



City of Del Mar Staff Report



TO: Honorable Mayor and City Council Members

FROM: Kathleen A. Garcia, Planning and Community Development Director
Via Scott W. Huth, City Manager

DATE: May 19, 2014

| SUBJECT: City Hall/Town Hall Opinion of Probable Construction Costs - REVISED

REQUESTED ACTION/RECOMMENDATION:

Staff requests that the City Council review and receive the report on the opinion of the probable constructions costs for the development of a new City Hall, Town Hall, public plaza and parking.

DISCUSSION/ANALYSIS:

On March 17, 2014, the City Council approved a contract with Carrier Johnson Architects and their cost consultant, Cumming Construction Management to provide an opinion of probable construction costs as well as project costs for the various civic components under consideration - a new City Hall, Town Hall, 15,000 square foot (SF) plaza and parking.

Cumming is an international construction project management and cost consulting firm with an expertise in governmental buildings, based in a local Carmel Valley area office. Their methodology utilized the Dprofiler modeling software, local material pricing and prevailing wage labor rates. While the cost estimation assumes construction materials and methods for pricing purposes only, no building has been designed and no site plan has been prepared. Therefore, these estimates are conceptual opinions of probable costs and useful for preliminary budgeting purposes. As a project is defined and more variables are known, cost estimates are typically updated and refined and contingencies are reduced to better reflect the current assumptions and design direction.

Cost estimates are divided into five areas:

1. Construction Costs: The estimated construction costs include the demolition of the current site, the sitework construction costs (utilities, plazas, sidewalks, landscape, and surface parking) and the building construction costs. Construction costs are based on current, local costs escalated to the midpoint of construction, which is assumed to be July 2015 for the purposes of this estimate.

City Council Action:

Construction costs are frequently used to compare with the cost of other facilities. Attachment A, pages 15 and 16 show comparable civic buildings and parking structures built within the last ten years, with their costs escalated to compare with the current Del Mar cost estimates.

2. Design & Engineering: The estimated design and engineering costs include design professional fees and reimbursable costs, engineering fees and costs, building permit costs, environmental review (CEQA compliance) and other technical consultant fees and costs. It is estimated at approximately 16.5% of construction costs.

3. Other Costs ('Soft' Costs): The other 'soft' costs include construction management, material testing during construction, telecommunications, phones and information services, signage and FF&E (fixtures, furniture and equipment). These project 'soft' costs are estimated at approximately 14% of construction costs.

4. Contingencies: Contingency allowances are provided to address the potential changes that arise during design and construction, change orders during construction, or unknown variables that cannot be anticipated at this stage. Contingencies are estimated at 10% of construction costs, design and engineering costs and other 'soft' costs.

5. LEED: If the City chooses to undertake the certification process for a LEED building (U.S. Green Building Council's Leadership in Energy and Environmental Design rating system for the design, construction, operation, and maintenance of green buildings), commissioning and design costs are also identified.

Together, the construction costs, design and project soft costs, contingencies and LEED certification if undertaken, represent the total project costs.

Cost Estimation Scenarios

At this conceptual stage, Cumming analyzed multiple scenarios (Attachment A) for various development options for the civic functions. The site was assumed to be located at 1050 Camino del Mar. In all cases, the City Hall and Town Hall is assumed to be single story. The Basic Governmental Building scenarios were the base option directed by the City Council

Scenario 1 Basic Governmental Buildings: Option 1 assumes the basic city needs for a 9,250 SF City Hall, a 3,200 SF (100-seat) Town Hall which includes Del Mar TV, a 15,000 SF public plaza and 50-75 surface parking stalls. All buildings are built on-grade and all parking is surface parking, not in a parking structure. Total construction costs are approximately \$6,676,708 for the City Hall, Town Hall, plaza and surface parking.

Scenario 1A assumes the basic city needs of Scenario 1, but with the buildings and plaza above a 150-car parking garage. Total construction costs are approximately

\$11,586,136 for the basic City Hall, Town Hall and plaza above a 150-car parking structure.

Scenario 1B assumes the basic city needs of Scenario 1 but with 75-car tuck-under parking under the buildings and plaza, and a 75-car surface parking lot. Total construction costs are approximately \$10,136,124 for the basic City Hall, Town Hall and plaza with 75-car “tuck-under” parking and a 75-car surface parking lot.

Scenario 2 Expanded City Hall/150-car Garage: Option 2 assumes Council offices and expansion space in the administrative offices for a 10,000 SF City Hall, seating in a Town Hall for 150 persons (4,600 SF), a 15,000 SF public plaza and 150 parking stalls below in a structure. The buildings and the plaza are all built above the parking structure. Total construction costs are estimated to be approximately \$12,260,516 for the expanded City Hall and Town Hall, plaza and 150-car parking garage.

Scenario 3 Tuck-Under Parking: Option 3 assumes the building program of Scenario 2, but with 75-car parking as “tuck-under” parking in a garage under the buildings and 75 cars on grade for a total of 150 spaces. Total construction costs are estimated to be approximately ~~\$11,112,764~~ \$10,810,504 for the expanded City Hall and Town Hall, plaza, 75-car parking garage, and 75-car surface parking.

Summary: These scenarios provide the information for Table A, which presents the Basic Option (Scenario 1) as directed by Council, as well as options for additional City Hall and Town Hall space and parking options for consideration.

These cost estimates are planning stage conceptual cost estimates and are based only upon a generic concept and space program. They have not been prepared to reflect any design or concept where building materials, massing, form and articulation have been identified. It is anticipated that, if the City Council directs further actions, these estimates will be refined based upon further development of any design and program.

TABLE A:

	Basic Governmental Buildings with surface parking	Basic Governmental Buildings with 150-car parking structure	Basic Governmental Buildings with tuck-under parking	Enhanced City Hall/Town Hall with full parking structure	Enhanced City Hall/Town Hall with tuck- under parking
	(9,250 SF City Hall, 100-seat Town Hall, 15,000 SF Plaza, surface parking for 50-75 cars)	(9,250 SF City Hall, 100-seat Town Hall, 15,000 SF Plaza, 150-car parking structure)	(9,250 SF City Hall, 100-seat Town Hall, 15,000 SF Plaza, 75-car garage/75-car surface parking)	(10,000 SF City Hall, 150-seat Town Hall, 15,000 SF Plaza, 150-car parking structure)	(10,000 SF City Hall, 150-seat Town Hall, 15,000 SF Plaza, 75-car tuck-under parking and 75-car surface parking)
1. Construction Costs:					
a. City Hall	\$ 3,701,499	\$ 3,415,840	\$ 3,415,840	\$ 3,658,088	\$ 3,658,088
b. Town Hall	\$ 1,609,588	\$ 1,497,893	\$ 1,497,893	\$ 1,930,025	\$ 1,930,025
c. Parking Structure		\$ 5,570,403	\$ 3,989,680	\$ 5,570,403	\$ 3,989,680
d. Sitework/Plaza	\$ 1,220,071	\$ 956,450	\$ 1,087,161	\$ 956,450	\$ 1,087,161
e. Demolition	\$ 145,550	\$ 145,550	\$ 145,550	\$ 145,550	\$ 145,550
Total Construction Costs:	\$ 6,676,708	\$ 11,586,136	\$ 10,136,124	\$ 12,260,516	\$ 10,810,504
2. Design, Engineering, Permitting, CEQA (16.5%)	\$ 1,101,657	\$ 1,911,712	\$ 1,672,460	\$ 2,022,985	\$ 1,783,733
3. Other 'Soft' Costs:					
a. FF&E, communications, testing, signage (14%)	\$ 934,739	\$ 1,622,059	\$ 1,419,057	\$ 1,716,472	\$ 1,513,471
4. Owners Contingencies	\$ 871,310	\$ 1,511,991	\$ 1,322,764	\$ 1,599,997	\$ 1,410,771
5. LEED certification option	\$ 238,534	\$ 336,723	\$ 307,722	\$ 350,210	\$ 321,210
Total Project Costs	\$ 9,822,948	\$ 16,968,621	\$ 14,858,128	\$ 17,950,180	\$ 15,839,689

ATTACHMENTS:

Attachment A – Cumming Conceptual Statement of Probable Costs



Building Value Through Expertise

Del Mar City Hall
Del Mar, CA

Conceptual Statement of Probable Cost
May 15, 2014
Cumming Project No. 14-00231.00

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Prepared for Carrier Johnson + Culture

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INTRODUCTION

Estimating Methodology

The construction costs presented in this estimate have been modeled using the Dprofiler modeling software and are based on programmatic areas received from the Architect. All components of the Dprofiler model are priced using Del Mar, CA material pricing and prevailing wage labor rates.

Project Description

The scope of this project is assumed to be a new single story City Hall and Town Hall building constructed of structural steel, light gauge metal framing, exterior plaster, ribbon windows and standard tenant improvements. The Town Hall includes 140 lf of 9' high movable acoustical partitions which will provide configuration flexibility for different uses. The Town Hall also includes an emergency generator to provide power during use as the Emergency Operations Center. A 15,000 sf plaza and a landscaped area at the perimeter of the project are also included. Parking is tested as both structured and surface. These criteria are stated for the purpose of establishing a basis for the cost estimates. No design work has yet been completed.

Project Assumptions

Assumed Floor to Floor Heights

- Parking Garage 11'
- Building: 12'
- Roof Screen: 5'

Assumed Exterior Skin Finish:

- 40% ribbon window, 60% plaster

Assumed Interior Improvements

- Standard office improvements

Assumed Elevator

- One each two stop elevator

Assumed Roofing

- Single Ply PVC

Assumed Mechanical / Electrical / Plumbing

- Packaged rooftop units, natural gas
- Normal and emergency power, tel/data
- VAV air supply
- High efficiency water heaters
- LED and fluoro fixtures, lighting controls (dimming), occupancy sensors, low voltage controls
- Emergency generator at the Town Hall

INTRODUCTION

Scenarios:

The following scenarios have been analyzed:

Basic City Needs:

Scenario #1

City Hall (one story): 9,250 GSF on grade
Town Hall for 100 with Del Mar TV: 3,250 GSF on grade
Plaza 15,000 SF on grade
Parking on grade: 75 cars (rest of site) on grade and not in structure.

Wish List

Scenario #1A

City Hall (one story): 9,250 GSF on structure
Town Hall for 100 with Del Mar TV: 3,250 GSF on structure
Plaza 15,000 SF on structure
Structured parking, one level, 150 cars, full site coverage

Scenario #1B

City Hall (one story): 9,250 GSF on structure
Town Hall for 100 with Del Mar TV: 3,250 GSF on structure
Plaza 15,000 SF on structure
Parking 75 cars tuck under, 75 cars surface park

Scenario #2

City Hall, one story: 10,000 GSF on structure
Town Hall for 150 with Del Mar TV: 4,600 GSF on structure
Plaza 15,000 SF on structure
Structured parking, one level, 150 cars, full site coverage
Remaining deck above parking ,29, 600 SF, could be used for more parking or future development.

Scenario #3

City Hall, one story: 10,000 GSF on structure
Town Hall for 150 with Del Mar TV: 4,600 GSF on structure
Plaza 15,000 SF on structure
75-cars tuck under building/plaza structure, 75 cars on grade (rest of site in a surface lot), total 150 spaces

Construction Schedule

Costs included herein are based on a construction period of approximately 12 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.

Basis for Quantities

Wherever possible, this estimate is based on the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

INTRODUCTION

Basis for Unit Costs

Unit costs as contained herein are based on current prices in the Del Mar, CA area. Subcontractor's overhead and profit is included in each line item unit cost. This overhead and profit covers each subcontractor's cost for labor burden, materials and equipment sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead and profit is shown separately on the summary.

Sources for Pricing

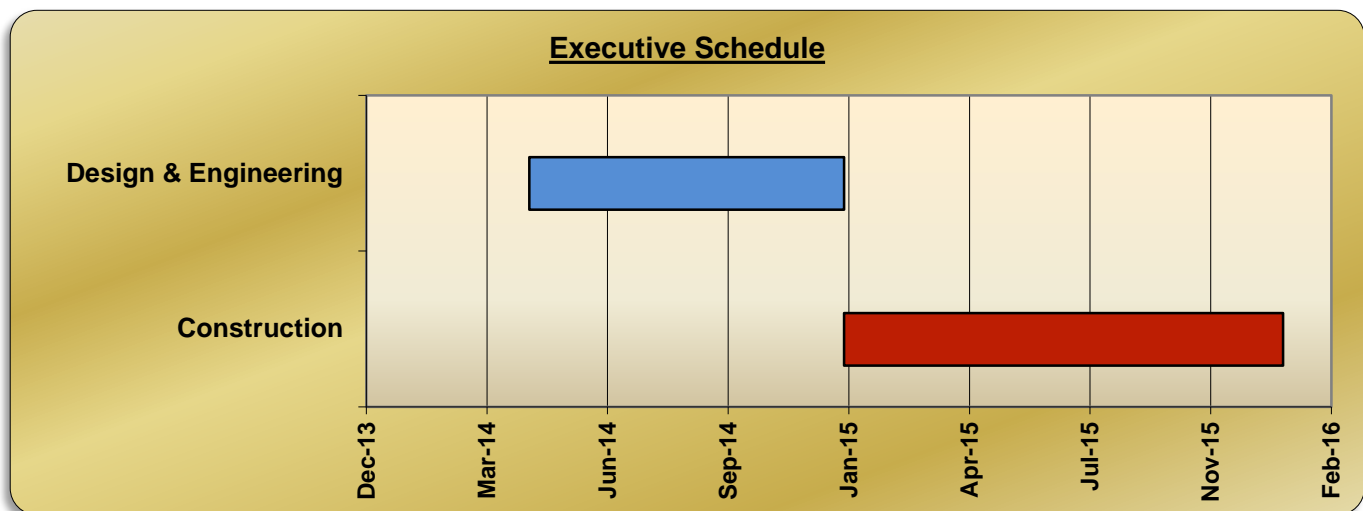
This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for construction, updated to reflect current conditions in the Del Mar, CA area. In some cases, quotes were solicited from outside sources to substantiate in-house pricing data.

Subcontractor's Mark-ups

Subcontractor's mark-ups are included. Depending on the trade, these mark-ups can range from 5% to 15% of the raw cost for that particular item of work.

Schedule

	Start Date	Finish Date	Duration		
Design & Engineering	Apr-14	Jan-15	261 Days	9 Months	0.7 Years
Construction	Jan-15	Dec-15	364 Days	12 Months	1.0 Years



Escalation Allowance

All subcontract prices herein are reflective of current prices. Escalation has been included on the summary level to the mid point of construction based on the following yearly escalation percentages.

Year	Rate
2014	4.0%
2015	4.0%
2016	4.0%

INTRODUCTION

Items Excluded from the Estimates

- A Artwork
- B Display cases
- C Exhibit Casework
- D Hazardous material surveys, abatements, and disposals beyond the allowances noted in estimate
- E Owner employee project management costs
- E Move management consultant costs

Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- A Modifications to the scope of work included in this estimate.
- B Restrictive technical specifications or excessive contract conditions.
- C Any specified item of equipment, material, or product that cannot be obtained from at least 3 different sources.
- D Any other non-competitive bid situations.
- E Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming has no control over the quality, completeness, intricacy, constructability, or coordination of design documents. Cumming also has no control over the amount of funds available for the project. We, therefore, cannot be responsible for any design revision costs incurred in the event that this estimate is in excess of the budget.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Recommendations for Cost Control

Cumming recommends that the Owner and the Architect carefully review this entire document to insure that it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted. If the project is over budget, or there are unresolved budgeting issues, alternate systems/schemes should be evaluated before proceeding into further design phases.

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PROJECT COST SUMMARIES

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May 15, 2014

SCENARIOS PROJECT COST SUMMARY

	Range	
	Low	High
Scenario #1	\$8,625,973	\$10,542,856
City Hall (one story): 9,250 GSF on grade Town Hall for 100 with Del Mar TV: 3,250 GSF on grade Plaza 15,000 SF on grade Parking on grade: 75 cars (rest of site) on grade and not in structure.		
Scenario #1A	\$14,968,708	\$18,295,087
City Hall (one story): 9,250 GSF on structure Town Hall for 100 with Del Mar TV: 3,250 GSF on structure Plaza 15,000 SF on structure Structured parking, one level, 150 cars, full site coverage		
Scenario #1B	\$13,095,365	\$16,005,446
City Hall (one story): 9,250 GSF on structure Town Hall for 100 with Del Mar TV: 3,250 GSF on structure Plaza 15,000 SF on structure Parking 75 cars tuck under, 75 cars surface park		
Scenario #2	\$15,839,974	\$19,359,968
City Hall, one story: 10,000 GSF on structure Town Hall for 150 with Del Mar TV: 4,600 GSF on structure Plaza 15,000 SF on structure Structured parking, one level, 150 cars, full site coverage Remaining deck above parking ,29, 600 SF, could be used for more parking or future development.		
Scenario #3	\$13,966,631	\$17,070,326
City Hall, one story: 10,000 GSF on structure Town Hall for 150 with Del Mar TV: 4,600 GSF on structure Plaza 15,000 SF on structure 75-cars tuck under building/plaza structure, 75 cars on grade (rest of site in a surface lot), total 150 spaces		

SCENARIO #1 PROJECT COST SUMMARY

9,250 SF CITY HALL, 3,250 SF TOWN HALL, 15,000 PLAZA ON GRADE & 75 CAR SURFACE PARKING

Construction Cost

Element	Area	Cost / SF	Total
City Hall	9,250 SF	\$400.16	\$3,701,499
Town Hall	3,250 SF	\$495.26	\$1,609,588
Sitework / Plaza	67,122 SF	\$18.18	\$1,220,071
Demolition	67,122 SF	\$2.17	\$145,550
Construction Cost Subtotal			\$6,676,708

Summary

Building	12,500 SF	\$424.89 / SF	\$5,311,087
Sitework, Plaza & Demolition	67,122 SF	\$20.35 / SF	\$1,365,621

Project Soft Costs

Element	Factor	Total
Design Professional Fees, Reimbursables, and Permits	16.0%	
Construction Manager, Testing, Telecommunications, Phones, Information Systems including Wiring, FF&E and Signage	14.5%	
Project Costs Subtotal	30.5%	\$2,036,396
Construction & Project Soft Costs Subtotal		\$8,713,104

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Contingencies

Element	Factor	Const. & Soft	Total
Owners Construction Contingency (Change Orders)	10.0%	\$8,713,104	\$871,310

Total Project Cost \$9,584,414

Anticipated Project Cost Range

-10%	Low	\$8,625,973
10%	High	\$10,542,856

Optional LEED Certification Cost Premiums

Element	Factor	Const. Cost	Total
LEED Gold Consultants and Commissioning	Lump Sum		\$105,000
LEED Gold Construction Cost Premium	2%	\$6,676,708	\$133,534
Total Optional LEED Gold Premium Costs			\$238,534

SCENARIO #1A PROJECT COST SUMMARY

9,250 SF CITY HALL, 3,250 SF TOWN HALL & 15,000 SF PLAZA, OVER 150 SPACE STRUCTURED PARKING

Construction Cost

Element	Area	Cost / SF	Total
City Hall	9,250 SF	\$ 369.28	\$3,415,840
Town Hall	3,250 SF	\$ 460.89	\$1,497,893
Underground Parking Structure & Building Foundations 150 spaces	106,000 SF \$37,136 SPACE	\$52.55	\$5,570,403
Sitework	67,122 SF	\$14.25	\$956,450
Demolition	67,122 SF	\$2.17	\$145,550
Construction Cost Subtotal			\$11,586,136

Summary

Building	12,500 SF	\$393.10 / SF	\$4,913,733
Parking	106,000 SF	\$52.55 / SF	\$5,570,403
Sitework & Demolition	67,122 SF	\$16.42 / SF	\$1,102,000

Project Soft Costs

Element	Factor	Total
Design Professional Fees, Reimbursables, and Permits	16.0%	
Construction Manager, Testing, Telecommunications, Phones, Information Systems including Wiring, FF&E and Signage	14.5%	
Project Costs Subtotal	30.5%	\$3,533,771
Construction & Project Soft Costs Subtotal		\$15,119,907

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Contingencies

Element	Factor	Const. & Soft	Total
Owners Construction Contingency (Change Orders)	10.0%	\$15,119,907	\$1,511,991

Total Project Cost

\$16,631,898

Anticipated Project Cost Range

-10%	Low	\$14,968,708
10%	High	\$18,295,087

Optional LEED Certification Cost Premiums

Element	Factor	Const. Cost	Total
LEED Gold Consultants and Commissioning	Lump Sum		\$105,000
LEED Gold Construction Cost Premium	2%	\$11,586,136	\$231,723

Total Optional LEED Gold Premium Costs

\$336,723

SCENARIO #1B PROJECT COST SUMMARY

9,250 SF CITY HALL & 3,250 SF TOWN HALL, 15,000 SF PLAZA ON STRUCTURE
 75 CARS TUCK UNDER, 75 CARS SURFACE PARK

Construction Cost

Element	Area	Cost / SF	Total
City Hall	9,250 SF	\$ 369.28	\$3,415,840
Town Hall	3,250 SF	\$ 460.89	\$1,497,893
Underground Parking Structure & Building Foundations	70,000 SF	\$57.00	\$3,989,680
	75 space = \$53,196 SPACE		
Sitework	67,122 SF	\$16.20	\$1,087,161
Demolition	67,122 SF	\$2.17	\$145,550

Construction Cost Subtotal

\$10,136,124

Summary

Building	12,500 SF	\$393.10 / SF	\$4,913,733
Parking	70,000 SF	\$57.00 / SF	\$3,989,680
Sitework & Demolition	67,122 SF	\$18.37 / SF	\$1,232,711

Project Soft Costs

Element	Factor	Total
Design Professional Fees, Reimbursables, and Permits	16.0%	
Construction Manager, Testing, Telecommunications, Phones, Information Systems including Wiring, FF&E and Signage	14.5%	
Project Costs Subtotal	30.5%	\$3,091,518
Construction & Project Soft Costs Subtotal		\$13,227,641

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Contingencies

Element	Factor	Const. & Soft	Total
Owners Construction Contingency (Change Orders)	10.0%	\$13,227,641	\$1,322,764

Total Project Cost

\$14,550,405

Anticipated Project Cost Range

-10%	Low	\$13,095,365
10%	High	\$16,005,446

Optional LEED Certification Cost Premiums

Element	Factor	Const. Cost	Total
LEED Gold Consultants and Commissioning	Lump Sum		\$105,000
LEED Gold Construction Cost Premium	2%	\$10,136,124	\$202,722

Total Optional LEED Gold Premium Costs

\$307,722

SCENARIO #2 PROJECT COST SUMMARY

10,000 SF CITY HALL, 4,600 SF TOWN HALL & 15,000 SF PLAZA, OVER 150 SPACE STRUCTURED PARKING

Construction Cost

Element	Area	Cost / SF	Total
City Hall	10,000 SF	\$365.81	\$3,658,088
Town Hall	4,600 SF	\$419.57	\$1,930,025
Underground Parking Structure & Building Foundations 150 spaces =	106,000 SF \$37,136 SPACE	\$52.55	\$5,570,403
Sitework	67,122 SF	\$14.25	\$956,450
Demolition	67,122 SF	\$2.17	\$145,550
Construction Cost Subtotal			\$12,260,516

Summary

Building	14,600 SF	\$382.75 / SF	\$5,588,113
Parking	106,000 SF	\$52.55 / SF	\$5,570,403
Sitework & Demolition	67,122 SF	\$16.42 / SF	\$1,102,000

Project Soft Costs

Element	Factor	Total
Design Professional Fees, Reimbursables, and Permits	16.0%	
Construction Manager, Testing, Telecommunications, Phones, Information Systems including Wiring, FF&E and Signage	14.5%	
Project Costs Subtotal	30.5%	\$3,739,457
Construction & Project Soft Costs Subtotal		\$15,999,973

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Contingencies

Element	Factor	Const. & Soft	Total
Owners Construction Contingency (Change Orders)	10.0%	\$15,999,973	\$1,599,997

Total Project Cost

\$17,599,971

Anticipated Project Cost Range

-10%	Low	\$15,839,974
10%	High	\$19,359,968

Optional LEED Certification Cost Premiums

Element	Factor	Const. Cost	Total
LEED Gold Consultants and Commissioning	Lump Sum		\$105,000
LEED Gold Construction Cost Premium	2%	\$12,260,516	\$245,210

Total Optional LEED Gold Premium Costs

\$350,210

SCENARIO #3 PROJECT COST SUMMARY

10,000 SF CITY HALL & 4,600 SF TOWN HALL, 15,000 SF PLAZA ON STRUCTURE
 75 CARS TUCK UNDER, 75 CARS SURFACE PARK

Construction Cost

Element	Area	Cost / SF	Total
City Hall	10,000 SF	\$365.81	\$3,658,088
Town Hall	4,600 SF	\$419.57	\$1,930,025
Underground Parking Structure & Building Foundations 75 spaces =	70,000 SF \$53,196 SPACE	\$57.00	\$3,989,680
Sitework	67,122 SF	\$16.20	\$1,087,161
Demolition	67,122 SF	\$2.17	\$145,550
Construction Cost Subtotal			\$10,810,504

Summary

Building	14,600 SF	\$382.75 / SF	\$5,588,113
Parking	70,000 SF	\$57.00 / SF	\$3,989,680
Sitework & Demolition	67,122 SF	\$18.37 / SF	\$1,232,711

Project Soft Costs

Element	Factor	Total
Design Professional Fees, Reimbursables, and Permits	16.0%	
Construction Manager, Testing, Telecommunications, Phones, Information Systems including Wiring, FF&E and Signage	14.5%	
Project Costs Subtotal	30.5%	\$3,297,204
Construction & Project Soft Costs Subtotal		\$14,107,708

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Contingencies

Element	Factor	Const. & Soft	Total
Owners Construction Contingency (Change Orders)	10.0%	\$14,107,708	\$1,410,771

Total Project Cost **\$15,518,478**

Anticipated Project Cost Range

-10%	Low	\$13,966,631
10%	High	\$17,070,326

Optional LEED Certification Cost Premiums

Element	Factor	Const. Cost	Total
LEED Gold Consultants and Commissioning	Lump Sum		\$105,000
LEED Gold Construction Cost Premium	2%	\$10,810,504	\$216,210
Total Optional LEED Gold Premium Costs			\$321,210

Draft

Demolition Budget

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- CORE DRILLING
- CONCRETE CUTTING
- ENVIRONMENTAL
- DEMOLITION

DATE: APRIL 18, 2014

TO: CUMMINGS CORPORATION

ATTEN: JOHN WAYNE HUESNER

EMAIL: jheusner@ccorpusa.com

CELL: 858-717-5709

FROM: KEN RINGER

EMAIL: ken@caspercompany.com

CELL: 619-247-8122

PROJECT: DEL MAR CITY HALL

1050 CAMINO DEL MAR, DEL MAR CA.

PLANS DATED: N/A

PROPOSED SCOPE OF WORK:

PROVIDE LABOR, SUPERVISION, EQUIPMENT, TRUCKING & DUMP FEES TO DEMOLISH & REMOVE THE FOLLOWING.

BASED ON PREVAILING WAGE

RE: HAZARDOUS MATERIAL ABATEMENT AND DEMOLITION PROPOSAL

HAZARDOUS MATERIAL	BUDGET	TOTAL: \$60,000
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- ASBESTOS **ALLOWANCE**. 3020 SQ.FT. FLOORING, JT. COMP, & FIRE PROOFING. \$50,000
ACCURATE PRICING UPON RECEIPT OF BUILDING SURVEY.
- REMOVE UNIVERSAL WASTE: LIGHTS, BALLASTS & FREON \$10,000

DEMOLITION	BID AMOUNT	TOTAL: \$85,550
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- CAP UTILITIES: SEWER \$2550
- DEMOLISH BUILDING STRUCTURES. APPROX. 8872 SQ.FT. \$63,300
REMOVE BUILDING SLABS AND FOUNDATIONS.
CITY HALL 3776 SQ.FT. \$29,170
ANNEX 2160 SQ.FT. \$14,470
TV STUDIO 2636 SQ.FT. \$17,660
IT TRAILER 300 SQ.FT. \$2000
- PROVIDE WATER METER & WATER COST FOR DEMOLITION. \$600
- PROVIDE AIR POLLUTION CONTROL DISTRICT PERMIT. \$1250
- PROVIDE CITY DEMOLITION PERMIT. \$1000 ESTIMATED
- PROVIDE SITE FENCE PER PLAN . 8MONTHS RENTAL. 800 LIN FT \$7600
- STORMWATER POLLUTION PROTECTION. SWPPP \$8000
- HAUL ALL DEMOLITION DEBRIS OFF SITE TO RECYCLE.
450 TONS CONCRETE 200 MIXED DEBRIS
- SCHEDULE 2 WEEKS
- **PROVIDE DOCUMENTATION OF LANDFILL DIVERSION OF MINIMALLY 50 % .**

TOTAL BUDGET AMOUNT: \$145,550

EXCLUDES: HAZARDOUS MATERIAL ABATEMENT IS A BUDGET, GRADING, IMPORT, CITY RECYCLING DEPOSIT

11th St

1050 Camino Del Mar, Del Mar, CA 92014, USA

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Comparables

BUILDING COMPARABLES
CONSTRUCTION COSTS WITHOUT PARKING

Name	sqft	Today's Price/sqft	Today's Price
Yuma City Hall	150,000	\$242.93	\$36,438,832
San Dimas City Hall Renovation	26,200	\$261.19	\$6,843,079
Confidential Admin Building -San Diego	12,500	\$332.15	\$4,151,933
Lake Forest Civic Center City Hall	46,833	\$341.19	\$15,979,082
Del Mar City Hall Option #3	10,000	\$365.81	\$3,658,088
Del Mar City Hall Option #2	10,000	\$365.81	\$3,658,088
Laguna Niguel City Hall	33,810	\$393.68	\$13,310,380
Confidential Admin Building - San Diego	45,706	\$397.00	\$18,145,214
Del Mar City Hall Option #1	9,250	\$400.16	\$3,701,499
San Diego Civic Center (Not Built)	849,000	\$421.06	\$357,482,958
Newport Beach City Hall	72,337	\$428.96	\$31,029,964
Chula Vista City Hall	41,836	\$464.89	\$19,449,127
Lake Forest Civic Center Council Chambers/ Perf Arts	12,500	\$489.70	\$6,121,229
Public Services Building - San Diego	30,645	\$518.26	\$15,882,176
Confidential Office Building - San Diego	62,505	\$539.34	\$33,711,580
Vista Civic Center	102,000	\$550.52	\$56,152,882
San Dimas City Hall Two Story Expansion	12,000	\$595.26	\$7,143,098
Laguna Niguel Council Chambers	6,760	\$641.94	\$4,339,505

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PARKING STRUCTURE COMPARABLES

Name	sqft	sqft /Space	Todays Price/sqft	Spaces	Todays Price/Space
Scripps Memorial Hospital	441,360	325	\$45.84	1,356	\$14,919.63
San Manuel Band of Mission Indians	892,683	315	\$51.07	2,831	\$16,104.37
San Manuel Band of Indians Phase II Parking Structure	892,683	315	\$51.22	2,831	\$16,150.60
Carrier Johnson; Bomel	300,000	300	\$51.91	1,000	\$15,573.26
Del Mar 150 Space (Option #2)	106,000	707	\$52.55	150	\$37,136.02
SCCD Miramar	154,284	323	\$52.85	477	\$17,093.04
Naval Medical Center	323,623	308	\$53.57	1,051	\$16,496.14
San Clemente Parking Garage	218,000	321	\$55.94	679	\$17,956.38
Del Mar 75 Space (Option #3)	70,000	933	\$57.00	75	\$53,195.73
CSU San Bernardino Parking Structures #101 and #102	463,920	350	\$58.78	1,325	\$20,573.20
Scripps Encinitas Hospital	280,774	317	\$63.11	885	\$20,021.90
Scripps Green Hospital	240,093	327	\$69.95	735	\$22,851.14
Cedar & Kettner	221,346	386	\$77.04	574	\$29,708.94
Scripps Mercy Hospital	212,400	348	\$87.78	611	\$30,514.89
Mesa Community College East Campus	325,000	281	\$89.05	1,156	\$25,035.86
San Dimas City Hall Parking Structure	22,000	400	\$93.32	55	\$37,327.54
Folsom Railroad Block Parking Structure	122,715	325	\$120.42	378	\$39,135.33
Heights at Northridge Senior Condominiums Parking Garage	150,000	320	\$123.85	469	\$39,632.40
Covina	45,000	363	\$152.16	124	\$55,217.65

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