



South Elementary School
New Multi-Purpose Building
Hillsborough, California

Rough Order of Magnitude (R1)
January 25, 2007
CLLC Project No. 07-00081.01

INTRODUCTION

1. Basis Of Estimate

This statement has been prepared with the following documentation received 01/22/07 along with verbal direction from the architect.

- A ROM Design Package (dated 01/10/07).

The above information is considered conceptual design level for estimating purposes.

2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

- A Professional fees, inspections and testing.
- B Escalation.
- C Plan check fees and building permit fees.
- D Furnishings, fixtures and equipment (FF&E).
- E Major site and building structures demolition unless noted in body of estimate.
- F Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.
- G Costs of offsite construction unless noted in estimate.
- H Construction contingency costs.
- I Scoreboard.

3 Notes

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based upon a detailed measurement of quantities, when possible, and reasonable allowances for items not clearly defined in the documents. The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four competitive bids from qualified general contractors, with bids from a minimum of three (3) 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. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

In accordance with Saylor Associates' analyses, they determined that the number of competitive bids obtained had the following effect:

1 bidder	add	15% to 40%
2 to 3 bids	add	8% to 12%
4 to 5 bids		-4% to +4%
7 to 8 bids	deduct	5% to 7%

CONSTRUCTION COST SUMMARY

Element	Area	Cost/SF	Total
A New Multi-Purpose Building	6,029 SF	\$405.69	\$2,445,903
B Sitework	15,000 SF	\$26.97	\$404,548
TOTAL CONSTRUCTION COST (Jan 2007 \$\$\$)	6,029 SF	\$472.79	\$2,850,451

Escalation (MOC XXX XXX XXX) TBD

TOTAL CONSTRUCTION COST (ESCALATED)			TBD
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Alternates

Comments

- | | | |
|-------------------------------------|-----|--|
| 1. Basketball backstops | DDT | (\$25,000) 4 fixed / 1 retractable. |
| 2. Kitchen Equipment | DDT | (\$53,000) |
| 3. Tables / Chairs | DDT | N/A |
| 4. "Founders Court" | DDT | (\$53,000) Based on + / - 4,000 sf. |
| 5. Exterior Deck at Stage | DDT | (\$14,000) |
| 6. Trellis | DDT | (\$73,000) |
| 7. Buckeye Tree Relocation | ADD | \$20,000 Per arborist. |
| 8. Stage Lighting & Sound System | DDT | (\$18,000) |
| 9. Sports Flooring to Main MPR Area | ADD | \$27,000 |
| 10. Rough in restrooms only | DDT | (\$106,000) Use as storage meantime. |
| 11. Acoustical Ceiling Panels | DDT | (\$9,000) |
| 12. Stage Curtains | DDT | (\$52,000) Motorized front / fixed rear. |

New Multi-Purpose Building

Schedule of Areas & Control Quantities

Schedule of Areas	New Multi-Purpose Building SF
Enclosed Areas	
First floor	5,732
Subtotal, Enclosed Areas	5,732
Unenclosed Areas	
Exterior Walk	594
Subtotal, Unenclosed Areas	594
Unenclosed Areas @ 50%	297
Total Gross Floor Area	6,029

New Multi-Purpose Building Construction Cost Summary

Element		Total	Cost/SF
1 General Conditions(Inc. Below)			
2 Sitework			
3 Concrete		\$148,804	\$24.68
4 Masonry		\$7,290	\$1.21
5 Metals		\$74,554	\$12.37
6 Wood & Plastics		\$322,592	\$53.51
7 Thermal & Moisture		\$169,103	\$28.05
8 Doors & Windows		\$119,525	\$19.83
9 Finishes		\$382,427	\$63.43
10 Specialties		\$182,023	\$30.19
11 Equipment		\$126,100	\$20.92
12 Furnishings			
13 Special Construction			
14 Conveying		\$25,000	\$4.15
15 Mechanical		\$212,329	\$35.22
16 Electrical		\$134,748	\$22.35
Subtotal		\$1,904,495	\$315.89
General Conditions	9.0%	\$171,405	\$28.43
Subtotal		\$2,075,900	\$344.32
GC Fee, OH & P	4.5%	\$93,415	\$15.49
Subtotal		\$2,169,315	\$359.81
Bonds & insurance	2.5%	\$54,233	\$9.00
Subtotal		\$2,223,548	\$368.81
Design Contingency	10.0%	\$222,355	
Subtotal		\$2,445,903	\$405.69
Escalation to MOC (see front summary)			
TOTAL CONSTRUCTION COST		<u>\$2,445,903</u>	\$405.69

Total Area: 6,029 SF

New Multi-Purpose Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
3 Concrete				
Foundations				
Strip footings, allowance 2' x 1.5'	400	lf	\$115.00	\$46,000
Spread footings, 4' x 4' x 2'	20	ea	\$900.00	\$18,000
Slab On Grade				
Slab on grade, 5" thick	6,029	sf	\$9.15	\$55,165
Concrete curbs	1	ls	\$2,500.00	\$2,500
Equipment pads	1	ls	\$2,500.00	\$2,500
Stage Retaining Wall (interior)				
Allowance	33	lf	\$325.00	\$10,725
Stairs to stage	40	lfr	\$50.00	\$2,000
Stage (exterior)				
Retaining wall	28	lf	\$325.00	\$9,100
Stage surface	126	sf	\$14.00	\$1,764
Fill below	23	cy	\$45.00	\$1,050
Total - 3 Concrete				<u>\$148,804</u>
4 Masonry				
Trash Enclosure				
CMU enclosure, 8"	180	sf	\$35.00	\$6,300
Wall cap	30	lf	\$33.00	\$990
Total - 4 Masonry				<u>\$7,290</u>
5 Metals				
Structural Steel, etc.				
Allowance for all steel support framing (4lb / sf)	24,116	lb	\$2.25	\$54,261
Metal Fabrications / Miscellaneous				
Roof hatch and ladder	1	ea	\$3,000.00	\$3,000
Sun shades, 2'-6" wide	29	lf	\$187.50	\$5,438
Stair rails	24	lf	\$135.00	\$3,240
Nosings	40	lfr	\$15.00	\$600
Chair storage	1	ls	\$5,000.00	\$5,000
Miscellaneous metals	6,029	sf	\$0.50	\$3,015
Total - 5 Metals				<u>\$74,554</u>
6 Wood & Plastics				
Rough Carpentry				

New Multi-Purpose Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous backing / blocking	6,029	sf	\$0.20	\$1,206
Wall Framing, wood studs				
Exterior wall studs	6,412	sf	\$5.85	\$37,510
Interior wall studs	4,880	sf	\$5.65	\$27,572
Furring	2,250	sf	\$5.00	\$11,250
Wood posts, etc.	6,029	sf	\$1.50	\$9,044
Miscellaneous framing	6,029	sf	\$1.00	\$6,029
Sheathing (ext)	6,412	sf	\$3.40	\$21,801
Sheathing (int)	1,464	sf	\$3.40	\$4,978
Roof Framing				
Roof framing including all structure, rafters, beams, etc., allowance	6,029	sf	\$21.00	\$126,609
Roof sheathing	6,029	sf	\$3.54	\$21,343
Interior Stage				
Allowance including all framing, finishes, etc.	508	sf	\$48.00	\$24,384
Finish Carpentry				
Millwork / Casework				
Millwork / shelving, allowance	6,029	sf	\$4.00	\$24,116
Exterior trim, allowance	450	lf	\$15.00	\$6,750
Total - 6 Wood & Plastics				<u>\$322,592</u>
7 Thermal & Moisture Protection				
Insulation				
Exterior walls	6,412	sf	\$1.65	\$10,580
Interior walls	4,880	sf	\$1.65	\$8,052
Roofing	6,029	sf	\$3.40	\$20,499
Roofing				
Shingle roofing	6,305	sf	\$6.15	\$38,777
Ridges / valleys, flashings, gutters, etc.	6,305	sf	\$3.00	\$18,916
Entrance canopy	250	sf	\$150.00	\$37,500
Trellis at exterior walk	250	sf	\$115.00	\$28,750
Miscellaneous				
Caulking and sealant	6,029	sf	\$1.00	\$6,029
Total - 7 Thermal & Moisture Protection				<u>\$169,103</u>
8 Doors & Windows				
Doors				
Exterior - double	4	pr	\$3,900.00	\$15,600

New Multi-Purpose Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Exterior - single	2	ea	\$1,960.00	\$3,920
Interior - double	1	pr	\$3,860.00	\$3,860
Interior - single	8	ea	\$1,920.00	\$15,360
Sliding door at rear stage - premium	1	ls	\$15,000.00	\$15,000
Feature hardware, etc.	1	ls	\$5,000.00	\$5,000
Below stage access	1	ls	\$5,000.00	\$5,000
Access doors	1	ls	\$1,500.00	\$1,500
Windows, Storefront & Glazing				
Exterior storefront / glazing	480	sf	\$76.50	\$36,720
High level clerestory glazing	192	sf	\$70.00	\$13,440
Interior glazing	75	sf	\$55.00	<u>\$4,125</u>
Total - 8 Doors & Windows				<u>\$119,525</u>
9 Finishes				
Gypsum Board				
Exterior walls	6,412	sf	\$4.00	\$25,648
Interior walls	9,760	sf	\$4.00	\$39,040
Backing layers	3,234	sf	\$2.70	\$8,733
Impact resistant premium	6,469	sf	\$1.50	\$9,703
Exterior Plaster / Finishes				
Walls	6,412	sf	\$13.05	\$83,677
Feature exterior finishes	1	ls	\$30,000.00	\$30,000
Exterior soffits	250	sf	\$30.00	\$7,500
Exterior column cladding	10	loc	\$4,000.00	\$40,000
Floors and base				
VCT	5,102	sf	\$4.68	\$23,877
Ceramic tile	294	sf	\$18.90	\$5,557
Epoxy flooring	336	sf	\$14.00	\$4,704
Walls				
Paint	25,932	sf	\$1.10	\$28,525
Ceramic wall tile	588	sf	\$18.60	\$10,937
FRP panels	750	sf	\$15.00	\$11,250
Acoustic panels	300	sf	\$24.00	\$7,200
Tackable wall panels	300	sf	\$14.00	\$4,200
Ceilings				
ACT ceilings	4,282	sf	\$5.00	\$21,410
ACT ceilings, washable	300	sf	\$6.50	\$1,950
Gypsum board ceilings	750	sf	\$14.00	\$10,500
Paint exposed structure	400	sf	\$1.29	\$516
Acoustic panels	300	sf	\$25.00	<u>\$7,500</u>

New Multi-Purpose Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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Total - 9 Finishes **\$382,427**

10 Specialties

Restroom Specialties				
Including partitions, specialties	2	rm	\$5,400.00	\$10,800
Miscellaneous				
Folding tables	14	ea	\$4,200.00	\$58,800
Window blinds, manual	480	sf	\$8.00	\$3,840
Markerboards, etc.	6,029	sf	\$0.50	\$3,015
Projector, LCD, screen	1	ea	\$7,500.00	\$7,500
Building signage	6,029	sf	\$0.30	\$1,809
Building specialties	6,029	sf	\$0.30	\$1,809
Fire extinguishers	7	ea	\$420.00	\$2,940
Drinking fountain rails	15	lf	\$140.00	\$2,100
Louvers	75	sf	\$60.00	\$4,500
Specialties				
Wall protection pads	400	sf	\$12.50	\$5,000
Assistive listening devices	4	ea	\$3,000.00	\$12,000
Scoreboard				excluded
Folding partition / doors at queue	200	sf	\$55.00	\$11,000
Rear stage curtain, fixed	294	sf	\$35.00	\$10,290
Front stage curtain, motorized	540	sf	\$63.00	\$34,020
Stage front curtain soffit	360	sf	\$35.00	\$12,600

Total - 10 Specialties **\$182,023**

11 Equipment

Equipment				
Rigging	1	ls	\$25,000.00	\$25,000
Theatrical lighting	1	ls	\$35,000.00	\$35,000
Basketball backstops (retractable)	2	ea	\$4,950.00	\$9,900
Basketball backstops (fixed)	4	ea	\$2,800.00	\$11,200
Kitchen equipment (minimal)	1	ls	\$35,000.00	\$35,000
Speed lines, etc.	1	ls	\$10,000.00	\$10,000

Total - 11 Equipment **\$126,100**

12 Furnishings

N/A

Total - 12 Furnishings

13 Special Construction

New Multi-Purpose Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
N/A				
Total - 13 Special Construction				
14 Conveying				
Stage Chair Lift ADA compliant chair lift, allowance	1	ea	\$25,000.00	<u>\$25,000</u>
Total - 14 Conveying				<u>\$25,000</u>
15 Mechanical				
Plumbing				
Plumbing Equipment	1	ea	\$10,000.00	\$10,000
Sanitary Fixtures				
Allowance including all rough in	18	ea	\$3,000.00	\$54,000
Rough in at kitchen	336	sf	\$20.00	\$6,720
Waste/Vent / Domestic				
Pipe distribution, allowance	6,029	sf	\$1.50	\$9,044
Condensate drainage	6,029	sf	\$0.50	\$3,015
Natural gas	6,029	sf	\$1.00	\$6,029
Miscellaneous plumbing	6,029	sf	\$0.50	\$3,015
HVAC				
Heat and vent only, allowance complete	6,029	sf	\$12.00	\$72,348
Exhaust fans	1	ls	\$15,000.00	\$15,000
Fire Protection				
Wet-pipe sprinklers	6,029	sf	\$5.50	<u>\$33,160</u>
Total - 15 Mechanical				<u>\$212,329</u>
16 Electrical				
Electrical				
Service & distribution	6,029	sf	\$4.00	\$24,116
HVAC connection	6,029	sf	\$1.00	\$6,029
Convenience power	6,029	sf	\$2.85	\$17,183
Lighting / controls	6,029	sf	\$7.50	\$45,218
Fire alarm	6,029	sf	\$4.00	\$24,116
Telephone/data system	6,029	sf	\$1.00	\$6,029
Security system	6,029	sf	\$1.00	\$6,029
CATV system	6,029	sf	\$0.50	\$3,015

New Multi-Purpose Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Clock / PA system	6,029	sf	\$0.50	\$3,015
Total - 16 Electrical				<u>\$134,748</u>

Sitework

Sitework Construction Cost Summary

Element	Total	Cost / SF
1 General Conditions (Incl. Below)		
2 Sitework	\$315,000	\$21.00
3 Concrete		
4 Masonry		
5 Metals		
6 Wood & Plastics		
7 Thermal & Moisture		
8 Doors & Windows		
9 Finishes		
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying		
15 Mechanical		
16 Electrical		
Subtotal	\$315,000	\$21.00
General Conditions 9.0%	\$28,350	\$1.89
Subtotal	\$343,350	\$22.89
General Contractor OH&P 4.5%	\$15,451	\$1.03
Subtotal	\$358,801	\$23.92
Bonds & Insurance 2.5%	\$8,970	\$0.60
Subtotal	\$367,771	\$24.52
Design Contingency 10.0%	\$36,777	\$2.45
Subtotal	\$404,548	\$26.97
Escalation - see front summary		
TOTAL ESTIMATED CONSTRUCTION COST	<u>\$404,548</u>	\$26.97

Total Area: 15,000 SF

Sitework Detail Elements

Element		Unit	Unit Cost	Total
2 Sitework				
Site Improvements				
Demolition allowance	15,000	sf	\$1.00	\$15,000
Grading	15,000	sf	\$1.50	\$22,500
Imported fill	800	cy	\$25.00	\$20,000
Retaining	600	sf	\$125.00	\$75,000
Site improvements - flat work	9,000	sf	\$7.50	\$67,500
Site improvements - landscape	6,000	sf	\$7.50	\$45,000
Planters	1	ls	\$15,000.00	\$15,000
Site specialties	1	ls	\$2,500.00	\$2,500
Site utility hook ups	1	ls	\$50,000.00	\$50,000
Miscellaneous patch repair	1	ls	\$2,500.00	\$2,500
Total - 2 Sitework				<u>\$315,000</u>