



**West Elementary School**  
New Classroom Building  
Hillsborough, California

Rough Order of Magnitude  
January 24, 2007  
CLLC Project No. 07-00081.01

## INTRODUCTION

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### 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.

### 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**

<b>Element</b>	<b>Area</b>	<b>Cost/SF</b>	<b>Total</b>
<b>A New Classroom Building</b>	4,873 SF	\$321.39	<b>\$1,566,118</b>
<b>B Sitework</b>	15,000 SF	\$25.09	<b>\$376,294</b>
<b>TOTAL CONSTRUCTION COST (Jan 2007 \$\$\$)</b>			<b>\$1,942,412</b>

Escalation (MOC XXX XXX XXX) TBD

<b>TOTAL CONSTRUCTION COST (Escalated)</b>	<b>TBD</b>		
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**Alternates**

1. Remove Restroom SF-age DDT (\$144,000)

## **New Classroom Building**

**Schedule of Areas & Control Quantities**

<b>Schedule of Areas</b>	<b>New Classroom Building SF</b>
<b>Enclosed Areas</b>	
First floor	4,167
<b>Subtotal, Enclosed Areas</b>	<b>4,167</b>
<b>Unenclosed Areas</b>	
Exterior Walk	1,412
<b>Subtotal, Unenclosed Areas</b>	<b>1,412</b>
<b>Unenclosed Areas @ 50%</b>	<b>706</b>
<b>Total Gross Floor Area</b>	<b>4,873</b>

**New Classroom Building Construction Cost Summary**

Element	Total	Cost/SF
<b>1 General Conditions(Inc. Below)</b>		
<b>2 Sitework</b>		
<b>3 Concrete</b>	<b>\$83,578</b>	\$17.15
<b>4 Masonry</b>		
<b>5 Metals</b>	<b>\$32,848</b>	\$6.74
<b>6 Wood &amp; Plastics</b>	<b>\$275,545</b>	\$56.55
<b>7 Thermal &amp; Moisture</b>	<b>\$176,335</b>	\$36.19
<b>8 Doors &amp; Windows</b>	<b>\$90,608</b>	\$18.59
<b>9 Finishes</b>	<b>\$245,184</b>	\$50.31
<b>10 Specialties</b>	<b>\$44,984</b>	\$9.23
<b>11 Equipment</b>		
<b>12 Furnishings</b>		
<b>13 Special Construction</b>		
<b>14 Conveying</b>		
<b>15 Mechanical</b>	<b>\$162,922</b>	\$33.43
<b>16 Electrical</b>	<b>\$107,450</b>	\$22.05
Subtotal	<b>\$1,219,454</b>	\$250.25
General Conditions 9.0%	<b>\$109,751</b>	\$22.52
Subtotal	<b>\$1,329,204</b>	\$272.77
GC Fee, OH & P 4.5%	<b>\$59,814</b>	\$12.27
Subtotal	<b>\$1,389,019</b>	\$285.04
Bonds & insurance 2.5%	<b>\$34,725</b>	\$7.13
Subtotal	<b>\$1,423,744</b>	\$292.17
Design Contingency 10.0%	<b>\$142,374</b>	
Subtotal	<b>\$1,566,118</b>	\$321.39
Escalation to MOC (see front summary)		
<b>TOTAL CONSTRUCTION COST</b>	<b><u>\$1,566,118</u></b>	\$321.39

Total Area: 4,873 SF

**New Classroom Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>3 Concrete</b>				
Foundations				
Strip footings, allowance 2' x 1.5'	330	lf	\$115.00	\$37,950
Spread footings, 2' x 2' x 1'	26	ea	\$250.00	\$6,500
Slab On Grade				
Slab on grade, 5" thick	4,167	sf	\$9.15	\$38,128
Concrete curbs	1	ls	\$500.00	\$500
Equipment pads	1	ls	\$500.00	\$500
<b>Total - 3 Concrete</b>				<b><u>\$83,578</u></b>
<b>5 Metals</b>				
Structural Steel, etc.				
Allowance for all steel support framing (2.5lb / sf)	12,183	lb	\$2.25	\$27,411
Metal Fabrications / Miscellaneous				
Roof hatch and ladder	1	ea	\$3,000.00	\$3,000
Miscellaneous metals	4,873	sf	\$0.50	\$2,437
<b>Total - 5 Metals</b>				<b><u>\$32,848</u></b>
<b>6 Wood &amp; Plastics</b>				
Rough Carpentry				
Miscellaneous backing / blocking	4,873	sf	\$0.20	\$975
Wall Framing, wood studs				
Exterior wall studs	4,620	sf	\$5.85	\$27,027
Interior wall studs	2,030	sf	\$5.65	\$11,470
Furring	500	sf	\$5.00	\$2,500
Wood posts, etc.	4,873	sf	\$1.25	\$6,091
Miscellaneous framing	4,873	sf	\$0.75	\$3,655
Sheathing (ext)	4,620	sf	\$3.40	\$15,708
Sheathing (int)	508	sf	\$3.40	\$1,726
Roof Framing				
Roof framing including all structure, rafters, beams, etc., allowance	4,792	sf	\$20.50	\$98,237
Roof sheathing	4,792	sf	\$3.54	\$16,964
Finish Carpentry				
Millwork / Casework				
Teaching walls	4	ea	\$9,600.00	\$38,400
Base units	96	lf	\$330.00	\$31,680
Bookcases	76	lf	\$162.00	\$12,312

**New Classroom Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Tall storage units	4	ea	\$1,200.00	\$4,800
Shelving	1	ls	\$1,000.00	\$1,000
Exterior trim, allowance	200	lf	\$15.00	\$3,000

**Total - 6 Wood & Plastics** **\$275,545**

**7 Thermal & Moisture Protection**

Insulation				
Exterior walls	4,620	sf	\$1.65	\$7,623
Interior walls	2,030	sf	\$1.65	\$3,350
Roofing	4,792	sf	\$3.40	\$16,293
Roofing				
Asphalt shingles	4,792	sf	\$6.50	\$31,148
Ridges / valleys, flashings, gutters, etc.	4,792	sf	\$2.00	\$9,584
Exterior walkway including all framing, deck, finish, flashings, lighting, painting, structure	1,412	sf	\$75.00	\$105,900
Miscellaneous				
Caulking and sealant	4,873	sf	\$0.50	\$2,437

**Total - 7 Thermal & Moisture Protection** **\$176,335**

**8 Doors & Windows**

Doors				
Exterior - double	2	pr	\$3,900.00	\$7,800
Exterior - single	11	ea	\$1,960.00	\$21,560
Interior - single	2	ea	\$1,920.00	\$3,840
Feature hardware, etc.	1	ls	\$3,500.00	\$3,500
Access doors	1	ls	\$500.00	\$500
Windows, Storefront & Glazing				
Exterior storefront / glazing	495	sf	\$76.50	\$37,868
High level clerestory glazing	222	sf	\$70.00	\$15,540

**Total - 8 Doors & Windows** **\$90,608**

**9 Finishes**

Gypsum Board				
Exterior walls	4,620	sf	\$4.00	\$18,480
Interior walls	4,060	sf	\$4.00	\$16,240
Backing layers	1,736	sf	\$2.70	\$4,687
Impact resistant premium	3,472	sf	\$1.50	\$5,208

Exterior Plaster / Finishes

**New Classroom Building Detail Elements**

<b>Element</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
Walls	3,465	sf	\$13.05	\$45,218
Wood exterior wainscot, painted	1,155	sf	\$16.00	\$18,480
Feature exterior finishes	1	ls	\$15,000.00	\$15,000
Exterior soffits	250	sf	\$30.00	\$7,500
<b>Floors and base</b>				
VCT	4,268	sf	\$4.68	\$19,974
Ceramic tile	455	sf	\$18.90	\$8,600
Sealed concrete	150	sf	\$14.00	\$2,100
<b>Walls</b>				
Paint	12,740	sf	\$1.10	\$14,014
Ceramic wall tile	816	sf	\$18.60	\$15,178
Tackable wall panels	1,400	sf	\$14.00	\$19,600
<b>Ceilings</b>				
ACT ceilings	3,562	sf	\$5.00	\$17,810
Gypsum board ceilings	455	sf	\$14.00	\$6,370
Paint exposed structure	150	sf	\$1.50	\$225
Gypsum board soffits	420	sf	\$25.00	\$10,500
<b>Total - 9 Finishes</b>				<b><u>\$245,184</u></b>
<b>10 Specialties</b>				
<b>Restroom Specialties</b>				
Including partitions, specialties	2	rm	\$5,400.00	\$10,800
<b>Miscellaneous</b>				
Window blinds, manual	495	sf	\$8.00	\$3,960
Markerboards, etc.	8	ea	\$1,400.00	\$11,200
Projector, LCD, screen	4	ea	\$3,500.00	\$14,000
Building signage	4,873	sf	\$0.30	\$1,462
Building specialties	4,873	sf	\$0.30	\$1,462
Fire extinguishers	5	ea	\$420.00	\$2,100
<b>Total - 10 Specialties</b>				<b><u>\$44,984</u></b>
<b>11 Equipment</b>				
Equipment - N/A				
<b>Total - 11 Equipment</b>				
<b>12 Furnishings</b>				
N/A				

**New Classroom Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
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**Total - 12 Furnishings**

**13 Special Construction**

N/A

**Total - 13 Special Construction**

**15 Mechanical**

Plumbing

Plumbing Equipment	1	ea	\$6,500.00	\$6,500
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Sanitary Fixtures

Allowance including all rough in	18	ea	\$3,000.00	\$54,000
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Waste/Vent / Domestic

Pipe distribution, allowance	4,873	sf	\$1.00	\$4,873
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Condensate drainage

	4,873	sf	\$0.40	\$1,949
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Natural gas

	4,873	sf	\$1.00	\$4,873
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Miscellaneous plumbing

	4,873	sf	\$0.40	\$1,949
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HVAC

Heat and vent only, allowance complete	4,873	sf	\$12.00	\$58,476
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Exhaust fans

	1	ls	\$3,500.00	\$3,500
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Fire Protection

Wet-pipe sprinklers	4,873	sf	\$5.50	\$26,802
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**Total - 15 Mechanical**

**\$162,922**

**16 Electrical**

Electrical

Service & distribution	4,873	sf	\$4.00	\$19,492
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HVAC connection

	4,873	sf	\$1.00	\$4,873
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Convenience power

	4,873	sf	\$2.55	\$12,426
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Lighting / controls

	4,873	sf	\$7.50	\$36,548
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Fire alarm

	4,873	sf	\$4.00	\$19,492
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Telephone/data system

	4,873	sf	\$1.00	\$4,873
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Security system

	4,873	sf	\$1.00	\$4,873
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CATV system

	4,873	sf	\$0.50	\$2,437
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Clock / PA system

	4,873	sf	\$0.50	\$2,437
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**Total - 16 Electrical**

**\$107,450**

## **Sitework**

**Sitework Construction Cost Summary**

Element	Total	Cost / SF
<b>1 General Conditions (Incl. Below)</b>		
<b>2 Sitework</b>	<b>\$293,000</b>	\$19.53
<b>3 Concrete</b>		
<b>4 Masonry</b>		
<b>5 Metals</b>		
<b>6 Wood &amp; Plastics</b>		
<b>7 Thermal &amp; Moisture</b>		
<b>8 Doors &amp; Windows</b>		
<b>9 Finishes</b>		
<b>10 Specialties</b>		
<b>11 Equipment</b>		
<b>12 Furnishings</b>		
<b>13 Special Construction</b>		
<b>14 Conveying</b>		
<b>15 Mechanical</b>		
<b>16 Electrical</b>		
Subtotal	<b>\$293,000</b>	\$19.53
General Conditions 9.0%	<b>\$26,370</b>	\$1.76
Subtotal	<b>\$319,370</b>	\$21.29
General Contractor OH&P 4.5%	<b>\$14,372</b>	\$0.96
Subtotal	<b>\$333,742</b>	\$22.25
Bonds & Insurance 2.5%	<b>\$8,344</b>	\$0.56
Subtotal	<b>\$342,085</b>	\$22.81
Design Contingency 10.0%	<b>\$34,209</b>	\$2.28
Subtotal	<b>\$376,294</b>	\$25.09
Escalation - see front summary		
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b><u>\$376,294</u></b>	\$25.09

Total Area: 15,000 SF

**Sitework Detail Elements**

Element		Unit	Unit Cost	Total
<b>2 Sitework</b>				
Site Improvements				
Demolition allowance	15,000	sf	\$1.00	\$15,000
Grading	15,000	sf	\$2.00	\$30,000
Site improvements - flat work	9,000	sf	\$12.00	\$108,000
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	\$75,000.00	\$75,000
Miscellaneous patch repair	1	ls	\$2,500.00	\$2,500
<b>Total - 2 Sitework</b>				<b><u>\$293,000</u></b>