



COST ESTIMATES FOR SCENARIO "C"
Proposed 2018 Summer Work

Tri-Valley CUSD #3
High School Master Planning Scenarios
Date: 1-24-18

TRI-VALLEY CUSD #3		Scenario C				Proposed 2018 Summer Work
No.	Description of Work	Take-Off Quantity	Unit	Total Cost / Unit Cost	Extended Cost	
ENVIRONMENTAL AND BUILDING DEMOLITION						
010	Asbestos Abatement	65,000		1.00	\$ 65,000	
011	Asbestos Design and Monitoring	25,000		1.00	\$ 25,000	
SUBTOTAL:					\$ 90,000	
SITE IMPROVEMENTS						
020	Site Improvements (Parking Lots, Overlay, Drive)	775,000	ls	\$ 1.00	\$ 775,000	\$ 330,000
SUBTOTAL:					\$ 775,000	\$ 330,000
BUILDING CONSTRUCTION						
INTERIOR RENOVATIONS						
21st Century Classroom Renovation (West Wing)						
Heavy Renovation						
030	Interior Demolition	28,275	sf	12.04	\$ 340,500	
031	Interior Construction & Finishes	28,275	sf	38.16	\$ 1,079,000	
032	MEP's - Minor Demo and new MEP Systems	28,275	sf	52.45	\$ 1,483,000	
033	Design & Bid Contingency (5%)	28,275	sf	5.13	\$ 145,125	
034	Construction Contingency (10%)	28,275	sf	10.27	\$ 290,250	
\$ 3,337,875					118.05	
Commons, Commons Corridor (1,365 sf) and Public Toilets						
Heavy to Medium Renovation						
040	Interior Demolition	10,956	sf	11.65	\$ 127,684	
041	Interior Construction & Finishes	10,956	sf	32.25	\$ 353,295	
042	MEP's - Minor Demo and new MEP Systems	10,956	sf	40.20	\$ 440,400	
043	Design & Bid Contingency (5%)	10,956	sf	4.20	\$ 46,069	
044	Construction Contingency (10%)	10,956	sf	8.41	\$ 92,138	
\$ 1,059,586					96.71	
Administration						
Medium to Light						
050	Interior Demolition	1,110	sf	8.85	\$ 9,825	
051	Interior Construction & Finishes	1,110	sf	60.81	\$ 67,500	
052	MEP's - Minor Demo and new MEP Systems	1,110	sf	45.23	\$ 50,200	
053	Design & Bid Contingency (5%)	1,110	sf	5.74	\$ 6,376	
054	Construction Contingency (10%)	1,110	sf	11.49	\$ 12,753	
\$ 146,654					132.12	
Vocational & Ind. Arts - Lab, Drafting, & 2 Classrooms						
Light						
060	Interior Demolition	5,286	sf	2.96	\$ 15,665	\$ 15,665
061	Interior Construction & Finishes	5,286	sf	15.79	\$ 83,474	\$ 83,474
062	MEP's - Minor Demo and new MEP Systems	5,286	sf	22.20	\$ 117,350	\$ 117,350
063	Design & Bid Contingency (5%)	5,286	sf	2.05	\$ 10,824	\$ 10,824
064	Construction Contingency (10%)	5,286	sf	4.10	\$ 21,649	\$ 21,649
\$ 248,962					47.10	
Art Room						
Light						
070	Interior Demolition	1,290	sf	4.46	\$ 5,750	\$ 5,750
071	Interior Construction & Finishes	1,290	sf	35.66	\$ 46,000	\$ 46,000
072	MEP's - Minor Demo and new MEP Systems	1,290	sf	33.26	\$ 42,900	\$ 42,900
073	Design & Bid Contingency (5%)	1,290	sf	3.67	\$ 4,733	\$ 4,733
074	Construction Contingency (10%)	1,290	sf	7.34	\$ 9,465	\$ 9,465
\$ 108,848					84.38	
Band Room & Adjacent Classrooms - Fitness/Weight Room						
Heavy to Medium Renovation						
080	Interior Demolition	2,903	sf	8.18	\$ 23,750	\$ 23,750
081	Interior Construction & Finishes	2,903	sf	24.75	\$ 71,838	\$ 71,838
082	MEP's - Minor Demo and new MEP Systems	2,903	sf	33.70	\$ 97,833	\$ 97,833
083	Design & Bid Contingency (5%)	2,903	sf	3.33	\$ 9,671	\$ 9,671
084	Construction Contingency (10%)	2,903	sf	6.66	\$ 19,342	\$ 19,342
\$ 222,434					76.62	
Kitchen & Adjacent Classroom/Office Renovation						
Heavy						
091	Interior Demolition	2,740	sf	18.47	\$ 50,600	
092	Interior Construction & Finishes	2,740	sf	58.59	\$ 160,536	
093	Kitchen Equipment	2,740	sf	63.87	\$ 175,000	
094	MEP's - Minor Demo and new MEP Systems	2,740	sf	64.60	\$ 177,000	
095	Design & Bid Contingency (5%)	2,740	sf	10.28	\$ 28,157	
096	Construction Contingency (10%)	2,740	sf	20.55	\$ 56,314	
\$ 647,606					236.35	
Existing Gym Renovation						
Light						
100	Interior Demolition (Demo of Gym Floor)	10,069	sf	1.31	\$ 13,220	
101	Interior Construction & Finishes	10,069	sf	12.66	\$ 127,500	
102	Air Conditioning for the Gym	10,069	sf	7.45	\$ 75,000	
103	Design & Bid Contingency (5%)	10,069	sf	1.07	\$ 10,786	
104	Construction Contingency (10%)	10,069	sf	2.14	\$ 21,572	
\$ 248,078					24.64	
Locker Room Renovation						
Heavy to Medium Renovation						
110	Interior Demolition	3,450	sf	10.45	\$ 36,048	
111	Interior Construction & Finishes	3,450	sf	28.69	\$ 98,964	
112	MEP's - Minor Demo and new MEP Systems	3,450	sf	43.42	\$ 149,800	
113	Design & Bid Contingency (5%)	3,450	sf	4.13	\$ 14,241	
114	Construction Contingency (10%)	3,450	sf	8.26	\$ 28,481	
\$ 327,534					94.94	
Exist. Weight Room Renovation into Commons Area						
Heavy to Medium Renovation						
110	Interior Demolition	2,123	sf	7.77	\$ 16,500	
111	Interior Construction & Finishes	2,123	sf	27.08	\$ 57,500	
112	MEP's - Minor Demo and new MEP Systems	2,123	sf	30.62	\$ 65,000	
113	Design & Bid Contingency (5%)	2,123	sf	3.27	\$ 6,950	
114	Construction Contingency (10%)	2,123	sf	6.55	\$ 13,900	
\$ 159,850					75.29	
ADDITIONS to the HIGH SCHOOL						
120	New Entry	1,500	sf	\$ 181.50	\$ 272,250	
130	New Event Entry	935	sf	\$ 181.50	\$ 169,703	
140	New Auditorium	7,000	sf	\$ 225.00	\$ 1,575,000	
150	New Gym	10,000	sf	\$ 195.00	\$ 1,950,000	
160	New Band and Chorus Room	4,200	sf	\$ 220.00	\$ 924,000	
161	New Locker Rooms					
162	New Concessions and Toilets	800	sf	\$ 195.00	\$ 156,000	
GENERAL CONDITIONS						
170	General Conditions (Includes PM & Supervision)	12,329,379	ls	5.50%	\$ 678,116	\$ 80,400
Tentative Schedule: 17 months of Construction						
BUILDING CONSTRUCTION COSTS:					\$ 12,232,495	\$ 660,644
SOFT COSTS						
DESIGN AND CM FEES						
172	Architect, Engineer, and Consultant Fees	\$ 12,744,495	ls	7.75%	\$ 987,698	\$ 108,971
173	CM Fees for OH & P	\$ 12,744,495	ls	2.75%	\$ 350,474	\$ 24,766
SUBTOTAL:					\$ 1,338,172	
TESTING AND INSPECTIONS						
177	Surveying and Geotechnical Testing	\$ 15,000	ls	1	\$ 15,000	\$ 5,000
178	Construction Material Testing	\$ 60,000	ls	1	\$ 60,000	\$ 3,500
179	State Mandated Testing and Inspections	\$ 65,000	ls	1	\$ 65,000	
SUBTOTAL:					\$ 140,000	
FURNITURE, FIXTURES, AND EQUIPMENT						
181	F.F. & E.	\$ 12,744,495	ls	4.00%	\$ 509,780	\$ 26,426
SUBTOTAL:					\$ 509,780	
BONDS AND INSURANCE						
185	General Liability Insurance for CM	703,474	ls	5.75%	\$ 40,450	
188	Owners Builders Risk, Attorney Fees, Etc. (.75%)	12,744,495	ls	0.75%	\$ 95,584	
SUBTOTAL:					\$ 136,033	
SOFT COSTS TOTAL:					\$ 2,123,985	\$ 168,663
GRAND TOTALS						
ENVIRONMENTAL AND BUILDING DEMOLITION:					\$ 90,000	
SITE IMPROVEMENTS:					\$ 775,000	\$ 330,000
INTERIOR RENOVATIONS:					\$ 6,507,427	\$ 660,644
BUILDING ADDITIONS:					\$ 5,046,953	
GENERAL CONDITIONS:					\$ 678,116	
SOFT COSTS:					\$ 2,123,985	\$ 168,663
GRAND TOTAL PROJECT COSTS					\$ 15,221,480	\$ 1,159,307