

# Facilities Assessment Report - FINAL

Dixieanne Campus \ Sacramento, California \ March 2017



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# *Introduction & Summary*



**Twin Rivers Unified School District**

# **DIXIEANNE CAMPUS FACILITY ASSESSMENT**



Front Door Image

## **INTRODUCTION**

On behalf of the PBK Team, we want to express how much we genuinely appreciate the request of our team to assist the Twin Rivers Unified School District with providing Architectural / Engineering Assessment Services for the Dixieanne Campus Site. Dixieanne is the old (vacant) North Sacramento Elementary School District Headquarters Building. We believe the original facility was built in 1915\*.

PBK utilized our team of consulting engineers consisting of LP Engineers for mechanical, electrical, plumbing, fire alarm and low voltage; KPFF Engineers for structural and seismic; along with Greystone West to provide Rough Order of Magnitude (ROM) Budget Estimates for the anticipated scope of work identified as part of the initial Facility Assessment.

## **FACILITY ASSESSMENT**

A Facility Assessment was conducted to determine necessary measures to bring existing facility into acceptable condition for occupancy as a district facility:

- Code Compliance
- Architectural: Floor Plan to remain as is – interior/ exterior finishes, building envelope
- Structural Integrity
- MEP / IT Building Systems

## **PROJECT BUDGET ESTIMATING**

PBK worked with Greystone West to develop budget estimates as required for the purposes of this assessment.

- Cost to Renovate Entire Facility
- Cost to Remove and Rebuild New Facility

## **PREPARE DIXIEANNE SITE FACILITY ASSESSMENT**

No as-built plans were available from the district. PBK generated the necessary plan diagram for assessment purposes. The District provided hazardous material reports on the above property and provide required testing as necessary.

\* Note: No Field Act



## SUMMARY

The existing building has a lot of architectural character which is wonderful on one hand, however the cost of refurbishing or rebuilding new comes at a higher premium cost over a simpler layout and architectural aesthetic.

In summary, it appears that the options have their pros and cons.

- The renovated option keeps all the character of the original building, but it is a refurbished building with an old retrofitted shell.
- A completely new built facility to reflect the existing period style design is great, but comes at a higher price.
- A possible third option could be to demolish the existing facility and build a new simpler “rectangular” layout like a developer might construct an office building.



Joe Serar  
*PBK // Principal*

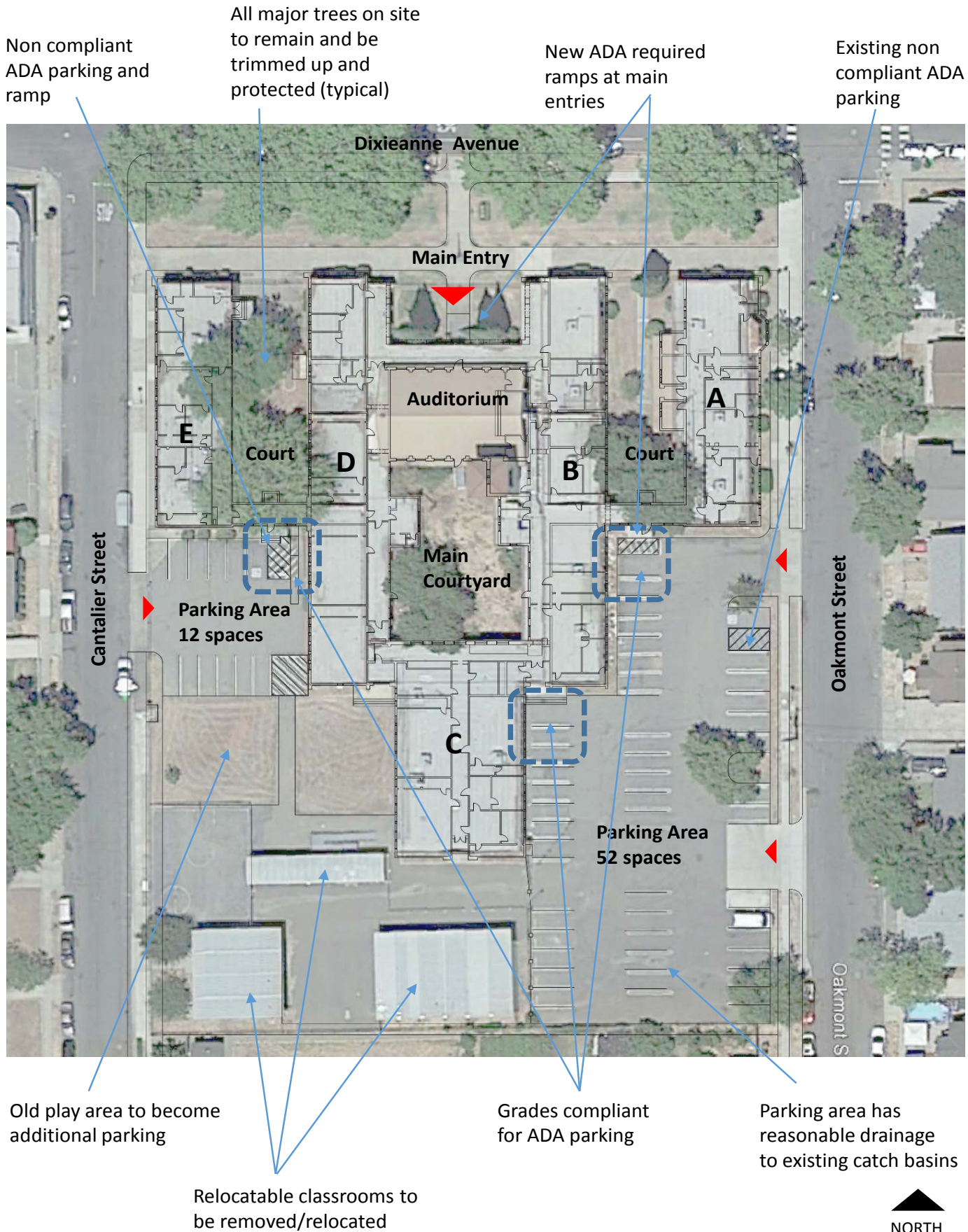


Shawn LeCrone  
*PBK // Director, Facility Consulting  
Group*



*Aerial Image*

## SITE PLAN - EXISTING





# FLOOR PLAN DIAGRAM - EXISTING



33,000 SF Approx.







## ARCHITECTURAL ASSESSMENT

PBK along with our team of engineers walked the facility to get a general sense the facilities condition. We walked all the rooms and spaces. The building has a classic early California “mission school house” aesthetic with clay tile roofs, arched colonnades, courtyards, “bell” tower, high ceilings and windows, hardwood floors and complimented by some nice built-in case work to name a few of the building features.

The building has some nice features, but in no way is up to current codes in terms of accessibility, seismic, electrical and HVAC systems, fire alarm, and over all infrastructure like water and sewer. There is not an existing fire sprinkler system which would be required in either scenario of rebuild.

Since our initial walk of the facility back in 2016, the building has received additional damage to the excessive rains that came through this last winter. There was considerable damage to walls and ceilings with water soaked and fallen plaster, ponding water in some of the rooms. The old boiler room had a few feet of standing water almost up to electrical outlets. Windows and doors were in need of replacement. The facility was in a considerable state of “decay”.

### ADA ACCESS TO THE BUILDING

- ADA access from a public way seems appropriate to get to the building. A non ADA compliant ramp at the main entrance will need to be removed and replaced. At the middle/back portion of the building there is a major level change. An interior non ADA compliant ramp would need to be removed. One side of the building is completely non accessible. It would be our suggestion to perhaps provide two interior/exterior wheel chair lifts to provide the required accommodations.

### ADA PARKING

- ADA parking is provided in two locations in the back parking lots, however they are not up to current code and pathway to the building is challenged as it crosses a drive lane to no ramp access. The other on the west side has a ramp but does not meet current code requirements. There are 3 areas in the parking lots adjacent to the building that meet the parking slope criteria and with a proper ramp could provide required ADA parking without regarding.
- Parking lots are in fair condition, but would need a patch and seal coat finish. New parking stall and ADA stall striping is required.

### BUILDING ENVELOPE

- The roof is in poor shape. Flashing is damaged and in poor condition and seems to be the cause of a number of major leaks that have caused considerable damage to the interior spaces and finishes. Building would require additional thermal insulation on the exterior and interior space per today 2016 CBC. Ceilings and undersides of roofs would require insulation to meet today Title-24 Energy efficiency requirements.
- Exterior walls are in fair condition, but most all windows are in poor condition or covered up and need replacing. Window replacement is needed to meet today’s Title-24 Energy requirements. They would be replaced with period style fixtures in a dual pane design.

### DOORS

- Doors are in fair to poor condition and should be replaced. The hardware would be upgrades to ADA compliant lever hardware as required. Interior wood door frames are in reasonable condition and could remain to accept the new period style doors with compliant hardware.

### WALLS

- Interior wall plaster conditions vary. However in order to install code complainant wiring and outlet receptacles most all interior finishes should be removed to provide access for installation of infrastructure and to allow water damage to be replaced and any dry-rot to be repaired. Also access for any possible mold to be remediated and removed.

### CEILINGS

- Interior ceiling plaster conditions vary. All suspended ceiling systems to be removed to expose original 11”-6” hard lid ceilings. However in order to install code new complainant wiring, HVAC duct work and lighting, most ceiling finishes should be removed. This also provides access for installation of insulation and to allow the water damage to be replaced and any dry-rot to be repaired. Also for any possible mold to be remediated and removed.

### FLOORS

- Some of the buildings sub-floor would need to be replaced due to water damage or structural fatigue. All flooring finish materials needs to be replaced. Approximately 70% of the facility would utilize carpet with the remaining 30% hard materials like VCT, sheet vinyl and tile. Some of the existing hardwood floor could be refinished back to their original look and finish.

## ARCHITECTURAL ASSESSMENT (CONT'D)

### FINISHES

- Most interior finishes are in poor condition. All spaces would need to be painted and/or have tackable wall panel material. Most all baseboard would need to be replaced with either wood or rubber base. Some existing original casework could be kept and refinished.

### AUDITORIUM/KITCHEN SPACE

- The existing auditorium would remain and be refurbished. If the “stage”/platform is kept an ADA lift would need to be installed to provide accessibility. The adjacent kitchen has suffered major water damage would require remodel and renovation. New kitchen appliances would be required along with proper venting of the equipment. Existing access ladder to the attic is not code compliant and would need to be replaced.

### RESTROOMS/DRINKING FOUNTAINS

- Existing restrooms are small and not ADA compliant. They are in poor condition and would need to be gutted and

reconfigured for accessibility. The required number of toilet fixtures does not meet current UPC plumbing code and existing restrooms would need to be expanded or additional restroom facilities added. Restrooms would need to be at least double in size and fixture count. Accessible drinking fountains would also need to be added to the facility.

### OTHER BUILDING SYSTEMS

- Our consulting team of engineers will cover in more depth their specific systems like:
  - Structural and seismic safety
  - Electrical
  - Plumbing
  - Mechanical/HVAC
  - Fire Alarm/Fire Suppression
  - Low Voltage

## ARCHITECTURAL ASSESSMENT PHOTOS



1

Damaged single pane decorative windows along hallways.



**2**

Main central courtyard with overgrown and landscape and broken irrigation.

**3**

Water damages ceiling debris and water soaked floors at offices and halls.





## ARCHITECTURAL ASSESSMENT PHOTOS (CONT'D)



4

Water damaged walls studs, dry rot and termites at various walls.



5

Damaged upper windows and boarded up French doors/windows at Auditorium.





## MECHANICAL & PLUMBING

The following is a summary of initial findings/observations pertaining to the mechanical, plumbing and electrical, fire alarm and low-voltage systems at the district facility of Dixieanne Campus.

### MECHANICAL

- The wings of the Dixieanne facility are currently heated and air conditioned by myriad system types including packaged rooftop units, furnaces, window mounted heat pumps and an abandoned boiler and hot water system. The corridors adjoining the separate wings on the facility are not served by any mechanical systems, including ventilation systems. In addition, only one of the restrooms throughout the facility was found to have ventilation. At the time of the site visit, the majority of mechanical equipment was not in operation with limited exception.
- The mechanical equipment, ductwork and controls were found to be long past the expected lifespan and in disrepair. Most of the existing systems are not installed per code and do not provide the code required HVAC. It is recommended to remove all of the existing mechanical systems throughout the facility and provide new systems to meet code and occupancy requirements.

### PLUMBING

- The Dixieanne facility includes a couple of multiple occupancy restrooms, several single occupancy restrooms, a kitchen, janitor's closet and a staff break room. Based on the size and occupancy of the facility, it appears that the existing facilities do not meet the current code requirements for quantity of fixtures. The restrooms, fixtures and appurtenances throughout the facility do not meet ADA requirement and the fixtures themselves are in disrepair.
- The kitchen adjacent to the Sierra Room auditorium only includes a kitchen sink and water heater and does not meet the requirements of the health department. The water heater inside the kitchen as well as the water heater in the music room appear to be in fair condition, however are not installed per code requirements. The majority of the rest of the facility does not include hot water

## MECHANICAL & PLUMBING ASSESSMENT PHOTOS



1

Urinals at men's restrooms. All non ADA compliant.

## MECHANICAL & PLUMBING ASSESSMENT PHOTOS (CONT'D)



2

Exposed ductwork, supply and return registers and conduit at offices.



3

Existing boiler room for heating system.





## ELECTRICAL

### POWER

- Existing main electrical service Main Switchboard is 2000 amps, 120/208 volt, 3 phase, located outdoor between the 2 west wings.
- The original existing main electrical service switch is located in the basement boiler room that is flooded with water approximately waist deep. In the room are other electrical panels and disconnect switches and controls.
- There are sub panels at each wings locations.
- Mostly wall surface electrical outlets and surface floor outlets, surface wire-mold and some exposed conduits in rooms throughout the facility.
- Opinion & Recommendations:  
Existing outdoor main switchboard has exceeded its life expectancy. Through the existing 200 amp electrical service may be adequate, recommend replacing with a new outdoor main switchboard. Replace complete indoor electrical system, especially all electrical equipment in the basement boiler room. Provide new electrical Power Distribution Systems to comply to Title 24 to include but limited to disaggregation of electrical circuits, circuit controls for 120 volt receptacles (both controlled and uncontrolled 120 volt receptacles in each private and open offices, reception lobby, conference room, kitchenette in open office spaces and copy room) and Title 24 compliance calculations and documents.

### INDOOR LIGHTING

- Observed surfaced mounted fluorescent wraparound light fixtures on hard ceilings and 2x4 lay-in florescent light

fixtures in rooms with T-bar ceiling. Incandescent light fixtures in utility rooms. All manual switching.

- Opinion & Recommendations  
Existing light fixtures and switching controls are obsolete and not energy efficient. Replace all lighting fixtures with energy efficient LED light fixtures per TRUSD District standards to include occupancy sensors, day lighting sensors, dimming and master lighting control to comply with current Title 24 requirements. All new wiring and conduit pathways.

### OUTDOOR LIGHTING

- Observed wall mounted HID light fixtures at the exterior building perimeter and courtyards. Observed no parking lot lighting.
- Opinion & Recommendations  
Existing light fixtures and controls are obsolete and not energy efficient. Replace all existing outdoor lighting with new energy efficient LED lighting fixtures. Additional new LED light fixtures for egress, security and surveillance cameras. Provide new pole mounted LED parking lot lighting with motion sensors. All exterior lighting to be control integrated to the facility's master lighting control panel to comply with current Title 24 requirements. All new wiring and conduit pathways.

## ELECTRICAL ASSESSMENT PHOTOS



1

Existing crowded electrical rooms and closets.

## ELECTRICAL ASSESSMENT PHOTOS



2

Surface mounted electrical boxes, conduit and wire mold at offices.



3

Surface mounted electrical boxes and conduit at courtyards.





## LOW-VOLTAGE/FIRE ALARM

### DATA/NETWORK & TELECOMMUNICATION

- The existing main telephone service MPOE is located in a storage room in the east wing area.
- All data/network and communication systems have been removed since the facility closed.
- Opinion & Recommendations  
Through the existing main telephones service company for re-evaluation of the telephone service to update to current telephone company standards and requirements. The telephone company may require new telephone service application and installation. Provide complete new data/network and telecommunications systems infrastructure to include MDF and IDF, devices, conduit pathways and cabling per TRUSD District's IT department standards and requirements.

### INTRUSION ALARM & SECURITY

- Though upon entry to the building, there was an intrusion alarm sound and keypad that was "disarmed" by the district personnel. They commented that the system may not be functional and not connected to an alarm monitoring station.
- Observed motion detectors throughout inside the facility that resembled "bug traps".
- Observed no surveillance cameras and systems in place
- Opinion and recommendations  
Replace complete intrusion alarm system with new system per TRUSD District's department standards and require-

ments that consist of door contact, motion detectors and card key access. New system to be monitored by an off site monitoring stations (TRUSD district police office). Provide new surveillance camera system per TRUSD District's IT department standards and requirements.

### FIRE ALARM

- The existing master fire alarm control panel is located outdoor adjacent to the main building entrance and the UDAC fire alarm communicator is located inside a telephone terminal room on a backboard.
- Ceiling tube type heat detectors throughout the building. Minimal pull stations (observed approximately 4). No notification devices observed.
- Opinions and recommendations  
The system is obsolete and does not comply with current NFPA-72 and Fire code. Replace complete fire alarm system with new automatic addressable system to comply with current NFPA-72 and Fire Code.

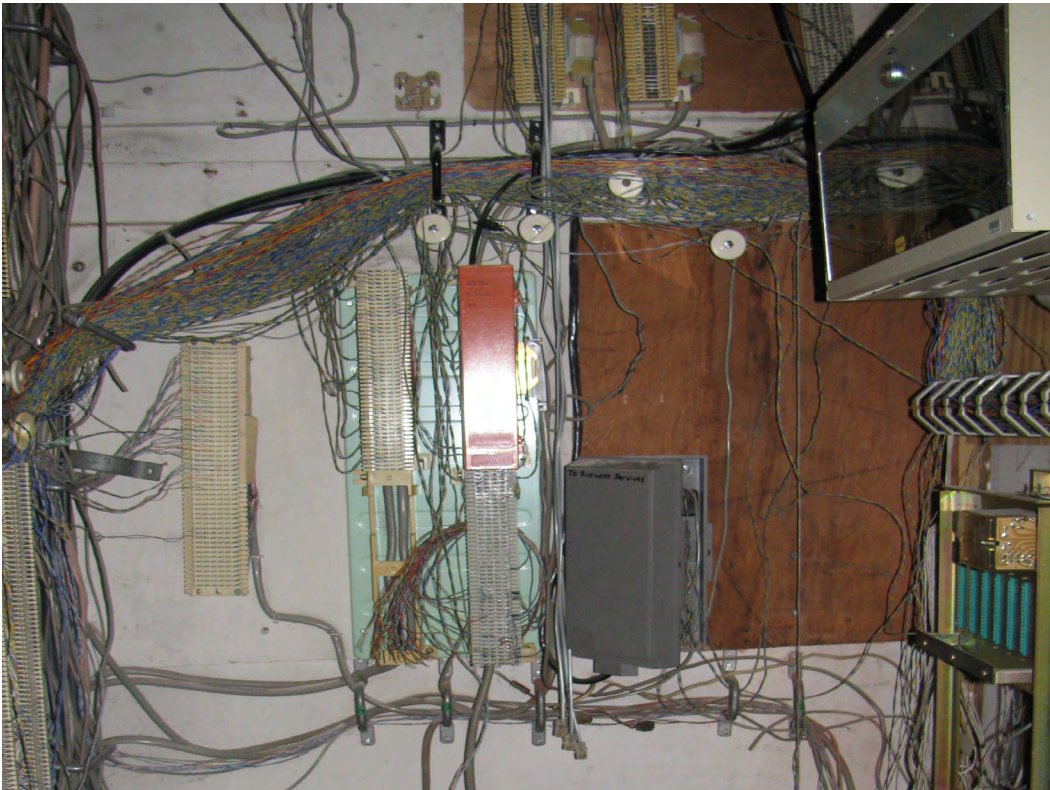
## LOW VOLTAGE/FIRE ALARM ASSESSMENT PHOTOS



1

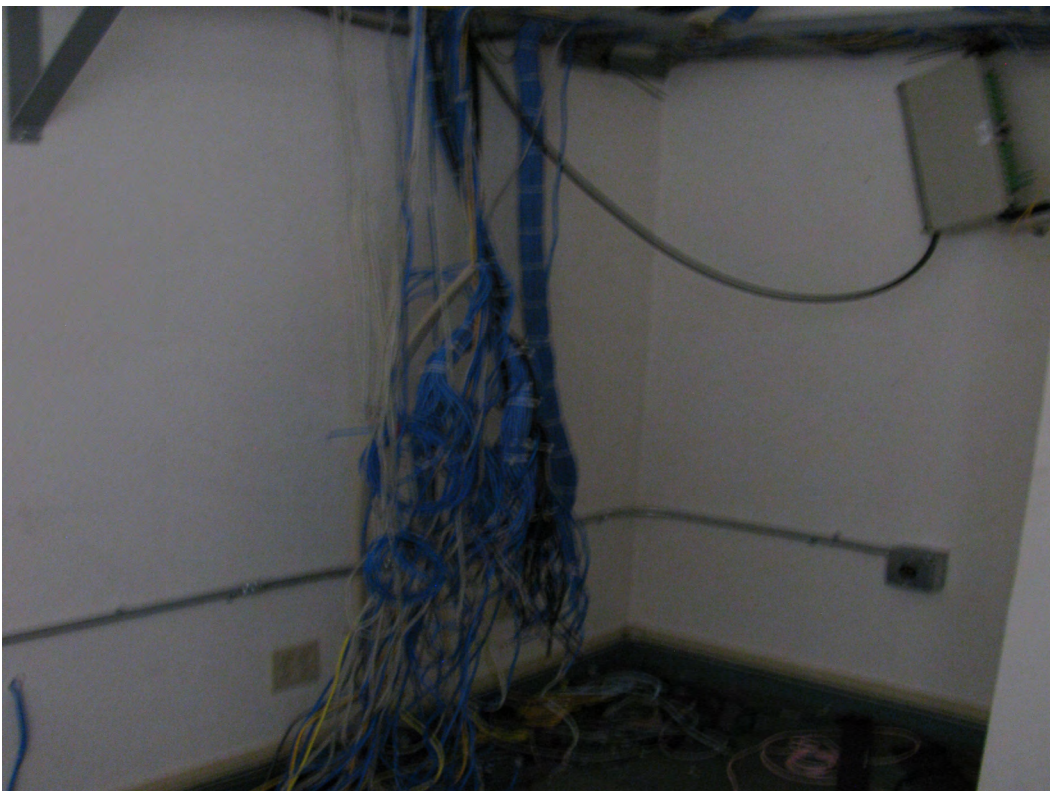
Obsolete fire alarm systems and low voltage equipment.

## LOW VOLTAGE/FIRE ALARM ASSESSMENT PHOTOS (CONT'D)



2

Crowded and obsolete phone and low voltage equipment closets.



3

Damaged low voltage and data rooms with cable tray.





## STRUCTURAL/SEISMIC

### STRUCTURAL ASSESSMENT

- Based on KPFF's site observations we would anticipate that further renovations to the structure would need to address damage to the timber framing associated with past water infiltration. In several instances were observed that floor, wall and roof construction appeared to have been compromised by water infiltration. Repair of these areas will likely necessitate temporary shoring of the structure. While we have not been provided with a geotechnical report for the site it was observed that the exterior building walls on the western side of the building had experienced vertical settlement resulting in cracks in both interior and exterior walls. The observed vertical settlement did not appear to have compromised the structural integrity of the building

perimeter and interior of the building. Removal of the existing roof to permit sheathing/nailing of the roof would also be recommended.

- The opinions and conclusions developed by this investigation are based on engineering judgment constrained by the limited scope of the investigation noted above, consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied and no warranty or guarantee is included or intended.

### SEISMIC ASSESSMENT

- While a seismic upgrade of the structure could be avoided by limiting the extend of proposed building alterations we would not anticipate that the structure would perform well in a seismic event. Minimum recommended voluntary seismic upgrades to the building would include the addition of new plywood shear walls with collectors/strapping at the outside

## STRUCTURAL ASSESSMENT PHOTOS



1

Sub-floor at classroom space sagging. Separating from sill plate.

## STRUCTURAL ASSESSMENT PHOTOS (CONT'D)



2

Wall structure and finish surface damage ad "D" wing. Dry-rot and water damage too.

Note vines growing between masonry wall and stud wall.

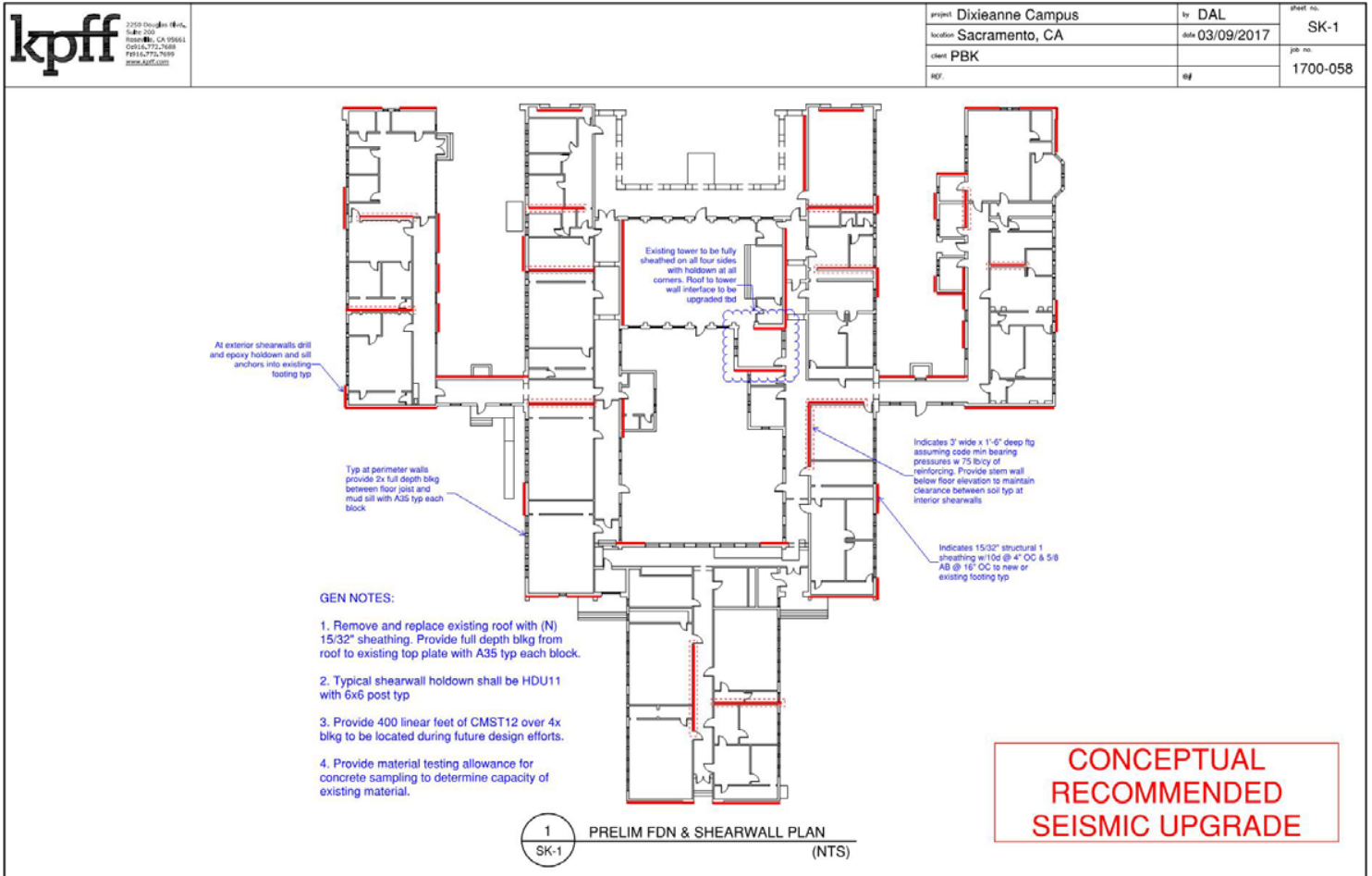


3


Structural cracks in the concrete at the entry colonnade paving.



# STRUCTURAL/SEISMIC ASSESSMENT PHOTOS







# *Anticipated Rough Order of Magnitude Budget Estimate*

## ANTICIPATED ROUGH ORDER OF MAGNITUDE BUDGET ESTIMATE

### PROJECT BUDGET ESTIMATING

PBK and our consultant team worked with Greystone West to develop Rough Order of Magnitude (ROM) Budget Estimates in order for the Twin Rivers USD to see and compare the possible options available for the abandon Dixieanne Campus. A ROM Budget was prepared for two options:

- Cost to Refurbish/Renovate Existing Facility
- Cost to Remove and Rebuild a New Facility

Each of the options have their pros and cons.

- The renovated option keeps all the character of the original building, but it is a refurbished building with an old retrofitted shell and interior.
- A completely new built facility to reflect the existing period style design is great, but comes at a higher price.

### Refurbish/Renovate Existing Facility

This first option explored the idea to remodel, renovate and refurbish the existing 33,000 SF facility including the site. Based on the findings and recommendations from the consulting engineers in this Facility Assessment an initial ROM budget was developed.

- This option generated a construction cost of \$12,427,997.00 with an average square foot cost of \$376.61/SF
  - **TOTAL PROJECT COST: ..... \$18,641,996.00**
  - **ESCALATION IN 2018: ..... \$20,506,195.00**

### New Facility

This second option explored the idea to demolish the existing facility and rebuild the campus back in the same (similar) configurations and architectural aesthetic both inside and out. The new rebuilt facility would be 33,000 SF and includes rebuilding the site, parking, and landscaping. For Students with DSA Approval (approximately 300 students)

- This option generated a construction cost of \$16,389,633.00 with an average square foot cost of \$497.00/SF
  - **TOTAL PROJECT COST:..... \$22,126,005.00**
  - **ESCALATION IN 2018: ..... \$24,338,605.00**

# GREYSTONE'S SUMMARY SHEETS (REFURBISH CURRENT CONDITION)

All costs are shown in 2017 dollars. The cost of all work items after this date should be adjusted accordingly.

3/30/2017

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>ARCHITECTURAL</b>						
	A1	Demolition // Abatement Services	1	LS	\$731,900.00	\$731,900.00
	A2	Carpentry	1	LS	\$828,700.00	\$828,700.00
	A3	Thermal/Moisture Protection	1	LS	\$2,271,020.00	\$2,271,020.00
	A4	Finishes	1	LS	\$1,227,250.00	\$1,227,250.00
<b>CIVIL</b>						
	C1	Site Work	1	LS	\$355,690.00	\$355,690.00
<b>ELECTRICAL</b>						
	E1	Electrical	1	LS	\$2,277,000.00	\$2,277,000.00
<b>MECHANICAL</b>						
	M1	Mechanical	1	LS	\$2,293,500.00	\$2,293,500.00
<b>OTHER</b>						
	O1	Specialties	1	LS	\$117,900.00	\$117,900.00

**Renovations Construction Cost Subtotal ..... \$10,102,960.00**

General Conditions (10%) ..... \$1,010,296.00

Bonds & Insurance (2%)..... \$202,059.00

Renovations Construction Cost Subtotal..... \$11,315,315.00

Contractors Profit (10%)..... \$1,131,532.00

**Construction Cost Subtotal..... \$12,446,847.00**

Construction Contingency (25%)..... \$3,111,712.00

**Total Estimate Construction Cost Subtotal ..... \$15,558,558.00**

Project Soft Cost..... \$3,111,712.00

*Design Contingencies, Architect/CM fees, reimbursables, blueprints, inspection fees,*

*jurisdictional fees/permits, topographic surveys & legal fees.*

**Total Project Cost Subtotal..... \$18,670,270.00**

Escalation if 2018 (10%)..... \$1,867,027.00

**Project Estimate Total ..... \$20,537,297.00**

## Notes:

- Demolition Scope Includes: Abatement, Stucco, Roofing, Windows, Drywall/Plaster, Finishes, Concrete, Electrical, Plumbing & Mechanical.
- Site Work Scope Includes: Concrete Ramps, Site Concrete, Seal & Striping at Parking Lot & Landscaping.
- Carpentry Scope Includes: Shear Wall Sheeting, Roof Sheeting, Structural Modifications (Footings, Anchor Bolts, Hold Downs, Blocking, etc.)
- Finishes Scope Includes: Drywall, Paint, Flooring, Doors and Tackboard.
- Specialties Scope Includes: Wheelchair Lifts, Toilet Partitions, Fire Extinguishers, Window Coverings and a \$5K allowance
- Mechanical Scope Includes: HVAC, Plumbing and Fire Sprinklers.
- Electrical Scope Includes: New Switchgear, Distribution Panels, Lighting, Low Voltage, Fire Alarm, Clock/Bell & PA/Intercom System.
- No School Field Act

**BUILDING AREA: 33,000**

**COST PER SQFT: \$376.00**



## SUMMARY SHEET BREAKDOWN (REFURBISH CURRENT CONDITION)

All costs are shown in 2017 dollars. The cost of all work items after this date should be adjusted accordingly.

3/30/2017

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>ARCHITECTURAL</b>						
	A1	Demolition - Abatement Services	33,000	LS	\$6.50	\$214,500.00
	A2	Demolition - Stucco	32,200	LS	\$2.50	\$80,500.00
	A3	Demolition - Carpet	21,000	LS	\$1.50	\$31,500.00
	A4	Demolition - T-Bar	11,500	LS	\$0.60	\$6,900.00
	A5	Demolition - Roofing	33,000	LS	\$3.00	\$99,000.00
	A6	Demolition - Drywall/Plaster	121,000	LS	\$1.50	\$181,500.00
	A7	Demolition - Concrete	1,750	LS	\$5.00	\$8,750.00
	A8	Demolition - Electrical	34,000	LS	\$2.00	\$68,000.00
	A9	Demolition - Plumbing	33,000	LS	\$1.25	\$41,250.00
	A10	Carpentry - Footings	300	LF	\$750.00	\$225,000.00
	A11	Carpentry - Exterior Sheeting	12,000	SF	\$6.00	\$72,000.00
	A12	Carpentry - Interior Sheeting	3,700	SF	\$6.00	\$22,200.00
	A13	Carpentry - Roof Sheeting	33,000	SF	\$4.50	\$148,500.00
	A14	Carpentry - Anchor Bolts	850	EA	\$40.00	\$34,000.00
	A15	Carpentry - Hold Downs with 6x6 Post	100	EA	\$1,800.00	\$180,000.00
	A16	Carpentry - Blocking with A35's	3,100	EA	\$45.00	\$139,500.00
	A17	Carpentry - Wall Framing	1	Allow.	\$7,500.00	\$7,500.00
	A18	Thermal/Moisture Protection - Stucco	33,200	EA	\$24.00	\$796,800.00
	A19	Thermal/Moisture Protection - Windows	4,200	SF	\$125.00	\$525,000.00
	A20	Thermal/Moisture Protection - Insulation	116,000	SF	\$1.67	\$193,720.00
	A21	Thermal/Moisture Protection - Roofing TPA	26,500	SF	\$22.00	\$583,000.00
	A22	Thermal/Moisture Protection - Tile Roofing	8,100	EA	\$12.00	\$97,200.00
	A23	Thermal/Moisture Protection - Flashings & Caulking/Fire stopping	1	LS	\$60,000.00	\$60,000.00
	A24	Waterproofing @ Basement material (Xypek)	1	LS	\$500.00	\$500.00
	A25	Waterproofing @ Basement Injection Ports	1	LS	\$1,500.00	\$1,500.00
	A26	Waterproofing @ Basement Labor	14	Days	\$950.00	\$13,300.00
	A27	Finishes - Drywall	120,000	SF	\$3.00	\$360,000.00
	A28	Finishes - Paint	120,000	SF	\$1.25	\$150,000.00
	A29	Finishes - Carpet	21,000	SF	\$6.00	\$126,000.00
	A30	Finishes - Tile	2,200	SF	\$15.00	\$33,000.00
	A31	Finishes - Doors	112	EA	\$3,500.00	\$392,000.00
	A32	Finishes - Wood Floor Refinish	5,500	SF	\$5.00	\$27,500.00
	A33	Finishes - Vinyl Tackboard	9,250	SF	\$15.00	\$138,750.00
<b>CIVIL</b>						
	C1	Site Work - Concrete		SF	\$12.00	\$0.00
	C2	Site Work - Ramps	680	SF	\$18.00	\$12,240.00
	C3	Site Work - Concrete Over Underground Utility Chase	1,750	SF	\$25.00	\$43,750.00
	C4	Site Work - Seal & Stripe	26,700	SF	\$1.00	\$26,700.00
	C5	Site Work - Landscaping	27,300	SF	\$10.00	\$273,000.00
<b>ELECTRICAL</b>						
	E1	Electrical - Refurbish existing components	33,000	SF	\$30.00	\$990,000.00
	E2	Electrical - Lighting	33,000	SF	\$15.00	\$495,000.00
	E3	Electrical - Low Voltage	33,000	SF	\$15.00	\$495,000.00
	E4	Electrical - Fire Alarm	33,000	SF	\$6.00	\$198,000.00
	E5	Electrical - Clock/Bell & PA/Intercom	33,000	SF	\$3.00	\$99,000.00
<b>MECHANICAL</b>						
	M1	Mechanical - HVAC	33,000	SF	\$45.00	\$1,485,000.00
	M2	Mechanical - Plumbing (Restrooms, Kitchen, etc.)	33,000	SF	\$17.00	\$561,000.00
	M3	Mechanical - Fire Sprinklers	33,000	SF	\$7.50	\$247,500.00
<b>OTHER</b>						
	O1	Specialties - Wheel Chair Lift	3	EA	\$18,500.00	\$55,500.00
	O2	Specialties - Toilet Partitions	1	LS	\$5,000.00	\$5,000.00
	O3	Specialties - Fire Extinguishers	1	LS	\$2,000.00	\$2,000.00
	O4	Specialties - Blinds/Curtains	4,200	SF	\$12.00	\$50,400.00
	O5	Specialties - Allowance	1	LS	\$5,000.00	\$5,000.00

## GREYSTONE'S SUMMARY SHEETS (NEW CONSTRUCTION)

All costs are shown in 2017 dollars. The cost of all work items after this date should be adjusted accordingly.

3/30/2017

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>ARCHITECTURAL</b>						
	A1	Demolition // Abatement Services	1	LS	\$612,000.00	\$612,000.00
	A2	Carpentry / Framing	1	LS	\$2,572,500.00	\$2,572,500.00
	A3	Thermal/Moisture Protection	1	LS	\$2,409,860.00	\$2,409,860.00
	A4	Finishes	1	LS	\$2,065,358.00	\$2,065,358.00
<b>CIVIL</b>						
	C1	Site Work	1	LS	\$732,980.00	\$732,980.00
	C2	Site Work - Concrete	1	LS	\$1,245,000.00	\$1,245,000.00
<b>ELECTRICAL</b>						
	E1	Electrical - Refurbish existing components	1	LS	\$2,277,000.00	\$2,277,000.00
<b>MECHANICAL</b>						
	M1	Mechanical - HVAC	1	LS	\$2,293,500.00	\$2,293,500.00
<b>OTHER</b>						
	O1	Specialties	1	LS	\$119,400.00	\$119,400.00

**Renovations Construction Cost Subtotal ..... \$14,327,598.00**

General Conditions ..... \$810,000.00

Bonds & Insurance ..... \$286,552.00

Renovations Construction Cost Subtotal..... \$15,424,150.00

Contractors Profit (6%) ..... \$965,483.00

**Construction Cost Subtotal ..... \$16,389,633.00**

Construction Contingency (10%)..... \$1,638,963.00

Project Soft Cost..... \$4,097,408.00

*Design Contingencies, Architect/CM fees, reimbursables, blueprints, inspection fees,*

*jurisdictional fees/permits, topographic surveys & legal fees.*

**Total Project Cost Subtotal..... \$22,126,005.00**

Escalation if 2018 (10%)..... \$2,212,600.00

**Project Estimate Total ..... \$24,338,605.00**

### Notes:

- Demolition Scope Includes: Abatement and Building Removal
- Site Work Scope Includes: Site Concrete, Site Demolition, Tree Protection, Erosion Control, Grading, Asphalt, Striping & Landscape/ Irrigation
- Concrete Scope Includes: Building Footings & Slab on Grade
- Carpentry / Framing Scope Includes: Framing, Misc. Metals, Finish Carpentry, Casework
- Thermal & Moisture Protections Scope Includes: Plaster, Windows, Insulation, Roofing, Flashings & Caulking.
- Finishes Scope Includes: Drywall, Paint, Flooring, Doors and Tackboard
- Specialties Scope Includes: Wheelchair Lifts, Toilet Partitions & Accessories, Markerboards, Window Coverings and Misc. Specialties allowance
- Mechanical Scope Includes: HVAC, Plumbing and Fire Sprinklers
- Electrical Scope Includes: New Switchgear, Distribution Panels, Lighting, Low Voltage, Fire Alarm, Clock/Bell & PA/Intercom System.
- DSA: Division of State Architect - Could be a school (300 kids)

**BUILDING AREA: 33,000**  
**COST PER SQFT: \$496.66**

## SUMMARY SHEET BREAKDOWN (NEW CONSTRUCTION)

All costs are shown in 2017 dollars. The cost of all work items after this date should be adjusted accordingly.

3/30/2017

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
	1	Anticipated Bid Amount	1	LS	\$16,389,633.00	\$16,389,633.00
	2	Bid/Jurisdictional Contingency	1	LS	\$884,373.00	\$884,373.00
	3	Design Contingency	1	LS	\$1,638,963.00	\$1,638,963.00
	4	Construction Contingency	1	LS	-	\$0.00
	5	Architect Contingency	1	LS	\$126,167.00	\$126,167.00
	6	Architect Fees	1	LS	\$983,378.00	\$983,378.00
	7	CM Fees	1	LS	\$983,378.00	\$983,378.00
	8	Architect Reimbursable	1	LS	\$49,169.00	\$49,169.00
	9	Blueprinting	1	LS	\$10,000.00	\$10,000.00
	10	IOR/Inspection	1	LF	\$200,000.00	\$200,000.00
	11	Testing Lab	1	SF	\$245,845.00	\$245,845.00
	12	Soils Report / Testing	1	SF	\$75,000.00	\$75,000.00
	13	Topographic Surveys	1	SF	\$15,000.00	\$15,000.00
	14	Misc. consultants	1	EA	\$125,000.00	\$125,000.00
	15	Jurisdictional Fees	1	EA	\$170,099.00	\$170,099.00
	16	Bid Advertisements	1	EA	\$5,000.00	\$5,000.00
	17	Legal	1	Allow.	\$25,000.00	\$25,000.00
	18	Utility Fees	1	EA	\$150,000.00	\$150,000.00
	19	CEQA	1	SF	\$50,000.00	\$50,000.00
	20	Temporary Campus	1	SF		\$0.00
	21	FF&E Technology	1	SF		\$0.00
	22	Moving Expense	1	EA		\$0.00
		TOTALS				22,126,005.00



