



Public Works Department

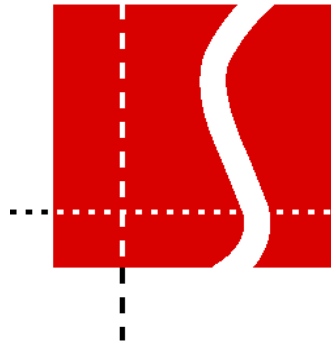
Memo

To: Julia Moss, City Clerk
 From: Jessica Kahn, Public Works Director
 Date: June 6, 2023
 Re: Item 9.A: Jade Street Community Center Renovation Project

Staff has received the attached cost estimate for the conceptual design of the Community Center Renovation Project. The estimated cost for the project is significantly above the anticipated construction budget of \$1.4M. Costs overages can be generally attributed to the following factors in Table 1 below. Further information will be provided during the staff presentation of this item.

Table 1. Project Budget and Cost Estimate (Rounded)

Description	Cost Estimate DIV #	Budgeted	Estimate (Rounded)	Cost Above Budget
Exterior Upgrades (Thermal and Moisture Protection)	7.00	\$120,000	\$600,000	\$480,000
HVAC	23.00	\$80,000	\$300,000	\$220,000
Electrical	26.00	\$50,000	\$300,000	\$250,000
Other Items	---	\$1,150,000	\$1,200,000	\$50,000
Total Job Direct Costs		\$1,400,000	\$2,400,000	\$1,000,000
Optional Sitework	32.00 33.00	---	\$900,000	\$900,000
Contingency and Escalation	---	---	\$1,100,000	\$1,100,000
Contractor Fee	---	---	\$300,000	\$300,000
Total Project Costs		\$1,400,000	\$4,700,000	\$3,300,000



Leland Saylor
Associates

A Certified DVBE

REMODEL - CONCEPT ESTIMATE

CAPITOLA COMMUNITY CENTER PARK

CAPITOLA, CA

LSA JOB NUMBER:

23-030A

June 5, 2023

PREPARED FOR

BOONE LOW RATLIFF ARCHITECTS

BY LELAND SAYLOR ASSOCIATES



PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
LOCATION: **CAPITOLA, CA**
CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**

JOB NUMBER: **23-030A**
PREPARED BY: **SJ, JS**
BID DATE: **11/23**
ESTIMATE DATE: **6/5/2023**

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CHECKED BY: **JS**
ESTIMATE DATE: **6/5/2023**

SECTION I

PREFACE AND NOTES TO THE ESTIMATE

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
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PREFACE AND NOTES TO THE ESTIMATE

1.0 **PROJECT SYNOPSIS**

1.1 **TYPE OF STUDY:**

REMODEL - CONCEPT ESTIMATE

1.2 **PROJECT DESCRIPTION:**

Construction Type: REMODEL

Foundation Type: N/A

Exterior Wall Type: EXTERIOR WALL WITH SIDING BOARD

Roof Type: STANDING SEAM METAL ROOF

Stories Below Grade: N/A

Stories Above Grade: N/A

Sitework: EXTERIOR STAGE, PAVING, LANDSCAPING

Plumbing System: NEW FIXTURE AND REALIGN FIRE SUPPRESSION

Mechanical System: SINGLE ZONE ELECTRIC HVAC, DUCT, GRILLS, ETC.

Fire Protection System: REALIGN FIRE SPRINKLERS

Electrical Service: NEW CONVENIENCE POWER, LIGHTING AND DATA REALIGNMENT

1.3 **GENERAL NOTES REGARDING PROJECT:**

REMODEL TO INTERIOR AND EXTERIOR OF EXISTING BUILDING INCLUDING SITEWORK. WORK TO INCLUDE NEW SPACE ALLOCATIONS TO EXISTING AREAS. PROCUREMENT IS EXPECTED TO BE DESIGN-BID-BUILD.

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PREFACE AND NOTES TO THE ESTIMATE

2.0 DEFINITIONS

2.1 ESTIMATE OF COST:

An Estimate of Cost is prepared from a survey of the quantities of work - items prepared from written or drawn information provided at the concept phase, working drawing or bid-documents stage of the design. Historical costs, information provided by contractors and suppliers, plus judgmental evaluation by the Estimator are used as appropriate as the basis for pricing. Allowances as appropriate will be included for items of work which are not indicated on the design documents provided that the Estimator is made aware of them, or which, in the judgment of the Estimator, are required for completion of the work. We cannot, however, be responsible for items or work of an unusual nature of which we have not been informed.

2.2 BID:

An offer to enter a contract to perform work for a fixed sum, to be completed within a limited period of time.

3.0 BIDS & CONTRACTS

3.1 MARKET CONDITIONS:

In the current market conditions for construction, our experience shows the following results on competitive bids, as a differential from Leland Saylor Associates final estimates:

Number of Bids	Percentage Differential
1	+25 to 100%
2 - 3	+10 to 25%
4 - 5	0 to +10%
6 - 7	0 to -10%
8 or more	-10 to -20%

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Accordingly, it is extremely important to ensure that a minimum of 4 to 5 valid bids are received. Since LSA has no control over the bid process, there is no guarantee that proposals, bids or construction cost will not vary from our opinions or our estimate.

4.0 ESTIMATE DOCUMENTS

4.1 This Estimate has been compiled from the following documents and information supplied:

DRAWINGS:

Architectural 5/15/2023	Mechanical NONE	Landscaping NONE
Structural NONE	Plumbing NONE	Accessibility Standards NONE
Civil NONE	Electrical NONE	Other NONE

SPECIFICATIONS / PROJECT MANUAL:

Scope of work conceptual design document, undated.

COSTS PROVIDED BY OTHERS:

Window quote by skylight place, Capitola

4.2 The user is cautioned that significant changes in the scope of the project, or alterations to the project documents after completion of the remodel - concept estimate can cause major cost changes. In these circumstances, Leland Saylor Associates should be notified and an appropriate adjustment made to the remodel - concept estimate.

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PREFACE AND NOTES TO THE ESTIMATE

5.0 **GROSS SQUARE FEET**

BUILDING	GSF
BUILDING	5,804
TOTAL GROSS SQUARE FEET	5,804
SITWORK	72,765

6.0 **WAGE RATES**

6.1 This Estimate is based on prevailing wage-rates and conditions currently applicable in CAPITOLA, CA.

7.0 **PRORATE ADDITIONS TO THE ESTIMATE**

7.1 **GENERAL CONDITIONS:** **10.00%**

An allowance based on 10.00% of the construction costs subtotal has been included for Contractor's General Conditions.

7.2 **CONTINGENCY:** **25.00%**

An allowance based on 25.00% of the construction costs subtotal has been included for Design/Estimating Contingency.

NOTE: This allowance is intended to provide a Design Contingency sum only, for use during the design process. It is not intended to provide for a Construction Contingency sum.

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7.3 ESCALATION: 9.00%

An allowance of 9.00% has been included in this estimate for construction material & labor cost escalation up to the anticipated mid-point of construction, based on the following assumptions:

Construction start date:	January-24
Construction period:	2.5 months
Mid-point of construction:	February-24
Annual escalation rate:	9.00%
Allowance for escalation:	9.00%

No allowance has been made for Code Escalation or Technological Escalation.

7.4 PHASING ALLOWANCE: 0.00%

No Phasing Allowance is needed for this job.

7.5 BONDS & INSURANCE: 2.00%

An allowance of 2.00% of the construction cost subtotal is included to provide for the cost of Payment and Performance Bonds, if required.

7.6 CONTRACTOR'S FEE: 8.00%

An allowance based on 8.00% of the construction cost subtotal is included for Contractor's office Overhead and Profit. Office overhead of the contractor is always included with the fee.

All field overhead of the contractor is included in the General Conditions section of the estimate.



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8.0 SPECIAL NOTES PERTAINING TO THIS ESTIMATE

8.1 SPECIFIC INCLUSIONS:

NONE

8.2 SPECIFIC EXCLUSIONS:

The following items are specifically excluded from this estimate:

- Hazmat
- Soil Remediation
- Independent Inspections
- Building Permit



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SECTION II

SUMMARY OF THE ESTIMATE

LELAND SAYLOR ASSOCIATES

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
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 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**
SUMMARY OF THE ESTIMATE

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
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 DATE: **6/5/2023**
 GSF: **5,804**

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
SUMMARY OF THE ESTIMATE					
1.00	BUILDING	5,804	GSF	659.99	\$ 3,830,564
2.00	SITEWORK	72,765	GSF	11.73	\$ 853,877
TOTAL PROJECT COSTS		5,804	GSF	807.11	\$ 4,684,442
	DEDUCTIVE ALTERNATE FOR MINIMAL ROOF REPLACEMENT DEDUCT ROOF REPLACEMENT OVER CONDITIONED SPACE	(1)	LS	322,357	\$ (322,357)
	PRORATES INCLUDED IN ABOVE COSTS General Conditions Design Contingency Escalation	10.00% 25.00% 9.00%			
	Bonds / Insurance Contractors Fee	2.00% 8.00%			

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SUMMARY OF THE ESTIMATE

JOB NO: **23-030A**
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GSF: **5,804**

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
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Competitive Bidding

The prices in this Estimate are based on Competitive Bidding. Competitive Bidding is receiving responsive bids from at least five (5) or more General Contractors and three (3) or more responsive bids from Major Subcontractors or Trades. Major Subcontractors are Structural Steel, Plaster / EIFS Contractors, Mechanical, Plumbing and Electrical Subcontractors.

Without Competitive Bidding, Contractor bids can and have ranged from 25%-to 100% over the prices in this Estimate, depending on the size of the job.

We urge you to notify your client of the existing bidding climate, and work with them to ensure that the project is adequately publicized so that they can get the minimum number of bids for competitive bidding. Please contact LSA if you need ideas about how to publicize your project.



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SECTION III

BUILDING

LELAND SAYLOR ASSOCIATES

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 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE BUILDING**

JOB NO: **23-030A**
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 DATE: **6/5/2023**
 BLDG GSF: **5,804**
 SITE AREA:

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
SUMMARY OF THE ESTIMATE					
2.00	EXISTING CONDITIONS			15.60	\$ 90,567
3.00	CONCRETE			8.27	\$ 48,000
5.00	METALS			7.93	\$ 46,008
6.00	WOOD & PLASTICS			34.17	\$ 198,346
7.00	THERMAL AND MOISTURE PROTECTION			103.66	\$ 601,669
8.00	DOORS & WINDOWS			49.40	\$ 286,708
9.00	FINISHES			44.47	\$ 258,084
10.00	SPECIALTIES			6.90	\$ 40,052
11.00	EQUIPMENT			4.78	\$ 27,750
12.00	FURNISHINGS			0.65	\$ 3,755
21.00	FIRE SUPPRESSION			3.00	\$ 17,412
22.00	PLUMBING			14.08	\$ 81,700
23.00	HEATING, VENTILATION, AND AIR CONDITIONING			56.29	\$ 326,720
25.00	INTEGRATED AUTOMATION			6.00	\$ 34,824
26.00	ELECTRICAL			49.46	\$ 287,044
27.00	COMMUNICATIONS			4.00	\$ 23,216
28.00	ELECTRONIC SAFETY & SECURITY			8.00	\$ 46,432
TOTAL JOB DIRECT COSTS		5,804	GSF	416.66	\$ 2,418,286

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DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	PRORATES				
	General Conditions	10.00%			\$ 241,829
	Design Contingency	25.00%			\$ 604,571
	Escalation	9.00%			\$ 217,646
	SUB-TOTAL	5,804	GSF	599.99	\$ 3,482,331
	Bonds / Insurance	2.00%			\$ 69,647
	Contractors Fee	8.00%			\$ 278,586
	TOTAL PROJECT COSTS	5,804	GSF	659.99	\$ 3,830,564

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DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
ESTIMATE DETAIL					
2.0	EXISTING CONDITIONS				
	DEMO INT WALL	1,061	SF	4.00	4,242
	DEMO EXT WALL FOR WINDOW	12	SF	15.00	180
	CUT BACK ENTRY ROOF AND RAFTERS	126	SF	8.00	1,008
	REMOVE LOW BEAM ENTRY	15	LF	15.00	225
	DEMO ROOF HATCH	1	EA	350.00	350
	DEMO EXST FLOORING ALONG WITH BASE	4,998	SF	2.00	9,996
	DEMO EXISTING CEILING	361	SF	4.00	1,444
	DEMO EXST SOFFIT	684	SF	5.50	3,762
	DEMO EXISTING DRINKING FOUNTAIN	2	EA	850.00	1,700
	DEMO SIDING	2,625	SF	5.00	13,125
	DEMO STANDING SEAM METAL ROOF	7,235	SF	5.00	36,175
	DEMO SKYLIGHT	1	EA	350.00	350
	DEMO ROOF FRAMING FOR ROTTED RAFTER ENDS	2,102	SF	5.00	10,510
	DEMO EXST SIDING BOARD	985	SF	4.00	3,940
	DEMO WALL TILE AT EXST BATHROOM	890	SF	4.00	3,560
	SUBTOTAL 2.0			15.60	\$ 90,567
3.0	CONCRETE				
	REPAIR SPALLED CONCRETE COLUMN	16	EA	3,000.00	48,000
	SUBTOTAL 3.0			8.27	\$ 48,000
5.0	METALS				
	BEAM SADDLE AT CONCRETE COLUMN	16	EA	500.00	8,000
	MISC METALS, CLIP AND ANGLES	5,804	SF	2.00	11,608
	COPPER CAP ON RAFTER	88	EA	300.00	26,400
	SUBTOTAL 5.0			7.93	\$ 46,008
6.0	WOOD & PLASTICS				
	FOLDING ACOUSTIC PARTITION, ADVANCED EQUIPMENT - ALPHA SERIES	460	SF	75.00	34,500
	REPLACE FRAMING (END OF RAFTER) TO CONDITIONED SPACE, AS PER NARRATIVE	2,102	SF	30.00	63,060
	ANTICIPATED TERMITE AND DRYROT FRAMING DAMAGE AT EXTERIOR WALL	394	LF	120.00	47,280

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DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	UPGRADE ROOF FRAMING TO BE SOLAR READY	5,804	SF	2.50	14,510
	36" WIDE ACCESSIBLE COUNTER @ N RECEPTION DESK	7	LF	300.00	2,100
	2.5 X 3.5 ISLAND WORKSURFACE	1	EA	2,000.00	2,000
	UNDER COUNTER REMOVABLE STORAGE, STAINLESS STEEL, 27" HX19" D	15	LF	500.00	7,500
	WALL CABINET	6	LF	400.00	2,400
	ACCESSIBLE WORK SURFACE, 27"X19"	3	LF	500.00	1,500
	ADD NEW PLYWOOD FLOORING OVER JOIST	1,200	SF	7.00	8,400
	ADD BEAM AT ENTRY	27	LF	48.00	1,296
	GUTTER AND DOWNSPOUT	370	LF	35.00	12,950
	NEW POST, WOOD, WITHOUT FOUNDATION	1	EA	850.00	850
	SUBTOTAL 6.0			34.17	\$ 198,346
7.0	THERMAL AND MOISTURE PROTECTION				
	NEW SIDING BOARD ON EXTERIOR WALL AND ROOF WELL	2,625	SF	50.00	131,250
	REPAIR STUCCO WALL INLC ON SITE WALLS	985	SF	18.00	17,730
	SEAM METAL ROOF	7,755	SF	40.00	310,200
	FLAT ROOF FOR WELLS	2,002	SF	20.00	40,040
	ALLOW FOR UNDERLAYMENT	9,757	SF	6.00	58,542
	FLASHING & SEALANTS	9,757	SF	4.50	43,907
	SUBTOTAL 7.0			103.66	\$ 601,669
8.0	DOORS & WINDOWS				
	ROOF HATCH	1	EA	1,500.00	1,500
	32"X48" SKYLIGHT	2	EA	2,000.00	4,000
	DOOR				
	D1, 6070 STOREFRONT DOUBLE ENTRY DOOR WITH TRANSOM, HARDWARE ONLY	4	EA	2,000.00	8,000
	D2N, 3070 SINGLE STOREFRONT DOOR	1	EA	5,600.00	5,600
	D3, 6068 DBL DOOR WITH VISION PANELS, HARDWARE ONLY	2	EA	2,000.00	4,000
	D3N, 6068 DOUBLE DOOR WITH VISION PANEL	1	EA	8,000.00	8,000
	D3AN, 6068 SINGLE FLUSH WITH VISION PANEL	2	EA	4,000.00	8,000

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	D4, 3068 SINGLE DOOR, HARDWARE ONLY	2	EA	1,000.00	2,000
	D5, 3068 SINGLE DOOR, HARDWARE ONLY	5	EA	1,000.00	5,000
	D5A, 3068 SINGLE, HARDWARE ONLY	4	EA	1,000.00	4,000
	D5N, 3068 SINGLE	8	EA	3,800.00	30,400
	D5AN, 3068 SINGLE	1	EA	3,800.00	3,800
	D7, 2668 POCKET DOOR, HARDWARE ONLY	1	EA	500.00	500
	D9N, 6068 DOUBLE DOOR, HARDWARE ONLY	3	EA	2,000.00	6,000
	D10N 10068 FOLDING	1	EA	12,000.00	12,000
	WINDOWS - MILGARD, QUOTE BY SKYLIGHT PLACE				
	W1, 8982 STOREFRONT	4	EA	14,262.50	57,050
	W2, 6082 STOREFRONT	2	EA	9,780.00	19,560
	W3 30110 STOREFRONT	2	EA	6,600.00	13,200
	W4, 21040 ALUMINUM	12	EA	2,280.00	27,360
	W5, 21140 ALUMINUM	4	EA	2,320.00	9,280
	W5N, 21140 ALUMINUM	1	EA	2,320.00	2,320
	W6, 8040 ALUMINUM	1	EA	6,400.00	6,400
	W6N, 7050 INTERIOR PASSTHROUGH	1	EA	7,000.00	7,000
	W7, 6040 ALUMINUM	1	EA	4,800.00	4,800
	W8, 3630 ALUMINUM	10	EA	2,100.00	21,000
	W9, 3652 ALUMINUM	2	EA	3,640.00	7,280
	W10, 3652 ALUMINUM	2	EA	3,640.00	7,280
	W11, 1549 ALUMINUM	1	EA	1,377.50	1,378
	SUBTOTAL 8.0			49.40	\$ 286,708
9.0	FINISHES				
	EXTERIOR WALL				
	PAINT STUCCO	985	SF	4.00	3,940
	PAINT INTERIOR OF EXTERIOR WALL	4,137	SF	3.50	14,480
	INTERIOR WALL				
	PAINT EXISTING INTERIOR WALL	6,672	SF	3.50	23,352
	PAINT NEW INTERIOR WALLS	2,088	SF	3.50	7,308
	CEILING				
	NEW CEILING SOFFIT AT OFFICE EXTENSION	361	SF	30.00	10,830
	NEW SOFFIT AT OTHER AREAS	684	SF	40.00	27,360

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	FLOORING				
	NEW TILE	545	SF	24.00	13,080
	TILE COVERED BASE	225	LF	24.00	5,400
	MARMOLIUM FLOOR	4,453	SF	10.00	44,530
	NEW RUBBER BASE	900	LF	4.00	3,600
	REFINISH WOOD FLOORING	806	SF	30.00	24,180
	WALL FINISH				
	NEW INTERIOR WALL	2,088	SF	21.00	43,848
	FRP AT KITCHEN	290	SF	22.00	6,380
	NEW WALL TILE AT EXST BATHROOM	890	SF	26.00	23,140
	NEW WALL TILE AT BATHROOM	256	SF	26.00	6,656
	SUBTOTAL 9.0			44.47	\$ 258,084
10.0	SPECIALTIES				
	SINGLE BATHROOM ACCESSORIES	1	EA	1,850.00	1,850
	MULTI BATHROOM ACCESSORIES	2	EA	5,700.00	11,400
	COMMUNITY CENTER SIGNAGE	1	EA	6,000.00	6,000
	ADA PARTITIONS	2	EA	1,300.00	2,600
	STANDARD PARTITIONS	3	EA	1,100.00	3,300
	SIGNAGE	5,804	SF	0.50	2,902
	NEW BATHROOM SCREEN PARTITION	2	EA	1,000.00	2,000
	ALLOW FOR ACOUSTICAL TREATMENTS	1	LS	10,000.00	10,000
	SUBTOTAL 10.0			6.90	\$ 40,052
11.0	EQUIPMENT				
	6-RING COMMERCIAL RANGE ELECTRIC	1	EA	10,000.00	10,000
	COMMERCIAL REFRIGERATOR	1	EA	9,000.00	9,000
	FREEZER	1	EA	8,000.00	8,000
	MICROWAVE	1	EA	750.00	750
	SUBTOTAL 11.0			4.78	\$ 27,750
12.0	FURNISHINGS				
	UNDER COUNTER REMOVABLE STORAGE AT COUNTER	4	LF	500.00	2,000
	BALLET BAR	27	LF	65.00	1,755
	SUBTOTAL 12.0			0.65	\$ 3,755

LELAND SAYLOR ASSOCIATES

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE BUILDING**

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 BLDG GSF: **5,804**
 SITE AREA:

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
21.0	FIRE SUPPRESSION REWORK FIRE SPRINKLERS FOR NEW LAYOUT, ALLOW HEADS AND LATERALS ONLY	5,804	SF	3.00	17,412
	SUBTOTAL 21.0			3.00	\$ 17,412
22.0	PLUMBING NEW HAND WASHING SINK 3-COMPARTMENT SINK TOILET LAVATORY URINAL WATER HEATER RECIRC PUMP WATER HOOKUP FOR ICE MAKER DRINKING FOUNTAIN/BOTTLE FILLER ROUGH IN AND PIPING	1 1 5 1 2 1 1 1 1 1 14	EA EA EA EA EA EA EA EA EA EA EA	2,000.00 3,500.00 2,200.00 2,000.00 2,200.00 4,500.00 2,200.00 800.00 6,500.00 3,200.00	2,000 3,500 11,000 2,000 4,400 4,500 2,200 800 6,500 44,800
	SUBTOTAL 22.0			14.08	\$ 81,700
23.0	HEATING, VENTILATION, AND AIR CONDITIONING SINGLE ZONE ELECTRIC HEAT PUMP HVAC, DUCT, GRILLS, ETC., HEATING ONLY IN KITCHEN ANSUL HOOD IN KITCHEN, ALLOW	5,804 1	SF EA	55.00 7,500.00	319,220 7,500
	SUBTOTAL 23.0			56.29	\$ 326,720
25.0	INTEGRATED AUTOMATION HVAC CONTROLS, EMS	5,804	SF	6.00	34,824
	SUBTOTAL 25.0			6.00	\$ 34,824
26.0	ELECTRICAL DEMO ELECTRICAL ITEMS AS NEEDED, POWER, LIGHTING, ETC. UPGRADE SERVICE TO 400A 3-PH PROVIDE REMOTE OPENERS FOR CLERESTORY AWNING WINDOWS, INCLUDING FEEDERS	5,804 1 4	SF LS EA	7.00 35,000.00 5,000.00	40,628 35,000 20,000

LELAND SAYLOR ASSOCIATES

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE BUILDING**

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 BLDG GSF: **5,804**
 SITE AREA:

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	CONVENIENCE POWER UPGRADES, INCL PATIO AREA	5,804	SF	8.00	46,432
	220A HOOKUP FOR ELECTRIC RANGE	1	EA	1,500.00	1,500
	NEW OUTLETS IN KITCHEN, 20A HOMERUNS, ALLOW FEEDERS	8	EA	500.00	4,000
	UPGRADE LIGHTING & CONTROLS	800	LF	22.00	17,600
		5,804	SF	21.00	121,884
	SUBTOTAL 26.0			49.46	\$ 287,044
27.0	COMMUNICATIONS				
	REWORK COMMS FOR NEW LAYOUTS AND TECH	5,804	SF	4.00	23,216
	SUBTOTAL 27.0			4.00	\$ 23,216
28.0	ELECTRONIC SAFETY & SECURITY				
	REWORK FIRE ALARM FOR NEW LAYOUT	5,804	SF	5.00	29,020
	REWORK SECURITY FOR NEW LAYOUT	5,804	SF	3.00	17,412
	SUBTOTAL 28.0			8.00	\$ 46,432



PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
LOCATION: **CAPITOLA, CA**
CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**

JOB NUMBER: **23-030A**
PREPARED BY: **SJ, JS**
CHECKED BY: **JS**
ESTIMATE DATE: **6/5/2023**

SECTION IV

SITWORK

LELAND SAYLOR ASSOCIATES

PROJECT: CAPITOLA COMMUNITY CENTER PARK LOCATION: CAPITOLA, CA CLIENT: BOONE LOW RATLIFF ARCHITECTS DESCRIPTION: REMODEL - CONCEPT ESTIMATE SITework	JOB NO: 23-030A PREPARED BY: SJ, JS CHECKED BY: JS DATE: 6/5/2023 SITE AREA: 72,765
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REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
SUMMARY OF THE ESTIMATE					
32.00	EXTERIOR IMPROVEMENTS			6.72	\$ 489,064
33.00	UTILITIES			0.69	\$ 50,000
	TOTAL JOB DIRECT COSTS	72,765	GSF	7.41	\$ 539,064
	PRORATES				
	General Conditions	10.00%			\$ 53,906
	Design Contingency	25.00%			\$ 134,766
	Escalation	9.00%			\$ 48,516
	SUB-TOTAL	72,765	GSF	10.67	\$ 776,252
	Bonds / Insurance	2.00%			\$ 15,525
	Contractors Fee	8.00%			\$ 62,100
	TOTAL PROJECT COSTS	72,765	GSF	11.73	\$ 853,877

LELAND SAYLOR ASSOCIATES

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**
SITework

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**

SITE AREA: **72,765**

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
ESTIMATE DETAIL					
32.0	EXTERIOR IMPROVEMENTS				
	18 MONUMENT SIGN (CONCRETE AND RECLAIMED WHARF WOOD)	1	EA	12,000.00	12,000
	17 MESSAGE BOARD BOX	1	EA	1,500.00	1,500
	5 RETAINING WALLS, CONCRETE (3' MAXIMUM) FOUNDATION	216	SF	80.00	17,280
	14 BIKE PARKING	18	CY	1,250.00	22,500
	9 BOULDERS (3' MINIMUM TO 6' MAXIMUM)	11	EA	400.00	4,400
	10 RECLAIMED WHARF WOOD	10	EA	450.00	4,500
	10 RECLAIMED WHARF WOOD	259	LF	70.00	18,130
	11 RECLAIMED WHARF BENCH SEAT MOUNTED TO CONCRETE BASE	17	LF	200.00	3,400
	16 PLAQUE	1	EA	500.00	500
	8 EXISTING TREES TO BE REMOVED	4	EA	850.00	3,400
	15 PUBLIC ART OPPORTUNITY	1	EA	6,500.00	6,500
	13 STAGE, CONCRETE	2,742	SF	30.00	82,260
	STAIR TO STAIR	289	LF	45.00	13,005
	12 MULTIFUNCTIONAL RETAINING WALL FOUNDATION	558	SF	90.00	50,220
	2 DECORATIVE PAVING	47	CY	1,250.00	58,125
	6 ORNAMENTAL TREE TO REMAIN, PROTECT	6,097	SF	24.00	146,328
	7 SHRUBS/GROUNDCOVERS	1	EA	400.00	400
	1 STONE WATER FEATURE (RECIRCULATING)	1,624	SF	9.00	14,616
	ADDITIONAL PATCHING AND MATCHING FOR SITE	1	EA	5,000.00	5,000
		1	LS	25,000.00	25,000
	SUBTOTAL 32.0			6.72	\$ 489,064
33.0	UTILITIES				
	BATTERY STORAGE FOR SOLAR WITH PAD, ALLOW	1	LS	50,000.00	50,000
	SUBTOTAL 33.0			0.69	\$ 50,000