

"ROM" OPINION OF PROBABLE COST OF CONSTRUCTION SUMMARY

Date: 4/25/2018

Based on IDS TI Drawings DATED 12-18-2018 and Seismic Retrofit/ADA Improvements Plan Check Submittal Progress Set

PROJECT:	Municipal Water District of Orange County, Administration Building Improvement	
WORK:	(1) Office Tenant Improvement & (2) Seismic Retrofit and ADA Improvement (Bid as Single Project)	IDS #17X114.00 & IDS #18X093.00

Description	Tenant Improvement	Seismic/ADA & Restoration	Not Used	Not Used	Total
Item 1: Asbestos Abatement - Allowance (New Item)	\$0	\$0	\$0	\$0	\$0
Item 2: Demolition	\$32,526	\$15,000	\$0	\$0	\$47,526
DIV 03a: Concrete Deep Foundation (Piles)	\$0	\$0	\$0	\$0	\$0
DIV 03b: Concrete (Slab and Footing)	\$13,000	\$6,000	\$0	\$0	\$19,000
DIV 04: Masonry	\$0	\$14,160	\$0	\$0	\$14,160
DIV 05: Metal	\$0	\$9,000	\$0	\$0	\$9,000
DIV 06: Rough Carpentry/Framing, Cabinets & Countertops	\$0	\$353,488	\$0	\$0	\$353,488
DIV 07: Thermal and Moisture Protection	\$0	\$0	\$0	\$0	\$0
DIV 08: Doors & Windows/Glass Partitions	\$72,060	\$7,000	\$0	\$0	\$79,060
DIV 09: Finishes	\$154,283	\$35,680	\$0	\$0	\$189,963
DIV 10: Specialties	\$0	\$20,999	\$0	\$0	\$20,999
DIV12: FF&E	\$0	\$0	\$0	\$0	\$0
DIV 13: Building Addition (Storage Room at Conference 101)	\$78,192	\$0	\$0	\$0	\$78,192
DIV 21: Fire Sprinklers	\$13,176	\$15,000	\$0	\$0	\$28,176
Item 22: Plumbing	\$0	\$44,500	\$0	\$0	\$44,500
Item 23: HVAC	\$19,764	\$2,000	\$0	\$0	\$21,764
Item 26: Electrical	\$60,586	\$27,800	\$0	\$0	\$88,386
Item 31: Temporary Barricades and Phasing Requirements	\$36,000	\$0	\$0	\$0	\$36,000
Item 32a : Site Improvement (Concrete/Flat Work)	\$0	\$3,600	\$0	\$0	\$3,600
Item A: Demolition for Seismic Work Access	\$0	\$50,304	\$0	\$0	\$50,304
Item B Restoration	\$0	\$150,912	\$0	\$0	\$150,912
subtotals	\$479,586	\$755,443	\$0	\$0	\$1,235,029

				SUBTOTAL	\$1,235,029
General Conditions				18.00%	\$222,305
Insurance, Tax and Bond				4%	\$58,293
				SUBTOTAL	\$1,515,628
General Contractors Overhead/Profit				10%	\$151,563
Construction Cost				SUBTOTAL	\$1,667,190
Estimate Contingency				10.00%	\$166,719
Total Estimated Project Cost					\$1,833,909
Escalation to Mid-point of Construction (12 months from date of this estimate)- Excluded				0.0%	\$0
TOTAL PROJECTED CONSTRUCTION COST					\$1,833,909

Cost per SF:

Special Notes

- Based on 200 calendar days construction schedule
- Excludes unknown conditions discovered upon further investigation or during construction.
- Assumes Contractor will be given free of charge a staging lay down area and parking.
- This Cost Opinion attempts to provide a fair and reasonable cost of construction based on a stable (non volatile) market conditions.
- Assumes Owner's favorable bidding environment (example: at least 5 responsive bids).
- Excludes future local market condition uncertainties.
- Excludes an escalation allowance.
- Excludes plan check fees and building permit fees.
- Excludes Architect/Engineer Fees.
- Excludes Construction Management Fees.
- Excludes Testing and Inspection.
- Excludes Utility Companies charges.
- Excludes governmental agencies development assessments and fees.
- Excludes FF&E.
- Excludes handling or abatement of asbestos or lead paint, or methane if required.
- Excludes Security system.
- Excludes move management. Opinion assumes partial night work and barricading non-occupied construction zones.
- Due to the remodel nature of the job and the potential uncertainties due to phasing. It is recommended carry an additional Owner's Contingency of 25%..**
- See alternate for requested HVAC/VAV Upgrade.**

ALTERNATE: HVAC/VAV Upgrade Budgetary Construction Estimate (Assumes 12 zones + misc. ductwork, elec., reheat coil, work @ \$8,000 zone) = \$100,000 plus general contractor markups & contingencies

ESTIMATE DETAIL

Based on IDS TI Drawings DATED 12-18-2018 and Seismic Retrofit/ADA Improvements Plan Check Submittal Progress Set

PROJECT:	Municipal Water District of Orange County, Administration Building Improvement	
WORK:	Tenant Improvement	IDS #17X114.00 & IDS #18X093.00

Description	Quantity	Unit	Unit Cost	Total
Item 1: Asbestos Abatement - Allowance (New Item)				
Excluded				\$0
Division Total				\$0
Item 2: Demolition				
				\$0
Area 1 Slab cut and demo for floor outlets at conference room 101	1	ls	\$5,000.00	\$5,000
Area 2 Demo CMU wall and concrete lid	502	sf	\$20.00	\$10,040
				\$0
Area 1 Demolish millwork	1	ls	\$500.00	\$500
Area 1 Demolish millwork	1	ls	\$500.00	\$500
				\$0
Area 1 Demolish wall including haul away and disposal	630	sf	\$5.00	\$3,150
Area 1 Demolish wall including haul away and disposal	1,251	sf	\$5.00	\$6,255
				\$0
Area 1 Demo existing ceiling including haul away and disposal	2185	sf		\$0
Area 2 Demo existing ceiling including haul away and disposal	1087	sf		\$0
				\$0
Area 1 Remove floor carpet	2185		\$0.75	\$1,639
Area 2 Remove floor carpet	1087		\$0.75	\$815
Area 3 Remove floor carpet	2442		\$0.75	\$1,832
Area: Rest of spaces	3727	sf	\$0.75	\$2,795
				\$0
				\$0
Division Total				\$32,526
DIV 03a: Concrete Deep Foundation (Piles)				
				\$0
				\$0
Division Total				\$0
				\$0
DIV 03b: Concrete (Slab and Footing)				
				\$0
Area 1 Slab patch for floor outlets at conference room 101	1	ls	\$8,000.00	\$8,000
Area 2 Patch concrete slab at removed CMU wall	1	ls	\$5,000.00	\$5,000
				\$0
Division Total				\$13,000
DIV 04: Masonry				
				\$0
				\$0
Division Total				\$0
DIV 05: Metal				
				\$0
				\$0
Division Total				\$0
DIV 06: Rough Carpentry/Framing, Cabinets & Countertops				
				\$0
Area 1				\$0
Base cabinet at conference room	11.50	lf	\$500.00	\$5,750
Base and wall printing room cabinet at conference room	11.50	lf	\$800.00	\$9,200
				\$0
Division Total				\$0
DIV 07: Thermal and Moisture Protection				
None				\$0
				\$0
Division Total				\$0
DIV 08: Doors & Windows/Glass Partitions				
				\$0
Doors				\$0
Area 1	1	sf	\$1,800.00	\$1,800
Area 2	3	sf	\$1,800.00	\$5,400
				\$0
Glass Partition - 8 ft high with 1 door				\$0
Area 1	38	sf	\$250.00	\$9,500
Area 2	0			\$0
				\$0
General				\$0

ESTIMATE DETAIL

Based on IDS TI Drawings DATED 12-18-2018 and Seismic Retrofit/ADA Improvements Plan Check Submittal Progress Set

PROJECT:	Municipal Water District of Orange County, Administration Building Improvement		
WORK:	Tenant Improvement	IDS #17X114.00 & IDS #18X093.00	

Fragment Retention Safety Film at Windows - Allowance	2768	sf	\$20.00	\$55,360
				\$0
Division Total				\$72,060
DIV 09: Finishes				
				\$0
Drywall:				\$0
Wall Framing and Gyp:				\$0
New 10' hi walls 20 ga Area 1	520	sf	\$10.00	\$5,200
New 10' hi walls 20 ga Area 2	960	sf	\$10.00	\$9,600
Gyp board ceiling include new framing Allowance				\$0
Area 1	200	sf	\$10.00	\$2,000
Area 2	200	sf	\$10.00	\$2,000
Patch of walls and ceilings allowance				\$0
Area 1	1	ls	\$5,000.00	\$5,000
Area 2	1	ls	\$5,000.00	\$5,000
				\$0
Acoustical Ceiling:				\$0
Area 1	1334	sf	\$8.00	\$10,672
Area 2	1475	sf	\$8.00	\$11,800
Area 3 3294	485	sf	\$8.00	\$3,880
Area: Rest of spaces	0	sf	\$8.00	\$0
Patch ceiling damaged by construction				\$0
Area 1		sf	\$8.00	\$0
Area 2		sf	\$8.00	\$0
				\$0
Carpet:				\$0
Area 1	2185	sf	\$7.00	\$15,295
Area 2	1087	sf	\$7.00	\$7,609
Area 3	2442	sf	\$7.00	\$17,094
Area: Rest of spaces	3727	sf	\$7.00	\$26,089
				\$0
Painting:				\$0
Area 1	2185	sf	\$3.50	\$7,648
Area 2	1087	sf	\$3.50	\$3,805
Area 3	2442	sf	\$3.50	\$8,547
Area: Rest of spaces	3727	sf	\$3.50	\$13,045
				\$0
Division Total				\$154,283
DIV 10: Specialties				
None				\$0
Division Total				\$0
DIV12: FF&E				
Excluded				\$0
Division Total				\$0
DIV 13: Building Addition (Storage Room at Conference 101)				
				\$0
Saw cut/demolish exterior walkway slab	320	sf	\$15.00	\$4,800
Footing and Slab for Storage Room Addition	320	sf	\$40.00	\$12,800
CMU Wall - exterior wall	560	sf	\$50.00	\$28,000
Rated drywall ceiling	320	sf	\$20.00	\$6,400
Double door	1	per	\$3,800.00	\$3,800
Paint interior walls	504	sf	\$3.00	\$1,512
Paint exterior CMU walls	560	sf	\$3.00	\$1,680
Floor sealer	320	sf	\$5.00	\$1,600
Fire sprinklers extended to storage room	320	sf	\$15.00	\$4,800
Lighting	320	sf	\$20.00	\$6,400
Ventilation: Exhaust fan that is interlocked with AC Conference 101	320	sf	\$20.00	\$6,400
				\$0
Division Total				\$78,192
DIV 21: Fire Sprinklers				
				\$0
Area 1: Allowance for relocating fire sprinklers heads	1334	ls	\$4.00	\$5,336
Area 2: Allowance for relocating fire sprinklers heads	1475	ls	\$4.00	\$5,900
Area 3 Allowance for relocating fire sprinklers heads	485	ls	\$4.00	\$1,940
				\$0
Division Total				\$13,176

ESTIMATE DETAIL

Based on IDS TI Drawings DATED 12-18-2018 and Seismic Retrofit/ADA Improvements Plan Check Submittal Progress Set

PROJECT: Municipal Water District of Orange County, Administration Building Improvement		IDS #17X114.00 & IDS #18X093.00	
WORK:	Tenant Improvement		
Item 22: Plumbing			
None			
			\$0
Division Total			\$0
Item 23: HVAC			
Rework/Relocate AC Ductwork and Diffusers			
			\$0
Area 1	1334	sf	\$6.00
Area 2	1475	sf	\$6.00
Area 3	485	sf	\$6.00
Division Total			\$19,764
Item 26: Electrical			
Lighting			
			\$0
Area 1	1334	sf	\$8.00
Area 2	1475	sf	\$8.00
Area 3	485	sf	\$8.00
Power/Outlets/wall and slab at Conference Room 101			
Area 1	1334	sf	\$8.00
Area 2	1475	sf	\$5.00
Area 3	485	sf	\$8.00
Low voltage allowance			
Area 1	1334	sf	\$3.00
Area 2	1475	sf	\$3.00
Area 3	485	sf	\$8.00
Division Total			\$60,586
Item 31: Temporary Barricades and Phasing Requirements			
Phase 1			
			\$0
Temporary Partitions with gypsum and visqueen one side	1	ls	\$7,000.00
Night work premium allowance	1	ls	\$5,000.00
			\$0
Phase 2			
			\$0
Temporary Partitions with gypsum and visqueen one side	1	ls	\$7,000.00
Night work premium allowance	1	ls	\$5,000.00
			\$0
Phase 3			
			\$0
Temporary Partitions with gypsum and visqueen one side	1	ls	\$7,000.00
Night work premium allowance	1	ls	\$5,000.00
Division Total			\$36,000
Item 32a : Site Improvement (Concrete/Flat Work)			
			\$0
Division Total			\$0
Item A: Demolition for Seismic Work Access			
			\$0
Division Total			\$0
Item B Restoration			
			\$0
Division Total			\$0
SUBTOTAL			\$479,586

ESTIMATE DETAIL

Based on IDS TI Drawings DATED 12-18-2018 and Seismic Retrofit/ADA Improvements Plan Check Submittal P

PROJECT:	Municipal Water District of Orange County, Administration Building Improvement	
WORK:	Seismic/ADA & Restoration	IDS #17X114.00 & IDS

Description	Quantity	Unit	Unit Cost	Total
Item 1: Asbestos Abatement - Allowance (New Item)				
				\$0
				\$0
Division Total				\$0
Item 2: Demolition				
				\$0
ADA Related:				\$0
Demolition	1	ls	\$15,000.00	\$15,000
				\$0
Division Total				\$15,000
DIV 03a: Concrete Deep Foundation (Piles)				
				\$0
				\$0
Division Total				\$0
DIV 03b: Concrete (Slab and Footing)				
				\$0
ADA Related:				\$0
Concrete cut and patch (for waste line)	1	ls	\$6,000.00	\$6,000
				\$0
Division Total				\$6,000
DIV 04: Masonry				
				\$0
Seismic Related:				\$0
Top of CMU wall grouting	472	lf	\$30.00	\$14,160
				\$0
Division Total				\$14,160
DIV 05: Metal				
				\$0
ADA Related:				\$0
Steel beams to support ceiling hang toilet partitions	1	ls	\$7,000.00	\$7,000
Steel brackets to support countertop	1	ls	\$1,000.00	\$1,000
Steel brackets to support drinking fountain	1	ls	\$1,000.00	\$1,000
				\$0
Division Total				\$9,000
DIV 06: Rough Carpentry/Framing, Cabinets & Countertops				
				\$0

Seismic Related:				\$0
Piping Bracing	122	ea	\$600.00	\$73,200
Piping Restraint Splay Wire	36	ea	\$300.00	\$10,800
Seismic Related:				\$0
Detail 1,3 and 9 on S5.1	4	ea	\$5,000.00	\$20,000
Detail 4/S5.1 (472' @ 8' o.c.)	59	ea	\$1,000.00	\$59,000
Detail 7/S5.1	148	lf	\$80.00	\$11,840
Detail 8/S5.1 (472' @ 16" o.c.)	352	ea	\$200.00	\$70,448
2X10 blocking per roof framing plan	608	lf	\$50.00	\$30,400
4X12 Blocking per roof framing plan	864	lf	\$75.00	\$64,800
				\$0
ADA Related:				\$0
Cabinet	1	ls	\$5,000.00	\$5,000
Quartz counter tops	1	ls	\$8,000.00	\$8,000
				\$0
Division Total				\$353,488
DIV 07: Thermal and Moisture Protection				
				\$0
				\$0
Division Total				\$0
DIV 08: Doors & Windows/Glass Partitions				
				\$0
ADA Related:				\$0
Auto-door openers	1	ls	\$7,000.00	\$7,000
				\$0
Division Total				\$7,000
DIV 09: Finishes				
				\$0
ADA Related:				\$0
Wall patching and furring	1	ls	\$8,000.00	\$8,000
Ceiling	356	sf	\$30.00	\$10,680
Tile patching	1	ls	\$7,000.00	\$7,000
				\$0
Painting	1	ls	\$10,000.00	\$10,000
Division Total				\$35,680
DIV 10: Specialties				
				\$0
ADA Related:				\$0
Toilet accessories	1	ls	\$3,000.00	\$3,000
St St Toilet Partitions - ceiling hung	1	ls	\$12,999.00	\$12,999
Mirrors	6	ea	\$700.00	\$4,200
Relocate access panels	4	ea	\$200.00	\$800
Division Total				\$20,999
DIV12: FF&E				
				\$0
Division Total				\$0

DIV 13: Building Addition (Storage Room at Conference 101)					
					\$0
					\$0
Division Total					\$0
DIV 21: Fire Sprinklers					
					\$0
Seismic Related:					\$0
Stand by Fire Sprinklers Technicians	1	ls	\$15,000.00		\$15,000
					\$0
Division Total					\$15,000
Item 22: Plumbing					
					\$0
ADA Related:					\$0
Plumbing fixtures, include carriers	11	ea	\$1,500.00		\$16,500
Drinking fountain	1	ls	\$8,000.00		\$8,000
Water piping	1	ls	\$8,000.00		\$8,000
Waste piping	1	ls	\$8,000.00		\$8,000
Vent piping	1	ls	\$4,000.00		\$4,000
					\$0
Division Total					\$44,500
Item 23: HVAC					
					\$0
ADA Related:					\$0
AC grilles	1	ls	\$2,000.00		\$2,000
					\$0
Division Total					\$2,000
Item 26: Electrical					
					\$0
ADA Related:					\$0
Light fixtures	14	ea	\$1,200.00		\$16,800
GFIC outlets	1	ls	\$2,000.00		\$2,000
Power to drinking fountain	1	ls	\$3,000.00		\$3,000
Safe off	1	ls	\$1,000.00		\$1,000
Remove existing lighting	1	ls	\$5,000.00		\$5,000
					\$0
Division Total					\$27,800
Item 31: Temporary Barricades and Phasing Requirements					
					\$0
					\$0
Division Total					\$0
Item 32a : Site Improvement (Concrete/Flat Work)					
					\$0
ADA Related:					\$0
HC Parking stalls including signs and truncated dome	4	ea	\$900.00		\$3,600
					\$0
Division Total					\$3,600
Item A: Demolition for Seismic Work Access					
					\$0

Removal and Restoration Related::				\$0
Remove Ceilings expose Framing and piping (50%)	12576	sf	\$3.00	\$37,728
Protection	12576	sf	\$1.00	\$12,576
				\$0
Division Total				\$50,304
Item B Restoration				
				\$0
Removal and Restoration Related::				\$0
ALLOWANCES:				\$0
Restoration of interiors systems and finishes				\$0
1st Floor	12576	sf	\$10.00	\$125,760
Roof Floor	12576	sf	\$2.00	\$25,152
				\$0
Division Total				\$150,912
			SUBTOTAL	\$755,443