

# El Segundo Recreation Park

**Teen Center, Plaza and Fields**

El Segundo, CA

Design Development Cost Estimate

**Report Prepared for:**

**MIG**

February 24, 2025

*more value, less risk*

[www.tbdconsultants.com](http://www.tbdconsultants.com)



TBD Consultants

**KEY CRITERIA**

**AREA TABULATION**

	ENCLOSED AREAS	COVERED AREAS	GROSS AREA	COMMENTS
<b>TEEN CENTER</b>				
Ground Floor	5,484 SF	441 SF		canopy overhang
<b>Subtotal</b>	<b>5,484 SF</b>	<b>441 SF</b>		
<b>TEEN CENTER - GSF Incl. 50% Covered Area</b>			<b>5,705 GSF</b>	

**SITWORK**

Teen Plaza			9,467 SF	Net site area
------------	--	--	----------	---------------

**BASIS OF ESTIMATE**

**REFERENCE DOCUMENTATION**

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

<u>Document</u>	<u>Date</u>
- 50% Design Development Set Teen Center + Plaza	15-Jan-25

**PROJECT DESCRIPTION**

The scope of work includes renovation of the existing Teen Center (5,484 SF) and Plaza at the El Segundo Recreation Park, California.

**BASIS FOR PRICING**

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

<b>Site Requirements</b>	5.0%
<b>Jobsite Management</b>	7.0%
<b>Phasing</b>	0.0%

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

<b>Insurance &amp; Bonding</b>	2.5%
General Contractor Bonding	
Sub-Contractor Bonding	
OSIP	

<b>Fee (G.C. Profit)</b>	4.0%
--------------------------	------

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

**CONTINGENCY**

<b>Design Contingency</b>	10.0%
---------------------------	-------

The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

<b>Construction Contingency</b>	<i>Excluded</i>
---------------------------------	-----------------

The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

<b>Bidding Contingency</b>	<i>Excluded</i>
----------------------------	-----------------

Given the volatile bidding market, we recommend a review fo bidding conditions prior to bid date. Depending on prevailing conditions, it may be prudent to include a bidding contingency

**BASIS OF ESTIMATE**

**Owner's Contingency** *Excluded*

An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.

**CONSTRUCTION SCHEDULE**

Construction Start Date	Jun-2025	Construction End Date	Mar-2026
Mid-date of Construction	Oct-2025	Construction Duration	9 months
Escalation Period	7 months	Escalation End Date	Construction Mid-Point

**ESCALATION**

Escalation is required to the midpoint of construction which is assumed to be 7 months from February 2025.

**Escalation:** 3.00%

**Annual Rate**

Year 0-1	4.50%
Year 1-2	4.50%
Year 2-3	4.50%
Year 3-4	5.00%
Year 4-5	5.00%

This calculation does not account for adverse bidding conditions and a separate Bid Contingency should be carried if there are limited qualified bidders or if a market research study indicates.

**EXCLUSIONS**

- Land acquisition, feasibility studies, financing costs and all other owner costs
- All professional fees and insurance
- Site surveys, existing condition reports and soils investigation costs
- Items identified in the design as Not In Contract [NIC]
- Hazardous materials investigations and abatement
- Utility company back charges, including work required off-site and utilities rates
- Work to City streets and sidewalks
- Items defined as Vendor / Owner supplied and Vendor / Owner installed
- Permits
- Owners contingency
- Overtime, 2nd shift and lost productivity premiums
- Design Fees
- SCE Fees
- Sustainability Fees (LEED)
- Furniture, fixtures and equipment (FF&E)
- Fields Sitework scope

**EXECUTIVE SUMMARY**

	GSF	\$ / SF	TOTAL	COMMENTS
<b>CONSTRUCTION COST SUMMARY</b>				
TEEN CENTER & PLAZA & SKATE PARK	5,705 GSF	\$822.47	4,691,782	
<b>TOTAL CONSTRUCTION COST</b>			<b>4,691,782</b>	

**TEEN CENTER - UNIFORMAT II SUMMARY**

GSF : 5,705

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS				
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>				
10 SUPERSTRUCTURE	0.6%	21,010	\$3.68	
20 EXTERIOR ENCLOSURE	7.5%	258,983	\$45.40	
30 ROOFING	1.4%	47,400	\$8.31	
<b>B SHELL</b>	<b>9.4%</b>	<b>327,393</b>	<b>\$57.39</b>	
10 INTERIOR CONSTRUCTION	10.8%	374,944	\$65.73	
20 STAIRS				
30 INTERIOR FINISHES	5.7%	196,245	\$34.40	
<b>C INTERIORS</b>	<b>16.5%</b>	<b>571,189</b>	<b>\$100.13</b>	
10 CONVEYING				
20 PLUMBING	3.3%	114,087	\$20.00	
30 HVAC	7.2%	251,211	\$44.04	
40 FIRE PROTECTION	0.3%	11,409	\$2.00	
50 ELECTRICAL	7.0%	242,045	\$42.43	
<b>D SERVICES</b>	<b>17.8%</b>	<b>618,751</b>	<b>\$108.47</b>	
10 EQUIPMENT	0.2%	7,000	\$1.23	
20 FURNISHINGS	0.1%	3,515	\$0.62	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>0.3%</b>	<b>10,515</b>	<b>\$1.84</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	3.1%	109,151	\$19.13	
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>	<b>3.1%</b>	<b>109,151</b>	<b>\$19.13</b>	
10 SITE PREPARATION	7.0%	244,290	\$42.82	
20 SITE IMPROVEMENTS	21.2%	736,531	\$129.11	
30 SITE MECHANICAL UTILITIES	4.1%	143,804	\$25.21	
40 SITE ELECTRICAL UTILITIES	1.0%	35,434	\$6.21	
50 OTHER SITE CONSTRUCTION	19.4%	674,627	\$118.26	by others
<b>G BUILDING SITEWORK</b>	<b>52.8%</b>	<b>1,834,686</b>	<b>\$321.62</b>	
<b>DIRECT COSTS</b>		<b>3,471,685</b>	<b>\$608.59</b>	
SITE REQUIREMENTS	5.0%	173,584	\$30.43	
JOBSITE MANAGEMENT	7.0%	243,018	\$42.60	
PHASING				Excluded
<b>ESTIMATE SUB-TOTAL</b>		<b>3,888,287</b>	<b>\$681.62</b>	
INSURANCE + BONDING	2.5%	97,207	\$17.04	
FEE	4.0%	155,531	\$27.26	
<b>ESTIMATE SUB-TOTAL</b>		<b>4,141,026</b>	<b>\$725.92</b>	
DESIGN CONTINGENCY	10.0%	414,103	\$72.59	
CONSTRUCTION CONTINGENCY				Excluded
<b>ESTIMATE SUB-TOTAL</b>		<b>4,555,128</b>	<b>\$798.51</b>	
ESCALATION	3.0%	136,654	\$23.96	
<b>ESTIMATE TOTAL</b>		<b>4,691,782</b>	<b>\$822.47</b>	total add-ons 35.14%

TEEN CENTER - ESTIMATE DETAIL

GSF : 5,705

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<b>Foundations</b>					none
3		N/A					
4							
5		<b>FOUNDATIONS</b>					
6							
7		<b>Basement Construction</b>					none
8		N/A					
9							
10		<b>BASEMENT CONSTRUCTION</b>					
11							
12		<b>Superstructure</b>					
13							
14		Parapet extension					
15		Reinforced 8" CMU, connect to existing	111	SF	60.00	6,660	
16		Steel angles & plates	1	LS	7,500.00	7,500	
17		New headers for CMU openings in wall	7	LF	150.00	1,050	
18		CMU wall opening infill	24	SF	75.00	1,800	
19		Misc structural work, connections, blocking, dowels etc	1	LS	4,000.00	4,000	
20							
21		<b>SUPERSTRUCTURE</b>				<b>21,010</b>	<b>\$3.68 / SF</b>
22							
23		<b>Exterior Enclosure</b>					
24		New plaster to ex CMU	800	SF	40.00	32,000	
25		Repaint exterior walls	5,700	SF	12.00	68,400	
26		Wall type 7, 2x2 wood stud ext wall w/stucco on one side	120	SF	58.00	6,960	
27		Parapet to be extended 3' - allow plaster	111	SF	70.00	7,770	finish only, see superstructure for cmu
28		New storefront, tempered glazing	145	SF	185.00	26,825	
29		New fixed windows	40	SF	170.00	6,800	2ea total
30		Double doors in storefront, aluminum and glass	1	PR	10,000.00	10,000	
31		Glass coiling doors					
32		15'6"x8"	1	EA	35,340.00	35,340	
33		12'x8'	1	EA	27,360.00	27,360	
34		Single aluminum and glass door	1	EA	6,000.00	6,000	
35		Premium for specialty hardware	1	LS	7,500.00	7,500	
36		Refinish ex column at canopy	1	EA	500.00	500	
37		Repaint ex canopy	441	SF	8.00	3,528	
38		Allow for misc exterior work, sealing and caulking, patching, flashing etc	1	LS	20,000.00	20,000	
39							
40		<b>EXTERIOR ENCLOSURE</b>				<b>258,983</b>	<b>\$45.40 / SF</b>
41							
42		<b>Roofing</b>					
43							
44		Roof to receive new finish, skylite spray polyurethane foam	5,925	SF	8.00	47,400	
45							
46							
47		<b>ROOFING</b>				<b>47,400</b>	<b>\$8.31 / SF</b>
48							
49		<b>Interior Construction</b>					
50							
51		Interior partitions					
52		Type 1, 2x6 wood stud with 5/8" type x gyp on both sides, batt	270	SF	29.00	7,830	
53		Type 2, 2x6 wood stud with 3/4" type x gyp on both sides, batt	225	SF	29.00	6,525	
54		Type 3, 2x4 wood stud with 3/4" type x gyp on both sides, batt	360	SF	31.00	11,160	
55		Type 4, 2x4 wood stud with 5/8" type x gyp on both sides, batt	1,575	SF	27.00	42,525	
56		Type 5, 2x4 wood stud with 5/8" type x gyp board one side, batt	1,740	SF	19.00	33,060	
57		Type 6, 2x6 wood stud with 5/8" type x gyp board one side, batt	270	SF	21.00	5,670	plumbing wall

TEEN CENTER - ESTIMATE DETAIL

GSF : 5,705

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
58		Wall infill	75	SF	50.00	3,750	
59							
60		Interior glazing					
61		Fixed, 7'2"x4'	1	EA	3,000.00	3,000	
62		Fixed, 6'x6'	1	EA	5,250.00	5,250	
63							
64		Interior doors, frames and hardware					
65		Type D, ptd wood, single, 2'8" wide typ	5	EA	4,000.00	20,000	
66		Type E, ptd wood, single, 3' wide typ	4	EA	4,500.00	18,000	
67		Allow for specialty hardware, fire ratings	1	LS	6,750.00	6,750	
68							
69		Millwork					
70		34" quartz countertop with wood base cabs	65	LF	950.00	61,750	
71		34" quartz vanity countertop	8	LF	475.00	3,800	
72		Built in wood reception desk	8	LF	1,650.00	13,200	
73		New wood media cabinet	16	LF	850.00	13,600	
74		New 18" built up stage	188	SF	120.00	22,560	
75		6" ht steps to stage (front and sides)	68	LF	135.00	9,180	
76		Ramp to stage, incl railings	85	SF	335.00	28,475	
77							
78		Specialties					
79		Code and directional signage	5,705	SF	2.00	11,409	
80		Toilet partitions and accessories, all gender	4	EA	8,500.00	34,000	
81		Fire extinguisher cabinets allowance	1	LS	2,000.00	2,000	
82		Ceiling track for curtain	43	LF	150.00	6,450	curtain FF&E
83		Misc specialties allowance	1	LS	5,000.00	5,000	Marker boards, tackwalls, etc
84							
85		<b>INTERIOR CONSTRUCTION</b>				<b>374,944</b>	<b>\$65.73 / SF</b>
86							
87		<u>Stairs</u>					none
88		N/A					
89							
90		<b>STAIRS</b>					
91							
92		<u>Interior Finishes</u>					
93							
94		Floor finishes					
95		LVT	5,183	SF	11.50	59,605	
96							
97		Wall finishes					
98		Paint	13,520	SF	2.50	33,800	
99		Carpet wall with ply frames	300	SF	15.00	4,500	
100		Wall tile	94	SF	40.00	3,760	
101							
102		Ceiling finishes					
103		Ceiling cloud tiles					
104		30" dia	27	EA	430.00	11,610	
105		48" dia	28	EA	880.00	24,640	
106		ACT	1,615	SF	18.00	29,070	
107		Painted gyp ceilings	251	SF	25.00	6,275	
108		Paint structure	3,340	SF	3.00	10,020	
109		Existing beams to remain and cleaned, painted	170	LF	36.00	6,120	
110							
111		Miscellaneous finishes, soffits and bulkheads	5,705	SF	1.20	6,845	
112							
113							
114		<b>INTERIOR FINISHES</b>				<b>196,245</b>	<b>\$34.40 / SF</b>
115							
116		<u>Conveying</u>					none
117		N/A					
118							
119		<b>CONVEYING</b>					
120							
121		<u>Plumbing</u>					
122							
123		Plumbing demo					
124		Demo WC-1	6	EA	270.00	1,620	
125		Demo LAV-1	3	EA	250.00	750	

TEEN CENTER - ESTIMATE DETAIL

GSF : 5,705

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
126		Demo Urinal, UR-1	1	EA	270.00	270	
127		Demo drinking fountain, DF-1	2	EA	300.00	600	
128		Demo drops	110	EA	10.00	1,100	
129		Miscellaneous bathroom underground piping demo for vent, waste sewer line and capping	145	LF	15.00	2,175	
130		Miscellaneous bathroom above grade piping demo for cold water, hot water, hot water return and capping	145	LF	10.00	1,450	
131							
132		<u>Plumbing fixtures</u>	9	FX			
133		Water closet, WC-1&2	4	EA	3,200.00	12,800	
134		Lavatory, counter mount, LV-1	2	EA	1,995.00	3,990	
135		Drinking fountain/bottle dual height indoor allowance	1	EA	5,500.00	5,500	
136		Drinking fountain/bottle dual height outdoor allowance	1	EA	6,500.00	6,500	
137		Staff/breakroom kitchen sink, SK-2	1	EA	3,050.00	3,050	
138		Miscellaneous fixture	1	EA	3,537.78	3,538	
139							
140		<u>Sanitary waste, vent and service pipework</u>					
141		Domestic cold water, DCW <=1"	80	LF	74.00	5,920	
142		Domestic cold water, DCW <=2"	25	LF	78.00	1,950	
143		Hot water, HW <=1"	30	LF	74.00	2,220	
144		Vent, V <=2"	35	LF	78.00	2,730	
145		Vent, V <=3"	30	LF	86.00	2,580	
146		Waste, W <=2"	35	LF	82.00	2,870	
147		Waste, W <=4"	40	LF	102.00	4,080	
148		Sanitary sewer, SS <=4"	90	LF	102.00	9,180	
149		Primer line, TP-1 <=1"	20	LF	50.00	1,000	
150		Insulation	30	LF	20.00	600	
151		Valves and specialties	1	LS	1,626.50	1,627	
152		Condensate drain, CD <=1"	130	LF	45.00	5,850	
153		Connect to existing cold water pipework	1	EA	350.00	350	
154		Connect to existing sanitary sewer pipework	1	EA	350.00	350	
155		Connect to existing vent pipework	2	EA	350.00	700	
156		Connect to existing waste pipework	1	EA	350.00	350	
157		Wall cleanout, WCO	1	EA	350.00	350	
158		Floor drain, FD-1	1	EA	875.00	875	
159		Miscellaneous pipework and services	1	LS	4,358.15	4,358	
160							
161		<u>Plumbing equipment</u>					
162		Instantaneous Hot Water, IWH	2	EA	1,750.00	3,500	
163		Trap Primer, TP-1	1	EA	750.00	750	
164		Water Hammer Arrestor, WHA	1	EA	350.00	350	
165							
166		<u>Storm drainage allowance</u>	1	LS	8,556.75	8,557	
167							
168		<u>Misc. plumbing requirements</u>					
169		Site supervision, documentation, detailing, coordination, testing, chlorination, general conditions and requirements	1	LS	9,647.42	9,647	
170							
171		<b>PLUMBING</b>				<b>114,087</b>	<b>\$20.00 / SF</b>
172							
173		<u>HVAC</u>					
174							
175		<u>HVAC Demo</u>	1	LS	28,522.50	28,523	
176							
177		<u>HVAC Equipment</u>					
178		Heat pump air conditioning units, RTU-1 5tons	1.00	EA	22,750.00	22,750	
179		Heat pump air conditioning units, RTU-1 5tons	1.00	EA	22,750.00	22,750	
180		Heat pump air conditioning units, RTU-1 3tons	1.00	EA	13,650.00	13,650	
181		Exhaust Fan, EF-1	1.00	EA	3,500.00	3,500	
182		Connection to equipment	7.00	EA	300.00	2100	
183							
184		<u>Air distribution</u>					
185		Galvanized sheetmetal ductwork	1,500	LBS	20.00	30,000	
186		Flexible ductwork	45	LF	20.00	900	
187		Volume dampers	19	EA	170.00	3,230	

TEEN CENTER - ESTIMATE DETAIL

GSF : 5,705

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
188		Duct insulation	1,150	SF	6.00	6,900	
189		Acoustical lining	1	LS	2,070.00	2,070	
190		Miscellaneous air distribution equipment	1	LS	4,103.00	4,103	
191							
192		<u>Diffusers, registers and grilles</u>					
193		Return grille, RG-6	4.00	EA	195.00	780	
194		Supply grille, SD-5	8.00	EA	190.00	1,520	
195		Ceiling diffuser, CD-3	7.00	EA	250.00	1,750	
196		Return grille, RG-4	3.00	EA	225.00	675	
197		Exhaust grille, EG-1	4.00	EA	225.00	900	
198							
199		<u>Testing and balancing allowance</u>	200	HRS	185.00	37,000	
200							
201		<u>Temperature controls</u>					
202		Thermostats	3	EA	500.00	1,500	
203		BMS controls	20	EA	2,000.00	40,000	
204		Miscellaneous control requirement and services	1	LS	4,150.00	4,150	
205							
206		<u>Misc. HVAC requirements</u>					
207		Miscellaneous HVAC requirement including Fire smoke dampers, Site supervision, documentation, detailing, coordination, testing, startup, general conditions and requirements	1	LS	22,460.05	22,460	
208							
209		<b>HVAC</b>				<b>251,211</b>	<b>\$44.04 / SF</b>
210							
211		<b>Fire Protection</b>					
212							
213		Miscellaneous fire protection utilities and pipework including fire sprinkler system and associated equipment.	5,705	SF	2.00	11,409	
214							
215		<b>FIRE PROTECTION</b>				<b>11,409</b>	<b>\$2.00 / SF</b>
216							
217		<b>Electrical</b>					
218							
219		<u>Electrical Demo allowance</u>	1	LS	28,522.50	28,523	
220							
221		<u>Misc. Service distribution allowance</u>	1	LS	5,704.50	5,705	
222							
223		<u>Machine and equipment power</u>					
224		Rooftop unit, RTUs, power connection	3	EA	7,500.00	22,500	
225		Exhaust fan, EF, power connection	1	EA	1,800.00	1,800	
226		Feeder to Panel A 50A	150	LF	75.00	11,250	
227		Feeder to Panel A 20A	60	LF	25.00	1,500	
228							
229		<u>User convenience power</u>					
230		Duplex receptacle	29	EA	175.00	5,075	
231		Duplex receptacle, GFI WP	6	EA	250.00	1,500	
232		Flush mount floor duplex receptacle	6	EA	275.00	1,650	
233		Duplex receptacle, 6" counter mounted with GFCI	4	EA	325.00	1,300	
234		Duplex receptacle with half controlled	3	EA	300.00	900	
235		Junction box	4	EA	150.00	600	
236		UnFused disconnect to 50A breaker	3	EA	1,000.00	3,000	
237		Homeruns to Panel A	650	LF	25.00	16,250	
238		Conduit and wiring	420	LF	22.00	9,240	
239							
240		<u>Lighting and lighting controls</u>					
241		Light fixture, Troffer 2'x2' game room, office, storage room, F1	20	EA	450.00	9,000	
242		Light fixture, 6" Downlight recessed can, F2	9	EA	425.00	3,825	
243		Light fixture, 8" LED strip light, F3	60	LF	150.00	9,000	
244		Light fixture, Contech pendant holophane light, F4	9	EA	650.00	5,850	
245		Light fixture, LED track light, F5	4	EA	250.00	1,000	
246		Track for F5 LED light	10	LF	50.00	500	
247		Light fixture, 3" Downlight recessed can, F6	4	EA	400.00	1,600	

TEEN CENTER - ESTIMATE DETAIL

GSF : 5,705

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
248		Light fixture, Wall sconce, F7	6	EA	850.00	5,100	
249		Light fixture, Bug eye light, F8	6	EA	460.00	2,760	
250		Exit, X1	4	EA	375.00	1,500	
251		Homeruns to panel A	350	LF	25.00	8,750	
252		Conduit & wiring	650	LF	22.00	14,300	
253		Motor switch	1	EA	350.00	350	
254		Wall manual switch	2	EA	150.00	300	
255		Manual wall dimmer switch	5	EA	225.00	1,125	
256		Occupancy sensor allow wires to this	9	EA	350.00	3,150	
257		Wall manual switch occupancy sensor	2	EA	500.00	1,000	
258		Wall manual dimmer switch and occupancy sensor	1	EA	575.00	575	
259		Occupancy sensor wiring	170	LF	15.00	2,550	
260		Control containment, wiring, setup	1	LS	2,500.00	2,500	
261		Miscellaneous lighting and lighting control	1	LS	7,473.50	7,474	
262							
263		<u>Telecom</u>					
264		Data outlet	1	EA	215.00	215	
265		Data and phone outlet	1	EA	225.00	225	
266		Data outlet, T	1	EA	215.00	215	
267		Structured cabling	180	LF	12.00	2,160	
268		Miscellaneous telecom requirements, services and setup	1	LS	1,407.50	1,408	
269							
270		<u>Security allowance</u>	1	LS	5,704.50	5,705	
271							
272		<u>Fire alarm allowance</u>	1	LS	11,409.00	11,409	
273							
274		<u>Audio visual rough in allowance</u>	1	LS	5,704.50	5,705	
275							
276		<u>Misc. electrical requirements</u>					
277		Miscellaneous Electrical requirement including Site supervision, documentation, detailing, coordination, testing, startup, general conditions and requirements	1	LS	22,004.10	22,004	
278							
279		<b>ELECTRICAL</b>				<b>242,045</b>	<b>\$42.43 / SF</b>
280							
281		<u>Equipment</u>					
282							
283		AV and security equipment					excluded
284		Allow for kitchenette appliances	1	LS	7,000.00	7,000	
285							
286		<b>EQUIPMENT</b>				<b>7,000</b>	<b>\$1.23 / SF</b>
287							
288		<u>Furnishings</u>					
289							
290		Allow for manual blinds	185	SF	19.00	3,515	
291							
292		<b>FURNISHINGS</b>				<b>3,515</b>	<b>\$0.62 / SF</b>
293							
294		<u>Special Construction</u>					none
295		N/A					
296							
297		<b>SPECIAL CONSTRUCTION</b>					
298							
299							
300		<u>Selective Building Demolition</u>					
301							
302		Exterior demolition					
303		Ex cement extrusions to be removed and wall resurfaced	755	SF	25.00	18,875	
304		Ex wall to be partially demolished for new windows, rolling doors	160	SF	55.00	8,800	
305		Remove ex windows, storefront	20	SF	55.00	1,100	
306		Ex windows incl metal screens	135	SF	55.00	7,425	
307		Reopen partially filled in opening in wall	50	SF	55.00	2,750	
308		Remove doors	3	LEAF	350.00	1,050	

TEEN CENTER - ESTIMATE DETAIL

GSF : 5,705

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
309		Interior demolition					
310		Remove carpet on furred out walls at stage area	81	LF	3.50	284	
311		Remove int doors	8	LEAF	350.00	2,800	
312		Remove millwork	43	LF	50.00	2,150	
313		Remove partitions	129	LF	35.00	4,515	
314		Remove portion of wall	12	LF	35.00	420	
315		Remove stage incl ramp	798	SF	15.00	11,970	
316		Remove steps	7	SF	20.00	140	
317		Remove toilet partitions and accessories	6	EA	500.00	3,000	
318		Remove floor, wall and ceiling finishes	5,484	SF	5.00	27,420	
319		Miscellaneous demolition allowance	5,484	SF	3.00	16,452	
320							
321		<b>SELECTIVE BUILDING DEMOLITION</b>				<b>109,151</b>	<b>\$19.13 / SF</b>
322							
323		<u>Site Preparation</u>					
324							
325		<u>Site Demolition</u>					
326		Remove asphalt	8,157	SF	5.00	40,785	parking area and basketball court
327		Remove concrete pavement	7,839	SF	4.50	35,276	
328		Remove concrete ramp	168	SF	7.00	1,176	
329		Remove curb and gutter	84	LF	10.00	840	
330		Remove site wall	205	LF	50.00	10,250	
331		Remove planter	138	SF	8.00	1,104	
332		Remove landscape	210	SF	1.50	315	
333		Remove fence	180	LF	13.00	2,340	
334		Remove double gate	2	EA	950.00	1,900	
335		Remove stone bench, 8' long	2	EA	500.00	1,000	
336		Misc. site demo	1	LS	15,000.00	15,000	allowance
337							
338		<u>Site Preparation</u>					
339		Site clearing, rough grading & fine grading	16,512	SF	4.50	74,304	
340							
341		<u>Site Protection</u>					
342		Protect existing utilities, trees, gates, exist. bldg., concrete, landscaping and associated items - allowance	1	LS	20,000.00	20,000	
343							
344		<u>Soil Erosion Control</u>					
345		Erosion control - allowance	1	LS	15,000.00	15,000	
346							
347		<u>Misc. Items</u>					
348		Temp. perimeter construction fencing - allowance	1	LS	25,000.00	25,000	
349							
350		<b>SITE PREPARATION</b>				<b>244,290</b>	<b>\$42.82 / SF</b>
351							
352		<u>Site Improvements</u>					
353							
354		<u>Paving/ Site Improvements</u>					
355		New 4" concrete pavement	6,750	SF	20.00	135,000	
356		Cast in place concrete steps	70	LF	65.00	4,550	
357		Concrete ramp	406	SF	55.00	22,330	
358		Asphalt pavement	2,316	SF	9.00	20,844	parking lot
359		Curb w/ deepened edge	83	LF	70.00	5,810	
360		Landscape curb	61	LF	65.00	3,965	allowance
361		Site wall	130	LF	575.00	74,750	allowance
362		Cast in place concrete seat wall/amphitheater seating	298	LF	475.00	141,550	
363		Sport court surface, streetbond cool coating	3,813	SF	2.00	7,626	
364		Free standing SS handrail w/ guide rail	123	LF	300.00	36,900	
365		Wall mount SS handrail	31	LF	200.00	6,200	
366		Multipurpose court and markings	1	EA	4,000.00	4,000	
367		ADA parking	1	EA	400.00	400	
368		Speed dowels	132	EA	150.00	19,850	1/L1.51 allowance
369							
370		<u>Sports Equipment</u>					
371		Basketball court posts and hoops	2	EA	8,000.00	16,000	
372							

TEEN CENTER - ESTIMATE DETAIL

GSF : 5,705

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
373		<u>Fences and Gates</u>					
374		42" High perimeter fence	246	LF	200.00	49,200	
375		10' High court fence	225	LF	350.00	78,750	
376		6' Pedestrian gate	2	EA	6,000.00	12,000	
377		15' Wide sliding gate	1	EA	40,000.00	40,000	
378							
379		<u>Landscape</u>					
380		Mulch	240	SF	2.00	480	
381		Shrubs, 1 gal	48	SF	6.00	288	
382		Shrubs, 5 gal	144	SF	7.50	1,080	
383		Shrubs, 15 gal	48	SF	11.50	552	
384		Irrigation	240	SF	12.00	2,880	
385							
386		<u>Misc. items</u>					
387		Chevron striping	192	SF	3.00	576	
388		Wheel stop	1	EA	600.00	600	
389		Monument sign, 42" high	1	EA	15,000.00	15,000	
390		Site signage	1	LS	10,000.00	10,000	allowance
391		Bike rack	7	EA	1,750.00	12,250	
392		Trash receptacle	4	EA	1,500.00	6,000	
393		Misc. site patching damaged during construction - allowance	9,467	SF	0.75	7,100	allowance
394							
395		<b>SITE IMPROVEMENTS</b>				<b>736,531</b>	<b>\$129.11 / SF</b>
396							
397		<u>Site Mechanical Utilities</u>					
398							
399		Remove storm drain vault and pump equipment	1	EA	4,000.00	4,000	
400		Install cleanout	1	EA	1,500.00	1,500	
401		Construct Oldcastle infiltration vault allowance	1	EA	75,000.00	75,000	16'X16'
402		Connect to Oldcastle infiltration vault	1	EA	850.00	850	
403		12"x12" drop inlet	4	EA	2,500.00	10,000	
404		Connect to skate park drainage system	1	EA	1,200.00	1,200	
405		PVC pipe and fittings <=8"	80	LF	155.00	12,400	
406		PVC pipe and fittings <=6"	100	LF	120.00	12,000	
407		PVC pipe and fittings <=4"	110	LF	72.00	7,920	
408		Miscellaneous site mechanical requirements, supervision, documentation and updates	1	LS	18,934.00	18,934	
409							
410		<b>SITE MECHANICAL UTILITIES</b>				<b>143,804</b>	<b>\$25.21 / SF</b>
411							
412		<u>Site Electrical Utilities</u>					
413							
414		Protect in place and adjust to grade utility box	2	EA	1,500.00	3,000	
415		Protect in place electricity box	1	EA	500.00	500	
416		Protect in place light pole	6	EA	500.00	3,000	
417		Modifying existing lighting	1	LS	10,000.00	10,000	
418		Miscellaneous site electrical requirements, supervision, documentation and updates	1	LS	18,934.00	18,934	
419							
420		<b>SITE ELECTRICAL UTILITIES</b>				<b>35,434</b>	<b>\$6.21 / SF</b>
421							
422		<u>Other Site Construction</u>					
423		Skate park	1	LS	674,627.45	674,627	Quote by SPOH Ranch Inc. dated 2/1/25. Cost of mobilization and GC of \$75k deducted from quote since the overall GC+GR covers this cost already
424							
425		<b>OTHER SITE CONSTRUCTION</b>				<b>674,627</b>	<b>\$118.26 / SF</b>

**ALTERNATES DETAIL**

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>ALTERNATE #1 New lighting to plaza</u>					
3							
4		Deduct					
5		Protect in place and adjust to grade utility box	2	EA	-1,500.00	-3,000	
6		Protect in place electricity box	1	EA	-500.00	-500	
7		Protect in place light pole	6	EA	-500.00	-3,000	
8		Modifying existing lighting	1	LS	-10,000.00	-10,000	
9							
10		Add					
5		New site lighting to plaza	9,467	SF	4.00	37,868	
12							
13		Subtotal				21,368	
14							
15		Markups	35.1%			7,510	
16							
17							
18		<b>ALTERNATE #1 New lighting to plaza</b>				<b>28,878</b>	