

PRICING PLAN COST ESTIMATE

Job No. 20313.000

02 October 2020



SMMUSD Office
Tenant
Improvement

Santa Monica, CA



Prepared by OCMI, Inc.

 **COST ESTIMATE**

INTRODUCTORY NOTES

This estimate is based on verbal direction from the client and the following items, received 02 June 2020:

PLANS

General	0.0 thru 0.80 (08 sheets)
Architectural	PP0.1 thru PP11.2 (14 sheets)
Structural	Ground Floor and 2 nd /3rdFloor/Roof (02 sheets)

NARRATIVES

Specifications and Reports	Preliminary Pricing Scheme by DLR Group, dated 06 March 2020, 2 pages Seismic Evaluation Summary by Englekirk Structural Engineers, dated 07 February 2020
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The following items are excluded from this estimate:

- Professional fees.
- Building permits and fees.
- Inspections and tests.
- Furniture, fixtures & equipment other than noted.
- Installation of owner furnished equipment.
- Construction change order contingency.
- Overtime.
- Hazardous materials abatement/removal.
- Items referenced as NOT INCLUDED or NIC in estimate.

The midpoint of construction of June 2021 is based on:

- Construction start date of April 2021.
- Estimated construction duration of 04 months.
- This estimate is based on design-bid-build delivery method.
- This estimate is based on prevailing wage labor rates.
- This estimate is based on a detailed measurement of quantities. We have made allowances for items that were not clearly defined in the drawings. The client should verify these allowances.
- This estimate is based on a minimum of four competitive bids and a stable bidding market.
- This estimate should be updated if more definitive information becomes available, or if there is any change in scope.
- We strongly advise the client to review this estimate in detail. If any interpretations in this estimate appear to differ from those intended by the design documents, they should be addressed immediately.

PRICING PLANS COST ESTIMATE

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PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	\$/SF AREA
BASE SCOPE	\$3,725,669	36,938	\$100.86

TOTAL CONSTRUCTION COST	\$3,725,669		
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ALTERNATES	TOTAL COST	GFA	\$/SF AREA
01. FIRE ALARM SYSTEM - COMPLETE SYSTEM REPLACEMENT	\$153,708	30,938	\$4.97

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DETAILED PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	\$/SF AREA
01. BASE SCOPE	\$2,306,157	36,938	\$62.43

TOTAL NET DIRECT COST	\$2,306,157
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GENERAL MARKUPS

DESIGN CONTINGENCY	15.00%	\$345,924
GENERAL CONDITIONS/REQUIREMENTS	8.00%	\$212,166
CONTRACTOR OVERHEAD AND PROFIT	8.00%	\$229,140
INSURANCE	1.00%	\$30,934
BONDS: CONTRACTOR	1.00%	\$31,243
OCCUPIED BUILDING/PHASING PREMIUM	15.00%	\$473,335
ESCALATION TO MIDPOINT 06/2021	2.67%	\$96,771

TOTAL CONSTRUCTION COST	\$3,725,669
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BUILDING SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS		\$36,057	\$0.98
02 SUBSTRUCTURE		\$40,665	\$1.10
03 SUPERSTRUCTURE		\$529,417	\$14.33
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION		\$730,845	\$19.79
07 CONVEYING		\$14,280	\$0.39
08 MECHANICAL		\$140,477	\$3.80
09 ELECTRICAL		\$584,074	\$15.81
10 EQUIPMENT		\$20,000	\$0.54
11 EXISTING CONDITIONS		\$210,342	\$5.69
NET DIRECT BUILDING COST		\$2,306,157	\$62.43
DESIGN CONTINGENCY	15.00%	\$345,924	\$9.36
SUBTOTAL		\$2,652,081	\$71.80
GENERAL CONDITIONS/REQUIREMENTS	8.00%	\$212,166	\$5.74
SUBTOTAL		\$2,864,247	\$77.54
CONTRACTOR OVERHEAD AND PROFIT	8.00%	\$229,140	\$6.20
SUBTOTAL		\$3,093,387	\$83.75
INSURANCE	1.00%	\$30,934	\$0.84
SUBTOTAL		\$3,124,321	\$84.58
BONDS: CONTRACTOR	1.00%	\$31,243	\$0.85
SUBTOTAL		\$3,155,564	\$85.43
OCCUPIED BUILDING/PHASING PREMIUM	15.00%	\$473,335	\$12.81
SUBTOTAL		\$3,628,898	\$98.24
ESCALATION TO MIDPOINT 06/2021	2.67%	\$96,771	\$2.62
TOTAL BUILDING COST		\$3,725,669	\$100.86

GROSS FLOOR AREA: 36,938 SF

PRICING PLANS COST ESTIMATE

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DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS		\$36,057		\$0.98
011 Standard Foundations	\$36,057		\$0.98	
012 Special Foundations				
02 SUBSTRUCTURE		\$40,665		\$1.10
021 Slab On Grade	\$40,665		\$1.10	
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE		\$529,417		\$14.33
031 Floor and Roof Construction	\$529,417		\$14.33	
032 Stair Construction				
04 EXTERIOR CLOSURE				
041 Exterior Walls				
042 Exterior Doors/Windows				
05 ROOFING				
051 Roofing				
06 INTERIOR CONSTRUCTION		\$730,845		\$19.79
061 Partitions	\$112,912		\$3.06	
062 Interior Finishes	\$561,220		\$15.19	
063 Specialties	\$37,936		\$1.03	
064 Interior Doors/Windows	\$18,777		\$0.51	
07 CONVEYING		\$14,280		\$0.39
071 Elevators	\$14,280		\$0.39	
08 MECHANICAL		\$140,477		\$3.80
081 Plumbing	\$11,841		\$0.32	
082 H.V.A.C.	\$99,630		\$2.70	
083 Fire Protection	\$29,006		\$0.79	
084 Special Mechanical				
09 ELECTRICAL		\$584,074		\$15.81
091 Standard Electrical	\$476,519		\$12.90	
092 Special Electrical	\$107,555		\$2.91	
10 EQUIPMENT		\$20,000		\$0.54
101 Fixed/Movable Equipment				
102 Furnishings	\$20,000		\$0.54	
103 Special Construction				
11 EXISTING CONDITIONS		\$210,342		\$5.69
111 Demolition and Removals	\$210,342		\$5.69	

NET DIRECT BUILDING COST

\$2,306,157

\$62.43

PRICING PLANS COST ESTIMATE

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - FOUNDATIONS				
011 STANDARD FOUNDATIONS				
Demolition of existing structure is in Element 111				
Expose and clean existing footings	209	LF	22.00	\$4,598
Excavation for foundation, hand and small equipment	31	CY	112.00	\$3,472
Footing, rebar and concrete	39	CY	717.61	\$27,987
TOTAL - 011 STANDARD FOUNDATIONS				\$36,057
ELEMENT - SUBSTRUCTURE				
021 SLAB ON GRADE				
Demolition of existing structure is in Element 111				
Dowel to existing slab on grade	314	EA	81.51	\$25,617
Slab on grade infill, rebar and concrete	836	SF	18.00	\$15,048
TOTAL - 021 SLAB ON GRADE				\$40,665
ELEMENT - SUPERSTRUCTURE				
031 FLOOR AND ROOF CONSTRUCTION				
Concrete				
Patch existing columns at brace frame connection	8	EA	600.00	\$4,800
Structural steel				
Braced frames				
Connection plate to existing column, beam	60	EA	1,100.00	\$66,000
Braced frames to existing columns/beams	49,600	LB	7.88	\$390,977
Other structural steel				
Wide flange beams, added to existing structure	8	TON	8,052.35	\$67,640
TOTAL - 031 FLOOR AND ROOF CONSTRUCTION				\$529,417
ELEMENT - INTERIOR CONSTRUCTION				
061 PARTITIONS				
Framing, metal stud	3,631	SF	9.54	\$34,657
Framing, metal stud, extend existing to structure	164	SF	14.54	\$2,385
Insulation, batt	3,631	SF	1.40	\$5,089
Gypsum board, taped and finished	7,590	SF	2.79	\$21,213
Cementitious backerboard	6,669	SF	4.43	\$29,568
Demo, patch and repair incidental to seismic structures	1	LS	20,000.00	\$20,000
TOTAL - 061 PARTITIONS				\$112,912
ELEMENT - INTERIOR CONSTRUCTION				
062 INTERIOR FINISHES				
Wall				
Paint	81,389	SF	1.06	\$86,395

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Ceramic tile	6,669	SF	17.80	\$118,738
Floor				
Carpet tile	27,486	SF	5.32	\$146,322
Ceramic tile	1,824	SF	16.01	\$29,203
Base				
Rubber	7,399	LF	2.28	\$16,892
Ceramic tile	741	LF	14.56	\$10,791
Ceiling				
ACT, including grid system, 2' 0" x 2' 0"	4,837	SF	7.36	\$35,587
ACT, tile only, 2' 0" x 2' 0"	18,234	SF	4.86	\$88,565
Paint	2,954	SF	1.26	\$3,727
Demo, patch and repair incidental to seismic structures	1	LS	25,000.00	\$25,000
TOTAL - 062 INTERIOR FINISHES				\$561,220

ELEMENT - INTERIOR CONSTRUCTION

063 SPECIALTIES

Restroom accessories				
Partition	9	EA	1,114.03	\$10,026
Partition, ADA	6	EA	1,450.87	\$8,705
Urinal screen	3	EA	518.87	\$1,557
Grab bar set	6	EA	224.81	\$1,349
Paper towel dispenser and waste receptacle	6	EA	788.85	\$4,733
Soap dispenser	12	EA	93.05	\$1,117
Feminine napkin disposal	3	EA	154.48	\$463
Toilet seat cover dispenser	15	EA	122.54	\$1,838
Toilet tissue dispenser	15	EA	83.70	\$1,255
Mirror	72	SF	26.77	\$1,927
Fire extinguisher and recessed cabinet	12	EA	413.82	\$4,966

TOTAL - 063 SPECIALTIES

\$37,936

ELEMENT - INTERIOR CONSTRUCTION

064 INTERIOR DOORS/WINDOWS

Doors				
Wood including frame and hardware				
Single	7	EA	1,738.99	\$12,173
Double	2	PR	3,302.01	\$6,604

TOTAL - 064 INTERIOR DOORS/WINDOWS

\$18,777

ELEMENT - CONVEYING

071 ELEVATORS

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Remove existing				
Lighting, remove and replace, lump sum per elevator	2	EA	800.00	\$1,600
Floor finish	77	SF	5.00	\$385
Wall finish	400	SF	2.00	\$800
Install				
Ceiling, SNAPCAB, modular	77	SF	20.00	\$1,540
Wall panel, plastic laminate	400	SF	22.00	\$8,800
Flooring, LVT	77	SF	15.00	\$1,155
TOTAL - 071 ELEVATORS				\$14,280

ELEMENT - MECHANICAL

081 PLUMBING

Seismic upgrade, non-structural, Allowance	36,938	SF	0.15	\$5,541
Re-install restroom fixtures	1	LS	6,300.00	\$6,300
TOTAL - 081 PLUMBING				\$11,841

ELEMENT - MECHANICAL

082 H.V.A.C.

Equipment, Allowance				
Major equipment to remain, no work anticipated		Note		
VAV box	4	EA	2,750.00	\$11,000
Hot water distribution				
Connect to equipment				
VAV terminal	4	EA	960.00	\$3,840
Pipe with fittings and supports including insulation				
Steel, sch. 40	160	LF	21.48	\$3,437
Connect to existing piping	1	LS	800.00	\$800
Air distribution system				
Ductwork, galvanized steel, reconfigure as needed	1	LS	40,500.00	\$40,500
Air inlets and outlets				
Relocated/new as needed	1	LS	9,021.50	\$9,022
Automatic temperature control				
DDC control system				
Connect to existing control panel	1	LS	2,500.00	\$2,500
VAV box including communication bus	4	EA	1,750.00	\$7,000
Balancing, by and independent contractor				
Air balance	1	LS	4,500.00	\$4,500
Water balance	1	LS	950.00	\$950
Seismic upgrade, non-structural, Allowance	36,938	SF	0.30	\$11,081

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Miscellaneous work	1	LS	5,000.00	\$5,000
TOTAL - 082 H.V.A.C.				\$99,630

ELEMENT - MECHANICAL

083 FIRE PROTECTION

Fire suppression system, modified as needed	1	LS	25,312.00	\$25,312
Seismic upgrade, non-structural, Allowance	36,938	SF	0.10	\$3,694

TOTAL - 083 FIRE PROTECTION				\$29,006
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ELEMENT - ELECTRICAL

091 STANDARD ELECTRICAL

Power and distribution, assume existing to remain		NIC		
Equipment and machinery power				
VAV box	4	EA	850.00	\$3,400
Automatic door opener	1	EA	942.50	\$943
Conduit for control wiring, wire by HVAC trade	1	LS	1,600.00	\$1,600
Lighting system				
Lighting control system	1	LS	35,000.00	\$35,000
Light fixture	378	EA	550.00	\$207,900
Light fixture not shown, Allowance	100	EA	550.00	\$55,000
Exit sign	8	EA	385.00	\$3,080
Retrofitted LED	39	EA	325.00	\$12,675
Occupancy sensor/switch, Allowance	95	EA	234.81	\$22,307
Conduit and wire, Allowance	5,832	LF	9.35	\$54,529
Connect to existing circuit	1	LS	950.00	\$950
Convenience power, Allowance	1	LS	16,380.00	\$16,380
Fire alarm system, Allowance				
Interface with existing system	1	LS	1,750.00	\$1,750
Devices	1	LS	12,187.50	\$12,188
Re-installed	1	LS	9,610.00	\$9,610
Conduit and wire	1	LS	5,500.00	\$5,500
Connect to existing circuit	1	LS	1,610.00	\$1,610
Communication system, Allowance	1	LS	12,975.00	\$12,975
Seismic upgrade, non-structural, Allowance	36,938	SF	0.45	\$16,622
Miscellaneous work	1	LS	2,500.00	\$2,500

TOTAL - 091 STANDARD ELECTRICAL				\$476,519
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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - ELECTRICAL				
092 SPECIAL ELECTRICAL				
Audio visual system, Allowance	1	LS	10,500.00	\$10,500
Public address system, Allowance				
Connect to existing equipment	1	LS	1,500.00	\$1,500
Speaker	1	LS	8,250.00	\$8,250
Re-installed	1	LS	7,750.00	\$7,750
Conduit and wire	1	LS	6,600.00	\$6,600
Connect to existing circuit	1	LS	1,155.00	\$1,155
Security system, Allowance				
Access control	1	LS	37,500.00	\$37,500
CCTV system	1	LS	34,300.00	\$34,300
TOTAL - 092 SPECIAL ELECTRICAL				\$107,555
ELEMENT - EQUIPMENT				
102 FURNISHINGS				
Window coverings, Allowance	1	LS	20,000.00	\$20,000
TOTAL - 102 FURNISHINGS				\$20,000
ELEMENT - EXISTING CONDITIONS				
111 DEMOLITION AND REMOVALS				
Seismic				
Sawcut slab on grade	295	LF	10.31	\$3,041
Remove slab on grade	1,180	SF	10.66	\$12,578
MEP components, Allowance	1	LS	3,000.00	\$3,000
Other, Allowance	1	LS	15,000.00	\$15,000
TI				
Architectural/structural				
Base cabinet	46	LF	36.40	\$1,674
Security desk	24	LF	36.40	\$874
Door and frame, single	13	EA	82.51	\$1,073
Door operator	1	EA	50.00	\$50
Security window	144	SF	7.20	\$1,036
Interior partition	5,100	SF	2.80	\$14,282
Carpet tile	27,507	SF	1.14	\$31,402
Ceramic tile	3,996	SF	3.52	\$14,061
Ceramic tile and mortar bed	1,100	SF	4.22	\$4,647
Gypsum board to framing	3,996	SF	0.38	\$1,527
Prepare existing floor for new finish	27,486	SF	2.01	\$55,175
MEP				
Fire suppression system	1	LS	6,500.00	\$6,500
Plumbing fixtures, remove for re-installation	1	LS	1,890.00	\$1,890

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
HVAC				
Ductwork	1	LS	5,400.00	\$5,400
Diffusers	1	LS	3,631.65	\$3,632
Electrical				
Light fixture/switches with associated wiring	1	LS	25,000.00	\$25,000
Fire alarm devices	1	LS	3,950.00	\$3,950
Public address/miscellaneous devices	1	LS	4,550.00	\$4,550
TOTAL - 111 DEMOLITION AND REMOVALS				\$210,342

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BUILDING SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL		\$93,094	\$3.01
10 EQUIPMENT			
11 SITEWORK		\$2,050	\$0.07
NET DIRECT BUILDING COST		\$95,144	\$3.08
DESIGN CONTINGENCY	15.00%	\$14,272	\$0.46
SUBTOTAL		\$109,416	\$3.54
GENERAL CONDITIONS/REQUIREMENTS	8.00%	\$8,753	\$0.28
SUBTOTAL		\$118,169	\$3.82
CONTRACTOR OVERHEAD AND PROFIT	8.00%	\$9,454	\$0.31
SUBTOTAL		\$127,622	\$4.13
INSURANCE	1.00%	\$1,276	\$0.04
SUBTOTAL		\$128,899	\$4.17
BONDS: CONTRACTOR	1.00%	\$1,289	\$0.04
SUBTOTAL		\$130,188	\$4.21
OCCUPIED BUILDING/PHASING PREMIUM	15.00%	\$19,528	\$0.63
SUBTOTAL		\$149,716	\$4.84
ESCALATION TO MIDPOINT 06/2021	2.67%	\$3,992	\$0.13
TOTAL BUILDING COST		\$153,708	\$4.97

GROSS FLOOR AREA: 30,938 SF

PRICING PLANS COST ESTIMATE

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DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS				
011 Standard Foundations				
012 Special Foundations				
02 SUBSTRUCTURE				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE				
031 Floor and Roof Construction				
032 Stair Construction				
04 EXTERIOR CLOSURE				
041 Exterior Walls				
042 Exterior Doors/Windows				
05 ROOFING				
051 Roofing				
06 INTERIOR CONSTRUCTION				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
07 CONVEYING				
071 Elevators				
08 MECHANICAL				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
09 ELECTRICAL		\$93,094		\$3.01
091 Standard Electrical	\$93,094		\$3.01	
092 Special Electrical				
10 EQUIPMENT				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
11 SITEWORK		\$2,050		\$0.07
111 Site Preparation	\$2,050		\$0.07	
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				
NET DIRECT BUILDING COST		\$95,144		\$3.08

District Office Tenant Improvement
FIRE ALARM SYSTEM - COMPLETE SYSTEM REPLACEMENT
Santa Monica, CA

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<i>ELEMENT - ELECTRICAL</i>				
091 STANDARD ELECTRICAL				
DEDUCT				
Fire alarm system, partial replacement				
Interface with existing system	(1)	LS	1,750.00	(\$1,750)
Devices	(1)	LS	12,187.50	(\$12,188)
Re-installed	(1)	LS	9,610.00	(\$9,610)
Conduit and wire	(1)	LS	5,500.00	(\$5,500)
Connect to existing circuit	(1)	LS	1,610.00	(\$1,610)
ADD				
Fire alarm system, complete replacement	30,938	SF	4.00	\$123,752
TOTAL - 091 STANDARD ELECTRICAL				\$93,094
<i>ELEMENT - EXISTING CONDITIONS</i>				
111 DEMOLITION AND REMOVALS				
DEDUCT				
Fire alarm devices, partial	(1)	LS	3,950.00	(\$3,950)
ADD				
Fire alarm system, complete	1	LS	6,000.00	\$6,000
TOTAL - 111 DEMOLITION AND REMOVALS				\$2,050