

Burgess Gym Project - Menlo Park

Field Paoli - April 17, 2008

Conceptual Project Cost Estimates

Construction Cost Estimates provided by Davis Langdon, based on Conceptual Plans and Outline Specifications from Field Paoli

Construction Cost	Option 1		Cost	Option 2		Cost	Option 3		Cost
	Area			Area			Area		
Renovated Gymnastics Center	17,387		\$ 3,096,000						
New Gymnastics Center							18,679		\$ 5,837,000
New Gymnasium	20,816		\$ 7,555,000				22,683		\$ 7,458,000
New Combined Facility				37,572		\$ 11,808,000			
Site work - landscape/civil/parking <i>option 2 includes new parking lot at alma st.</i>			\$ 820,000			\$ 1,961,000			\$ 1,577,000
Sub-Total	38,203		\$ 11,471,000	37,572		\$ 13,769,000	41,362		\$ 14,872,000
GC general conditions - 8%			\$ 917,680			\$ 1,101,520			\$ 1,189,760
GC overhead & profit - 5%			\$ 619,434			\$ 743,526			\$ 803,088
Design contingency - 10%			\$ 1,300,811			\$ 1,561,405			\$ 1,686,485
Estimated Construction Cost - February 2008			\$ 14,308,925			\$ 17,175,451			\$ 18,551,333
Escalation to mid-2009 - 7%			\$ 1,001,625			\$ 1,202,282			\$ 1,298,593
Estimated Construction Cost - mid-2009			\$ 15,310,550			\$ 18,377,732			\$ 19,849,926
Other Project Costs									
Fees and Inspections									
Architecture and Engineering		13.0%	\$ 1,990,372		13.0%	\$ 2,389,105		13.0%	\$ 2,580,490
Testing and Inspection		1.5%	\$ 229,658		1.5%	\$ 275,666		1.5%	\$ 297,749
Construction Management		2.5%	\$ 382,764		2.5%	\$ 459,443		2.5%	\$ 496,248
EIR Consultant (allowance)			\$ 50,000			\$ 50,000			\$ 50,000
City administrative costs		1.5%	\$ 229,658		1.5%	\$ 275,666		1.5%	\$ 297,749
City plan check charges		1.0%	\$ 153,106		1.0%	\$ 183,777		1.0%	\$ 198,499
Utility connection fees		0.5%	\$ 76,553		0.5%	\$ 91,889		0.5%	\$ 99,250
Sub-total			\$ 3,112,110			\$ 3,725,546			\$ 4,019,985
Furniture and Equipment									
Furniture			\$ 250,000			\$ 250,000			\$ 250,000
Telephones			inc			inc			inc
Computers			inc			inc			inc
Sub-total			\$ 250,000			\$ 250,000			\$ 250,000
Contingency									
Change order contingency - new construction		8%	\$ 850,482		8%	\$ 1,470,219		8%	\$ 1,587,994
change order contingency - renovation		10%	\$ 467,952						
Sub-total			\$ 1,318,434			\$ 1,470,219			\$ 1,587,994
Total Estimated Project Cost			\$ 19,991,095			\$ 23,823,497			\$ 25,707,905

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Potential Phased Budget for Option 1

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Construction Cost	Option 1 - Phase 1 - New Gymnasium		Option 1 -Phase 2 - renovated gymnastics	
	Area	Cost	Area	Cost
Renovated Gymnastics Center			17,387	\$ 3,096,000
New Gymnastics Center				
New Gymnasium	20,816	\$ 7,555,000		
New Combined Facility				
Site work - landscape/civil		\$ 410,000		\$ 410,000
<i>(estimated breakdown between phases, not yet calculated)</i>				
Sub-Total		\$ 7,965,000		\$ 3,506,000
GC general conditions - 8%		\$ 637,200		\$ 280,480
GC overhead & profit - 5%		\$ 430,110		\$ 189,324
Design contingency - 10%		\$ 903,231		\$ 397,580
Estimated Construction Cost - February 2008		\$ 9,935,541		\$ 4,373,384
Escalation to mid-2009 - 7%		\$ 695,488		\$ 306,137
Estimated Construction Cost - mid-2009		\$ 10,631,029		\$ 4,679,521
Other Project Costs				
Fees and Inspections				
Architecture and Engineering	13.0%	\$ 1,382,034	13.0%	\$ 608,338
Testing and Inspection	1.5%	\$ 159,465	1.5%	\$ 70,193
Construction Management	2.5%	\$ 265,776	2.5%	\$ 116,988
EIR Consultant (allowance)		\$ 50,000		\$ -
City administrative costs	1.5%	\$ 159,465	1.5%	\$ 70,193
City plan check charges	1.0%	\$ 106,310	1.0%	\$ 46,795
Utility connection fees	0.5%	\$ 53,155	0.5%	\$ 23,398
Sub-total		\$ 2,176,206		\$ 935,904
Furniture and Equipment				
Furniture		\$ 125,000		\$ 125,000
Telephones		inc		inc
Computers		inc		inc
Sub-total		\$ 125,000		\$ 125,000
Contingency				
Change order contingency - new construction	8%	\$ 850,482	8%	\$ -
Change order contingency - renovation	10%		10%	\$ 467,952
Sub-total		\$ 850,482		\$ 467,952
Total Estimated Project Cost		\$ 13,782,717		\$ 6,208,378

Note - additional escalation at a rate of 5-8% per year will need to be added to the second phase costs to bring the estimates current with the projected start date of construction. This will add to the total cost for the phased project.

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Construction Cost	Option 3 - Phase 1 - new gymnastics ctr		Option 3 - Phase 2 - new gymnasium	
	Area	Cost	Area	Cost
Renovated Gymnastics Center				
New Gymnastics Center	18,679	\$ 5,837,000		
New Gymnasium			22,683	\$ 7,458,000
New Combined Facility			(w/out exercise rm)	
Site work - landscape/civil		\$ 800,000		\$ 777,000
Sub-Total		\$ 6,637,000		\$ 8,235,000
GC general conditions - 8%		\$ 530,960		\$ 658,800
GC overhead & profit - 5%		\$ 358,398		\$ 444,690
Design contingency - 10%		\$ 752,636		\$ 933,849
Estimated Construction Cost - February 2008		\$ 8,278,994		\$ 10,272,339
Escalation to mid-2009 - 7%		\$ 579,530		\$ 719,064
Estimated Construction Cost - mid-2009		\$ 8,858,523		\$ 10,991,403
Other Project Costs				
Fees and Inspections				
Architecture and Engineering	13.0%	\$ 1,151,608	13.0%	\$ 1,428,882
Testing and Inspection	1.5%	\$ 132,878	1.5%	\$ 164,871
Construction Management	2.5%	\$ 221,463	2.5%	\$ 274,785
EIR Consultant (allowance)		\$ 50,000		\$ -
City administrative costs	1.5%	\$ 132,878	1.5%	\$ 164,871
City plan check charges	1.0%	\$ 88,585	1.0%	\$ 109,914
Utility connection fees	0.5%	\$ 44,293	0.5%	\$ 54,957
Sub-total		\$ 1,821,705		\$ 2,198,281
Furniture and Equipment				
Furniture		\$ 125,000		\$ 125,000
Telephones		inc		inc
Computers		inc		inc
Sub-total		\$ 125,000		\$ 125,000
Contingency				
Change order contingency - new construction	8%	\$ 708,682	8%	\$ 879,312
Sub-total		\$ 708,682		\$ 879,312
Total Estimated Project Cost		\$ 11,513,910		\$ 14,193,995

Note - additional escalation at a rate of 5-8% per year will need to be added to the second phase costs to bring the estimates current with the projected start date of construction. This will add to the total cost for the phased project.

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Alternate Description	Net Cost	+ mark-up for soft costs	Gross Cost
1 Add exercise room at gym building in option 3	\$ 1,073,000	\$ 300,440	\$ 1,373,440
2a Add roof mounted PV system at option 1	\$ 619,000	\$ 173,320	\$ 792,320
2b Add roof mounted PV system at option 2	\$ 1,175,000	\$ 329,000	\$ 1,504,000
2c Add roof mounted PV system at option 3	\$ 1,175,000	\$ 329,000	\$ 1,504,000
3 Add solar hot water heating system	\$ 33,000	\$ 9,240	\$ 42,240