4,458,745	\$ 607,505	\$ 5,066,250
DEMOLISH, CLEAR SITE AND REPAVE	\$ 1,618,513		\$ 1,618,513

ELEMENT	AMOUNT SHELL	TOTAL COST SHELL	AMOUNT T.I.	TOTAL COST T.I.	GRAND TOTAL	COST / G.F.A.	%
01 DEMOLITION		75,394		0	75,394	11,585 sf 6.51	2.83
011 STANDARD DEMO.	36,894		0				
012 SPECIAL DEMO. (Asbestos, etc.)	38,500		0				
02 FOUNDATIONS		199,689		0	199,689	17.24	7.51
021 STANDARD FOUNDATIONS	199,689		0				
03 SUPERSTRUCTURE		247,625		42,000	289,625	25.00	10.89
031 FL., WL. & RF. CONSTRUCTION	247,625		42,000				
033 STAIR CONSTRUCTION	0		0				
04 EXTERIOR CLOSURE		55,220		177,000	232,220	20.04	8.73
041 EXTERIOR WALLS	55,220		177,000				
042 EXTERIOR DOORS&GLAZING	0		0				
05 ROOFING	138,560	138,560	0	0	138,560	11.96	5.21
06 INTERIOR CONSTRUCTION		0		140,535	140,535	12.13	5.28
061 PARTNS & DOORS	0		29,170				
062 FINISHES	0		99,865				
063 CASEWORK & SPECS.	0		11,500				
07 CONVEYING SYSTEMS .	0	0	0	0	0	0.00	0.00
08 MECHANICAL		10,000		83,755	93,755	8.09	3.52
081 PLUMBING	5,000		25,075				
082 H.V.A.C.	0		14,000				
083 FIRE PROTECTION	5,000		44,680				
09 ELECTRICAL	25,610	25,610	94,595	94,595	120,205	10.38	4.52
10 EQUIPMENT	0	0	75,000	75,000	75,000	6.47	2.82
SUBTOTAL		752,097		612,885	1,364,982	117.82	51.31

ELEMENT	AMOUNT SHELL	TOTAL COST SHELL	AMOUNT T.I.	TOTAL COST T.I.	GRAND TOTAL	COST / G.F.A.	%
						11,585	sf
11 GENERAL CONDITIONS, and OVERHEAD (10%)		75,210		61,289	136,498	11.78	5.13
11 PROFIT (3.5%)		28,956		23,596	52,552	4.54	1.98
11 BONDS, INSURANCE (1.5%)		12,844		10,467	23,310	2.01	0.88
NET BUILDING COST \$		869,106		708,236	1,577,343	136.15	59.29
12 SITE WORK.		655,086			655,086	56.55	24.62
121 SITE PREPARATION	61,331						
122 SITE IMPROVEMENTS	463,755						
123 SITE UTILITIES	130,000						
SUBTOTAL.		655,086			655,086	56.55	24.62
11 GENERAL CONDITIONS (ON 12) (8%)		52,407			52,407	4.52	1.97
11 PROFIT (ON 12) (3%)		21,225			21,225	1.83	0.80
11 BONDS, INSURANCE (1%)		7,287			7,287	0.63	0.27
NET SITEWORK COST \$		736,005			736,005	63.53	27.67
NET CONSTRUCTION COST \$		1,605,111		708,236	2,313,347	199.68	86.96
13 CONTINGENCIES							
131 DESIGN (15%)		240,767		106,235	347,002	29.95	13.04
132 ESCALATION - None Todays \$.		0		0	0	0.00	0.00
SUB TOTAL HARDCOSTS		\$ 1,845,878		\$ 814,472	\$ 2,660,350	229.64	100.00
SOFT COSTS (Allowance)		\$ 326,505		\$ 102,737	\$ 429,242		
TOTAL		\$ 2,172,383		\$ 917,208	\$ 3,089,591		

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
1	<u>STANDARD DEMOLITION</u>						
2							
3	Demolish and remove off site (e):						
4	Lean to building	1,900	sf	5.00	9,500		
5	Metal siding	6,848	sf	0.70	4,794		
6	Roof covering	12,600	sf	1.00	12,600		
7	Miscellaneous demolition	1	ls	10,000.00	10,000		\$ 36,894
8							
9	<u>SPECIAL DEMOLITION</u>						
10	Hazmat cleanup	1	ls	38,500.00	38,500		
11							
12	<u>DEMOLITION TOTAL</u>				75,394		
13							
14	<u>FOUNDATIONS</u>						
15	Allow for minor foundation upgrade to strengthen (e) structure	11,170	gsa	5.00	55,850		
17	<u>Slab on grade (5" thick) on top of (e) slab</u>	11,170	gsa				
18	Prepare pad	11,170	sf	0.50	5,585		
19	Vapor intrusion barrier	11,170	sf	4.20	46,914		
20	Reinforcing (#4@16"OC EW)	22,340	lbs	1.05	23,457		
21	Concrete	207	cy	250.00	51,713		
22	Float finish	11,170	sf	1.00	11,170		\$ 133,254
23	<u>Miscellaneous</u>						
24	Mechanical pads, curbs, etc	1	ls	5,000.00	5,000		
25							
26	<u>FOUNDATIONS TOTAL</u>				199,689		

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
27							
28	SUPERSTRUCTURE						
29							
30	Entry ramp						
	Concrete ramp complete with footing at stem walls, import fill, mat slab	1,200	sf	75.00	90,000		
31							
32	Structure						
33	Allow for limited structural upgrades to framing	11,170	gsa	7.00	78,190		
34	Repair / replace wood roofing members	11,170	gsa	3.00	33,510		
35	TS Headers and columns to door openings	14	ea	3,000.00		42,000	
36	Roof framing						
37	Shear ply	12,600	sf	-	-		Not required
38	Vertical framing						
39	Metal stud framing, exterior walls						
40	6" 16 ga steel studs @ 24" oc	4,638	sf	-	-		Not required
41	Sheathing	4,638	sf	-	-		Not required
42	Metal stud framing, interior walls						
43	6" 18 ga steel studs @ 24" oc, reg partitions	3,700	sf	9.00	33,300		
44	Sheathing	500	sf	2.25	1,125		
45	Miscellaneous metals	1	ls	1,500.00	1,500		\$ 35,925
46	Miscellaneous						
47	Slab and concrete wall repairs	1	ls	10,000.00	10,000		\$ 10,000
48							
49	SUPERSTRUCTURE TOTAL				247,625	42,000	

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
50	EXTERIOR CLOSURE						
51							
52	Solid Walls						
53	Corrugated metal panel, attached to (e) framing	4,638	sf	10.00	46,380		
54	Exterior doors						
55	Doors complete with frames and hardware						
56	Barn doors w/ translucent finish (16'x9')	12	ea	11,000.00		132,000	
57	Barn doors w/ translucent finish (21'x9')	1	ea	15,000.00		15,000	
58	Coiling door at ramp (32'x9')	1	ea	20,000.00		20,000	
59	Hollow metal door	2	ea	2,000.00		4,000	
60	Replace (e) entry door (pair w/ clearstory)	1	ls	6,000.00		6,000	\$ 177,000
61	Miscellaneous						
62	Paint (e) South wall	1,170	sf	2.00	2,340		
63	Painting ext exposed columns	26	ea	250.00	6,500		
64							
65	EXTERIOR CLOSURE TOTAL				<u>55,220</u>	<u>177,000</u>	
66							
67	ROOFING						
68	Roof covering	<u>12,600</u>	<u>sf</u>				
69	Corrugated metal panel, attached to (e) framing	12,600	sf	7.00	88,200		
70	Miscellaneous						
71	Translucent roof panels (extra over)	3,780	sf	12.00	45,360		
72	Flashings, downspouts	1	ls	5,000.00	5,000		
73							
74	ROOFING TOTAL				<u>138,560</u>		
75							
76	INTERIOR PARTITIONS, DOORS, AND GLAZING						
77	Partitions	<u>370</u>	<u>lf</u>				
78	Gypboard (Framing taken w/ Structure)	7,400	sf	1.35		9,990	
79	Insulation	3,700	sf	1.00		3,700	
80	Sealant, caulking	1,480	lf	1.00		1,480	\$ 15,170
81	Doors						
82	Doors complete with frames and hardware						
83	Hollow metal - double	2	ea	4,000.00		8,000	
84	Hollow metal - single	3	ea	2,000.00		6,000	\$ 14,000
85	INTERIOR PARTITIONS, DOORS, AND GLAZING					<u>29,170</u>	

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
86							
87	<u>FINISHES.</u>						
88							
89	Ceilings						
90	Gypboard ceiling, incl framing	970	sf	20.00		19,400	
91	Paint trusses and underside of roof	12,600	sf	3.00		37,800	Hazmat NIC
92	Paint gypboard	970	sf	1.50		1,455	
93	Floors						
94	Polished concrete, sealed	10,200	sf	2.00		20,400	
95	Ceramic tile	400	sf	15.00		6,000	
96	Vinyl	170	sf	5.00		850	
97	Base						
98	Ceramic tile	130	lf	10.00		1,300	
99	Vinyl	600	lf	2.00		1,200	
100	Walls						
101	Paint steel exposed columns and brace frames	1	ls	3,000.00		3,000	
102	Paint gypboard	7,400	sf	0.90		6,660	
103	Miscellaneous						
104	Paint doors and frames	6	ea	300.00		1,800	
105							
106	<u>FINISHES</u>					<u>99,865</u>	
107							
108	<u>CASEWORK</u>						
109							
110	No work						
111							
112	<u>CASEWORK</u>						

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
113							
114	<u>SPECIALTIES</u>						
115							
116	Shelving system	1	ls	2,500.00		2,500	
117	Fire extinguishers	1	ls	2,000.00		2,000	
118	Signage	1	ls	5,000.00		5,000	
119	Miscellaneous specialties	1	ls	2,000.00		2,000	
120							
121	<u>SPECIALTIES</u>					<u>11,500</u>	
122							
123							
124	<u>CONVEYING SYSTEMS</u>						
125							
126	No Work						
127							
128	<u>CONVEYING SYSTEMS</u>				<u>-</u>		
129							
130							
131	<u>PLUMBING</u>						
132							
133	Equipment						
134	Water-heater-electric/storage 20gal	1	Ea	2,200.00		2,200	
135	Pump-DHW recirc.	1	Ea	1,600.00		1,600	
136	Tank-expansion	1	Ea	550.00		550	
137	Fixtures, drains						
138	Water closet-wal/ADA	4	Ea	1,900.00		7,600	
139	Lavatory-van./ADA	4	Ea	1,500.00		6,000	
140	Floor-drain	5	Ea	425.00		2,125	
141	Piping / valves / misc	1	Ls	10,000.00	5000	5,000	
142							
143	<u>PLUMBING-TOTAL</u>				<u>5,000</u>	<u>25,075</u>	
144							

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
145	<u>HVAC</u>						
146							
147	Equipment						
148	Exhaust fans, complete	4	Ea	2,000.00		8,000	
149	Heating - limited	1	Ls	6,000.00		6,000	
150							
151	<u>HVAC-TOTAL</u>					14,000	
152							
153	<u>FIRE PROTECTION</u>						
154							
155	FIRE PROTECTION SYSTEMS						
156	Fire protection-wet sprinkler	11,170	sf	4.00		44,680	
157	Misc. valves & accs.	1	ea	5,000.00	5,000		
158							
159	<u>FIRE PROTECTION-TOTAL</u>				5,000	44,680	
160							
161							
162	<u>ELECTRICAL</u>						
163							
164	Distribution						
165	Upgrade (e) electrical panel	1	ea	7,500.00	7,500		
166	Power for electrical improvements	1	ea	10,000.00	10,000		
167	Power to meter by PG&E or City	1	ls	-	-		
168	Devices	1	ea	9,500.00		9,500	
169	Lighting	11,585	gsa	7.00		81,095	
170	Equipment	1	ls	2,000.00		2,000	
171	Special Systems, communication, etc	1	ls	2,000.00		2,000	
172	Fire Alarm	11,585	gsa	0.70	8,110		
173							
174	<u>ELECTRICAL</u>				25,610	94,595	
175							
176							
177	<u>EQUIPMENT</u>						
178	Kitchen equipment	1	ls	75,000.00		75,000	
179	Farmers market temporary tenting	1	ls	-		-	NIC
180							
181	<u>EQUIPMENT - TOTAL</u>					75,000	
182					\$ 752,097	\$ 612,885	

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
183							
184							
185	<u>SITE PREPARATION</u>						
186							
187	Demolition and remove existing:						
188	Concrete slab, wall and foundation for ramps	1	ls	15,000.00	15,000		
189	Asphalt paving and base	17,000	sf	1.50	25,500		
190	Curbs	1	ls	4,000.00	4,000		
191	Landscape area's, trees, etc	6,330	sf	0.50	3,165		
192	Protect (e) building and utilities	1	ls	2,000.00	2,000		
193	Rough grading						
194	Clear and grub, stockpile TS, rough grade	23,330	sf	0.20	4,666		
195	Protection						
196	Temporary fencing	1	ls	2,000.00	2,000		
197	Storm water protection, wattles, bails, clean up, wash out	1	ls	5,000.00	5,000		
198							
199	SITE PREPARATION - TOTAL				61,331		
200							
201	<u>SITE IMPROVEMENTS</u>						
202							
203	Paving / Flatwork						
204	3" AC paving w/ 6" AB (parking)	18,300	sf	5.00	91,500		
205	AC Slurry coat at (e) entry road	4,000	sf	2.00	8,000		
206	Concrete paving 5" PCC over AB (walks)	1,030	sf	13.00	13,390		\$ 112,890
207	Patio flatwork						
208	Concrete patio, 5" PCC over (e)	4,400	sf	10.00	44,000		
209	Extra for color and acid wash	4,400	sf	2.00	8,800		
210	Vehicle entry ramps (@ St)	500	sf	20.00	10,000		
211	ADA Curb ramps	4	ea	1,200.00	4,800		\$ 67,600
212	ADA Entry ramp						
213	Foundations	420	sf	25.00	10,500		
214	Stem walls	200	lf	100.00	20,000		
215	Backfill	420	sf	20.00	8,400		
216	Concrete ramp, 5" PCC	420	sf	25.00	10,500		
217	Railings	1	ls	30,000.00	30,000		
218	Stairs	2	ea	4,000.00	8,000		\$ 87,400

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
219	Concrete curbs						
220	Curb and gutter, 2'6" wide	330	lf	40.00	13,200		
221	6" Vertical curb	300	lf	24.00	7,200		
222	Flush curb	250	lf	20.00	5,000		
223	ADA tactiles	1	ls	4,000.00	4,000		
224	Striping	1	ls	8,000.00	8,000		\$ 37,400
225							
226	Miscellaneous						
227	Bicycle rack,waste receptacles	1	ls	5,000.00	5,000		
228	Concrete wheel stops	33	ea	120.00	3,960		
229	Trash enclosure	1	ls	7,500.00	7,500		
230	Signage	1	ls	10,000.00	10,000		
231	Railings	430	lf	200.00	86,000		\$ 112,460
232							
233	Bioretention Swales	1	ls	20,000.00	20,000		
234							
235	Landscape						
236	Trees						
237	15 Gal	12	ea	250.00	3,000		
238	24" Box	5	ea	600.00	3,000		
239	Shrubs						
240	Shrubs, ground cover, soil import and prep	500	sf	20.00	10,000		
241	Irrigation	1	ls	7,500.00	7,500		
242	Shrubs, ground cover, mulch	501	sf	5.00	2,505		\$ 26,005
243							
244	Site lighting						
245	Taken with Electrical						
246							
247	SITE IMPROVEMENTS - TOTAL				463,755		

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
248							
249	<u>SITE UTILITIES</u>						
250	Storm						
251	Storm pipe, drain inlets, etc	1	ls	40,000.00	40,000		
252	Sanitary Sewer						
253	Sewer line, clean outs, connections, etc	1	ls	15,000.00	15,000		
254	Domestic / Fire / Irrigation water						
255	Water line, valves, backflow, etc	1	ls	35,000.00	35,000		
256	Electrical						
257	Electrical Service, trenching, feeders,etc	1	ls	10,000.00	10,000		
258	Site Lighting	1	ls	30,000.00	30,000		
259							
260	<u>SITE UTILITIES-TOTAL</u>				130,000		\$ 655,086
261							
262	<u>SOFT COSTS</u>						
263	Professional Fees	1	ls	319,241.94	221,505	97,737	12% of hard cost
264	City Fees	1	ls	15,000.00	10,000	5,000	
265	Environmental Review Studies	1	ls	25,000.00	25,000		
266	Environmental Consultant	1	ls	50,000.00	50,000		
267	EBA Environmental Fees	1	ls	15,000.00	15,000		
268	Agency Fees Cleanup	1	ls	5,000.00	5,000		
269							
270	<u>SOFT COSTS-TOTAL</u>				326,505	102,737	

ELEMENT	AMOUNT SHELL	TOTAL COST SHELL	AMOUNT T.I.	TOTAL COST T.I.	GRAND TOTAL	COST / G.F.A.	%
01 DEMOLITION		332,898		0	332,898	17.25	7.19
011 STANDARD DEMO.	271,298		0				
012 SPECIAL DEMO. (Asbestos, etc.)	61,600		0				
02 FOUNDATIONS		736,004		0	736,004	38.13	15.90
021 STANDARD FOUNDATIONS	736,004		0				
021 SPECIAL FOUNDATIONS							
03 SUPERSTRUCTURE		770,645		0	770,645	39.93	16.65
031 FL., WL. & RF. CONSTRUCTION	770,645		0				
033 STAIR CONSTRUCTION	0		0				
04 EXTERIOR CLOSURE		61,925		0	61,925	3.21	1.34
041 EXTERIOR WALLS	61,925		0				
042 EXTERIOR DOORS&GLAZING	0		0				
05 ROOFING	372,750	372,750	0	0	372,750	19.31	8.05
06 INTERIOR CONSTRUCTION		0		122,493	122,493	6.35	2.65
061 PARTNS & DOORS	0		5,723				
062 FINISHES	0		105,270				
063 CASEWORK & SPECS.	0		11,500				
07 CONVEYING SYSTEMS .	0	0	0	0	0	0.00	0.00
08 MECHANICAL		10,000		125,050	135,050	7.00	2.92
081 PLUMBING	5,000		29,850				
082 H.V.A.C.	0		18,000				
083 FIRE PROTECTION	5,000		77,200				
09 ELECTRICAL	38,510	38,510	151,600	151,600	190,110	9.85	4.11
10 EQUIPMENT	0	0	100,000	100,000	100,000	5.18	2.16

ELEMENT	AMOUNT SHELL	TOTAL COST SHELL	AMOUNT T.I.	TOTAL COST T.I.	GRAND TOTAL	COST / G.F.A.	%
						19,300 sf	
SUBTOTAL		2,322,732		499,143	2,821,874	146.21	60.95
11 GENERAL CONDITIONS, and OVERHEAD (10%)		232,273		49,914	282,187	14.62	6.10
11 PROFIT (3.5%)		89,425		19,217	108,642	5.63	2.35
11 BONDS, INSURANCE (1.5%)		39,666		8,524	48,191	2.50	1.04
NET BUILDING COST \$		2,684,097		576,798	3,260,895	168.96	70.44
12 SITE WORK.		680,649			680,649	35.27	14.70
121 SITE PREPARATION	60,604						
122 SITE IMPROVEMENTS	440,045						
123 SITE UTILITIES	180,000						
SUBTOTAL.		680,649			680,649	35.27	14.70
11 GENERAL CONDITIONS (ON 12) (8%)		54,452			54,452	2.82	1.18
11 PROFIT (ON 12) (3%)		22,053			22,053	1.14	0.48
11 BONDS, INSURANCE (1%)		7,572			7,572	0.39	0.16
NET SITEWORK COST \$		764,725			764,725	39.62	16.52
NET CONSTRUCTION COST \$		3,448,822		576,798	4,025,620	208.58	86.96
13 CONTINGENCIES							
131 DESIGN (15%)		517,323		86,520	603,843	31.29	13.04
132 ESCALATION - None Todays \$.		0		0	0	0.00	0.00
SUB TOTAL HARDCOSTS		\$ 3,966,146		\$ 663,318	\$ 4,629,463	239.87	100.00
SOFT COSTS (Allowance)		\$ 589,937		\$ 84,598	\$ 674,536		
TOTAL		\$ 4,556,083		\$ 747,916	\$ 5,303,999		

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
1	<u>STANDARD DEMOLITION</u>						
2							
3	Demolish and remove off site (e):						
4	Main building and lean to	13,079	sf	5.00	65,395		
5	SOG	16,970	sf	3.00	50,910		
6	Retaining walls, foundations	570	lf	100.00	57,000		
7	Underslab fill	2,514	cy	35.00	87,993		
8	Miscellaneous demolition	1	ls	10,000.00	10,000		\$ 271,298
9							
10	<u>SPECIAL DEMOLITION</u>						
11	Removal of contaminated soil, etc.	1	ls	61,600.00	61,600		
12							
13	<u>DEMOLITION TOTAL</u>				332,898		
14							
15	<u>STANDARD FOUNDATIONS</u>						
16	Spread footings, GB's, etc	19,300	gsa	7.00	135,100		
17	Slab on grade (5" thick) on top of (e) slab	1,360	gsa				@ rooms only
18	Prepare pad	1,360	sf	0.50	680		
19	Vapor intrusion barrier	1,360	sf	4.20	5,712		
20	Reinforcing (#4@16"OC EW)	2,720	lbs	1.05	2,856		
21	Concrete	25	cy	250.00	6,296		
22	Float finish	1,360	sf	1.00	1,360		\$ 16,224
23	Miscellaneous						
24	Mechanical pads, curbs, etc	1	ls	5,000.00	5,000		\$ 157,004
25							
26	<u>SPECIAL FOUNDATIONS</u>						
27	Piers or the like to bearing soil	19,300	gsa	30.00	579,000		
28							
29	<u>FOUNDATIONS TOTAL</u>				736,004		

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
30							
31	<u>SUPERSTRUCTURE</u>						
32							
33	Structure						
34	Structural steel members (allow 14 lbs/sf)	135	tn	3,700.00	499,870		
35	Brace frames	1	ls	140,000.00	140,000		
36	Roof						
37	Decking	19,300	sf	4.00	77,200		
38	Vertical framing						
39	Metal stud framing, exterior walls						
40	6" 16 ga steel studs @ 24" oc	2,025	sf	15.00	30,375		
41	Sheathing	2,025	sf	3.00	6,075		
42	Metal stud framing, interior walls						
43	6" 18 ga steel studs @ 24" oc, reg partitions	500	sf	9.00	4,500		
44	Sheathing	500	sf	2.25	1,125		
45	Miscellaneous metals	1	ls	1,500.00	1,500		\$ 43,575
46	Miscellaneous						
47	Curbs, pads, etc	1	ls	10,000.00	10,000		\$ 10,000
48							
49	<u>SUPERSTRUCTURE TOTAL</u>				770,645	-	

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
50	<u>EXTERIOR CLOSURE</u>						
51							
52	Solid Walls						
53	Metal panel	2,025	sf	17.00	34,425		
54	Exterior doors						
55	Doors complete with frames and hardware						
56	Hollow metal door	7	ea	2,500.00	17,500		
57	Miscellaneous						
58	Paint (e) columns and walls	1	ls	10,000.00	10,000		
59							
60	<u>EXTERIOR CLOSURE TOTAL</u>				<u>61,925</u>	<u>-</u>	
61							
62	<u>ROOFING</u>						
63	Roof covering	<u>19,300</u>	sf				
64	Metal panel	19,300	sf	15.00	289,500		
65	Open light well with framing	1,050	sf	65.00	68,250		
66	Miscellaneous						
67	Flashings, downspouts	1	ls	15,000.00	15,000		
68							
69	<u>ROOFING TOTAL</u>				<u>372,750</u>		
70							
71	<u>INTERIOR PARTITIONS, DOORS, AND GLAZING</u>						
72	<u>Partitions</u>						
73	Gypboard (Framing taken w/ Structure)	2,350	sf	1.35		3,173	
74	Insulation	1,850	sf	1.00		1,850	
75	Sealant, caulking	700	lf	1.00		700	\$ 5,723
76	Doors						None. All Exterior
77	<u>INTERIOR PARTITIONS, DOORS, AND GLAZING</u>					<u>5,723</u>	

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
78							
79	<u>FINISHES.</u>						
80							
81	Ceilings						
82	Gypboard ceiling, incl framing	970	sf	20.00		19,400	
83	Paint steel and underside of roof	19,300	sf	3.00		57,900	
84	Paint gypboard	970	sf	1.50		1,455	
85	Floors						
86	General area, asphalt	17,940	sf	-		-	W/ Parking.
87	Ceramic tile	1,360	sf	15.00		20,400	
88	Vinyl	300	sf	5.00		1,500	
89	Base						
90	Ceramic tile, vinyl	1	ls	2,500.00		2,500	
91	Walls						
92	Paint gypboard	2,350	sf	0.90		2,115	
93							
94	<u>FINISHES</u>					105,270	
95							
96	<u>CASEWORK</u>						
97							
98	No work						
99							
100	<u>CASEWORK</u>				-		

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal	
101	<u>SPECIALTIES</u>							
102								
103								
104		Shelving system	1	ls	2,500.00		2,500	
105		Fire extinguishers	1	ls	2,000.00		2,000	
106		Signage	1	ls	5,000.00		5,000	
107		Miscellaneous specialties	1	ls	2,000.00		2,000	
108								
109	<u>SPECIALTIES</u>					<u>11,500</u>		
110								
111	<u>CONVEYING SYSTEMS</u>							
112								
113								
114		No Work						
115								
116	<u>CONVEYING SYSTEMS</u>				<u>-</u>			
117								
118	<u>PLUMBING</u>							
119								
120								
121		Equipment						
122		Water-heater-electric/storage 20gal	2	Ea	2,200.00		4,400	
123		Pump-DHW recirc.	2	Ea	1,600.00		3,200	
124		Tank-expansion	2	Ea	550.00		1,100	
125		Fixtures, drains						
126		Water closet-wal/ADA	4	Ea	1,900.00		7,600	
127		Lavatory-van./ADA	4	Ea	1,500.00		6,000	
128		Floor-drain	6	Ea	425.00		2,550	
129	Piping / valves / misc	1	Ls	10,000.00	5000	5,000		
130								
131	<u>PLUMBING-TOTAL</u>				<u>5,000</u>	<u>29,850</u>		
132								

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
133	<u>HVAC</u>						
134							
135	Equipment						
136	Exhaust fans, complete	4	Ea	2,000.00		8,000	
137	Heating - limited	1	Ls	10,000.00		10,000	
138							
139	<u>HVAC-TOTAL</u>					18,000	
140							
141	<u>FIRE PROTECTION</u>						
142							
143	FIRE PROTECTION SYSTEMS						
144	Fire protection-wet sprinkler	19,300	sf	4.00		77,200	
145	Misc. valves & accs.	1	ea	5,000.00	5,000		
146							
147	<u>FIRE PROTECTION-TOTAL</u>				5,000	77,200	
148							
149							
150	<u>ELECTRICAL</u>						
151							
152	Distribution						
153	Power for electrical improvements	1	ea	25,000.00	25,000		
154	Power to meter by PG&E or City	1	ls	-	-		
155	Devices	1	ea	9,500.00		9,500	
156	Lighting	19,300	gsa	7.00		135,100	
157	Equipment	1	ls	3,000.00		3,000	
158	Special Systems, communication, etc	1	ls	4,000.00		4,000	
159	Fire Alarm	19,300	gsa	0.70	13,510		
160							
161	<u>ELECTRICAL</u>				38,510	151,600	
162							
163							
164	<u>EQUIPMENT</u>						
165	Kitchen equipment	1	ls	100,000.00		100,000	
166	Farmers market temporary tenting	1	ls	-		-	NIC
167							
168	<u>EQUIPMENT - TOTAL</u>					100,000	
169					\$ 2,322,732	\$ 499,143	

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
170							
171	<u>SITE PREPARATION</u>						
172							
173	Demolition and remove existing:						
174	Asphalt paving and base	17,000	sf	1.50	25,500		
175	Curbs	1	ls	4,000.00	4,000		
176	Landscape area's, trees, etc.	23,300	sf	0.50	11,650		
177	Protect (e) utilities	1	ls	1,000.00	1,000		
178	Rough grading						
179	Clear and grub, stockpile TS, rough grade	57,270	sf	0.20	11,454		
180	Protection						
181	Temporary fencing	1	ls	2,000.00	2,000		
182	Storm water protection, wattles, bails, clean up, wash out	1	ls	5,000.00	5,000		
183							
184	SITE PREPARATION - TOTAL				60,604		
185							
186	<u>SITE IMPROVEMENTS</u>						
187							
188	Paving / Flatwork						
189	3" AC paving w/ 6" AB (parking)	35,270	sf	5.00	176,350		
190	AC Slurry coat at (e) entry road	4,000	sf	2.00	8,000		
191	Concrete paving 5" PCC over AB (walks)	1,030	sf	13.00	13,390		
192	Vehicle entry ramps (@ St)	500	sf	20.00	10,000		
193	ADA Curb ramps	4	ea	1,200.00	4,800		
194	Concrete curbs						
195	Curb and gutter, 2'6" wide	500	lf	40.00	20,000		
196	6" Vertical curb	600	lf	24.00	14,400		
197	Flush curb	300	lf	20.00	6,000		
198	ADA tactiles	1	ls	4,000.00	4,000		
199	Striping	1	ls	12,000.00	12,000		
200							
201	Miscellaneous						
202	Bicycle rack,waste receptacles	1	ls	5,000.00	5,000		
203	Concrete wheel stops	55	ea	120.00	6,600		
204	Trash enclosure	1	ls	7,500.00	7,500		
205	Signage	1	ls	10,000.00	10,000		
206							

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
207	Bioretention Swales	1	ls	20,000.00	20,000		
208							
209	Landscape						
210	Trees						
211	15 Gal	24	ea	250.00	6,000		
212	24" Box	10	ea	600.00	6,000		
213	Shrubs						
214	Shrubs, ground cover, soil import and prep	1,000	sf	20.00	20,000		
215	Irrigation	1	ls	15,000.00	15,000		
216	Shrubs, ground cover, mulch	1,001	sf	5.00	5,005		
217							
218	Site lighting	1	ls	70,000.00	70,000		
219							
220	SITE IMPROVEMENTS - TOTAL				440,045		
221							
222	<u>SITE UTILITIES</u>						
223	Strom						
224	Storm pipe, drain inlets, etc.	1	ls	85,000.00	85,000		
225	Fire / Irrigation water						
226	Water line, valves, backflow, etc.	1	ls	50,000.00	50,000		
227	Electrical						
228	Electrical Service, trenching, feeders,etc	1	ls	45,000.00	45,000		
229							
230	<u>SITE UTILITIES-TOTAL</u>				180,000		
231							
232	<u>SOFT COSTS</u>						
233	Professional Fees	1	ls	555,535.57	475,937	79,598	12% of hard cost
234	City Fees	1	ls	15,000.00	10,000	5,000	
235	Environmental Review Studies	1	ls	25,000.00	25,000		
236	Environmental Consultant	1	ls	50,000.00	50,000		
237	EBA Environmental Fees	1	ls	24,000.00	24,000		
238	Agency Fees Cleanup	1	ls	5,000.00	5,000		
239							
240	<u>SOFT COSTS-TOTAL</u>				589,937	84,598	

ELEMENT	AMOUNT SHELL	TOTAL COST SHELL	AMOUNT T.I.	TOTAL COST T.I.	GRAND TOTAL	COST / G.F.A.	%
01 DEMOLITION		332,898		0	332,898	13,300 sf 25.03	7.54
011 STANDARD DEMO.	271,298		0				
012 SPECIAL DEMO. (Asbestos, etc.)	61,600		0				
02 FOUNDATIONS		509,281		0	509,281	38.29	11.53
021 STANDARD FOUNDATIONS	509,281		0				
021 SPECIAL FOUNDATIONS							
03 SUPERSTRUCTURE		892,295		0	892,295	67.09	20.20
031 FL., WL. & RF. CONSTRUCTION	892,295		0				
033 STAIR CONSTRUCTION	0		0				
04 EXTERIOR CLOSURE		93,800		0	93,800	7.05	2.12
041 EXTERIOR WALLS	93,800		0				
042 EXTERIOR DOORS&GLAZING	0		0				
05 ROOFING	384,750	384,750	0	0	384,750	28.93	8.71
06 INTERIOR CONSTRUCTION		0		114,155	114,155	8.58	2.58
061 PARTNS & DOORS	0		7,550				
062 FINISHES	0		95,105				
063 CASEWORK & SPECS.	0		11,500				
07 CONVEYING SYSTEMS .	0	0	0	0	0	0.00	0.00
08 MECHANICAL		10,000		101,050	111,050	8.35	2.51
081 PLUMBING	5,000		29,850				
082 H.V.A.C.	0		18,000				
083 FIRE PROTECTION	5,000		53,200				
09 ELECTRICAL	34,310	34,310	109,600	109,600	143,910	10.82	3.26
10 EQUIPMENT	0	0	80,000	80,000	80,000	6.02	1.81

ELEMENT	AMOUNT SHELL	TOTAL COST SHELL	AMOUNT T.I.	TOTAL COST T.I.	GRAND TOTAL	COST / G.F.A.	%
						13,300 sf	
SUBTOTAL		2,257,334		404,805	2,662,139	200.16	60.27
11 GENERAL CONDITIONS, and OVERHEAD (10%)		225,733		40,481	266,214	20.02	6.03
11 PROFIT (3.5%)		86,907		15,585	102,492	7.71	2.32
11 BONDS, INSURANCE (1.5%)		38,550		6,913	45,463	3.42	1.03
NET BUILDING COST \$		2,608,524		467,784	3,076,308	231.30	69.64
12 SITE WORK.		680,649			680,649	51.18	15.41
121 SITE PREPARATION	60,604						
122 SITE IMPROVEMENTS	440,045						
123 SITE UTILITIES	180,000						
SUBTOTAL.		680,649			680,649	51.18	15.41
11 GENERAL CONDITIONS (ON 12) (8%)		54,452			54,452	4.09	1.23
11 PROFIT (ON 12) (3%)		22,053			22,053	1.66	0.50
11 BONDS, INSURANCE (1%)		7,572			7,572	0.57	0.17
NET SITEWORK COST \$		764,725			764,725	57.50	17.31
NET CONSTRUCTION COST \$		3,373,249		467,784	3,841,033	288.80	86.96
13 CONTINGENCIES							
131 DESIGN (15%)		505,987		70,168	576,155	43.32	13.04
132 ESCALATION - None Todays \$.		0		0	0	0.00	0.00
SUB TOTAL HARDCOSTS		\$ 3,879,237		\$ 537,951	\$ 4,417,188	332.12	100.00
SOFT COSTS (Allowance)		\$ 579,508		\$ 69,554	\$ 649,063		
TOTAL		\$ 4,458,745		\$ 607,505	\$ 5,066,250		

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
1	<u>STANDARD DEMOLITION</u>						
2							
3	Demolish and remove off site (e):						
4	Main building and lean to	13,079	sf	5.00	65,395		
5	SOG	16,970	sf	3.00	50,910		
6	Retaining walls, foundations	570	lf	100.00	57,000		
7	Underslab fill	2,514	cy	35.00	87,993		
8	Miscellaneous demolition	1	ls	10,000.00	10,000		\$ 271,298
9							
10	<u>SPECIAL DEMOLITION</u>						
11	Removal of contaminated soil, etc.	1	ls	61,600.00	61,600		
12							
13	<u>DEMOLITION TOTAL</u>				332,898		
14							
15	<u>STANDARD FOUNDATIONS</u>						
16	Spread footings, GB's, etc	13,300	gsa	7.00	93,100		
17	Slab on grade (5" thick) on top of (e) slab	980	gsa				@ rooms only
18	Prepare pad	980	sf	0.50	490		
19	Vapor intrusion barrier	980	sf	4.20	4,116		
20	Reinforcing (#4@16"OC EW)	1,960	lbs	1.05	2,058		
21	Concrete	18	cy	250.00	4,537		
22	Float finish	980	sf	1.00	980		\$ 11,691
23	Miscellaneous						
24	Mechanical pads, curbs, etc	1	ls	5,000.00	5,000		\$ 110,281
25							
26	<u>SPECIAL FOUNDATIONS</u>						
27	Piers or the like to bearing soil	13,300	gsa	30.00	399,000		
28							
29	<u>FOUNDATIONS TOTAL</u>				509,281		

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
30							
31	<u>SUPERSTRUCTURE</u>						
32							
33	Structure						
34	Structural steel members (allow 14 lbs/sf)	93	tn	3,700.00	344,470		
35	Brace frames	1	ls	100,000.00	100,000		
	Extra for open truss	1	ls	110,000.00	110,000		
	Extra for raised cupola	1,000	sf	200.00	200,000		
38	Roof						
39	Decking	13,300	sf	4.00	53,200		
40	Vertical framing						
41	Metal stud framing, exterior walls						
42	6" 16 ga steel studs @ 24" oc	3,900	sf	15.00	58,500		
43	Sheathing	3,900	sf	3.00	11,700		
44	Metal stud framing, interior walls						
45	6" 18 ga steel studs @ 24" oc, reg partitions	200	sf	9.00	1,800		
46	Sheathing	500	sf	2.25	1,125		
47	Miscellaneous metals	1	ls	1,500.00	1,500		\$ 74,625
48	Miscellaneous						
49	Curbs, pads, etc	1	ls	10,000.00	10,000		\$ 10,000
50							
51	<u>SUPERSTRUCTURE TOTAL</u>				892,295	-	

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
52	<u>EXTERIOR CLOSURE</u>						
53							
54	Solid Walls						
55	Metal panel	3,900	sf	17.00	66,300		
56	Exterior doors						
57	Doors complete with frames and hardware						
58	Hollow metal door	7	ea	2,500.00	17,500		
59	Miscellaneous						
60	Paint (e) columns and walls	1	ls	10,000.00	10,000		
61							
62	<u>EXTERIOR CLOSURE TOTAL</u>				<u>93,800</u>	<u>-</u>	
63							
64	<u>ROOFING</u>						
65	Roof covering	13,300	sf				
66	Metal panel	13,300	sf	15.00	199,500		
	Translucent roofing	3,400	sf	40.00	136,000		
68	Cupola grill	450	sf	65.00	29,250		
69	Miscellaneous						
70	Flashings, downspouts	1	ls	20,000.00	20,000		
71							
72	<u>ROOFING TOTAL</u>				<u>384,750</u>		
73							
74	<u>INTERIOR PARTITIONS, DOORS, AND GLAZING</u>						
75	<u>Partitions</u>						
76	Gypboard (Framing taken w/ Structure)	3,000	sf	1.35		4,050	
77	Insulation	2,800	sf	1.00		2,800	
78	Sealant, caulking	700	lf	1.00		700	\$ 7,550
79	Doors						None. All Exterior
80	<u>INTERIOR PARTITIONS, DOORS, AND GLAZING</u>					<u>7,550</u>	

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
81							
82	<u>FINISHES.</u>						
83							
84	Ceilings						
85	Gypboard ceiling, incl framing	970	sf	20.00		19,400	
86	Paint steel truss and underside of roof	13,300	sf	4.00		53,200	
87	Paint gypboard	970	sf	1.50		1,455	
88	Floors						
89	General area, asphalt	12,320	sf	-		-	W/ Parking.
90	Ceramic tile	980	sf	15.00		14,700	
91	Vinyl	230	sf	5.00		1,150	
92	Base						
93	Ceramic tile, vinyl	1	ls	2,500.00		2,500	
94	Walls						
95	Paint gypboard	3,000	sf	0.90		2,700	
96							
97	<u>FINISHES</u>					95,105	
98							
99	<u>CASEWORK</u>						
100							
101	No work						
102							
103	<u>CASEWORK</u>						

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
104							
105	<u>SPECIALTIES</u>						
106							
107	Shelving system	1	ls	2,500.00		2,500	
108	Fire extinguishers	1	ls	2,000.00		2,000	
109	Signage	1	ls	5,000.00		5,000	
110	Miscellaneous specialties	1	ls	2,000.00		2,000	
111							
112	<u>SPECIALTIES</u>					<u>11,500</u>	
113							
114							
115	<u>CONVEYING SYSTEMS</u>						
116							
117	No Work						
118							
119	<u>CONVEYING SYSTEMS</u>				<u>-</u>		
120							
121							
122	<u>PLUMBING</u>						
123							
124	Equipment						
125	Water-heater-electric/storage 20gal	2	Ea	2,200.00		4,400	
126	Pump-DHW recirc.	2	Ea	1,600.00		3,200	
127	Tank-expansion	2	Ea	550.00		1,100	
128	Fixtures, drains						
129	Water closet-wal/ADA	4	Ea	1,900.00		7,600	
130	Lavatory-van./ADA	4	Ea	1,500.00		6,000	
131	Floor-drain	6	Ea	425.00		2,550	
132	Piping / valves / misc	1	Ls	10,000.00	5000	5,000	
133							
134	<u>PLUMBING-TOTAL</u>				<u>5,000</u>	<u>29,850</u>	
135							

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
136	<u>HVAC</u>						
137							
138	Equipment						
139	Exhaust fans, complete	4	Ea	2,000.00		8,000	
140	Heating - limited	1	Ls	10,000.00		10,000	
141							
142	<u>HVAC-TOTAL</u>					18,000	
143							
144	<u>FIRE PROTECTION</u>						
145							
146	FIRE PROTECTION SYSTEMS						
147	Fire protection-wet sprinkler	13,300	sf	4.00		53,200	
148	Misc. valves & accs.	1	ea	5,000.00	5,000		
149							
150	<u>FIRE PROTECTION-TOTAL</u>				5,000	53,200	
151							
152							
153	<u>ELECTRICAL</u>						
154							
155	Distribution						
156	Power for electrical improvements	1	ea	25,000.00	25,000		
157	Power to meter by PG&E or City	1	ls	-	-		
158	Devices	1	ea	9,500.00		9,500	
159	Lighting	13,300	gsa	7.00		93,100	
160	Equipment	1	ls	3,000.00		3,000	
161	Special Systems, communication, etc	1	ls	4,000.00		4,000	
162	Fire Alarm	13,300	gsa	0.70	9,310		
163							
164	<u>ELECTRICAL</u>				34,310	109,600	
165							
166							
167	<u>EQUIPMENT</u>						
168	Kitchen equipment	1	ls	80,000.00		80,000	
169	Farmers market temporary tenting	1	ls	-		-	NIC
170							
171	<u>EQUIPMENT - TOTAL</u>					80,000	
172					\$ 2,257,334	\$ 404,805	

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
173							
174	<u>SITE PREPARATION</u>						
175							
176	Demolition and remove existing:						
177	Asphalt paving and base	17,000	sf	1.50	25,500		
178	Curbs	1	ls	4,000.00	4,000		
179	Landscape area's, trees, etc.	23,300	sf	0.50	11,650		
180	Protect (e) utilities	1	ls	1,000.00	1,000		
181	Rough grading						
182	Clear and grub, stockpile TS, rough grade	57,270	sf	0.20	11,454		
183	Protection						
184	Temporary fencing	1	ls	2,000.00	2,000		
185	Storm water protection, wattles, bails, clean up, wash out	1	ls	5,000.00	5,000		
186							
187	SITE PREPARATION - TOTAL				60,604		
188							
189	<u>SITE IMPROVEMENTS</u>						
190							
191	Paving / Flatwork						
192	3" AC paving w/ 6" AB (parking)	35,270	sf	5.00	176,350		
193	AC Slurry coat at (e) entry road	4,000	sf	2.00	8,000		
194	Concrete paving 5" PCC over AB (walks)	1,030	sf	13.00	13,390		
195	Vehicle entry ramps (@ St)	500	sf	20.00	10,000		
196	ADA Curb ramps	4	ea	1,200.00	4,800		
197	Concrete curbs						
198	Curb and gutter, 2'6" wide	500	lf	40.00	20,000		
199	6" Vertical curb	600	lf	24.00	14,400		
200	Flush curb	300	lf	20.00	6,000		
201	ADA tactiles	1	ls	4,000.00	4,000		
202	Striping	1	ls	12,000.00	12,000		
203							
204	Miscellaneous						
205	Bicycle rack,waste receptacles	1	ls	5,000.00	5,000		
206	Concrete wheel stops	55	ea	120.00	6,600		
207	Trash enclosure	1	ls	7,500.00	7,500		
208	Signage	1	ls	10,000.00	10,000		
209							

	Description	Quantity	Unit	rate	Total Shell	Total T.I.	Comments / subtotal
210	Bioretention Swales	1	ls	20,000.00	20,000		
211							
212	Landscape						
213	Trees						
214	15 Gal	24	ea	250.00	6,000		
215	24" Box	10	ea	600.00	6,000		
216	Shrubs						
217	Shrubs, ground cover, soil import and prep	1,000	sf	20.00	20,000		
218	Irrigation	1	ls	15,000.00	15,000		
219	Shrubs, ground cover, mulch	1,001	sf	5.00	5,005		
220							
221	Site lighting	1	ls	70,000.00	70,000		
222							
223	SITE IMPROVEMENTS - TOTAL				440,045		
224							
225	<u>SITE UTILITIES</u>						
226	Strom						
227	Storm pipe, drain inlets, etc.	1	ls	85,000.00	85,000		
228	Fire / Irrigation water						
229	Water line, valves, backflow, etc.	1	ls	50,000.00	50,000		
230	Electrical						
231	Electrical Service, trenching, feeders,etc	1	ls	45,000.00	45,000		
232							
233	<u>SITE UTILITIES-TOTAL</u>				180,000		
234							
235	<u>SOFT COSTS</u>						
236	Professional Fees	1	ls	530,062.55	465,508	64,554	12% of hard cost
237	City Fees	1	ls	15,000.00	10,000	5,000	
238	Environmental Review Studies	1	ls	25,000.00	25,000		
239	Environmental Consultant	1	ls	50,000.00	50,000		
240	EBA Environmental Fees	1	ls	24,000.00	24,000		
241	Agency Fees Cleanup	1	ls	5,000.00	5,000		
242							
243	<u>SOFT COSTS-TOTAL</u>				579,508	69,554	

ELEMENT	AMOUNT	TOTAL COST	%	NOTES
01 DEMOLITION		332,898	24.86	
011 STANDARD DEMO.	271,298			
012 SPECIAL DEMO. (Asbestos, etc.)	61,600			
02 FOUNDATIONS		0	-	
021 STANDARD FOUNDATIONS	0			
03 SUPERSTRUCTURE		0	0.00	
031 FL., WL. & RF. CONSTRUCTION	0			
033 STAIR CONSTRUCTION	0			
04 EXTERIOR CLOSURE		0	0.00	
041 EXTERIOR WALLS	0			
042 EXTERIOR DOORS&GLAZING	0			
05 ROOFING	0	0	0.00	
06 INTERIOR CONSTRUCTION		0	0.00	
061 PARTNS & DOORS	0			
062 FINISHES	0			
063 CASEWORK & SPECS.	0			
07 CONVEYING SYSTEMS .	0	0	0.00	
08 MECHANICAL		0	0.00	
081 PLUMBING	0			
082 H.V.A.C.	0			
083 FIRE PROTECTION	0			
09 ELECTRICAL	0	0	0.00	
10 EQUIPMENT	0	0	0.00	
		332,898	24.86	
	SUBTOTAL			

ELEMENT	AMOUNT	TOTAL COST	%	NOTES
11 GENERAL CONDITIONS, and OVERHEAD (10%)		33,290	2.49	
11 PROFIT (3.5%)		12,817	0.96	
11 BONDS, INSURANCE (1.5%)		5,685	0.42	
NET BUILDING COST \$		384,689	28.73	
12 SITE WORK.		650,649	48.60	
121 SITE PREPARATION	60,604			
122 SITE IMPROVEMENTS	440,045			
123 SITE UTILITIES	150,000			
SUBTOTAL.		650,649	48.60	
11 GENERAL CONDITIONS (ON 12) (8%)		52,052	3.89	
11 PROFIT (ON 12) (3%)		21,081	1.57	
11 BONDS, INSURANCE (1%)		7,238	0.54	
NET SITEWORK COST \$		731,020	54.60	
NET CONSTRUCTION COST \$		1,115,709	83.33	
13 CONTINGENCIES				
131 DESIGN (20%)		223,142	16.67	
132 ESCALATION - None Todays \$.		0	0.00	
SUB TOTAL HARDCOSTS		\$ 1,338,850	100.00	
SOFT COSTS (Allowance)		\$ 279,662		
TOTAL		\$ 1,618,513		

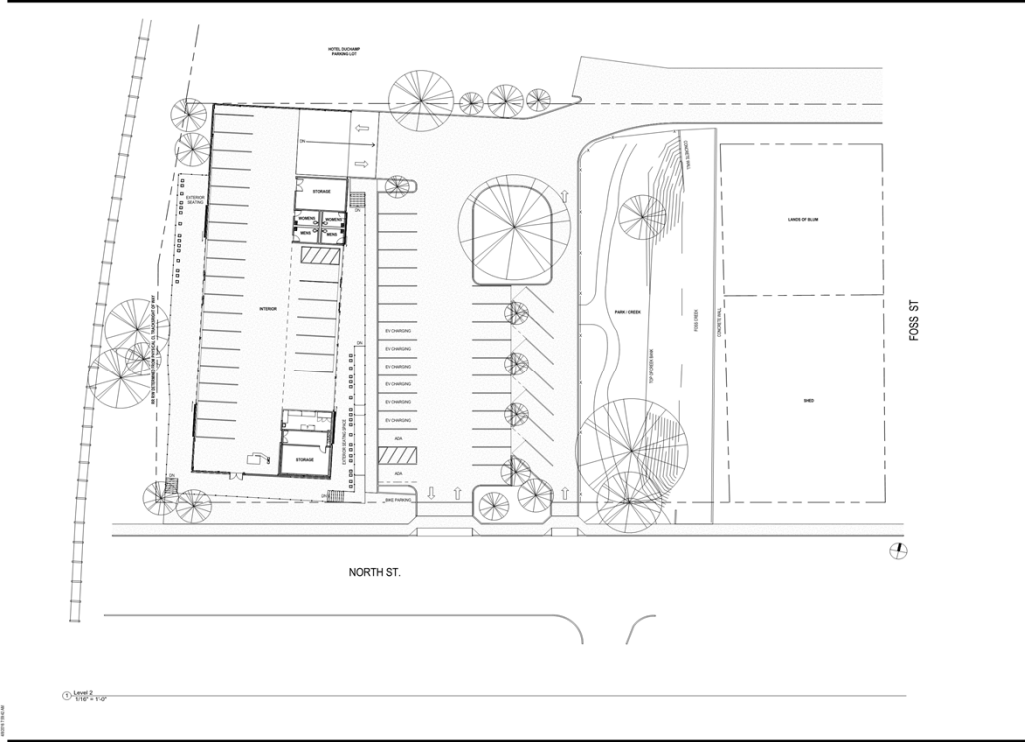
	Description	Quantity	Unit	rate	total	Comments / subtotal
1	<u>STANDARD DEMOLITION</u>					
2						
3	Demolish and remove off site (e):					
4	Main building and lean to	13,079	sf	5.00	65,395	
5	SOG	16,970	sf	3.00	50,910	
6	Retaining walls, foundations	570	lf	100.00	57,000	
	Underslab fill	2,514	cy	35.00	87,993	
8	Miscellaneous demolition	1	ls	10,000.00	10,000	\$ 271,298
9						
10	<u>SPECIAL DEMOLITION</u>					
11	Removal of contaminated soil, etc.	1	ls	61,600.00	61,600	
12						
13	<u>DEMOLITION TOTAL</u>				332,898	
14						
15	<u>FOUNDATIONS</u>					
16	No work					
17						
18	<u>FOUNDATIONS TOTAL</u>				-	
19						
20	<u>SUPERSTRUCTURE</u>					
21	No work					
22						
23	<u>SUPERSTRUCTURE TOTAL</u>				-	
24	<u>EXTERIOR CLOSURE</u>					
25	No work					
26						
27	<u>EXTERIOR CLOSURE TOTAL</u>				-	
28						
29	<u>ROOFING</u>					
30	No work					
31						
32	<u>ROOFING TOTAL</u>				-	
33						

	Description	Quantity	Unit	rate	total	Comments / subtotal
34	<u>INTERIOR PARTITIONS, DOORS, AND GLAZING</u>					
35	<u>Partitions</u>					
36	No work					
37	<u>INTERIOR PARTITIONS, DOORS, AND GLAZING</u>				-	
38						
39	<u>FINISHES.</u>					
40	No work					
41						
42	<u>FINISHES</u>				-	
43						
44	<u>CASEWORK</u>					
45	No work					
46						
47	<u>CASEWORK</u>				-	
48						
49	<u>SPECIALTIES</u>					
50	No work					
51						
52	<u>SPECIALTIES</u>				-	
53						
54						
55	<u>CONVEYING SYSTEMS</u>					
56	No work					
57						
58	<u>CONVEYING SYSTEMS</u>				-	
59						
60						
61	<u>PLUMBING</u>					
62	No work					
63						
64	<u>PLUMBING-TOTAL</u>				-	
65						

		Description	Quantity	Unit	rate	total	Comments / subtotal
66		<u>HVAC</u>					
67		No work					
68							
69		<u>HVAC-TOTAL</u>				_____ -	
70							
71		<u>FIRE PROTECTION</u>					
72		No work					
73							
74		<u>FIRE PROTECTION-TOTAL</u>				_____ -	
75							
76		<u>ELECTRICAL</u>					
77		No work					
78							
79							
80		<u>ELECTRICAL</u>				_____ -	
81							
82		<u>EQUIPMENT</u>					
83		No work					
84							
85							
86		<u>EQUIPMENT - TOTAL</u>				_____ -	
87						332,898	

	Description	Quantity	Unit	rate	total	Comments / subtotal
88						
89						
90	<u>SITE PREPARATION</u>					
91						
92	Demolition and remove existing:					
93	Asphalt paving and base	17,000	sf	1.50	25,500	
94	Curbs	1	ls	4,000.00	4,000	
95	Landscape area's, trees, etc.	23,300	sf	0.50	11,650	
96	Protect (e) utilities	1	ls	1,000.00	1,000	
97	Rough grading					
98	Clear and grub, stockpile TS, rough grade	57,270	sf	0.20	11,454	
99	Protection					
100	Temporary fencing	1	ls	2,000.00	2,000	
101	Storm water protection, wattles, bails, clean up, wash out	1	ls	5,000.00	5,000	
102						
103	SITE PREPARATION - TOTAL				60,604	
104						
105	<u>SITE IMPROVEMENTS</u>					
106						
107	Paving / Flatwork					
108	3" AC paving w/ 6" AB (parking)	35,270	sf	5.00	176,350	
109	AC Slurry coat at (e) entry road	4,000	sf	2.00	8,000	
110	Concrete paving 5" PCC over AB (walks)	1,030	sf	13.00	13,390	\$ 197,740
111	Vehicle entry ramps (@ St)	500	sf	20.00	10,000	
112	ADA Curb ramps	4	ea	1,200.00	4,800	\$ 14,800
113	Concrete curbs					
114	Curb and gutter, 2'6" wide	500	lf	40.00	20,000	
115	6" Vertical curb	600	lf	24.00	14,400	
116	Flush curb	300	lf	20.00	6,000	
117	ADA tactiles	1	ls	4,000.00	4,000	
118	Striping	1	ls	12,000.00	12,000	\$ 56,400
119						
120	Miscellaneous					
121	Bicycle rack,waste receptacles	1	ls	5,000.00	5,000	
122	Concrete wheel stops	55	ea	120.00	6,600	
123	Trash enclosure	1	ls	7,500.00	7,500	
124	Signage	1	ls	10,000.00	10,000	

	Description	Quantity	Unit	rate	total	Comments / subtotal
125						
126	Bioretention Swales	1	ls	20,000.00	20,000	
127						
128	Landscape					
129	Trees					
130	15 Gal	24	ea	250.00	6,000	
131	24" Box	10	ea	600.00	6,000	
132	Shrubs					
133	Shrubs, ground cover, soil import and prep	1,000	sf	20.00	20,000	
134	Irrigation	1	ls	15,000.00	15,000	
135	Shrubs, ground cover, mulch	1,001	sf	5.00	5,005	\$ 52,005
136						
137	Site lighting	1	ls	70,000.00	70,000	
138						
139	SITE IMPROVEMENTS - TOTAL				440,045	
140						
141	<u>SITE UTILITIES</u>					
142	Strom					
143	Storm pipe, drain inlets, etc.	1	ls	85,000.00	85,000	
144	Fire / Irrigation water					
145	Water line, valves, backflow, etc.	1	ls	35,000.00	35,000	
146	Electrical					
147	Electrical Service, trenching, feeders,etc	1	ls	30,000.00	30,000	
148						
149	<u>SITE UTILITIES-TOTAL</u>				150,000	
150						
151	<u>SOFT COSTS</u>					
152	Professional Fees	1	ls	160,662.06	160,662	
153	City Fees	1	ls	15,000.00	15,000	
154	Environmental Review Studies	1	ls	25,000.00	25,000	
155	Environmental Consultant	1	ls	50,000.00	50,000	
156	EBA Environmental Fees	1	ls	24,000.00	24,000	
157	Agency Fees Cleanup	1	ls	5,000.00	5,000	
158						
159	<u>SOFT COSTS-TOTAL</u>				279,662	



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ABC

ALAN S. COHEN 231 CENTER STREET
 ARCHITECT HEALDSBURG, CALIFORNIA
 95924 TEL: 707.335.5814 FAX: 707.335.5815

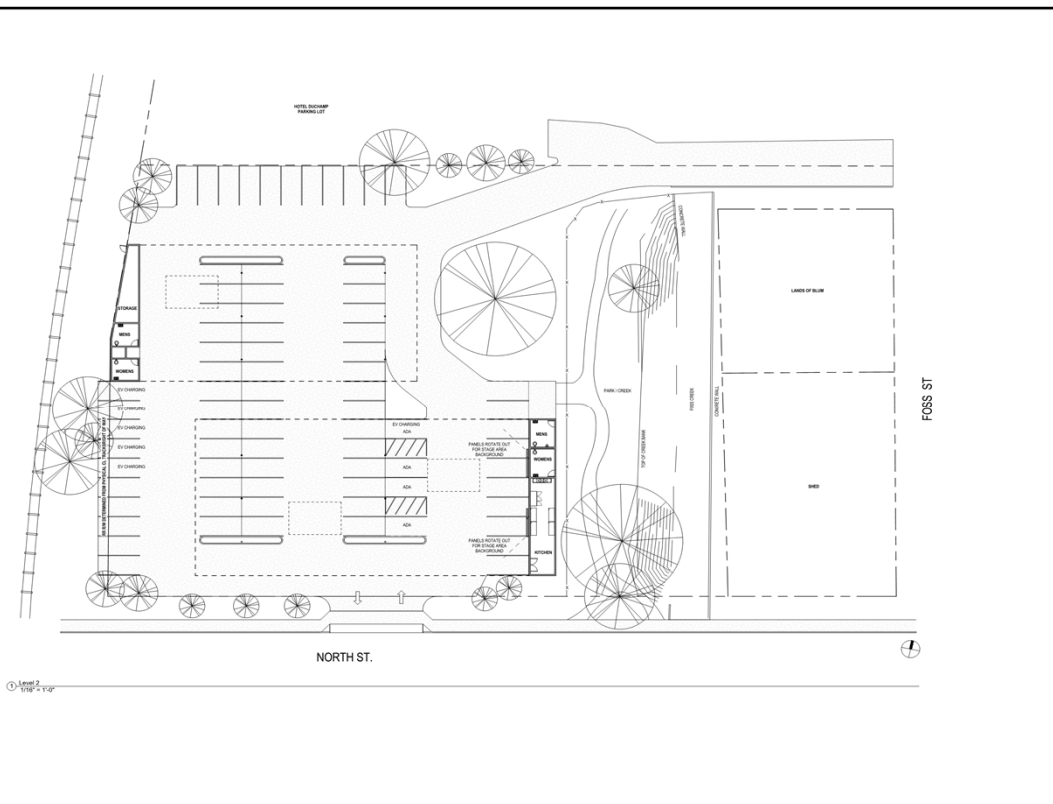
SCHEMATIC DESIGN

CERRI SITE
 000.000.000

CITY OF HEALDSBURG

NO.	DESCRIPTION	DATE

FLOOR PLAN OPT 1
A123



TLOD ARCHITECTURE
 111 SANDHOG AVENUE, #100
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ABC

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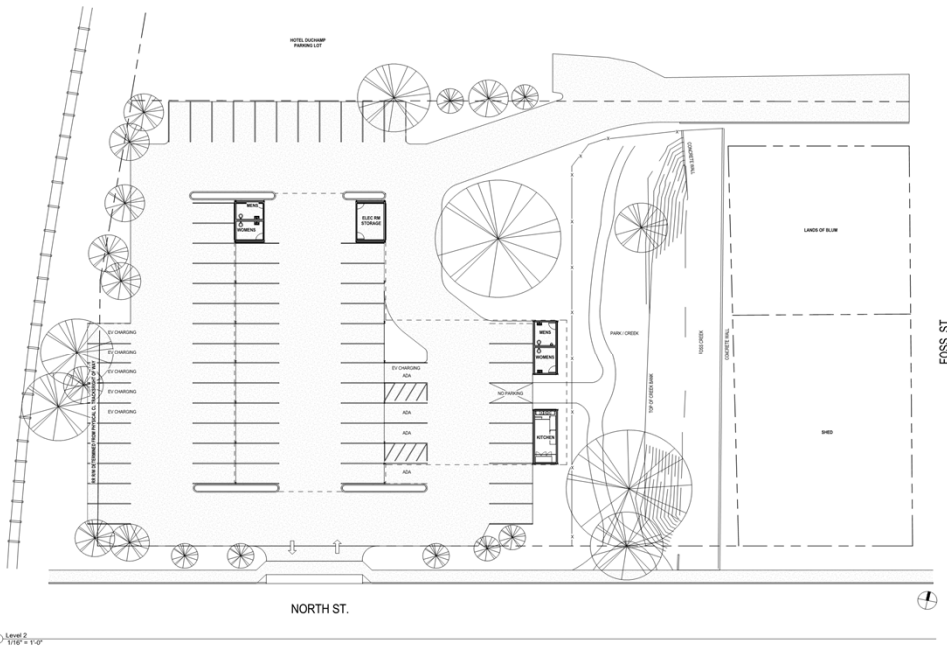
SCHEMATIC DESIGN

CERRI SITE
 000.000.000

CITY OF HEALDSBURG

NO.	DESCRIPTION	DATE

FLOOR PLAN OPT 2
A123



TLCD ARCHITECTURE
 111 SANDRIDGE AVENUE #100
 SANTA ROSA, CA 95404
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 FAX: 707.235.5616
 WWW.TLCD.COM

ABC
 ALAN B. CROMB ARCHITECT
 211 CENTER STREET
 HEALDSBURG, CA 95448
 TEL: 707.438.1111
 FAX: 707.438.1112

SCHEMATIC DESIGN

CERRI SITE
 000.000.000

CITY OF HEALDSBURG

NO. | DESCRIPTION | DATE

FLOOR PLAN OPTS
A123