



MARCENE TAYLOR INC.

Schematic Design Cost Plan

**Davis High School All Student Center
Davis Joint Unified School District
Davis, California**

**November 30, 2015
MTI Job No. 15-0189**

Marcene Taylor Inc.
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Schematic Design Cost Plan

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Davis, California**

**November 30, 2015
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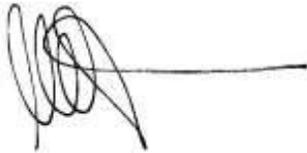
Executive Summary

The following estimate was prepared using Schematic Design information provided by HMC Architects. The estimate is divided into two sections - a description of the basis of the estimate and building and sitework areas, summaries, and component budgets.

The total construction cost in this estimate is \$5,736,687. Alternates are included for connection to future central plant and site electrical utilities for future projects. The total construction cost including alternates is \$5,895,110.

Please feel free to contact me should you require additional information.

Sincerely,



Marcene N. Taylor, CPE
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Basis of Estimate

Schematic Design Cost Plan

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Basis of Estimate

Project Description

A new All Student Center on the existing campus of Davis High School including remodel of a portion of the existing building and a new addition with associated sitework in Davis, California.

Conditions of Construction

The construction start date is June 2016.

The total construction period is 10 months.

The general contract will be competitively bid by at least four qualified general contractors and main subcontractors.

The contractor will be required to pay prevailing wages.

There will not be small business set aside requirements.

The general contractor will have access to the site at all hours.

Inclusions

Foundations include standard reinforced concrete spread and continuous footings and slab on grade with an allowance for upgrade of existing as required.

No work is anticipated for basement construction.

Superstructure includes steel framing and metal deck with an allowance for upgrade of existing as required.

Exterior enclosure includes steel stud framing, insulation and sheathing, repoint and sealer to existing masonry walls, allowances for upgraded architectural finish, cement plaster, allowances for trim and fascia, finish to exposed soffits, exterior glazing, and exterior doors.

Roofing includes allowances for single ply or built-up roofing and insulation with associated flashings and sheetmetal and caulking and sealants.

Interior construction includes metal stud partition framing, sound insulation, partition sheathing, interior glazing, interior doors, and interior fittings including code-required signage, toilet partitions and accessories, markerboards and tackboards, lockers, and miscellaneous fittings.

No work is anticipated for stairs.

Wall finishes include an allowance for architectural and food service wall finishes, ceramic wall tile and paint to walls. Floor finishes include an allowance for a combination of ceramic tile, quarry tile, polished and sealed concrete, carpet and resilient flooring with associated bases. Ceiling finishes include an allowance for architectural siding, a combination of suspended acoustic ceiling tile and grid, suspended gypsum board ceiling, and an allowance for soffits and fascia.

Basis of Estimate

Inclusions (continued)

No work is anticipated for conveying.

Plumbing includes plumbing systems within the building.

Heating, ventilation, and air conditioning includes HVAC systems within the building.

Fire protection includes sprinklers.

Electrical includes electrical systems within the building.

Equipment includes an allowance for food service equipment and institutional equipment.

Furnishings include an allowance for fixed casework.

No work is anticipated for special construction.

Selective building demolition includes complete removal of a portion of the existing building and demolition of the interiors of the existing building to remain as required for new work.

Site preparation includes site clearing and grading.

Site improvement includes vehicular paving, pedestrian paving, site development, and landscaping and irrigation.

Allowances are included for mechanical and electrical site utilities (alternate).

No work is anticipated for other site construction.

Exclusions

Work to other campus areas beyond the site boundaries.

Cost escalation beyond a construction midpoint of November 2016.

Land and easement acquisition costs including real estate fees, CEQA mitigation, and entitlement costs.

Project management and construction management fees.

Architectural and engineering design fees.

Special consultants' fees.

Geotechnical fees.

Legal fees.

Utility surveys.

Testing and inspection costs.

Plan check and design review fees.

Construction permits if required.

Construction contingency allowances for change orders and claims.

Costs associated with special foundation systems and unsuitable soils conditions.

Assessments, taxes, finance, legal, and development charges.

Environmental impact mitigation.

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Basis of Estimate

Exclusions (continued)

- Fees associated with LEED certification.
- Scope change and post-contract contingencies.
- Builder's risk, project wrap-up, and other owner provided insurance programs.
- Hazardous material abatement.
- Off-site work except as specifically identified.
- Owner supplied and installed furniture, fixtures, and equipment.
- Loose furniture and equipment except as specifically identified.
- Premium or overtime pay.

Risk Register

This cost plan has been prepared using only early schematic ideas of what may be in the project. Costs will change as the design is developed.

The construction market has been fairly volatile in the past two to three years with continuing increases in materials prices and labor. Prices for labor and materials are still unstable and may see increases beyond what is covered in the mark-up for cost escalation.

Since this is a preliminary estimate, there is not a design for structural systems and a geotechnical report is not available. There is a risk that standard spread footings will not be an adequate foundation system and costs could increase dramatically if special foundation systems are required.

Items Used in Preparing Cost Estimate

Plan Update prepared by HMC Architects (7 page PDF) dated October 13, 2015.

Massing Diagrams prepared by HMC Architects (6 each).

Discussions with the project architects and engineers.

Assumption of Market Conditions

This estimate is an opinion of probable construction costs based on measurement and pricing of quantities available through provided information and reasonable assumptions for work not covered in the current drawings and specifications. Unit rates are based on historical data and/or discussions with contractors. The unit rates in this estimate reflect current bid costs in the area and include subcontractors' overhead and profit. MTI has no control over material or labor pricing and market conditions at the time of bid. Hence, MTI cannot guarantee that the bids or construction cost will not vary from this opinion of probable construction cost.

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Assumption of Market Conditions (continued)

This estimate is based on the assumption that there will be competitive bidding for every portion of the work - a minimum of four bidders for all subcontract items and general contractor bids if applicable. If fewer bids are received, prices may be higher, while more bids received may result in more competitive pricing.



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Building and Sitework

Building Areas, Summary, and Detail

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Building and Sitework*Areas and Control Quantities*

Areas	Enclosed	Covered	Gross*	
First Floor - Remodel	5,996	0	5,996	SF
First Floor - Addition	11,733	3,851	13,659	SF
Total Building Area	17,729	3,851	19,655	SF

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	19,655	SF	1.000
Enclosed Area	17,729	SF	0.902
Covered Area	3,851	SF	0.196
Gross Exterior Wall Area	8,388	SF	0.427
Finished Wall Area	8,388	SF	0.427
Glazing Area	2,855	SF	0.145
Total Roof Area (New)	15,584	SF	0.793
Sloped Roof Area	0	SF	0.000
Flat Roof Area (New)	15,584	SF	0.793
Total Length of Interior Partitions	508	LF	0.026
Total Number of Elevators (x 1,000)	0	EA	0.000
Total Site Area	27,944	SF	1.422
Finished Site Area	16,768	SF	0.853

* Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

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Building and Sitework

<i>Component Summary</i>	<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations	13.56	266,577
A20 Basement Construction	0.00	0
B10 Superstructure	30.51	599,584
B20 Enclosure	32.57	640,102
B30 Roofing	13.00	255,419
C10 Interior Construction	11.16	219,435
C20 Stairs	0.00	0
C30 Interior Finishes	17.10	336,008
D10 Conveying	0.00	0
D20 Plumbing	12.18	239,354
D30 HVAC	30.15	592,518
D40 Fire Protection	4.80	94,382
D50 Electrical	28.49	560,021
E10 Equipment	11.12	218,500
E20 Furnishings	4.20	82,600
F10 Special Construction	0.00	0
F20 Selective Building Demolition	2.22	43,616
G10 Site Preparation	4.06	79,860
G20 Site Improvement	7.75	152,339
G30 Site Mechanical Utilities	1.78	35,000
G40 Site Electrical Utilities	0.00	0
G90 Other Site Construction	0.00	0

Direct Construction Cost	224.65	4,415,315
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Bonds and Insurance	2.0%	4.49	88,306
General Conditions	7.0%	16.04	315,253
GC Overhead and Profit or CM Fee	5.5%	13.48	265,038
Design Contingency	8.5%	21.99	432,133
Cost Escalation to Midpoint of Construction*	4.0%	11.23	220,642

Total Construction Cost	291.88	5,736,687
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Alternates

Alternate No. 1 - Equipment Premium For Future Central Plant	60,977
Alternate No. 2 - Site Electrical Utilities	97,445

Total Construction Cost including Alternates	293.66	5,895,110
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* Cost escalation to midpoint of construction in November 2016 - 12 months at 4% per annum.

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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>A10 Foundations</u>					<u>266,577</u>
Standard foundations					140,796
Reinforced concrete spread footings tied to existing	11,733	SF	12.00	140,796	
Slab on grade					125,781
Reinforced concrete slab on grade	11,733	SF	8.50	99,731	
Epoxy dowel new to existing	170	EA	65.00	11,050	
Curbs and depressed slabs - allow	1	LS	15,000.00	15,000	
<u>A20 Basement Construction</u>					<u>0</u>
<u>B10 Superstructure</u>					<u>599,584</u>
Roof construction					565,436
Structural steel columns, bracing, and beams including canopy framing (allow 15#/SF of new roof)	117	TN	4,300.00	503,100	
Metal deck, 1-1/2"	15,584	SF	4.00	62,336	
Miscellaneous					34,148
Miscellaneous metals and rough carpentry - allow	13,659	SF	2.50	34,148	
<u>B20 Enclosure</u>					<u>640,102</u>
Exterior walls					393,952
Steel stud wall framing	8,388	SF	7.25	60,813	
Exterior insulated sheathing	5,533	SF	3.00	16,599	
Batt insulation in walls	5,533	SF	1.00	5,533	
Gypsum board to inside face of exterior walls	5,533	SF	3.25	17,982	
Applied exterior finishes					
Masonry veneer to match existing	564	SF	30.00	16,920	
Cement plaster, integral color and painted	4,969	SF	20.00	99,380	
Soffit finish	3,851	SF	35.00	134,785	
Miscellaneous trim, fascia, and small canopies	8,388	SF	5.00	41,940	

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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Exterior windows					199,850
Aluminum framed windows and storefronts	2,855	SF	70.00	199,850	
Exterior doors					46,300
Aluminum framed glazed entrance doors, double	3	PR	6,500.00	19,500	
Hollow metal doors, frames, and hardware, double	4	PR	3,000.00	12,000	
Hollow metal doors, frames, and hardware, single	3	EA	1,600.00	4,800	
Premium for specialty hardware - allow	1	LS	10,000.00	10,000	
<u>B30 Roofing</u>					<u>255,419</u>
Roof coverings					247,419
Rigid insulation, tapered	15,584	SF	3.50	54,544	
Single ply membrane or PVC roofing - allow	15,584	SF	9.00	140,256	
Flashings, parapet caps, and sheetmetal	15,584	SF	2.50	38,960	
Caulking and sealants	13,659	SF	1.00	13,659	
Roof openings					8,000
Roof access hatches and ladders - allow	2	EA	4,000.00	8,000	
<u>C10 Interior Construction</u>					<u>219,435</u>
Interior partitions					138,795
Metal stud partition framing	10,215	SF	5.75	58,736	
Batt insulation in partitions	10,215	SF	1.00	10,215	
Gypsum board partition sheathing	17,835	SF	3.25	57,964	
Interior glazing	216	SF	55.00	11,880	
Interior doors					22,200
Solid core wood door in hollow metal frame with hardware, double	1	PR	3,000.00	3,000	
Solid core wood door in hollow metal frame with hardware, single	12	EA	1,600.00	19,200	

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Fittings					58,440
Interior code-required signage	13,659	SF	0.35	4,781	
Signage and graphics - allow	1	LS	20,000.00	20,000	
Toilet partitions and accessories	1	LS	20,000.00	20,000	
Miscellaneous fittings including janitor's shelf, markerboards, lockers, and fire extinguishers	13,659	SF	1.00	13,659	
<u>C20 Stairs</u>					<u>0</u>
<u>C30 Interior Finishes</u>					<u>336,008</u>
Wall finishes					99,382
Stainless steel wall panel or glazed tile at food service areas	1,952	SF	30.00	58,560	
Ceramic wall tile	1,720	SF	15.00	25,800	
Paint to walls	15,022	SF	1.00	15,022	
Floor finishes					101,766
Quarry tile floor and base	2,182	SF	14.00	30,548	
Ceramic tile floor and base	552	SF	16.00	8,832	
Polish and seal concrete floor	8,401	SF	6.00	50,406	
Combination resilient flooring and carpet with topset rubber base	1,198	SF	10.00	11,980	
Ceiling finishes					134,860
Combination painted gypsum board and acoustic ceiling panel in suspended grid	11,733	SF	8.00	93,864	
Patch existing ceiling as required after installation of sprinklers	5,996	SF	1.00	5,996	
Gypsum board soffit and fascia framing	1	LS	35,000.00	35,000	

D10 Conveying**0**

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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>D20 Plumbing</u>					<u>239,354</u>
Sanitary fixtures Including waterclosets, urinals, lavatories, sinks, service sinks, drinking fountains	11,733	SF	3.00	35,199	35,199
Sanitary waste and vent piping Including floor drains, cleanouts, vent thru roofs, sanitary waste and vent	11,733	SF	4.50	52,799	52,799
Domestic service piping Including hose bibbs, water hammers, domestic service piping, insulation, valves and specialties, backflow preventor	11,733	SF	3.50	41,066	41,066
Water treatment and storage Including gas fire water heater, expansion tank, circulation pumps	11,733	SF	2.00	23,466	23,466
Kitchen rough-in Including waste, vent, service piping, equipment connections, grease trap, dedicated water heater	11,733	SF	3.50	41,066	41,066
Gas distribution Including gas piping, valves and specialties, seismic shut off valve, regulator	11,733	SF	1.00	11,733	11,733
Surface water drainage Including roof/overflow drains and drainage piping	11,733	SF	1.65	19,359	19,359
Other plumbing systems Including fire stopping, seismic bracing, project management and coordination	11,733	SF	1.25	14,666	14,666

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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>D30 HVAC</u>					<u>592,518</u>
Piping, fittings, valves and insulation Including refrigerant piping, condensate drainage, insulation, valves and specialties	11,733	SF	5.00	58,665	58,665
Air handling equipment Including packaged DX rooftop air conditioning units, fancoils, sound attenuation	11,733	SF	13.00	152,529	152,529
Air distribution and return Including galvanized sheetmetal ductwork, flexible ductwork, volume dampers, backdraft dampers, combination fire/smoke dampers, duct insulation, acoustical lining	11,733	SF	15.00	175,995	175,995
Diffusers, registers, and grilles Including diffusers, linear slots, registers, exhaust grills	11,733	SF	2.50	29,333	29,333
Controls and instrumentation Including DDC controls, thermosats, CO2 Monitoring, connection to existing	11,733	SF	6.00	70,398	70,398
Testing and balancing Allow	11,733	SF	2.00	23,466	23,466
Unit ventilation Allow	11,733	SF	1.50	17,600	17,600
Kitchen exhaust Allow	11,733	SF	2.50	29,333	29,333
Miscellaneous Including fire stopping, seismic bracing, commissioning assistance, project management and coordination	11,733	SF	3.00	35,199	35,199

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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>D40 Fire Protection</u>					<u>94,382</u>
Sprinklers					94,382
Automatic wet sprinkler system	11,733	SF	6.00	70,398	
Additional sprinklers in existing classrooms	5,996	SF	4.00	23,984	
<u>D50 Electrical</u>					<u>560,021</u>
Main normal power distribution Including main switchboard, transformers, distribution panelboards, panelboards, feeder conduit and wire	13,659	SF	8.00	109,272	109,272
Emergency power distribution Central battery inverter	13,659	SF	1.00	13,659	13,659
Machine and equipment power Connections and switches	13,659	SF	1.50	20,489	20,489
User convenience power Including wiremolds, duplex, double duplex, specialty, floor, ceiling receptacles, feeder conduit and wire	13,659	SF	4.00	54,636	54,636
Lighting Including LED fixtures, lighting controls and dimming, feeder and wire	13,659	SF	10.00	136,590	136,590
Power specialties Grounding	13,659	SF	0.50	6,830	6,830
Telecommunications Including IDF buildout, WAP, telecommunication data/phone outlets, cable tray, conduit and wire	13,659	SF	5.00	68,295	68,295
Audio/visual Conduit only	13,659	SF	1.00	13,659	13,659
Kitchen rough-in Including kitchen lighting and equipment connections	13,659	SF	1.50	20,489	20,489

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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Fire alarm systems Including main fire alarm panel, annunciator, fire alarm devices, including conduit and wire	13,659	SF	4.50	61,466	61,466
Security systems Conduit only	13,659	SF	1.00	13,659	13,659
Miscellaneous Including fire stopping, seismic bracing, commissioning assistance, project management and coordination	13,659	SF	3.00	40,977	40,977
<u>E10 Equipment</u>					<u>218,500</u>
Commercial equipment Food service equipment - allow per food service consultant	1	LS	200,000.00	200,000	200,000
Institutional equipment Miscellaneous equipment - allow	12,333	SF	1.50	18,500	18,500
<u>E20 Furnishings</u>					<u>82,600</u>
Fixed furnishings Serving countertop, custom, architectural finish	65	LF	1,000.00	65,000	82,600
Miscellaneous casework - allow	11,733	SF	1.50	17,600	
<u>F10 Special Construction</u>					<u>0</u>
<u>F20 Selective Building Demolition</u>					<u>43,616</u>
Building elements demolition Remove portion of existing building entirely	4,180	SF	9.00	37,620	43,616
Selective demolition of existing building to remain as required for new work	5,996	SF	1.00	5,996	

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<u>G10 Site Preparation</u>					<u>79,860</u>
Site clearing					51,916
Clear site of existing improvements	27,944	SF	1.50	41,916	
Remove and relocate existing canopy	1	LS	10,000.00	10,000	
Site earthwork					27,944
Grade site as required	27,944	SF	1.00	27,944	
<u>G20 Site Improvement</u>					<u>152,339</u>
Vehicular paving					2,373
Modify existing parking lot paving and curbs as required	678	SF	3.50	2,373	
Pedestrian paving					90,847
Sidewalk and plaza paving	8,710	SF	10.00	87,100	
Decomposed granite paving	1,249	SF	3.00	3,747	
Site development					51,619
Remove and reinstall existing planter boxes	7	EA	500.00	3,500	
Site walls, architectural finish including footing	168	SF	135.00	22,680	
Site walls including footing	204	SF	65.00	13,260	
Site fencing and gates	23	LF	165.00	3,795	
Site signage and accessories (note - furnishings by Owner)	16,768	SF	0.50	8,384	
Landscaping					7,500
Import topsoil for planter boxes	27	CY	60.00	1,620	
Shrubs and groundcover	294	SF	15.00	4,410	
Irrigation	294	SF	5.00	1,470	
<u>G30 Site Mechanical Utilities</u>					<u>35,000</u>
Mechanical utilities					35,000
Including domestic water, fire water, sanitary sewer, storm drainage, natural gas	1	LS	35,000.00	35,000	

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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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G40 Site Electrical Utilities **0**

G90 Other Site Construction **0**



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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>Alternate No. 1 - Equipment Premium For Future Central Plant</u>					<u>60,977</u>
Add to base bid					46,932
Equipment premium for future development and connection to central plant	11,733	SF	4.00	46,932	
Mark-Ups					14,045
Bonds and Insurance		2.0%		939	
General Conditions		7.0%		3,351	
GC Overhead and Profit or CM Fee		5.5%		2,817	
Design Contingency		8.5%		4,593	
Cost Escalation to Midpoint of Construction		4.0%		2,345	
<u>Alternate No. 2 - Site Electrical Utilities</u>					<u>97,445</u>
Add to base bid					75,000
Site electrical utilities including site power, site lighting, site communications and security	1	LS	75,000.00	75,000	
Mark-Ups					22,445
Bonds and Insurance		2.0%		1,500	
General Conditions		7.0%		5,355	
GC Overhead and Profit or CM Fee		5.5%		4,502	
Design Contingency		8.5%		7,340	
Cost Escalation to Midpoint of Construction		4.0%		3,748	