

1. Agenda - May 16, 2022

Documents:

[MAY 16, 2022 MEETING AGENDA.PDF](#)

2. Review Of Updated Conceptual Fire Station Expansion Layout/Floorplan

Documents:

[FLOORPLAN DOCUMENTS.PDF](#)

3. Fire Station Expansion Cost Estimate

Documents:

[COST ESTIMATE.PDF](#)

4. Next Steps In Completing Fire Master Plan

5. Engine 7195 Repair Status

6. Fire Department Staffing

7. Haz-Mat Incident

8. Billing For Responses

9. Inspection Program

10. Training

11. DOCUMENT(S) DISTRIBUTED AFTER POSTING OF AGENDA

Any documents distributed after posting of the Agenda will be uploaded here.

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TEMPLETON COMMUNITY SERVICES DISTRICT

P.O. BOX 780 • 420 CROCKER STREET • TEMPLETON, CA 93465 • (805) 434-4900 • FAX: (805) 434-4820

FIRE AND EMERGENCY MANAGEMENT COMMITTEE MEETING
Monday, May 16, 2022 at 8:30 a.m.

The District Fire and Emergency Management Committee will meet both in-person at the Templeton CSD Board Room located at 206 5th Street, Templeton, CA and via a Zoom Teleconference on Monday, May 16, 2022, at 8:30 a.m.

PUBLIC PARTICIPATION: THE BOARD ROOM WILL NOW BE OPEN TO PUBLIC THAT WISH TO ATTEND MEETINGS IN-PERSON; HOWEVER, MEETINGS WILL CONTINUE TO BE AVAILABLE BY TELECONFERENCE OR BY VISITING THE LINK BELOW.

Public Call in # to Participate is as follows:

Zoom Phone # 1-669-900-6833

Meeting ID: 873 0485 8499

Passcode# 357651

Or Join the Zoom Meeting at:

<https://us02web.zoom.us/j/87304858499?pwd=bWNQUjRiTndPc1pVZkprUkpWQUYxZz09>

PLEASE NOTE: In order to view the meeting in the best quality, it is recommended that you watch it utilizing Speaker View.

The public may also provide comment via e-mail or letters that will be read into the public record. E-mails may be sent to the Board Secretary at boardclerk@templetoncsd.org. Letters may be mailed to the District Office at P.O. Box 780, Templeton, CA 93465. Letters may also be dropped-off at the District's Drop-Box located outside the District Office at 420 Crocker Street, Templeton. People may also call the District Office at (805) 434-4900 to leave a message concerning items on the agenda. Public input must be received by Friday, May 13, 2022 by 3:00 p.m.

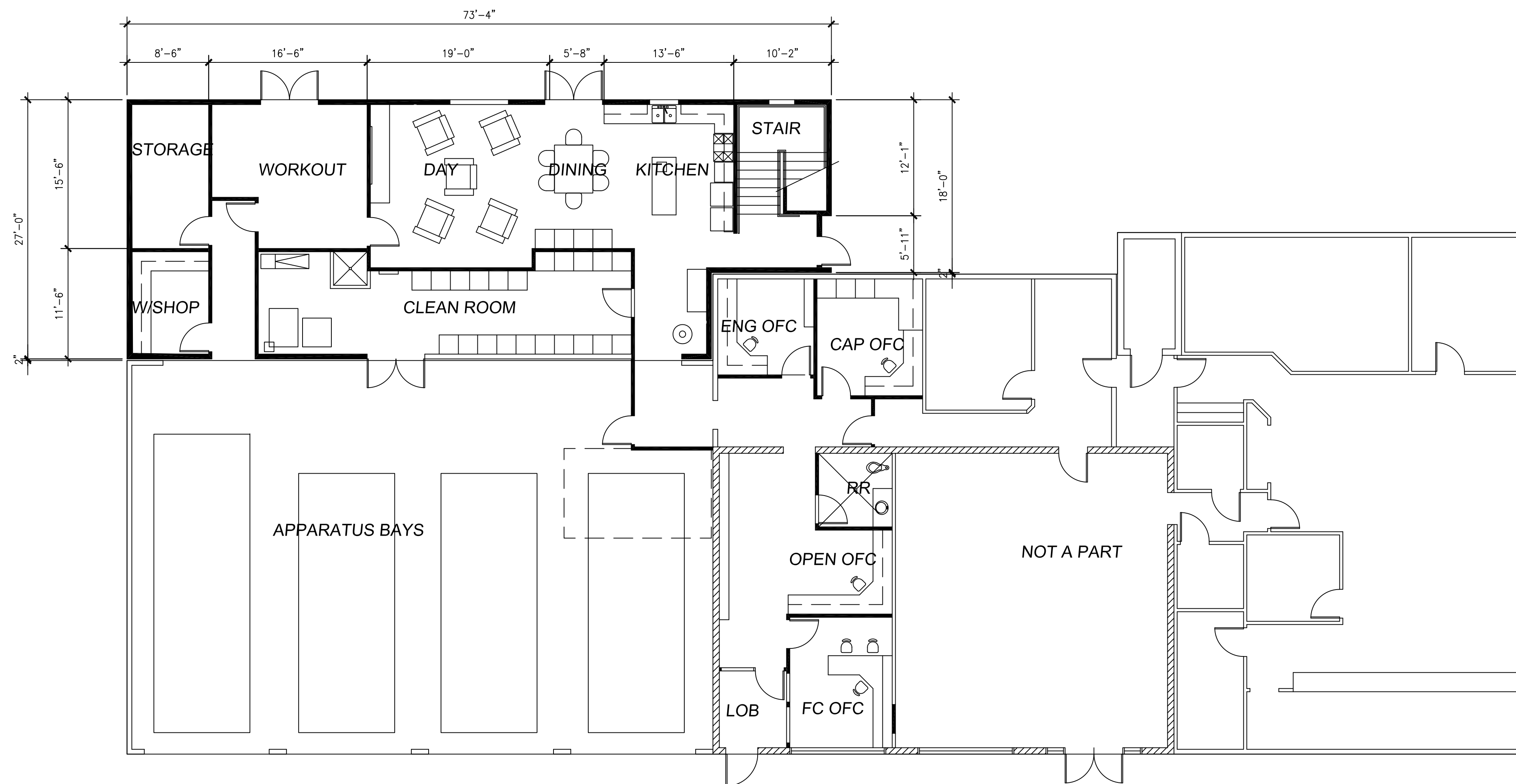
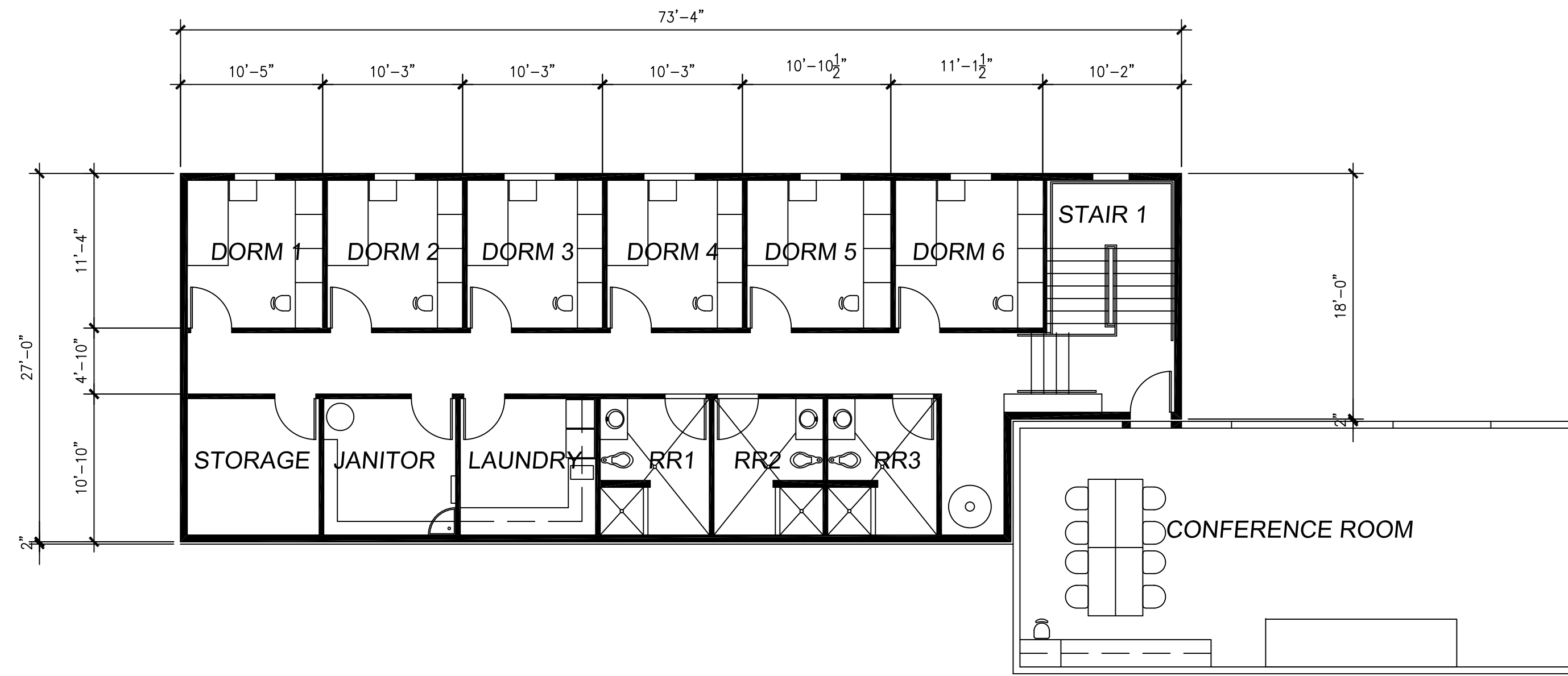
AGENDA:

- 1) Review of Updated Conceptual Fire Station Expansion Layout/Floorplan: The Committee will be presented with, and review, an updated conceptual Fire Station Expansion layout/floorplan.

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- 2) Fire Station Expansion Cost Estimate: The Committee will review the cost estimate for the Fire Station Expansion.
- 3) Next Steps in Completing Fire Master Plan: The Committee will discuss, based on the conceptual Fire Station expansion plan and cost estimate if it recommends moving forward with completing the Master Plan and adjusting impact fees based on these estimates, or exploring other expansion concepts.
- 4) Engine 7195 Repair Status: The Committee will be updated on the status of the repairs that are ongoing and needed for Engine 7195.
- 5) Fire Department Staffing: The Committee will be provided with an update on current part time staffing, which includes the loss of reserves as well as the summer seasonal staff.
- 6) Haz-Mat Incident: The Committee will receive information on a recent haz-mat incident that the Fire Department responded to.
- 7) Billing for Responses: The Committee will discuss the concept of billing the insurance of property owners and/or persons who receive medical care for costs associated with certain types of responses by the Fire Department.
- 8) Inspection Program: The need for the Fire Inspection Program has become more apparent. The Committee will receive an update on the status.
- 9) Training: The Committee will receive an update on the training and classes of full time and part time personnel.

The public is invited to attend this meeting in-person or via Zoom and will be afforded time to discuss any item on the agenda.



Fire Station Expansion and Renovation

Schematic Design Statement of Probable Cost

May 3, 2022

22-00242

Prepared for Rubio Medina Architect

CUMMING
Building Value Through Expertise

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CREDITS

The information contained within this documents is confidential and should not be distributed or copied for any reason without the consent of either Cumming Construction Management, Inc. or the intended client.

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions.

This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. However, Cumming cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

This document reflects fair market value construction costs obtainable in a competitive bidding market. Cumming assumes a minimum of six (6) competitive bids from qualified general contractors, with bids from a minimum of three to four (3 - 4) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Please note that experience indicates a fewer number of bidders may result in a higher bid amount, thus more bidders may result in a lower bid result.

The Cumming staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Global Reach



Cumming Construction Management, Inc.

Alan Campbell, MRICS
Managing Director
Aliso Viejo, CA

Mario Antony
Associate Director
Aliso Viejo, CA

acampbell@ccorpusa.com

mantony@ccorpusa.com

EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between Rubio Medina Architect and Cumming, for the purpose of establishing a probable cost of construction at the Construction Document stage. The project scope encompasses Fire Station Expansion and Renovation, Templeton, California.

1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

Description	Addition	Renovation	Total
A. Direct Costs			
A1 - Phase 1 Expansion	\$2,512,994		\$2,512,994
A2 - Phase 2 Renovation		\$731,482	\$731,482
Subtotal Direct Costs	\$2,512,994	\$731,482	\$3,244,476
B. Indirect Costs			
B1 - Phasing Costs 5.00%	\$125,650	\$36,574	\$162,224
B2 - Conditions / General Requirements 20.00%	\$527,729	\$153,611	\$681,340
B3 - Bonds & Insurance 2.30%	\$72,827	\$21,198	\$94,025
B4 - GC Fee 7.50%	\$242,940	\$70,715	\$313,655
B5 - Design Contingency 10.00%	\$348,214	\$101,358	\$449,572
B6 - Escalation 7.50%	\$287,143	\$83,581	\$370,724
Subtotal Indirect Costs	\$1,604,502	\$467,038	\$2,071,540
Total Construction Costs	\$4,117,496	\$1,198,520	\$5,316,016

1.3 Project Schedule

	Start	Finish	Duration
Construction	Feb-23	Oct-23	9 months

1.4 Key Assumptions & Exclusions

This document should be read in association with Appendix 1 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

Key Assumptions

- Design-Bid-Build
- Phased Construction

Key Exclusions

- Project Soft Costs
- Department Relocation
- Seismic Upgrades
- AV Equipment

SUMMARY

Element	Area	Cost / SF	Total
Phase 1 Expansion	3,760 SF	\$1,095.08	\$4,117,496
Phase 2 Renovation	2,225 SF	\$538.66	\$1,198,520

Total Estimated Construction Cost	\$5,316,016
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SUMMARY MATRIX

Element	Phase 1 Expansion 3,760 SF		Phase 2 Renovation 2,225 SF		Overall Totals		
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	
01 General Requirements							
02 Existing Conditions			\$92,130	\$41.41	\$92,130	\$15.39	
03 Concrete	\$101,392	\$26.97	\$7,153	\$3.21	\$108,545	\$18.14	
04 Masonry							
05 Metals	\$3,760	\$1.00	\$2,225	\$1.00	\$5,985	\$1.00	
06 Wood, Plastics, And Composites	\$504,226	\$134.10	\$44,029	\$19.79	\$548,256	\$91.60	
07 Thermal And Moisture Protection	\$127,959	\$34.03	\$16,088	\$7.23	\$144,047	\$24.07	
08 Openings	\$79,557	\$21.16	\$13,781	\$6.19	\$93,338	\$15.60	
09 Finishes	\$212,239	\$56.45	\$99,269	\$44.62	\$311,509	\$52.05	
10 Specialties	\$72,968	\$19.41	\$37,335	\$16.78	\$110,303	\$18.43	
11 Equipment	\$10,181	\$2.71			\$10,181	\$1.70	
12 Furnishings	\$1,716	\$0.46			\$1,716	\$0.29	
13 Special Construction							
14 Conveying Systems							
21 Fire Suppression	\$27,448	\$7.30	\$12,238	\$5.50	\$39,686	\$6.63	
22 Plumbing	\$125,684	\$33.43	\$40,692	\$18.29	\$166,376	\$27.80	
23 HVAC	\$253,788	\$67.50	\$170,326	\$76.55	\$424,114	\$70.86	
25 Integrated Automation	\$55,738	\$14.82	\$16,632	\$7.48	\$72,370	\$12.09	
26 Electrical	\$605,256	\$160.97	\$151,772	\$68.21	\$757,029	\$126.49	
27 Communications	\$20,680	\$5.50	\$12,238	\$5.50	\$32,918	\$5.50	
28 Electrical Safety And Security	\$26,320	\$7.00	\$15,575	\$7.00	\$41,895	\$7.00	
31 Earthwork	\$58,875	\$15.66			\$58,875	\$9.84	
32 Exterior Improvements	\$130,312	\$34.66			\$130,312	\$21.77	
33 Utilities	\$94,893	\$25.24			\$94,893	\$15.86	
Subtotal Cost	\$2,512,994	\$668.35	\$731,482	\$328.76	\$3,244,476	\$542.10	
Phasing Cost	5.0%	\$125,650	\$33.42	\$36,574	\$16.44	\$162,224	\$27.11
General Conditions / General Requirement:	20.0%	\$527,729	\$140.35	\$153,611	\$69.04	\$681,340	\$113.84
Bonds & Insurance	2.3%	\$72,827	\$19.37	\$21,198	\$9.53	\$94,025	\$15.71
Contractor's Fee	7.5%	\$242,940	\$64.61	\$70,715	\$31.78	\$313,655	\$52.41
Design Contingency	10.0%	\$348,214	\$92.61	\$101,358	\$45.55	\$449,572	\$75.12
Escalation to MOC, 06/16/23	7.5%	\$287,143	\$76.37	\$83,581	\$37.56	\$370,724	\$61.94
Total Estimated Construction Cost		\$4,117,496	\$1,095.08	\$1,198,520	\$539	\$5,316,016	\$888.22

SCHEDULE OF AREAS AND CONTROL QUANTITIES

Schedule of Areas	Phase 1 Expansion	Phase 2 Renovation	SF
1. Enclosed Areas (x 100%)			
Level 1	1,880	1,445	3,325
Level 2	1,880	780	2,660
Total Enclosed	3,760	2,225	5,985
2. Unenclosed Areas (x 50%)			
Covered Deck			
Total Unenclosed			
Total Gross Floor Area	3,760	2,225	5,985

Phase 1 Expansion

SUMMARY - PHASE 1 EXPANSION

Element		Total	Cost / SF
01 General Requirements			
02 Existing Conditions			
03 Concrete		\$101,392	\$26.97
04 Masonry			
05 Metals		\$3,760	\$1.00
06 Wood, Plastics, And Composites		\$504,226	\$134.10
07 Thermal And Moisture Protection		\$127,959	\$34.03
08 Openings		\$79,557	\$21.16
09 Finishes		\$212,239	\$56.45
10 Specialties		\$72,968	\$19.41
11 Equipment		\$10,181	\$2.71
12 Furnishings		\$1,716	\$0.46
13 Special Construction			
14 Conveying Systems			
21 Fire Suppression		\$27,448	\$7.30
22 Plumbing		\$125,684	\$33.43
23 HVAC		\$253,788	\$67.50
25 Integrated Automation		\$55,738	\$14.82
26 Electrical		\$605,256	\$160.97
27 Communications		\$20,680	\$5.50
28 Electrical Safety And Security		\$26,320	\$7.00
31 Earthwork		\$58,875	\$15.66
32 Exterior Improvements		\$130,312	\$34.66
33 Utilities		\$94,893	\$25.24
Subtotal		\$2,512,994	\$668.35
Phasing Cost	5.00%	\$125,650	\$33.42
Subtotal		\$2,638,644	\$701.77
General Conditions / General Requirements	20.00%	\$527,729	\$140.35
Subtotal		\$3,166,373	\$842.12
Bonds & Insurance	2.30%	\$72,827	\$19.37
Subtotal		\$3,239,200	\$861.49
Contractor's Fee	7.50%	\$242,940	\$64.61
Subtotal		\$3,482,140	\$926.10
Design Contingency	10.00%	\$348,214	\$92.61
Subtotal		\$3,830,353	\$1,018.71
Escalation to MOC, 06/16/23	7.50%	\$287,143	\$76.37
TOTAL ESTIMATED CONSTRUCTION COST		\$4,117,496	\$1,095.08

Total Area: 3,760 SF

DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
03 Concrete				
Continuous footings				
Concrete	60	cy	\$271.17	\$16,330
Formwork	1,520	sf	\$8.44	\$12,829
Reinforcing steel	11,140	lb	\$1.55	\$17,267
Excavation	140	cy	\$20.76	\$2,910
Backfill	80	cy	\$19.72	\$1,577
Spoils removal	60	cy	\$29.26	\$1,762
Slab on grade				
Concrete	30	cy	\$271.17	\$8,244
Slab thickening	5	cy	\$271.17	\$1,367
Form edge	205	sf	\$7.49	\$1,535
Control joints	190	lf	\$3.66	\$695
Rebar	3,500	lb	\$1.55	\$5,424
Float finish	1,890	sf	\$1.75	\$3,308
Aggregate base, sand bed, fine grade	1,890	sf	\$3.38	\$6,388
Concrete deck infill				
Gypcrete floor deck fill	1,800	sf	\$8.11	\$14,598
Miscellaneous				
Concrete curbs	185	lf	\$38.69	\$7,158
Total - Concrete				\$101,392

05 Metals

Miscellaneous				
Miscellaneous anchors and plates	3,760	sf	\$1.00	\$3,760
Total - Metals				\$3,760

06 Wood, Plastics, And Composites

Exterior walls				
Wood stud framing, 2" x 6"	4,710	sf	\$8.92	\$42,013
Sheathing	4,710	sf	\$4.48	\$21,101
Shear wall sheathing	3,925	sf	\$4.64	\$18,212
Gypsum board, taped and finished	4,710	sf	\$4.15	\$19,547

DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
Floor framing				
TJI floor joists double 2 x 14 @ 16" o.c.	1,800	sf	\$43.58	\$78,444
Beam 2 x 16	10	lf	\$62.58	\$626
Double sistered beam 2 x 16	5	lf	\$92.11	\$461
Beam 4 x 14	55	lf	\$68.22	\$3,752
Double sistered beam 4 x 14	10	lf	\$96.05	\$961
Header 6 x 4	25	lf	\$46.44	\$1,161
Header 6 x 6	25	lf	\$54.28	\$1,357
Floor sheathing, 23/32	1,800	sf	\$5.40	\$9,720
Miscellaneous backing and blocking	1,800	sf	\$2.50	\$4,500
Wood stairs				
Wood framed stair, landing including hanrails	1	flt	\$32,950.00	\$32,950
Roof framing				
Roof truss	1,020	lf	\$127.50	\$130,050
Framing 2 x 8 @ 16" o.c.	260	lf	\$16.44	\$4,274
Header 6 x 4	25	lf	\$46.44	\$1,161
Posts 6 x 6	430	lf	\$54.17	\$23,266
Roof sheathing, 19/32	2,390	sf	\$5.48	\$13,099
Miscellaneous backing and blocking	2,390	sf	\$2.50	\$5,976
Interior walls				
Wood stud framing, 2" x 6"	4,170	sf	\$8.18	\$34,111
Wood stud framing, 2" x 4"	595	sf	\$7.92	\$4,708
Gypsum board, taped and finished	9,529	sf	\$4.15	\$39,545
Cement backer board	940	sf	\$3.94	\$3,704
Miscellaneous backing and blocking	4,765	sf	\$2.00	\$9,529

Total - Wood, Plastics, And Composites **\$504,226**

07 Thermal And Moisture Protection

Roofing				
Standing seam metal roofing system, w/ underlayment	2,390	sf	\$19.60	\$46,849
Insulation				
Batt insulation, external walls	4,710	sf	\$2.78	\$13,094
Batt insulation, interior walls	4,765	sf	\$2.70	\$12,864
Batt insulation, attached to underside of roof	2,390	sf	\$2.47	\$5,904
Sheet metalwork				
Metal edge trim	220	lf	\$11.18	\$2,460
Metal fascia	220	lf	\$36.45	\$8,019

DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
Metal gutters	76	lf	\$34.67	\$2,635
Metal downpipes	110	lf	\$32.81	\$3,609
Miscellaneous				
Seismic joint and cover	70	lf	\$218.22	\$15,275
Expansion joint and cover	70	lf	\$128.50	\$8,995
Roof access hatch / ladder	1	ea	\$2,991.07	\$2,991
Fire safing	3,760	sf	\$0.40	\$1,504
Caulking and sealants	3,760	sf	\$1.00	\$3,760

Total - Thermal And Moisture Protection				\$127,959
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08 Openings

Exterior doors				
Glazed aluminum doors and frames, hardware				
Single	1	ea	\$3,421.60	\$3,422
Double	2	pr	\$7,085.40	\$14,171
Miscellaneous				
Panic hardware	5	ea	\$678.55	\$3,393
Exterior glazing				
Aluminum storefront system	140	sf	\$128.22	\$17,951
Interior doors				
Solid core door, hollow metal frame and hardware				
Single	18	ea	\$1,822.00	\$32,796
Double	1	pr	\$3,147.00	\$3,147
Miscellaneous				
Panic hardware	2	ea	\$678.55	\$1,357
Door louver	3	ea	\$315.00	\$945
Vision panel	6	ea	\$396.00	\$2,376

Total - Openings				\$79,557
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09 Finishes

Exterior walls				
Cementitious board siding	3,190	sf	\$22.10	\$70,499
Paint walls	3,190	sf	\$2.35	\$7,497

DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
Interior finishes				
Floors				
LVT	3,500	sf	\$8.94	\$31,290
Ceramic tile	260	sf	\$23.39	\$6,081
Walk-off mat	75	sf	\$48.11	\$3,608
Bases				
Rubber base	1,060	lf	\$5.36	\$5,682
Ceramic tile	130	lf	\$23.16	\$3,011
Walls				
Paint	11,890	sf	\$1.89	\$22,472
Ceramic tile	940	sf	\$21.96	\$20,645
FRP wall panels	80	sf	\$11.72	\$934
Ceilings				
Acoustic tile ceilings 2'x2'	3,500	sf	\$7.18	\$25,130
Moisture resistant gypsum board ceiling including framing	260	sf	\$20.94	\$5,444
Gypsum board soffit drops including framing	300	sf	\$27.22	\$8,166
Paint gypsum board ceilings	560	sf	\$3.18	\$1,781

Total - Finishes				\$212,239
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10 Specialties

Toilet accessories				
Mirror, 24" x 36" high	3	ea	\$272.00	\$816
Paper towel dispenser / disposal	3	ea	\$553.47	\$1,660
Paper towel dispenser	2	ea	\$341.00	\$682
Liquid soap dispenser	3	ea	\$90.73	\$272
Seat cover / tissue paper dispenser, napkin disposal, recessed	3	ea	\$413.47	\$1,240
Napkin dispenser	3	ea	\$511.44	\$1,534
Grab bar	6	ea	\$179.71	\$1,078
Hand dryer	3	ea	\$840.00	\$2,520
Shower grab bar	3	ea	\$247.00	\$741
Folding shower seat	3	ea	\$422.00	\$1,266
Soap dish	3	ea	\$84.00	\$252
Shower curtain and rail	3	ea	\$228.00	\$684
Mop rack	1	ea	\$225.00	\$225
Casework and millwork				
Base cabinet with solid counter top	50	lf	\$407.50	\$20,375
Wall cabinet	60	lf	\$221.95	\$13,317
Vanity top, solid	12	lf	\$292.00	\$3,504

DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Solid threshold	3	ea	\$448.00	\$1,344
Lockers, 2 tier	4	ea	\$305.00	\$1,220
Lockers, 4 tier	20	ea	\$314.00	\$6,280
Locker bench	8	lf	\$78.28	\$626
Fire extinguisher, semi recessed	6	ea	\$387.00	\$2,322
Access doors	3	ea	\$661.40	\$1,984
Code signage	3,760	sf	\$0.40	\$1,504
Miscellaneous building specialties	3,760	sf	\$2.00	\$7,520

Total - Specialties				\$72,968
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11 Equipment

Clean room and Kitchen				
Refrigerators	2	ea	\$2,466.00	\$4,932
Cooking range / oven	1	ea	\$1,244.00	\$1,244
Kitchen hood	1	ea	\$1,040.00	\$1,040
Dish washer	1	ea	\$820.00	\$820
Washer	1	ea	\$1,185.00	\$1,185
Dryer	1	ea	\$960.00	\$960

Workout				
Workout equipment and accessories (OFOI)				Excluded

Total - Equipment				\$10,181
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12 Furnishings

Shades and blinds				
Roller shade, manually operated	140	sf	\$12.26	\$1,716
Office and Dorm rooms				
Furniture and accessories (OFOI)				Excluded

Total - Furnishings				\$1,716
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21 Fire Suppression

Fire Protection				
Wet-pipe sprinkler system	3,760	sf	\$7.30	\$27,448

Total - Fire Suppression				\$27,448
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DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
22 Plumbing				
General Plumbing Equipment				
GWH-1, Water heater, gas, 80 gal, AO Smith BTL-120	1	ea	\$7,604.60	\$7,605
CPH-2, Circulating pump, inline, 10 gpm	1	ea	\$2,523.31	\$2,523
ET-1, Expansion tank	1	ea	\$669.89	\$670
RO drinking water system	1	ea	\$7,450.00	\$7,450
Thermostatic mixing valve	4	ea	\$299.84	\$1,199
Water hammer arrestor	4	ea	\$322.61	\$1,290
Trap primer	8	ea	\$356.92	\$2,855
Sanitary Fixtures				
Water closet WC-1, floor, sensor FV	3	ea	\$1,612.51	\$4,838
Lavatory LAV-1, wall, sensor faucet	3	ea	\$2,055.04	\$6,165
Mop sink	1	ea	\$1,574.10	\$1,574
Sink	2	ea	\$1,468.00	\$2,936
Laundry Sink	1	ea	\$1,855.00	\$1,855
Showers	4	ea	\$2,500.00	\$10,000
Floor drain	3	ea	\$615.27	\$1,846
Domestic Water				
CW connection to water closet, floor mnt	3	ea	\$383.68	\$1,151
HW/CW connection to lav	3	ea	\$617.36	\$1,852
HW/CW connection to sink / shower	8	ea	\$534.77	\$4,278
Distribution	1	ls	\$10,000.00	\$10,000
Waste / Vent				
DWV connection to water closet, floor mnt	3	ea	\$1,053.00	\$3,159
DWV connection to lav	3	ea	\$505.24	\$1,516
DWV connection to sink	3	ea	\$355.24	\$1,066
Rough-in at floor drain	7	ea	\$1,122.07	\$7,854
Distribution	1	ls	\$8,500.00	\$8,500
Condensate Drainage	3,760	sf	\$1.79	\$6,730
Natural Gas	3,760	sf	\$3.61	\$13,574
Miscellaneous Plumbing	3,760	sf	\$3.51	\$13,198
Total - Plumbing				\$125,684

DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
23 HVAC				
Refrigerant Piping				
5/8" pipe, acr, type L	585	lf	\$41.77	\$24,435
Pipe insulation, 5/8" pipe	585	lf	\$13.28	\$7,769
Air-Side Equipment				
Heat pump, 2 ton	6	ea	\$6,611.00	\$39,666
Heat pump, 4 ton	3	ea	\$7,966.00	\$23,898
Energy recovery ventilation (ERV) unit, 600cfm	2	ea	\$6,696.04	\$13,392
Unit heater	1	ea	\$2,890.00	\$2,890
Air Distribution				
Ductwork, galv	3,930	lbs	\$23.61	\$92,787
Duct insulation	3,140	sf	\$3.89	\$12,215
Manual volume damper	10	ea	\$336.45	\$3,365
Supply grilles	19	ea	\$484.00	\$9,196
Return Grilles	13	ea	\$455.00	\$5,915
Exhaust grilles	3	ea	\$546.50	\$1,640
Miscellaneous HVAC				
Test / balance HVAC	10	hr	\$140.08	\$1,401
Start-up/check-out	8	hr	\$127.34	\$1,019
Commissioning assistance	8	hr	\$127.34	\$1,019
Piping identification	18	ea	\$31.19	\$561
Seismic bracing	3,760	sf	\$0.33	\$1,241
Hoisting and rigging	1	ls	\$9,500.00	\$9,500
Penetrations and firestopping for HVAC	3,760	sf	\$0.50	\$1,880

Total - HVAC **\$253,788**

25 Integrated Automation

HVAC Controls				
DDC controls, rooftop unit	2	ea	\$4,158.00	\$8,316
DDC controls, split AC/HP	9	ea	\$4,158.00	\$37,422
DDC controls, modifications to existing BMS system	1	ea	\$10,000.00	\$10,000

Total - Integrated Automation **\$55,738**

DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
26 Electrical				
Power and lighting				
Service and distribution				
Tap and connect to existing feeder	1	ls	\$8,750.00	\$8,750
Distribution board,600A 120/208v, 3ph, 4w, "MSB"	1	ea	\$30,791.00	\$30,791
Distribution board, 400 amp, 120/240v, 1ph, 3w, "DP"	1	ea	\$24,135.80	\$24,136
Panelboard 200A 120/208V 3P 4W "FA"	1	ea	\$5,347.00	\$5,347
Panelboard 125A 120/208V 3P 4W "FB"	1	ea	\$5,044.00	\$5,044
100A 120/240V 1P 3W ATS	1	ea	\$3,091.00	\$3,091
Grounding	1	ls	\$7,200.00	\$7,200
Gas / propane generator 100KW 120/240V 1P 3W, allowance	1	ea	\$75,000.00	\$75,000
Feeder, 200amp, 1ph, 3w	80	lf	\$109.00	\$8,720
Feeder, 125 amp, 1P, 3W	90	lf	\$99.20	\$8,928
Feeder, 200amp, 3ph, 4w	160	lf	\$114.00	\$18,240
500A Conduit and Cable Feeder	45	lf	\$307.00	\$13,815
Pull-box traffic rated, 2' x 3'	1	ea	\$4,522.00	\$4,522
Pull-box wall mounted	1	ea	\$755.00	\$755
PV Inverter	2	ea	\$1,623.00	\$3,246
PV breaker 100 amp 120/240V 2P	2	ea	\$1,466.00	\$2,932
20kW/20kWh BYD battery energy storage system	1	ea	\$33,000.00	\$33,000
PV System - based on 48 panels of 7'-0" x 3'-0", allowance	20	kw	\$3,460.00	\$69,200
PV conduit infrastructure allowance	1	ls	\$7,560.00	\$7,560
HVAC and equipment connections				
RTU connection	2	ea	\$659.26	\$1,319
Connection to fan coil unit	9	ea	\$360.24	\$3,242
Connection to condensing unit	9	ea	\$374.30	\$3,369
Connection to water heater	2	ea	\$315.29	\$631
Connection, circulating pump	1	ea	\$338.44	\$338
240V Connection	3	ea	\$388.44	\$1,165
Disconnect switch, 30/3 fused N1	18	ea	\$782.00	\$14,076
Disconnect switch, 60/3 fused N1	2	ea	\$1,219.07	\$2,438
Equipment feeder, 20 amp	860	lf	\$31.70	\$27,262
Equipment feeder, 30 amp	720	lf	\$42.75	\$30,780
Equipment feeder, 60 amp	260	lf	\$58.17	\$15,124
Convenience power				
Duplex receptacle, 20 amp	45	ea	\$210.35	\$9,466
Double duplex receptacle, 20 amp	11	ea	\$247.09	\$2,718
Duplex receptacle, 20 amp GFCI, wp	3	ea	\$290.90	\$873
Duplex receptacle, 20 amp w/ USB charger	6	ea	\$322.22	\$1,933
Branch power, 20 amp	1,300	lf	\$27.61	\$35,893

DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
Lighting and lighting controls				
Fixture Type 1, 2 x 2 recessed troffer LED	6	ea	\$465.00	\$2,790
Fixture Type 2, 1 x 4 surface wrap LED	7	ea	\$411.00	\$2,877
Fixture Type 3, 2 x 4 Recessed troffer LED	14	ea	\$506.00	\$7,084
Fixture Type 4, 1 x 4 surface strip LED	5	ea	\$398.00	\$1,990
Fixture Type 5, wall sconce LED	6	ea	\$460.00	\$2,760
Fixture Type 6, wall sconce WP LED	4	ea	\$560.73	\$2,243
Fixture Type 7, recessed down light LED	19	ea	\$541.15	\$10,282
Fixture Type A8, cove under cabinet	10	ea	\$370.00	\$3,700
Occupancy sensor, ceiling mounted	10	ea	\$371.49	\$3,715
Occupancy sensor, wall mounted	8	ea	\$327.50	\$2,620
Daylight sensor, dimming control	1	ea	\$560.00	\$560
Lighting Controls	3,760	sf	\$3.50	\$13,160
Lighting branch power, fixtures	2,250	lf	\$21.00	\$47,250
Lighting branch power, controls	565	lf	\$20.00	\$11,290
Miscellaneous				
Miscellaneous Start-up, commissioning, labels, fire stopping, pipe penetrations, seismic & grounding	3,760	sf	\$2.50	\$9,400
Temporary Power	3,760	sf	\$0.70	\$2,632
Total - Electrical				\$605,256
27 Communications				
Voice and Data system (rough conduit and cable only)	3,760	sf	\$5.50	\$20,680
Public address system				Excluded
Total - Communications				\$20,680
28 Electrical Safety And Security				
Fire alarm system	3,760		\$7.00	\$26,320
Security system				Excluded
Total - Electrical Safety And Security				\$26,320

DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
31 Earthwork				
Earthwork				
Overexcavation and recompaction	480	cy	\$18.42	\$8,847
Engineered fill	480	cy	\$37.86	\$18,184
Haul	480	cy	\$31.28	\$15,024
Rough and fine grading	2,545	sf	\$2.68	\$6,821
Temporary under-pinning, existing building	1	ls	\$10,000.00	\$10,000
Total - Earthwork				\$58,875

32 Exterior Improvements

Demolition				
Sawcut concrete pavement	350	lf	\$20.26	\$7,091
Concrete paving	4,300	sf	\$4.75	\$20,425
Concrete apron	1,150	sf	\$6.25	\$7,188
Miscellaneous demolition	1	ls	\$10,000.00	\$10,000
Protect existing structure, finishes	1	ls	\$5,000.00	\$5,000
Hazardous material abatement				Excluded
Earthwork				
Rough and fine grade	3,670	sf	\$2.50	\$9,175
Site Improvements				
Concrete paving, 4" thick	2,520	sf	\$12.04	\$30,341
Concrete apron, 8" thick	1,150	sf	\$17.26	\$19,849
Concrete curb	210	lf	\$24.50	\$5,145
Joint existing concrete pavement	95	lf	\$21.04	\$1,999
Site structures				
Hose drying tower	1	ea	\$14,100.00	\$14,100
Total - Exterior Improvements				\$130,312

33 Utilities

Storm drainage				
Pipe PVC 8"	100	lf	\$98.26	\$9,826
Drain inlet	1	ea	\$2,466.00	\$2,466
Sewer				
Pipe PVC 6"	60	lf	\$78.22	\$4,693
Cleanout	4	ea	\$1,266.00	\$5,064

DETAIL ELEMENTS - PHASE 1 EXPANSION

Element	Quantity	Unit	Unit Cost	Total
Sand / oil interceptor, 100 gallon	1	ea	\$48,000.00	\$48,000
Sawcut, remove and patch, repair existing concrete pavement	25	lf	\$64.01	\$1,600
Connect to existing	2	ea	\$2,460.00	\$4,920
Water				
Pipe PVC 3"	15	lf	\$64.10	\$962
Gate valve, 3"	1	ea	\$1,274.00	\$1,274
Backflow preventor, 3"	1	ea	\$3,988.00	\$3,988
Sawcut, remove and patch, repair existing concrete pavement	25	lf	\$64.01	\$1,600
Steel protection plates	1	ls	\$5,000.00	\$5,000
Hot-tap connection	1	ea	\$5,500.00	\$5,500

Total - Utilities				\$94,893
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Phase 2 Renovation

SUMMARY - PHASE 2 RENOVATION

Element		Total	Cost / SF
01 General Requirements			
02 Existing Conditions		\$92,130	\$41.41
03 Concrete		\$7,153	\$3.21
04 Masonry			
05 Metals		\$2,225	\$1.00
06 Wood, Plastics, And Composites		\$44,029	\$19.79
07 Thermal And Moisture Protection		\$16,088	\$7.23
08 Openings		\$13,781	\$6.19
09 Finishes		\$99,269	\$44.62
10 Specialties		\$37,335	\$16.78
11 Equipment			
12 Furnishings			
13 Special Construction			
14 Conveying Systems			
21 Fire Suppression		\$12,238	\$5.50
22 Plumbing		\$40,692	\$18.29
23 HVAC		\$170,326	\$76.55
25 Integrated Automation		\$16,632	\$7.48
26 Electrical		\$151,772	\$68.21
27 Communications		\$12,238	\$5.50
28 Electrical Safety And Security		\$15,575	\$7.00
31 Earthwork			
32 Exterior Improvements			
33 Utilities			
Subtotal		\$731,482	\$328.76
Phasing Cost	5.00%	\$36,574	\$16.44
Subtotal		\$768,056	\$345.19
General Conditions / General Requirements	20.00%	\$153,611	\$69.04
Subtotal		\$921,667	\$414.23
Bonds & Insurance	2.30%	\$21,198	\$9.53
Subtotal		\$942,866	\$423.76
Contractor's Fee	7.50%	\$70,715	\$31.78
Subtotal		\$1,013,580	\$455.54
Design Contingency	10.00%	\$101,358	\$45.55
Subtotal		\$1,114,939	\$501.10
Escalation to MOC, 06/16/23	7.50%	\$83,581	\$37.56
TOTAL ESTIMATED CONSTRUCTION COST		\$1,198,520	\$538.66

Total Area: 2,225 SF

DETAIL ELEMENTS - PHASE 2 RENOVATION

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				
Demolition				
Sawcut slab-on-grade	90	lf	\$30.88	\$2,779
Slab-on-grade	130	sf	\$28.26	\$3,674
Flooring and base	2,225	sf	\$2.45	\$5,451
ACT ceilings	2,225	sf	\$2.05	\$4,561
Partitions	2,440	sf	\$6.92	\$16,885
Door, frame and hardware, single	12	ea	\$370.98	\$4,452
Roll-up doors	4	ea	\$2,750.00	\$11,000
Form door opening, single	1	ea	\$747.67	\$748
Base cabinets	30	lf	\$109.77	\$3,293
HVAC				
System demolition	2,225	sf	\$2.00	\$4,450
Plumbing				
Remove fixtures, cap lines	1	ea	\$498.00	\$498
System demolition	2,225	sf	\$0.75	\$1,669
Electrical				
System demolition	2,225	sf	\$1.20	\$2,670
Miscellaneous demolition	1	ls	\$20,000.00	\$20,000
Protect existing structure, finishes	1	ls	\$10,000.00	\$10,000
Hazardous material abatement				Excluded

Total - Existing Conditions				\$92,130
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03 Concrete

Miscellaneous				
Re-construct slab-on-grade	130	sf	\$55.02	\$7,153

Total - Concrete				\$7,153
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05 Metals

Miscellaneous				
Miscellaneous anchors and plates	2,225	sf	\$1.00	\$2,225

Total - Metals				\$2,225
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DETAIL ELEMENTS - PHASE 2 RENOVATION

Element	Quantity	Unit	Unit Cost	Total
06 Wood, Plastics, And Composites				
Floor framing				
Block-up existing floor opening	50	sf	\$148.44	\$7,422
Floor sheathing	50	sf	\$5.40	\$270
Miscellaneous backing and blocking	50	sf	\$7.50	\$375
Roof framing				
Temporary struts and supports	2,225	sf	\$2.00	\$4,450
Miscellaneous backing and blocking	2,225	sf	\$2.50	\$5,563
Interior walls				
Wood stud framing, 2" x 6"	1,120	sf	\$8.18	\$9,158
Wood stud framing, 2" x 4"	190	sf	\$7.92	\$1,505
Block-up door opening	1	ea	\$948.00	\$948
Gypsum board, taped and finished	2,620	sf	\$4.15	\$10,873
Cement backer board	215	sf	\$3.94	\$847
Miscellaneous backing and blocking	1,310	sf	\$2.00	\$2,619

Total - Wood, Plastics, And Composites				\$44,029
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07 Thermal And Moisture Protection

Roofing				
Patch and repair existing roofing system around new roof	420	sf	\$22.47	\$9,437
Insulation				
Batt insulation, interior walls	1,310	sf	\$2.70	\$3,536
Miscellaneous				
Fire safing	2,225	sf	\$0.40	\$890
Caulking and sealants	2,225	sf	\$1.00	\$2,225

Total - Thermal And Moisture Protection				\$16,088
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08 Openings

Interior doors				
Solid core door, hollow metal frame and hardware				
Single	7	ea	\$1,822.00	\$12,754

DETAIL ELEMENTS - PHASE 2 RENOVATION

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Door louver	1	ea	\$315.00	\$315
Patch, repair and paint existing doors, per leaf	4	ea	\$178.00	\$712
Total - Openings				\$13,781

09 Finishes

Exterior walls				
Patch / repair existing walls	900	sf	\$12.92	\$11,628
Paint walls	900	sf	\$2.35	\$2,115
Interior finishes				
Floors				
Patch and repair existing concrete	2,225	sf	\$2.51	\$5,585
LVT	2,160	sf	\$8.94	\$19,310
Ceramic tile	65	sf	\$23.39	\$1,520
Patch and repair adjoining flooring	500	sf	\$12.50	\$6,250
Bases				
Rubber base	570	lf	\$5.36	\$3,055
Ceramic tile	30	lf	\$23.16	\$695
Walls				
Patch and repair existing walls	3,270	sf	\$1.15	\$3,761
Patch and repair CMU walls	1,030	sf	\$2.56	\$2,637
Paint	6,240	sf	\$1.89	\$11,793
Ceramic tile	215	sf	\$21.96	\$4,724
Ceilings				
Acoustic tile ceilings 2'x2'	2,160	sf	\$7.18	\$15,509
Moisture resistant gypsum board ceiling including framing	65	sf	\$20.94	\$1,361
Gypsum board soffit drops including framing	300	sf	\$27.22	\$8,166
Paint gypsum board ceilings	365	sf	\$3.18	\$1,161

Total - Finishes				\$99,269
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10 Specialties

Toilet accessories				
Mirror, 24" x 36" high	1	ea	\$272.00	\$272
Paper towel dispenser / disposal	1	ea	\$553.47	\$553
Liquid soap dispenser	1	ea	\$90.73	\$91
Seat cover / tissue paper dispenser, napkin disposal, recessed	1	ea	\$413.47	\$413

DETAIL ELEMENTS - PHASE 2 RENOVATION

Element	Quantity	Unit	Unit Cost	Total
Napkin dispenser	1	ea	\$511.44	\$511
Grab bar	2	ea	\$179.71	\$359
Casework and millwork				
Base cabinet with solid counter top	35	lf	\$407.50	\$14,263
Wall cabinet	46	lf	\$221.95	\$10,210
Tall cabinet	6	lf	\$329.74	\$1,978
Vanity top, solid	5	lf	\$292.00	\$1,460
Miscellaneous				
Solid threshold	1	ea	\$448.00	\$448
Fire extinguisher, semi recessed	2	ea	\$387.00	\$774
Access doors	1	ea	\$661.40	\$661
Code signage	2,225	sf	\$0.40	\$890
Miscellaneous building specialties	2,225	sf	\$2.00	\$4,450

Total - Specialties **\$37,335**

12 Furnishings

Office and Conference Room
 Furniture and accessories (OFOI) Excluded

Total - Furnishings

21 Fire Suppression

Fire Protection
 Wet-pipe sprinkler system, modify and upgrade 2,225 sf \$5.50 \$12,238

Total - Fire Suppression **\$12,238**

22 Plumbing

General Plumbing Equipment

WH-1, electric instantaneous water heater	1	ea	\$1,244.10	\$1,244
Thermostatic mixing valve	1	ea	\$299.84	\$300
Water hammer arrestor	2	ea	\$322.61	\$645
Trap primer	2	ea	\$356.92	\$714

DETAIL ELEMENTS - PHASE 2 RENOVATION

Element	Quantity	Unit	Unit Cost	Total
Sanitary Fixtures				
Water closet WC-1, floor, sensor FV	1	ea	\$1,612.51	\$1,613
Lavatory LAV-1, wall, sensor faucet	1	ea	\$2,055.04	\$2,055
Floor drain	1	ea	\$615.27	\$615
Domestic Water				
CW connection to water closet, floor mnt	1	ea	\$383.68	\$384
HW/CW connection to lav	1	ea	\$617.36	\$617
Distribution	1	ls	\$5,000.00	\$5,000
Waste / Vent				
DWV connection to water closet, floor mnt	1	ea	\$1,053.00	\$1,053
DWV connection to lav	1	ea	\$505.24	\$505
Rough-in at floor drain	1	ea	\$1,122.07	\$1,122
Distribution	1	ls	\$5,000.00	\$5,000
Condensate Drainage	2,225	sf	\$1.79	\$3,983
Natural Gas	2,225	sf	\$3.61	\$8,032
Miscellaneous Plumbing	2,225	sf	\$3.51	\$7,810
Total - Plumbing				\$40,692

23 HVAC

Refrigerant Piping				
5/8" pipe, acr, type L	195	lf	\$41.77	\$8,145
Pipe insulation, 5/8" pipe	195	lf	\$13.28	\$2,590
Air-Side Equipment				
Heat pump, 4 ton	3	ea	\$7,966.00	\$23,898
Energy recovery ventilation (ERV) unit, 600cfm	1	ea	\$6,696.04	\$6,696
Unit heater	2	ea	\$2,890.00	\$5,780
Intake-hood, to existing RTU	2	ea	\$4,500.00	\$9,000
Air Distribution				
Ductwork, galv	3,350	lbs	\$23.61	\$79,082
Duct insulation	2,680	sf	\$3.89	\$10,424
Manual volume damper	6	ea	\$336.45	\$2,019
Supply grilles	11	ea	\$484.00	\$5,324
Return Grilles	6	ea	\$455.00	\$2,730
Exhaust grilles	1	ea	\$546.50	\$547

DETAIL ELEMENTS - PHASE 2 RENOVATION

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous HVAC				
Test / balance HVAC	18	hr	\$140.08	\$2,521
Start-up/check-out	8	hr	\$127.34	\$1,019
Commissioning assistance	8	hr	\$127.34	\$1,019
Piping identification	6	ea	\$31.19	\$187
Seismic bracing	2,225	sf	\$0.33	\$734
Hoisting and rigging	1	ls	\$7,500.00	\$7,500
Penetrations and firestopping for HVAC	2,225	sf	\$0.50	\$1,113
Total - HVAC				\$170,326

25 Integrated Automation

HVAC Controls				
DDC controls, rooftop unit	1	ea	\$4,158.00	\$4,158
DDC controls, split AC/HP	3	ea	\$4,158.00	\$12,474
Total - Integrated Automation				\$16,632

26 Electrical

Power and lighting				
Service and distribution	2,225	sf	\$10.00	\$22,250
HVAC and equipment connections				
RTU connection	1	ea	\$659.26	\$659
Connection to fan coil unit	3	ea	\$360.24	\$1,081
Connection to condensing unit	3	ea	\$374.30	\$1,123
Connection to water heater	2	ea	\$315.29	\$631
Disconnect switch, 30/3 fused N1	6	ea	\$782.00	\$4,692
Disconnect switch, 60/3 fused N1	1	ea	\$1,219.07	\$1,219
Equipment feeder, 20 amp	360	lf	\$31.70	\$11,412
Equipment feeder, 30 amp	240	lf	\$42.75	\$10,260
Equipment feeder, 60 amp	40	lf	\$58.17	\$2,327
Convenience power				
Duplex receptacle, 20 amp	25	ea	\$210.35	\$5,259
Double duplex receptacle, 20 amp	5	ea	\$247.09	\$1,235
Duplex receptacle, 20 amp GFCI, wp	3	ea	\$290.90	\$873
Duplex receptacle, 20 amp w/ USB charger	6	ea	\$322.22	\$1,933
Drop cord receptacle, 20 amp, ceiling	1	ea	\$1,205.00	\$1,205
Duplex receptacle, 20 amp flush floor multi-use	1	ea	\$1,377.11	\$1,377
Branch power, 20 amp	820	lf	\$27.61	\$22,640

DETAIL ELEMENTS - PHASE 2 RENOVATION

Element	Quantity	Unit	Unit Cost	Total
Lighting and lighting controls				
Fixture Type 3, 2 x 4 Recessed troffer LED	11	ea	\$506.00	\$5,566
Fixture Type 3, 2 x 4 surface troffer LED	8	ea	\$506.00	\$4,048
Fixture Type 5, wall sconce LED	2	ea	\$460.00	\$920
Fixture Type 6, wall sconce WP LED	4	ea	\$560.73	\$2,243
Fixture Type 7, recessed down light LED	1	ea	\$541.15	\$541
Fixture Type A8, cove under cabinet	9	ea	\$370.00	\$3,330
Occupancy sensor, ceiling mounted	4	ea	\$371.49	\$1,486
Occupancy sensor, wall mounted	2	ea	\$327.50	\$655
Daylight sensor, dimming control	1	ea	\$560.00	\$560
Lighting Controls	2,225	sf	\$3.50	\$7,788
Lighting branch power, fixtures	1,050	lf	\$21.00	\$22,050
Lighting branch power, controls	265	lf	\$20.00	\$5,290
Miscellaneous				
Miscellaneous Start-up, commissioning, labels, fire stopping, pipe penetrations, seismic & grounding	2,225	sf	\$2.50	\$5,563
Temporary Power	2,225	sf	\$0.70	\$1,558

Total - Electrical				\$151,772
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27 Communications

Voice and Data system (rough conduit and cable only)	2,225	sf	\$5.50	\$12,238
Public address system				Excluded

Total - Communications				\$12,238
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28 Electrical Safety And Security

Fire alarm system	2,225		\$7.00	\$15,575
Security system				Excluded

Total - Electrical Safety And Security				\$15,575
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APPENDIX 1 - APPROACH & METHODOLOGY

Basis of Estimate	- Progress Set dated April 22, 2022 received on April 26, 2022.
Cost Mark Ups	The following % mark ups have been included in each design option: <ul style="list-style-type: none">- Phasing Cost (5.00% compound)- General Conditions / General Requirements (20.00% on direct costs)- Bonds & Insurance (2.30% compound)- Contractor's Fee (7.50% compound)- Design Contingency (10.00% compound)- Escalation to MOC, 06/16/23 (7.50% compound)
Construction Contingency	It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 10% to 15% construction contingency is carried in this respect. This cost is not included within the estimate.
Construction Schedule	Costs included herein have been based upon a construction period of 9 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.
Method of Procurement	The estimate is based on a Design-Bid-Build delivery method.
Bid Conditions	This estimate has been based upon competitive bid situations (minimum of 6 bidders) for all items of subcontracted work.
Basis For Quantities	Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.
Basis for Unit Costs	Unit costs as contained herein are based on current bid prices in Templeton, California. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit.
Sources for Pricing	This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for Templeton, California construction, updated to reflect current conditions in Templeton, California.
Key Exclusions	The following items have been excluded from our estimate: <ul style="list-style-type: none">- Professional fees, inspections and testing.- Plan check fees and building permit fees.- Furnishings, fixtures and equipment (FF&E), except where noted through the cost estimate.- Basting and excavation in rock.- Owner furnished Telephone / Data equipment and accessories.- Hazardous material abatement.- Off-site construction.

APPENDIX 1 - APPROACH & METHODOLOGY

Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

COVID-19 Disclosure

The outbreak of the novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, has impacted global financial markets.

Market activity is being impacted in many sectors and circumstances remain very fluid and variable in different jurisdictions. Accordingly, as of this date, we are concerned with the market related impacts on the deliverables we are furnishing to you as part of our Services including cost estimates, budgets, and schedules ("Deliverable(s)"). Indeed, the current response to this pandemic means that we are faced with an unprecedented set of circumstances on which to base a judgement of the effects on the availability of labor, materials, and access and other impacts, although we are monitoring those on a continuing basis. Particularly including productivity impacts as a result of the CDC directives regarding social distancing.

Our Deliverables must be regarded with a degree of 'material uncertainty, – and a higher degree of caution – than would normally be the case. Given the unknown future impact that the COVID-19 pandemic might have on the construction and real estate markets, we recommend that you keep the Deliverables of this project under frequent review. For your information, we have not added or considered a COVID19 additional contingency within this Deliverable"

APPENDIX 1 - APPROACH & METHODOLOGY

Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.