



**City of Beaumont**  
**Beaumont Police Facility**  
Beaumont, CA

Conceptual Cost Estimate, R2  
August 24, 2022

**Prepared for LPA Design Studios, Inc.**

## INTRODUCTION

### BASIS OF ESTIMATE

This Cost Estimate is based upon Conceptual drawing package dated 07/27/2022, prepared by LPA Design Studios, Inc., along with verbal and written guidance from the design / engineering team.

### ESTIMATE MARK UPS

The following markups are included in this estimate:

1) General Conditions	7.00%
2) Overhead and Profit (OH&P)	4.00%
3) Bonds & Insurance	2.40%
4) Design Contingency	15.00%
5) Escalation to MOC, 02/25/25	14.93%

### EXCLUSIONS

The following items are excluded in this estimate.

- 1) Professional fees, inspections and testing.
- 2) Escalation beyond midpoint of construction. The anticipated construction start is May 2024, with a 20 month schedule.
- 3) FF and E, unless specifically referenced in this estimate.
- 3) Plan check fees and building permit fees.
- 4) Construction/Owner's contingency costs.
- 5) Construction management fees.
- 6) Soft costs.
- 7) Off-site work
- 8) Night time and weekends work.
- 9) Interim housing.
- 10) Accelerated construction schedule.
- 11) Emergency DAS system.
- 12) Low voltage head end equipment unless noted otherwise.
- 13) Shooting range fit-out. Shown as below the line alternate.

### ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen sub-surface condition.
- 2) Any changes to the scope of work not included in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

### CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages. The estimate does not include a PLA or CSWPA.
- 3) This estimate assumes design-build delivery method.
- 4) This estimate does not include the prequalification process for the General Contractor and Subcontractor. If prequalification will be required and implemented, this will have a cost impact on the project.

**CONSTRUCTION COST SUMMARY**

Base Scope Elements	Area	Cost / SF	Total
NEW POLICE FACILITY BUILDING	47,562 SF	\$778.18	\$37,012,021
SUPPORT BUILDING	3,175 SF	\$844.92	\$2,682,609
SITework	243,000 SF	\$68.50	\$16,645,763
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$56,340,393</b>
OFF-SITE (UTILITY CONNECTION AND NORTH ACCESS ROAD)	28,746 SF	\$34.61	\$994,861
PV SOLAR CANOPIES AND BATTERY STORAGE	22,130 SF	\$251.19	\$5,558,854
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$62,894,108</b>

**ADD ALTERNATES:**

ALT #1: RANGE (2,800SF) FIT-OUT INCLUDING FINISHES, EQUIPMENT AND MEP FINISHING \$464,000

\*Alternates include all applicable markups

**Main CSI Summary**

Element	Total	
01 General Requirements	Included in General Conditions	
02 Existing Conditions	\$100,321	\$2.11
03 Concrete	\$1,253,273	\$26.35
04 Masonry	\$1,939,495	\$40.78
05 Metals	\$1,030,153	\$21.66
06 Woods, Plastics, and Composites	\$3,459,435	\$72.74
07 Thermal and Moisture Protection	\$2,163,892	\$45.50
08 Openings	\$1,192,377	\$25.07
09 Finishes	\$3,722,661	\$78.27
10 Specialties	\$585,540	\$12.31
11 Equipment	\$318,366	\$6.69
12 Furnishings	\$26,286	\$0.55
13 Special Construction		
14 Conveying Equipment	\$372,119	\$7.82
21 Fire Suppression	\$266,795	\$5.61
22 Plumbing	\$1,093,051	\$22.98
23 Heating, Ventilating, and Air Conditioning (HVAC)	\$3,388,858	\$71.25
26 Electrical	\$5,709,842	\$120.05
27 Communications	\$682,837	\$14.36
28 Electronic Safety and Security	\$1,107,212	\$23.28
31 Earthwork	\$1,594,059	\$33.52
32 Exterior Improvements	\$5,820,107	\$122.37
33 Utilities	\$2,191,054	\$46.07
34 Transportation	\$50,000	\$1.05
48 Electric Power Generation	\$3,690,800	\$77.60
Subtotal	\$41,758,532	\$877.98
General Conditions	7.00%	\$2,923,097
Subtotal	\$44,681,630	\$939.44
Overhead and Profit (OH&P)	4.00%	\$1,787,265
Subtotal	\$46,468,895	\$977.02
Bonds & Insurance	2.40%	\$1,115,253
Subtotal	\$47,584,148	\$1,000.47
Design Contingency	15.00%	\$7,137,622
Subtotal	\$54,721,770	\$1,150.54
Escalation to MOC, 02/25/25	14.93%	\$8,172,338
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$62,894,108</b>
		<b>\$1,322.36</b>

**New Police Facility Building**

***New Police Facility Building Summary***

Element	Gross Floor Area	47,562 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions			
03	Concrete		\$1,117,076	\$23.49
04	Masonry		\$1,462,793	\$30.76
05	Metals		\$735,896	\$15.47
06	Woods, Plastics, and Composites		\$3,426,097	\$72.03
07	Thermal and Moisture Protection		\$2,093,065	\$44.01
08	Openings		\$1,120,365	\$23.56
09	Finishes		\$3,663,939	\$77.04
10	Specialties		\$506,899	\$10.66
11	Equipment		\$278,678	\$5.86
12	Furnishings		\$26,286	\$0.55
13	Special Construction			
14	Conveying Equipment		\$372,119	\$7.82
21	Fire Suppression		\$241,522	\$5.08
22	Plumbing		\$978,926	\$20.58
23	Heating, Ventilating, and Air Conditioning (HVAC)		\$3,222,170	\$67.75
26	Electrical		\$3,795,110	\$79.79
27	Communications		\$499,401	\$10.50
28	Electronic Safety and Security		\$939,350	\$19.75
31	Earthwork		\$94,432	\$1.99
48	Electric Power Generation			
	Subtotal		\$24,574,125	\$516.68
	General Conditions	7.00%	\$1,720,189	\$36.17
	Subtotal		\$26,294,314	\$552.84
	Overhead and Profit (OH&P)	4.00%	\$1,051,773	\$22.11
	Subtotal		\$27,346,086	\$574.96
	Bonds & Insurance	2.40%	\$656,306	\$13.80
	Subtotal		\$28,002,392	\$588.76
	Design Contingency	15.00%	\$4,200,359	\$88.31
	Subtotal		\$32,202,751	\$677.07
	Escalation to MOC, 02/25/25	14.93%	\$4,809,270	\$101.12
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$37,012,021</b>	<b>\$778.18</b>

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***New Police Facility Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>03 Concrete</b>				
Construction layout, 2 person crew	3	day	\$2,329.06	\$6,987
Foundations, allowance	26,942	sf	\$23.88	\$643,375
Slab on grade, 5" thick				
Concrete, 3000 psi	366	cy	\$258.55	\$94,755
Concrete placement	366	cy	\$55.45	\$20,320
Edge formwork	724	lf	\$8.56	\$6,200
Gravel sub base - 4"	21,418	sf	\$1.41	\$30,304
Reinforcing steel	36,207	lb	\$2.85	\$103,035
Finish to slab	21,418	sf	\$0.96	\$20,458
Vapor barrier	21,418	sf	\$0.47	\$10,127
Add for thickened edges	22	cy	\$313.99	\$6,946
Premium to slab depressions	742	sf	\$4.98	\$3,691
Slab on grade, 8" thick, sally port and high density storage				
Concrete, 3000 psi	151	cy	\$258.55	\$38,985
Concrete placement	151	cy	\$55.45	\$8,360
Edge formwork	238	lf	\$8.56	\$2,038
Gravel sub base - 4"	5,524	sf	\$1.41	\$7,816
Reinforcing steel	10,164	lb	\$2.85	\$28,924
Finish to slab	5,524	sf	\$0.96	\$5,277
Vapor barrier	5,524	sf	\$0.47	\$2,612
Miscellaneous				
Miscellaneous concrete	47,562	gsf	\$1.25	\$59,453
Elevator pit including waterproofing	1	ea	\$17,412.50	\$17,413
			<b>Subtotal - Concrete</b>	<b><u>\$1,117,076</u></b>

**04 Masonry**

Reinforced CMU walls, fully grouted				
Exterior, shot blast, 12" thick	13,071	sf	\$46.91	\$613,214
Exterior, shot blast, 12" thick, retaining	3,536	sf	\$51.39	\$181,721
Interior, precision, 12" thick	9,504	sf	\$44.28	\$420,813
Interior, precision, 8" thick	832	sf	\$37.81	\$31,458
Lintels, embeds and detailing, etc.	26,943	sf	\$3.23	\$87,127

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Element	Quantity	Unit	Unit Cost	Total
Scaffolding including erection, dismantle and rental	16,607	sf	\$7.74	\$128,460
			<b>Subtotal - Masonry</b>	<b><u>\$1,462,793</u></b>

**05 Metals**

Structural steel				
Steel column (allow 2#/sf)	48	tn	\$8,274.88	\$393,570
Miscellaneous bolts and connections	7	tn	\$10,013.50	\$71,439
Stairs including rail				
Metal pan landing, concrete infill not included	132	sf	\$125.44	\$16,558
Metal pan stair tread with picket rail, 4'-0" W, concrete infill not included	60	ea	\$218.27	\$13,096
Handrail	130	lf	\$74.63	\$9,671
Metal pan landing concrete infill	132	sf	\$1.49	\$197
Metal pan stair tread concrete infill	60	ea	\$42.29	\$2,537
Miscellaneous metal fabrication and supports				
Wall mounted steel access roof ladder	1	ea	\$1,980.95	\$1,981
Structural support to storefront/curtain wall, allow 2.5#/sf	11,126	lb	\$4.98	\$55,350
Parapet wall support	38	ea	\$845.75	\$32,139
Metal canopy including framing at DOC, allowance	684	sf	\$159.20	\$108,893
Guardrail, interior	29	lf	\$149.25	\$4,328
Guardrail, exterior	132	lf	\$198.01	\$26,137
			<b>Subtotal - Metals</b>	<b><u>\$735,896</u></b>

**06 Woods, Plastics, and Composites**

Building casework				
Miscellaneous casework, allowance	47,562	gsf	\$5.00	\$237,810
Floor framing, allowance	22,151	sf	\$69.65	\$1,542,817
Sheathing	22,151	sf	\$4.23	\$93,671
Connections and hardware	22,151	sf	\$1.50	\$33,227
Roof and canopy framing, allowance	17,865	sf	\$74.63	\$1,333,202
CLT fascia	330	lf	\$107.46	\$35,462
Sheathing	17,865	sf	\$4.23	\$75,548
Connections and hardware	17,865	sf	\$1.50	\$26,798



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Element	Quantity	Unit	Unit Cost	Total
Miscellaneous rough carpentry and blocking, allowance	47,562	gsf	\$1.00	\$47,562
<b><i>Subtotal - Woods, Plastics, and Composites</i></b>				<b><u>\$3,426,097</u></b>

**07 Thermal and Moisture Protection**

Waterproofing				
Retaining walls	5,236	sf	\$8.95	\$46,836
Fireproofing, not required				Excluded
Roofing system				
TPO single ply roof membrane	4,644	sf	\$4.80	\$22,269
Standing seam metal panel roofing	11,898	sf	\$33.83	\$402,509
Walkway pads	1,000	sf	\$12.93	\$12,925
Roof insulation				
Rigid roof insulation, polyisocyanurate, 3" thick	16,542	sf	\$4.00	\$66,124
Tapered insulation	1,393	sf	\$5.99	\$8,343
Cover board, 1/4" thick	16,542	sf	\$1.33	\$21,957
Wall and ceiling insulation				
Exterior, sound batt insulation, unbacked	11,352	sf	\$1.35	\$15,325
Interior, sound batt insulation, 2-1/2" thick, unbacked	10,688	sf	\$1.03	\$11,047
Interior, sound batt insulation, 5-1/2" thick, unbacked	46,616	sf	\$1.62	\$75,715
Exterior wall finishes				
Aluminum composite metal panel including sub framing	2,154	sf	\$59.70	\$128,594
Precast concrete panels	11,352	sf	\$57.71	\$655,124
Exterior ceiling finishes				
Plastered ceiling including framing and insulation at Sallyport	3,062	sf	\$31.33	\$95,939
Aluminum composite metal panel roofing at sallyport canopy	3,062	sf	\$64.68	\$198,035
Aluminum sunshades, allowance	47,562	gsf	\$3.50	\$166,467
Sheet metal				
Parapet coping, 12" wide	396	lf	\$28.36	\$11,230
Base flashing and counter flashing	480	lf	\$24.88	\$11,940
Sheet metal, allowance	47,562	sf	\$1.50	\$71,343

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Element	Quantity	Unit	Unit Cost	Total
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Miscellaneous				
Miscellaneous caulking and sealants, allowance	47,562	gsf	\$1.50	\$71,343

***Subtotal - Thermal and Moisture Protection***      **\$2,093,065**

**08 Openings**

Exterior glazing				
Storefront window system, 1" insulated glass with low E coating	3,202	sf	\$109.45	\$350,486
Storefront window system, spandrel panel	48	sf	\$135.82	\$6,519
Exterior doors				
Folding glass partition, NANA wall, 9'-0" X 24'-0"	216	sf	\$338.77	\$73,175
Automatic sliding door with breakaway panel, 6'-0" W x 9'-0" H	1	ea	\$19,976.13	\$19,976
Storefront door including hardware, single	3	ea	\$3,561.10	\$10,683
Storefront door including hardware, pair	5	pr	\$7,351.50	\$36,758
HM door and frame including hardware, single	2	ea	\$2,180.69	\$4,361
HM door and frame including hardware, pair	1	pr	\$3,904.94	\$3,905
Premiums				
Door premium for increase security door, frame and hardware assembly, allowance	5	ea	\$2,985.00	\$14,925
Panic hardware, per leaf	13	ea	\$1,095.86	\$14,246
Interior glazing and doors				
Interior storefront wall system, allowance	1,000	sf	\$82.09	\$82,088
Ballistic rated glazing, level 3, allowance	200	sf	\$267.00	\$53,399
Interior doors				
Insulated HM door and frame including hardware, single	64	ea	\$2,362.17	\$151,179
Insulated HM door and frame including hardware, double	6	pr	\$3,779.47	\$22,677
SC wood door panel and HM frame incl. hardware, single with glass panel	18	ea	\$2,344.79	\$42,206
HM door and frame including hardware, detention grade, ballistic resistant, single	18	ea	\$5,640.15	\$101,523
HM door and frame including hardware, detention grade, ballistic resistant, double	1	pr	\$9,306.24	\$9,306
Steel sliding holding cell door, 4'-0" W, grouted	2	ea	\$8,756.00	\$17,512

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Element	Quantity	Unit	Unit Cost	Total
Premiums				
Detention grade door hardware	20	ea	\$1,840.75	\$36,815
Slide lock	2	ea	\$447.75	\$896
Digital keypad	2	ea	\$731.33	\$1,463
Door premium for increase security door, frame and hardware assembly, allowance	15	ea	\$2,985.00	\$44,775
Privacy shades on glass door, per door	18	ea	\$1,194.00	\$21,492
				\$21,492
			<b>Subtotal - Openings</b>	<b><u>\$1,120,365</u></b>

**09 Finishes**

Exterior walls and parapets				
Exterior wall framing, 6" 18 ga at 16" oc	11,352	sf	\$16.92	\$192,019
Additional blocking, support backing, stiffeners, etc.	11,352	sf	\$1.00	\$11,295
Exterior wall densglas sheathing	11,352	sf	\$4.02	\$45,661
Back of parapet wall densglas sheathing	3,952	sf	\$4.02	\$15,896
Premiums for high impact and ballistic panels	47,562	gsf	\$0.20	\$9,512
Exterior plaster				
Polymer modified plaster with integral color at mechanical well	3,952	sf	\$23.76	\$93,904
Interior partitions				
Partition wall, 8", 18 ga at 16" oc	23,536	sf	\$16.92	\$398,111
Partition wall, 6", 18 ga at 16" oc	23,080	sf	\$13.43	\$310,022
Furring wall, 2-1/2", 18 ga at 24" oc	10,688	sf	\$9.10	\$97,211
Additional blocking, support backing, stiffeners, etc.	57,304	sf	\$1.00	\$57,017
5/8" thick gypsum board, type X, finished	101,104	sf	\$4.33	\$437,603
1" thick coreboard at shaft walls	2,816	sf	\$5.26	\$14,822
Premiums for high impact and ballistic panels	47,562	gsf	\$1.00	\$47,562
Interior finishes, allowance	46,031	sf	\$42.00	\$1,933,302
				\$1,933,302
			<b>Subtotal - Finishes</b>	<b><u>\$3,663,939</u></b>

**10 Specialties**

Building specialties				
Miscellaneous specialties including lockers, parcel pass, weapons lockers, fire extinguishers, TV mounts, etc.	47,562	gsf	\$6.00	\$285,372
Signage and wayfindings				
Signage including halo lit exterior sign, allowance	1	ls	\$125,000.00	\$125,000

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Element	Quantity	Unit	Unit Cost	Total
Toilet cubicles				
Toilet partition, stainless steel, ADA	6	ea	\$3,845.90	\$23,075
Toilet partition, stainless steel, standard	6	ea	\$3,659.22	\$21,955
Urinal screen	6	ea	\$1,170.36	\$7,022
Toilet / restroom specialties				
Bathroom mirrors	138	sf	\$31.64	\$4,367
Coat hook	23	ea	\$27.19	\$625
Grab bars	12	ea	\$176.04	\$2,112
Janitor mop sink rack	2	ea	\$120.21	\$240
Paper towel dispenser combo unit, recessed	17	ea	\$302.04	\$5,135
Sanitary napkin dispenser	12	ea	\$336.41	\$4,037
Sanitary napkin disposal	12	ea	\$151.02	\$1,812
Seat cover dispenser	23	ea	\$116.66	\$2,683
Soap dispenser	23	ea	\$87.30	\$2,008
Toilet paper dispenser	23	ea	\$78.14	\$1,797
Hand dryer	17	ea	\$800.91	\$13,615
Diaper changing station	1	ea	\$1,343.25	\$1,343
Shower curtain and rod	2	ea	\$273.63	\$547
Shower ADA grab bars	6	ea	\$176.04	\$1,056
ADA shower seat	2	ea	\$671.63	\$1,343
Shower surround	2	ea	\$875.78	\$1,752

***Subtotal - Specialties***      **\$506,899**

**11 Equipment**

Residential appliances, allowance	1	ls	\$28,678.13	\$28,678
High density storage, allowance	1	ls	\$250,000.00	\$250,000

***Subtotal - Equipment***      **\$278,678**

**12 Furnishings**

Window covering				
Vertical blinds, manual	3,202	sf	\$8.21	\$26,286
Furniture, OFOI				Excluded

***Subtotal - Furnishings***      **\$26,286**

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Element	Quantity	Unit	Unit Cost	Total
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**14 Conveying Equipment**

Elevators

Passenger, 3500 lbs, hydraulic, 3-stops	1	ea	\$199,040.37	\$199,040
Passenger, 3500 lbs, hydraulic, 2-stops	1	ea	\$173,078.58	\$173,079

***Subtotal - Conveying Equipment*** **\$372,119**

**21 Fire Suppression**

Wet pipe sprinkler system, enclosed area	28,584	sf	\$7.96	\$227,529
Premium for vandal proof heads at detention areas	813	sf	\$5.97	\$4,854
Wet pipe sprinkler system, un-enclosed area (Sallyport)	3,062	sf	\$2.99	\$9,140

***Subtotal - Fire Suppression*** **\$241,522**

**22 Plumbing**

Equipment	46,031	gsf	\$0.50	\$23,016
Fixtures, including pipe and rough-in				
Water closet	12	ea	\$7,560.00	\$90,720
Lavatory	12	ea	\$7,434.00	\$89,208
Urinal	6	ea	\$7,245.00	\$43,470
Drinking fountain / bottle filler	4	ea	\$8,505.00	\$34,020
Water closet (single user restroom)	11	ea	\$10,080.00	\$110,880
Lavatory (single user restroom)	11	ea	\$9,954.00	\$109,494
Water closet (single user restroom), detention grade	4	ea	\$10,080.00	\$40,320
Lavatory (single user restroom), detention grade	4	ea	\$9,954.00	\$39,816
Dog wash station	1	ea	\$7,194.00	\$7,194
Shower, ADA	2	ea	\$11,151.00	\$22,302
Sink	6	ea	\$9,954.00	\$59,724
Janitor sink	2	ea	\$5,670.00	\$11,340
Floor drains	27	ea	\$2,514.00	\$67,878
Hose bibb	12	ea	\$2,250.00	\$27,000
Pipe and connections for appliances	1	ls	\$15,000.00	\$15,000
Condensate drain pipe distribution	46,031	sf	\$1.40	\$64,443
Roof drain				
Roof and over flow drain	8	ea	\$1,100.00	\$8,800
Drainage pipe	480	lf	\$125.00	\$60,000
Downspout cover	8	ea	\$145.00	\$1,160

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Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Access panels	20	ea	\$360.00	\$7,200
Clean and test	1	ls	\$4,500.00	\$4,500
Noise and vibration control	1	ls	\$3,200.00	\$3,200
Firestopping	46,031	sf	\$0.31	\$14,270
Seismic supports	46,031	sf	\$0.38	\$17,492
Test and balance	36	hr	\$120.00	\$4,320
Commissioning assistance only	18	hr	\$120.00	\$2,160
			<b>Subtotal - Plumbing</b>	<b><u>\$978,926</u></b>

**23 Heating, Ventilating, and Air Conditioning (HVAC)**

HVAC system including distribution and controls, allowance	46,031	sf	\$70.00	<u>\$3,222,170</u>
			<b>Subtotal - Heating, Ventilating, and Air Conditioning (HVAC)</b>	<b><u>\$3,222,170</u></b>

**26 Electrical**

Distribution equipment	47,562	gsf	\$20.00	\$951,240
HVAC and equipment connections	47,562	gsf	\$9.00	\$428,058
Convenience power	47,562	gsf	\$10.00	\$475,620
Lighting and lighting control	47,562	gsf	\$27.00	\$1,284,174
Audio-video system infrastructure	47,562	gsf	\$1.25	\$59,453
Equipment and programming, allowance	1	ls	\$420,000.00	\$420,000
Additional electrical requirements				
Firestopping electrical	47,562	gsf	\$0.37	\$17,681
Seismic bracing / miscellaneous supports	47,562	gsf	\$0.43	\$20,627
Electrical temporary power	47,562	gsf	\$1.55	\$73,669
Equipment rentals	47,562	gsf	\$0.62	\$29,468
Commissioning, planning, and coordination	18	ea	\$1,951.18	<u>\$35,121</u>
			<b>Subtotal - Electrical</b>	<b><u>\$3,795,110</u></b>

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***New Police Facility Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>27 Communications</b>				
Voice and data system (infrastructure only, excluding devices and head-end equipment)	47,562	gsf	\$9.00	\$428,058
Distributed antenna system (infrastructure only, excluding devices and head-end equipment)				
Distributed antenna system - emergency responder, rough-in only	47,562	gsf	\$1.50	\$71,343
				\$499,401
<b>Subtotal - Communications</b>				<b><u>\$499,401</u></b>
<b>28 Electronic Safety and Security</b>				
Closed circuit television system	47,562	gsf	\$2.00	\$95,124
Access control system (infrastructure only, excluding devices and head-end equipment)	47,562	gsf	\$3.00	\$142,686
Security system including equipment	47,562	gsf	\$6.00	\$285,372
Fire alarm system				
Fire alarm system, addressable - includes fire alarm panel, annunciator, terminal cabinets, speakers, strobes, horns, pull stations, control modules, relay modules tamper and flow switch's, conduit and wire.	47,562	gsf	\$8.75	\$416,168
				\$939,350
<b>Subtotal - Electronic Safety and Security</b>				<b><u>\$939,350</u></b>
<b>31 Earthwork</b>				
Earthwork				
Over-excavate, sort and recompact, 5'-0" below and 5'-0" beyond building footprint area including setback	6,237	cy	\$7.96	\$49,643
Import select fill, backfill and compact	935	cy	\$19.99	\$18,696
Haul excess, 10 mile round trip	935	cy	\$17.86	\$16,710
Fine grading	26,942	sf	\$0.35	\$9,383
				\$94,432
<b>Subtotal - Earthwork</b>				<b><u>\$94,432</u></b>

***New Police Facility Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
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**48 *Electric Power Generation***

PV system, see sitework

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***Subtotal - Electric Power Generation***



**Support Building**

**Support Building Summary**

Element	Gross Floor Area	3,175 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions			
03	Concrete		\$136,196	\$42.90
04	Masonry		\$476,702	\$150.14
05	Metals		\$294,257	\$92.68
06	Woods, Plastics, and Composites		\$33,338	\$10.50
07	Thermal and Moisture Protection		\$70,826	\$22.31
08	Openings		\$72,012	\$22.68
09	Finishes		\$58,722	\$18.50
10	Specialties		\$78,642	\$24.77
11	Equipment		\$39,688	\$12.50
12	Furnishings			
13	Special Construction			
14	Conveying Equipment			
21	Fire Suppression		\$25,273	\$7.96
22	Plumbing		\$114,125	\$35.94
23	Heating, Ventilating, and Air Conditioning (HVAC)		\$166,688	\$52.50
26	Electrical		\$147,296	\$46.39
27	Communications		\$11,113	\$3.50
28	Electronic Safety and Security		\$42,863	\$13.50
31	Earthwork		\$13,379	\$4.21
48	Electric Power Generation			
	Subtotal		\$1,781,118	\$560.98
	General Conditions	7.00%	\$124,678	\$39.27
	Subtotal		\$1,905,796	\$600.25
	Overhead and Profit (OH&P)	4.00%	\$76,232	\$24.01
	Subtotal		\$1,982,028	\$624.26
	Bonds & Insurance	2.40%	\$47,569	\$14.98
	Subtotal		\$2,029,596	\$639.24
	Design Contingency	15.00%	\$304,439	\$95.89
	Subtotal		\$2,334,036	\$735.13
	Escalation to MOC, 02/25/25	14.93%	\$348,573	\$109.79
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$2,682,609</b>	<b>\$844.92</b>

**Support Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>03 Concrete</b>				
Construction layout, 2 person crew	1	day	\$2,329.06	\$2,329
Foundations, allowance	3,175	sf	\$24.88	\$78,978
Slab on grade, 5" thick				
Concrete, 3000 psi	54	cy	\$258.55	\$14,046
Concrete placement	54	cy	\$55.45	\$3,012
Edge formwork	308	lf	\$8.56	\$2,638
Gravel sub base - 4"	3,175	sf	\$1.41	\$4,492
Reinforcing steel	5,367	lb	\$2.85	\$15,274
Finish to slab	3,175	sf	\$0.96	\$3,033
Vapor barrier	3,175	sf	\$0.47	\$1,501
Add for thickened edges	9	cy	\$313.99	\$2,955
Miscellaneous concrete	3,175	gsf	\$2.50	\$7,938
			<b>Subtotal - Concrete</b>	<b><u>\$136,196</u></b>
<b>04 Masonry</b>				
Reinforced CMU walls, fully grouted				
Exterior, shot blast, 12" thick	6,080	sf	\$46.91	\$285,238
Interior, precision, 8" thick	3,040	sf	\$37.81	\$114,942
Lintels, embeds and detailing, etc.	9,120	sf	\$3.23	\$29,492
Scaffolding including erection, dismantle and rental	6,080	sf	\$7.74	\$47,030
			<b>Subtotal - Masonry</b>	<b><u>\$476,702</u></b>
<b>05 Metals</b>				
Structural steel				
Roof framing (allow 20#/sf)	33	tn	\$6,129.54	\$201,043
Steel column (allow 2#/sf)	3	tn	\$6,129.54	\$19,461
Miscellaneous bolts and connections	5	tn	\$7,417.40	\$40,025

**Beaumont Police Facility  
Support Building  
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**Support Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Steel decking				
Roof decking, 1-1/2" x 16 ga	3,280	sf	\$7.96	\$26,108
Deck edging	308	lf	\$14.47	\$4,457
Shear studs	462	ea	\$6.85	\$3,163
			<b>Subtotal - Metals</b>	<b><u>\$294,257</u></b>
<b>06 Woods, Plastics, and Composites</b>				
Building casework, allowance	3,175	gsf	\$10.00	\$31,750
Miscellaneous rough carpentry and blocking, allowance	3,175	gsf	\$0.50	\$1,588
			<b>Subtotal - Woods, Plastics, and Composites</b>	<b><u>\$33,338</u></b>
<b>07 Thermal and Moisture Protection</b>				
Fireproofing, not required				
Fireproofing to structural steel	41	tn		Excluded
Fireproofing to underside of metal deck	3,280	sf		Excluded
Roofing system				
TPO single ply roof membrane	3,280	sf	\$4.80	\$15,728
Back of parapet	1,216	sf	\$4.28	\$5,206
Roof insulation				
Rigid roof insulation, polyisocyanurate, 3" thick	3,280	sf	\$4.00	\$13,111
Tapered insulation	984	sf	\$5.99	\$5,892
Cover board, 1/4" thick	3,280	sf	\$1.33	\$4,354
Sheet metal				
Base flashing and counter flashing	308	lf	\$24.88	\$7,662
Sheet metal, allowance	3,175	gsf	\$3.00	\$9,525
Miscellaneous				
36" x 36" roof access hatch	1	ea	\$2,999.02	\$2,999
Seismic joint including cover				Included with PD building
Miscellaneous caulking and sealants, allowance	3,175	gsf	\$2.00	\$6,350
			<b>Subtotal - Thermal and Moisture Protection</b>	<b><u>\$70,826</u></b>

**Support Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
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**08 Openings**

Exterior doors

HM door and frame including hardware, single	4	ea	\$2,180.69	\$8,723
HM door and frame including hardware, pair	2	pr	\$3,904.94	\$7,810
Specialty door, exterior				
Roll up door with glazing, 12'-0" wide x 8'-0" high opening, motoriz	2	ea	\$21,492.00	\$42,984
Dog door at kennel, including frame	2	ea	\$1,592.00	\$3,184

Interior doors

HM door and frame including hardware, single	2	ea	\$2,168.23	\$4,336
Specialty door, interior				
Dog kennel front and door, allowance	2	ea	\$2,487.50	\$4,975

**Subtotal - Openings** **\$72,012**

**09 Finishes**

Interior finishes

Floors

Sealed concrete	3,175	sf	\$1.74	\$5,528
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Base

Rubber base	684	lf	\$4.52	\$3,095
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Walls

Epoxy paint	10,944	sf	\$3.48	\$38,112
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Ceilings

Acoustic tile ceiling, 2'-0" x 4'-0"	741	sf	\$7.54	\$5,585
Gypsum board ceilings, including framing, moisture resistant	60	sf	\$15.12	\$907
Painted gypsum board ceilings and drop soffits	60	sf	\$2.99	\$179
Painted exposed ceiling structure	2,374	sf	\$2.24	\$5,315

**Subtotal - Finishes** **\$58,722**

**10 Specialties**

Building specialties, allowance	3,175	gsf	\$20.00	\$63,500
Signage and wayfindings, allowance	3,175	gsf	\$4.00	\$12,700

**Support Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>Toilet / restroom specialties</b>				
Bathroom mirrors	6	sf	\$31.64	\$190
Coat hook	1	ea	\$27.19	\$27
Grab bars	2	ea	\$176.04	\$352
Paper towel dispenser combo unit, recessed	1	ea	\$302.04	\$302
Sanitary napkin dispenser	1	ea	\$336.41	\$336
Sanitary napkin disposal	1	ea	\$151.02	\$151
Seat cover dispenser	1	ea	\$116.66	\$117
Soap dispenser	1	ea	\$87.30	\$87
Toilet paper dispenser	1	ea	\$78.14	\$78
Hand dryer	1	ea	\$800.91	\$801
			<b>Subtotal - Specialties</b>	<b><u>\$78,642</u></b>
<b>11 Equipment</b>				
Equipment, allowance	3,175	gsf	\$12.50	\$39,688
			<b>Subtotal - Equipment</b>	<b><u>\$39,688</u></b>
<b>12 Furnishings</b>				
Furniture, OFOI				<u>Excluded</u>
			<b>Subtotal - Furnishings</b>	
<b>21 Fire Suppression</b>				
Wet pipe sprinkler system	3,175	gsf	\$7.96	\$25,273
			<b>Subtotal - Fire Suppression</b>	<b><u>\$25,273</u></b>
<b>22 Plumbing</b>				
Equipment, allowance	3,175	gsf	\$5.00	\$15,875

**Support Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Fixtures, including pipe and rough-in				
Water closet (single user restroom)	1	ea	\$10,080.00	\$10,080
Lavatory (single user restroom)	1	ea	\$9,954.00	\$9,954
Sink	2	ea	\$9,954.00	\$19,908
Floor drains	5	ea	\$2,513.70	\$12,569
Hose bibb	6	ea	\$2,249.10	\$13,495
Pipe and connections for washer and dryer	1	ls	\$2,500.00	\$2,500
Condensate drain pipe distribution	3,175	gsf	\$1.40	\$4,445
Roof drain				
Roof and over flow drain	4	ea	\$1,100.00	\$4,400
Drainage pipe	140	lf	\$125.00	\$17,500
Downspout cover	4	ea	\$145.00	\$580
Miscellaneous				
Access panels	1	ea	\$360.00	\$360
Clean and test	1	ls	\$500.00	\$500
Noise and vibration control	1	ls	\$350.00	\$350
Firestopping	1	ls	\$500.00	\$500
Seismic supports	1	ls	\$750.00	\$750
Test and balance	2	hr	\$120.00	\$240
Commissioning assistance only	1	hr	\$120.00	\$120

**Subtotal - Plumbing**      **\$114,125**

**23 Heating, Ventilating, and Air Conditioning (HVAC)**

HVAC system, allowance	3,175	sf	\$52.50	<u>\$166,688</u>
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**Subtotal - Heating, Ventilating, and Air Conditioning (HVAC)**      **\$166,688**

**26 Electrical**

Distribution equipment	3,175	gsf	\$8.00	\$25,400
HVAC and equipment connections	3,175	sf	\$2.00	\$6,350
Convenience power	3,175	sf	\$7.00	\$22,225
Lighting and lighting control	3,175	sf	\$22.50	\$71,438

**Support Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Audio-video system, infrastructure only	3,175	gsf	\$0.50	\$1,588
Equipment and programming, allowance	1	ls	\$5,000.00	\$5,000
Additional electrical requirements				
Firestopping electrical	3,175	sf	\$0.37	\$1,180
Seismic bracing / miscellaneous supports	3,175	sf	\$0.43	\$1,377
Electrical temporary power	3,175	sf	\$1.55	\$4,918
Equipment rentals	3,175	sf	\$0.62	\$1,967
Commissioning, planning, and coordination	3	ea	\$1,951.18	\$5,854
<b>Subtotal - Electrical</b>				<b><u>\$147,296</u></b>
<b>27 Communications</b>				
Voice and data system (infrastructure only, excluding devices and head-end equipment)	3,175	gsf	\$2.00	\$6,350
Distributed antenna system (infrastructure only, excluding devices and head-end equipment)				
Distributed antenna system - emergency responder, rough-in only	3,175	gsf	\$1.50	\$4,763
<b>Subtotal - Communications</b>				<b><u>\$11,113</u></b>
<b>28 Electronic Safety and Security</b>				
Closed circuit television system	3,175	gsf	\$2.00	\$6,350
Access control system (infrastructure only, excluding devices and head-end equipment)	3,175	gsf	\$2.00	\$6,350
Security system	3,175	gsf	\$3.00	\$9,525
Fire alarm system				
Fire alarm system, addressable - includes fire alarm panel, annunciator, terminal cabinets, speakers, strobes, horns, pull stations, control modules, relay modules tamper and flow switch's, conduit and wire.	3,175	gsf	\$6.50	\$20,638
<b>Subtotal - Electronic Safety and Security</b>				<b><u>\$42,863</u></b>



**Support Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
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**31 Earthwork**

Earthwork

Field staking / layout, 2 person crew	1	day	\$2,250.93	\$2,251
Over-excavate, sort and recompact, 5'-0" below and 5'-0" beyond building footprint area including setback	735	cy	\$7.96	\$5,850
Import select fill, backfill and compact	110	cy	\$19.99	\$2,203
Haul excess, 10 mile round trip	110	cy	\$17.86	\$1,969
Fine grading	3,175	sf	\$0.35	\$1,106

**Subtotal - Earthwork** **\$13,379**

**48 Electric Power Generation**

See sitework

**Subtotal - Electric Power Generation**

**Sitework**

**Sitework Summary**

Element	Gross Site Area	243,000 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions		\$86,438	\$0.36
26	Electrical		\$1,709,944	\$7.04
27	Communications		\$157,950	\$0.65
28	Electronic Safety and Security		\$125,000	\$0.51
31	Earthwork		\$1,425,750	\$5.87
32	Exterior Improvements		\$5,535,478	\$22.78
33	Utilities		\$2,011,392	\$8.28
	Subtotal		<b>\$11,051,952</b>	<b>\$45.48</b>
	General Conditions	7.00%	<b>\$773,637</b>	<b>\$3.18</b>
	Subtotal		<b>\$11,825,588</b>	<b>\$48.66</b>
	Overhead and Profit (OH&P)	4.00%	<b>\$473,024</b>	<b>\$1.95</b>
	Subtotal		<b>\$12,298,612</b>	<b>\$50.61</b>
	Bonds & Insurance	2.40%	<b>\$295,167</b>	<b>\$1.21</b>
	Subtotal		<b>\$12,593,778</b>	<b>\$51.83</b>
	Design Contingency	15.00%	<b>\$1,889,067</b>	<b>\$7.77</b>
	Subtotal		<b>\$14,482,845</b>	<b>\$59.60</b>
	Escalation to MOC, 02/25/25	14.93%	<b>\$2,162,918</b>	<b>\$8.90</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$16,645,763</b>	<b>\$68.50</b>

**Beaumont Police Facility**  
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**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
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**02 Existing Conditions**

Site demolition				
Vegetation, clear and grub	243,000	sf	\$0.25	\$60,750
Hauling and disposal, allowance	1	ls	\$15,187.50	\$15,188
Miscellaneous demolition	40	hr	\$75.00	\$3,000
Protect existing to remain	1	ls	\$7,500.00	\$7,500
				<hr/>
			<b>Subtotal - Existing Conditions</b>	<b><u>\$86,438</u></b>

**26 Electrical**

Distribution equipment, allowance	243,000	gsf	\$0.75	\$182,250
Generator, diesel, 400kW, 480v, 3ph, 4w	1	ea	\$193,765.10	\$193,765
Portable generator tap box, 400 amp, 480/277v, 3ph, 4w	1	ea	\$11,126.24	\$11,126
Automatic transfer switch, 200/4	1	ea	\$7,841.73	\$7,842
Automatic transfer switch, 600/4	1	ea	\$15,486.26	\$15,486
Feeders, allowance	243,000	gsf	\$2.00	\$486,000
EV charging station, level 2	12	ea	\$2,049.55	\$24,595
EV charging station, feeders only	1,800	lf	\$13.81	\$24,865
Conduit, 1-1/4" pvc - EV infrastructure for 45 spaces total	9,000	lf	\$7.09	\$63,832
Electrical vault, 3'-0" x 5'-0"	5	ea	\$5,298.11	\$26,491
Trenching, backfill and compaction	3,000	lf	\$48.63	\$145,893
HVAC and equipment connections, allowance	243,000	gsf	\$0.10	\$24,300
Convenience power, allowance	243,000	gsf	\$0.50	\$121,500
Lighting and lighting control, allowance	243,000	gsf	\$1.50	\$364,500
Additional electrical requirements				
Equipment rentals	1	ea	\$17,500.00	\$17,500
				<hr/>
			<b>Subtotal - Electrical</b>	<b><u>\$1,709,944</u></b>

**27 Communications**

Site communications	243,000	sf	\$0.65	\$157,950
				<hr/>
			<b>Subtotal - Communications</b>	<b><u>\$157,950</u></b>

**Beaumont Police Facility**  
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**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>28 Electronic Safety and Security</b>				
CCTV cameras on poles rough-in, and security conduit pathways.	1	ls	\$125,000.00	\$125,000
<b>Subtotal - Electronic Safety and Security</b>				<b><u>\$125,000</u></b>
<b>31 Earthwork</b>				
Earthwork (lots of soil movement and grades), allowance	243,000	gsf	\$5.00	\$1,215,000
Net soil export, allowance per LPA	1	ls	\$150,000.00	\$150,000
Erosion control, allowance	243,000	sf	\$0.25	\$60,750
<b>Subtotal - Earthwork</b>				<b><u>\$1,425,750</u></b>
<b>32 Exterior Improvements</b>				
AC paving				
Parking, 4" AC o/ 6" AB	108,468	sf	\$5.97	\$647,554
Hauling	1,741	cy	\$18.41	\$32,045
Hardscape				
Impervious concrete				
Pedestrian, natural gray, top cast, 4" thick o/ 4" AB	11,430	sf	\$13.57	\$155,144
Concrete vehicular paving at generator, trash enclosure, wash rack, etc.	1,449	sf	\$14.97	\$21,686
Concrete ramp	584	sf	\$35.82	\$20,919
Concrete curbs, gutters and ramps, allowance	243,000	gsf	\$1.00	\$243,000
Striping / signage				
Precast concrete wheel stop	4	ea	\$101.23	\$405
Parking stall	227	ea	\$39.80	\$9,035
ADA pavement marking	4	ea	\$164.18	\$657
ADA signage including post and foundation	4	ea	\$373.13	\$1,493
Hatched striping	1,926	sf	\$5.37	\$10,348
"NO PARKING" pavement marking	11	ea	\$124.38	\$1,368
"EV PARKING" pavement marking	12	ea	\$124.38	\$1,493
Sustainability signage, allowance	1	ls	\$10,000.00	\$10,000
Miscellaneous allowance for pavement striping, signage, and parking specialties	108,468	sf	\$0.25	\$27,117

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**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Site fence and walls				
Precast concrete fence/screening wall and pier foundation	13,168	sf	\$68.16	\$897,498
Sliding vehicular gate at sallyport, 15'-0" wide x 8'-0" high	2	ea	\$20,895.00	\$41,790
Metal gate at trash enclosure, 16'-0" W opening, double	1	ea	\$8,159.00	\$8,159
Automatic vehicular gates including operators, 25'-0" wide	3	ea	\$54,725.00	\$164,175
Site wall				
CIP retaining wall, top cast, allow 24" thick x varying heights	338	lf	\$2,908.81	\$983,179
CIP concrete planter wall, top cast, allow 8" T x 2'-6" H wide with 30" W x 12" T footing	30	lf	\$197.06	\$5,912
CIP concrete planter wall, top cast, allow 8" T x 1'-8" H wide with 24" W x 12" T footing	108	lf	\$147.42	\$15,921
K9 course, allowance	7,900	sf	\$22.00	\$173,800
Wash rack, allowance	1	ls	\$75,000.00	\$75,000
Site specialties, signage and furnishings				
Monument signs, site entry	1	ls	\$85,000.00	\$85,000
Monument sign, granite memorial	1	ls	\$26,500.00	\$26,500
Flagpole including foundations	3	ea	\$8,457.50	\$25,373
Site signage, allowance	1	ls	\$50,000.00	\$50,000
Miscellaneous site specialties and furnishings, allowance	243,000	sf	\$1.00	\$243,000
Landscape and irrigation				
Soil preparation	97,189	sf	\$0.75	\$72,527
Trees, 36" box	75	ea	\$746.25	\$55,969
Shrubs and groundcover, allowance	97,189	sf	\$7.50	\$728,918
Mulch to shrub area - bark mulch	97,189	sf	\$1.34	\$130,549
Irrigation, planting	97,189	sf	\$3.48	\$338,461
Maintenance (90 days)	3	mo	\$25,000.00	\$75,000
Irrigation controller	1	ls	\$35,000.00	\$35,000
Landscape features and boulders, allowance	97,189	sf	\$1.25	\$121,486
<b>Subtotal - Exterior Improvements</b>				<b><u>\$5,535,478</u></b>

**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>33 Utilities</b>				
Fire water, allowance	243,000	sf	\$0.95	\$230,850
Domestic water, allowance	243,000	sf	\$1.00	\$243,000
Sanitary sewer, allowance	243,000	sf	\$1.10	\$267,300
Natural gas, not required				Excluded
Irrigation main line, allowance	243,000	sf	\$0.50	\$121,500
Storm drain, allowance	243,000	sf	\$4.00	\$972,000
Bioretention basin	11,842	sf	\$14.93	\$176,742
			<b>Subtotal - Utilities</b>	<b><u>\$2,011,392</u></b>

**Off-Site (Utility Connection and North Access Road)**



***Off-Site (Utility Connection and North Access Road) Summary***

Element	Gross Site Area	28,746	SF	Total	Cost/SF
01	General Requirements			Included in General Conditions	
02	Existing Conditions			\$13,883	\$0.48
26	Electrical			\$57,492	\$2.00
27	Communications			\$14,373	\$0.50
28	Electronic Safety and Security				
31	Earthwork			\$60,498	\$2.10
32	Exterior Improvements			\$284,629	\$9.90
33	Utilities			\$179,663	\$6.25
34	Transportation			\$50,000	\$1.74
	Subtotal			<u>\$660,538</u>	<u>\$22.98</u>
	General Conditions		7.00%	<u>\$46,238</u>	<u>\$1.61</u>
	Subtotal			<u>\$706,776</u>	<u>\$24.59</u>
	Overhead and Profit (OH&P)		4.00%	<u>\$28,271</u>	<u>\$0.98</u>
	Subtotal			<u>\$735,047</u>	<u>\$25.57</u>
	Bonds & Insurance		2.40%	<u>\$17,641</u>	<u>\$0.61</u>
	Subtotal			<u>\$752,688</u>	<u>\$26.18</u>
	Design Contingency		15.00%	<u>\$112,903</u>	<u>\$3.93</u>
	Subtotal			<u>\$865,591</u>	<u>\$30.11</u>
	Escalation to MOC, 02/25/25		14.93%	<u>\$129,270</u>	<u>\$4.50</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>				<b>\$994,861</b>	<b>\$34.61</b>

**Beaumont Police Facility**  
**Off-Site (Utility Connection and North Access Road)**  
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***Off-Site (Utility Connection and North Access Road) Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>02 Existing Conditions</b>				
Site demolition				
Vegetation, clear and grub	28,746	sf	\$0.25	\$7,187
Hauling and disposal, allowance	1	ls	\$1,796.63	\$1,797
Miscellaneous demolition	32	hr	\$75.00	\$2,400
Protect existing to remain	1	ls	\$2,500.00	\$2,500
				<u>\$13,883</u>
<b>Subtotal - Existing Conditions</b>				<b><u>\$13,883</u></b>
<b>26 Electrical</b>				
Distribution equipment				
Feeders, allowance	28,746	sf	\$2.00	\$57,492
				<u>\$57,492</u>
<b>Subtotal - Electrical</b>				<b><u>\$57,492</u></b>
<b>27 Communications</b>				
Site communications	28,746	sf	\$0.50	\$14,373
				<u>\$14,373</u>
<b>Subtotal - Communications</b>				<b><u>\$14,373</u></b>
<b>31 Earthwork</b>				
Earthwork				
Field staking / layout, 3 person crew	2	day	\$2,917.43	\$5,835
Over-excavate and recompact paving area and hardscape area, 2'-0" below / 3-0" beyond	2,875	cy	\$8.21	\$23,597
Haul excess, round trip (accounts for expansion)	431	cy	\$16.92	\$7,294
Dump charges, allowance	517	tn	\$21.00	\$10,866
Fine grading	28,746	sf	\$0.20	\$5,720
Erosion control, allowance	28,746	sf	\$0.25	\$7,187
				<u>\$7,187</u>
<b>Subtotal - Earthwork</b>				<b><u>\$60,498</u></b>

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***Off-Site (Utility Connection and North Access Road) Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>32 Exterior Improvements</b>				
AC paving				
Access road, 4" AC o/ 6" AB	25,038	sf	\$5.97	\$149,477
Hauling	402	cy	\$18.41	\$7,397
Hardscape				
Impervious concrete				
Pedestrian, natural gray, top cast, 4" thick o/ 4" AB	3,708	sf	\$13.57	\$50,330
Concrete curb, gutter and ramp				
Tactile warning tiles	32	sf	\$27.91	\$893
Concrete curb and gutter	1,162	lf	\$36.92	\$42,906
Continuous pedestrian curb ramp	64	sf	\$17.41	\$1,114
Striping / signage				
Miscellaneous allowance for pavement striping, signage, and parking specialties	25,038	sf	\$0.30	\$7,511
Landscape and irrigation, patch and repair allowance	1	ls	\$25,000.00	\$25,000
				<b><u>\$284,629</u></b>
<b><i>Subtotal - Exterior Improvements</i></b>				<b><u>\$284,629</u></b>
<b>33 Utilities</b>				
Fire water, allowance	28,746	sf	\$1.25	\$35,933
Domestic water, allowance	28,746	sf	\$1.25	\$35,933
Sanitary sewer, allowance	28,746	sf	\$1.25	\$35,933
Natural gas, not required				Excluded
Irrigation main line, allowance	28,746	sf	\$1.00	\$28,746
Storm drain, allowance	28,746	sf	\$1.50	\$43,119
				<b><u>\$179,663</u></b>
<b><i>Subtotal - Utilities</i></b>				<b><u>\$179,663</u></b>

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*Off-Site (Utility Connection and North Access Road) Detail Elements*

Element	Quantity	Unit	Unit Cost	Total
<b>34 Transportation</b>				
Traffic control, allowance	1	ls	\$50,000.00	<u>\$50,000</u>
			<b>Subtotal - Transportation</b>	<b><u>\$50,000</u></b>

**PV Solar Canopies and Battery Storage**

***PV Solar Canopies and Battery Storage Summary***

<b>Element</b>	<b>Gross Site Area</b>	<b>22,130 SF</b>	<b>Total</b>	<b>Cost/SF</b>
<b>01 General Requirements</b>			<b>Included in General Conditions</b>	
<b>48 Electric Power Generation</b>			<b>\$3,690,800</b>	<b>\$166.78</b>
Subtotal			<b>\$3,690,800</b>	<b>\$166.78</b>
General Conditions		7.00%	<b>\$258,356</b>	<b>\$11.67</b>
Subtotal			<b>\$3,949,156</b>	<b>\$178.45</b>
Overhead and Profit (OH&P)		4.00%	<b>\$157,966</b>	<b>\$7.14</b>
Subtotal			<b>\$4,107,122</b>	<b>\$185.59</b>
Bonds & Insurance		2.40%	<b>\$98,571</b>	<b>\$4.45</b>
Subtotal			<b>\$4,205,693</b>	<b>\$190.04</b>
Design Contingency		15.00%	<b>\$630,854</b>	<b>\$28.51</b>
Subtotal			<b>\$4,836,547</b>	<b>\$218.55</b>
Escalation to MOC, 02/25/25		14.93%	<b>\$722,307</b>	<b>\$32.64</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$5,558,854</b>	<b>\$251.19</b>

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***PV Solar Canopies and Battery Storage Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
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**48 Electric Power Generation**

PV solar canopies, allowance	22,130	sf	\$160.00	\$3,540,800
Battery storage (160kWH), allowance	1	ls	\$150,000.00	<u>\$150,000</u>

***Subtotal - Electric Power Generation***      **\$3,690,800**