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ACKNOWLEDGEMENTS

We would like to extend our sincere appreciation to the County of San Mateo administration and staff for their support in the development of this Government Center Feasibility Study. Each individual was generous and candid in providing valuable insight, understanding and experience in their particular areas of work and expertise. Their collective knowledge has been invaluable in creating an accurate and effective facility plan.

**Government Center Executive Team**
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- Gary Behrens, Interim Associate Director

**Library**
- Rachel McDonnell, Management Analyst
- Adina Aguirre, Library Manager

**Probation**
- Larry Silver, Assistant Chief Probation Officer
- Shimon Kanhai, Probation Services Manager
- Christopher Abolos, Probation Services Manager

**City of East Palo Alto**
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- Irene Camarena, HR Manager & Acting Admin. Services Manager
- Jimmie Tulabing, IT
- Jay Farr, Maintenance Division Manager

**Police Department**
- Albert Pardini, Chief of Police
- Jerry Alcaraz, Commander of Police

**Health System**
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- Stephanie Coate, Behavioral Health
- Mary Stavn, Behavioral Health

**Consultant Planning Team**
- Scott Shannon, AIA, Principal in Charge
- Chad Arthur, Planner
- Kristine Warmdahl, AIA, LEED AP, Associate Planner

**Human Services Agency**
- Michael Wentworth, Director of Administration
PROJECT INTRODUCTION

Located in the City of East Palo Alto, the County of San Mateo Government Center is at the center of a culturally shifting community. With the continued influence of tech giants Facebook, Amazon and Google, the City of East Palo Alto has building infrastructure has undergone major economic shifts within the last decade. The current state of the Government Center is in need of a rehabilitation, especially for the mechanical systems. If properly renovated and maintained, the Government Center can service the future of the East Palo Alto community for many years to come.

Over the last 40 years the County of San Mateo Government Center has acted as a primary community resource for the city of East Palo Alto. Providing a home for the City of East Palo Alto City Hall and many civic amenities such as the police department and the library. The goal of this feasibility study is to structure this facility program to best suit the needs of the East Palo Alto community and the County of San Mateo over the next 30 years.

The immediate need for an HVAC complete replacement has triggered further research into the usability of the building and questions regarding the long standing departments within the building. The current impact of the building within its community has helped drive the conversations to best define the next chapter in its life. For this reason, the study has been broken down into two major components:

- **Base Scheme 1 - Immediate Infrastructure Needs with Focus on Mechanical HVAC Systems** - Complete replacement of all existing mechanical equipment and distribution. Improved security measures, ceilings and roof replacement.
- **Alternative Scheme 2 - Long Term Master Planning** - 2-Story building addition including new 3 story elevator and walkable roof at the 3rd floor level: To accommodate growth of the Library and realignment of other existing occupants.

**County Vision, Goals, and Objectives**

The County of San Mateo has shown foresight in taking this opportunity to understand the long term use and potential expansion of services at the current East Palo Alto Government Center. Understanding the value that this building has within the community and as a resource for the County of San Mateo, the internal project team has identified multiple factors in how this report will inform future decisions the county will make.

The feasibility study process for the San Mateo Government Center began with Dreyfuss + Blackford Architecture meeting with County of San Mateo leadership for a visioning meeting. From there we have since conducted multiple interviews, user meetings and site visits to gain an understanding on how this study will become a successful tool for the county. Through these encounters we have created the project vision statement:

“To create a safe energetic hub of community engagement and service, supporting the future growth of a rapidly changing community.”
Stages of the Master Planning Process

Stage One: Discovery

During Stage One, Dreyfuss + Blackford identified all of the major department stakeholders and who within each department would benefit from contributing to the feasibility study. Working with the County of San Mateo, we also created high level understanding on the county's ideal use of the building, and the variables that will contribute to its success.

Stage Two: Assessment

As part of the feasibility study, a programming effort was conducted to establish the basic planning metric and quantifying space utilization requirements to inform the feasibility study. These metric include but are not limited to:

- Quantity - the number of staff (full-time, part-time, embedded partners and peak extra help) and types of spaces needed to support staff functions (offices, meeting rooms, storage, equipment, vehicles).
- Size - the amount of area needed for the building space and elements including building infrastructure, circulation, code-related space requirements, and exterior building envelope. Calculations will include area needed for outdoor spaces including parking, break areas, and special needs (i.e. outdoor observation area).

Significant interaction and engagement occurs during the Assessment phase. After completion of Stage One, the Consultant Planning Team distributed a questionnaire to acquire statistical information about existing County facilities, programs, and operations. Questionnaires were distributed to Department Directors and Assistant Department Directors for each department within the building. The information gathered from the questionnaires focused on work place utilization, conference and training needs, visitor requirements, parking, storage, and data specifically related to the following:

- Primary function of the Department
- Strategic goals and organizational changes
- Special requirements
- Technology needs
- Adjacency requirements
- Historical Staffing data
- Historical work load indicators
- Future Staffing projections
- Support space requirements
- Opportunities and constraints of current facilities
PROJECT INTRODUCTION

The questionnaire responses also addressed shortfalls in meeting space, break room areas, and common distractions in the workplace generated from noise and smells. Security for building staff was also a consistent concern expressed in the responses. Most Divisions are in the process of migrating to digital archiving for records, scanning documents, and reducing their paper storage requirements when it is allowable by governing regulations.

After receiving questionnaire responses, interviews were scheduled with key staff for each Department. During the interviews, questionnaire findings were confirmed or clarified and the Consultant Planning Team acquired a deeper understanding about the qualitative and functional space issues impacting specific departmental operations. Interviews were conducted with the following building departments:

- City of East Palo Alto - City Council Chambers and Administration Offices
- County of San Mateo - East Palo Alto Branch Library, Veteran Education and Community Literacy Services
- East Palo Alto City Police Department - Offices and Evidence Storage
- County of San Mateo - Probation Department
- County of San Mateo - Human Services
- County of San Mateo - BHRS Human Services Agency

Stage Three: Programming

Following the interviews, detailed Staffing and Space Projections were developed using a methodology that included collecting and analyzing quantitative and qualitative information about existing departments in the building.

Stage Four: Planning and Design

During Stage Four, the Consultant Planning Team developed conceptual blocking and stacking building diagrams for Alternate Scheme 2 which included the building expansion. These diagrams were kept at a very high level, and represents block layouts only. The basis of the design incorporates all of the project vision, goals and objectives, while responding to the specific departments expansion needs.

Stage Five: Final Report

An Estimate of Probable Cost was created for both schemes within the feasibility study. This cost data reflected the scope of work as requested by county team members and program data collected through the assessment stage. This cost information also reflects the high level planning and design done in the previous stage. The estimate is broken down into individual line items for both schemes for the use of the county.

A final report for the feasibility study effort was prepared. That report included an Executive Summary, Project Overview, detailed narratives describing the methodology and data collected at each stage of the project, graphic illustrations of the conceptual facility plan, and Estimate of Probable Cost. This report provides the County with a living document that is a phased approach to upgrade the building, and in alignment with the long term vision for providing quality public services at the County of San Mateo - East Palo Alto Government Center now and into the future.
Participation in the Facility Programming Process

Considerable effort was made throughout the feasibility study process to foster collaboration and build consensus for the project recommendations so they represented a balanced approach from all parties involved. The consultant planning team was responsible for coordinating and gathering input through online questionnaires and interviews.

**Meeting List**

- 11 Apr 2017  Project Kickoff Meeting
- 17 Apr 2017  Questionnaires Sent Out
- 01 May 2017  Questionnaires Collected
- 09 May 2017  Interview - County of San Mateo - Human Services
- 09 May 2017  Interview - County of San Mateo - Probation
- 09 May 2017  Interview - County of San Mateo - BHRS Human Services Agency
- 09 May 2017  Interview - City of East Palo Alto - Police Department
- 10 May 2017  Interview - County of San Mateo - Library Department
- 10 May 2017  Interview - City of East Palo Alto - City Council Chambers and Administration Offices

Additional weekly status update meetings and teleconferences with the County Project Manager
EXECUTIVE SUMMARY

The County of San Mateo Government Center is at a pivotal moment in the building's life span. There are immediate needs to improve critical infrastructure in order to keep the building in good working order; there are also long-term expansion needs that stem from the building tenants essential to the City of East Palo Alto. These building tenants not only serve the immediate surrounding community, but also serve as a vital resource for the entire City of East Palo Alto and the overarching County of San Mateo. With a current moratorium on new development in the City of East Palo Alto, the existing building is an ideal asset to maintain moving forward for the city and the county. It is also located ideally near municipal transit.

Optimization of County of San Mateo Government Center

San Mateo County prefers to utilize currently owned buildings and properties rather than acquiring new assets. With a current moratorium on new development in the City of East Palo Alto, the future use of this asset has been identified as a major goal. The East Palo Alto Government Center is in need of major HVAC repair and replacement. During this major renovation, we have chosen to look at the intended use of the building and how it can best serve the community for the next 30 years. The County's goals are:

- Improve HVAC and Infrastructure
- Enhance Security
- Improve Parking
- Improve Department Adjacencies
- Address Department Expansion Needs
- Improve Finishes in Existing Building Spaces

Feasibility Study Scheme Breakdown

The feasibility study has been broken down into two schemes. For all practical purposes, the second scheme incorporates all elements of the first.

Base Scheme 1 - Immediate Infrastructure Needs

The main focus of Scheme 1 is the HVAC upgrade for the entire building, and this was our principal charge in this feasibility study. During the construction of this HVAC upgrade, it is also an option to incorporate new LED light fixtures as part of the County of San Mateo's energy efficiency plan. As part of our Discovery and Assessment stages, we identified a few items that were consistently brought up by all departments; these are identified in section 2.1 of this report.

Alternative Scheme 2 - Long Term Master Planning

The County of San Mateo Government Center is a very vital resource in the East Palo Alto community, serving the City Hall, Library and other community functions. The Government Center is in a very central location, connected to nearby municipal transit lines, and serves as an ideal location to grow the Library, which has expressed the long documented need to expand to serve its community. The main focus of option 2 is a 2-story building expansion and a walkable roof at the 3rd floor level, giving the Library and the City of East Palo Alto additional square footage to help accommodate future growth and consolidate program.
Assumptions and Exclusions

As part of this study, there are certain elements that were excluded and some general assumptions made:

- No building structural/seismic and/or site geotechnical reviews of the existing facilities have been completed during this feasibility study.
- No detailed parking or traffic studies were completed as part of this study.
- The exterior material and glazing of the building has not been surveyed or considered for replacement within either of the proposed options of the feasibility study.
- Existing utility connections to the building were not surveyed.
- Hazardous Material survey was not completed as part of the feasibility study.
- No non-permanent furniture, fixtures and equipment (FF&E) were included as part of the feasibility study.
- No escalation was included in the cost estimates.
- No new photo voltaic/solar panels, or frames, were included.
- No grey water piping was included.
- No rain water retention system was included in the cost estimate.
IMMEDIATE INFRASTRUCTURE

The current mechanical equipment and distribution in the County of San Mateo Government Center is in need of complete replacement. The equipment and distribution is at the end of its life cycle and while the distribution is being replaced is all of the occupied tenant spaces, the county has decided to include other improvements that the building needs to stay up to current county standards. These improvements were validated during our assessment phase of the building and the departments.

HVAC Upgrade and Phasing Plan

As our primary objective, we have developed this feasibility study to efficiently replace all of the mechanical equipment while minimizing impact on the current building tenants. Because of the invasive nature of this project, we will also be replacing other aspects of the building during the process. The major elements of the HVAC and Phasing Plan are listed below:

- Replace all mechanical equipment, chillers, boilers air handlers, duct work and diffusers for the entire building.
- Provide temporary mechanical equipment to keep building up and running while major components are switched out in the pent house.
- Replace existing ceilings as impacted by efficient replacement of HVAC distribution systems above.
- Replace existing roof.
- Phase work for 1/2 of a floor to be temporarily relocated during the mechanical distribution and ceiling replacement is taking place. The total duration of this temporary relocation will be 4 months.
- A temporary impound yard will be provided during the 4 month relocation so that temporary trailers can be placed in the current impound yard on the job site to house displaced departments.
- As an add alternate, we have included information in the cost estimate for LED lighting upgrades throughout the entire building, to be completed with the installation of the new ceilings. This aligns with the county’s energy efficiency initiative currently in place.

Miscellaneous Infrastructure Upgrades

Through the direction from the County of San Mateo and items identified by the individual departments, we have identified items within the building that need to be upgraded in order to meet the County standard. These items are listed below:

- New security desk and metal detector will be provided at the first floor lobby, restricting access to the upper floors of the building.
- New elevator cab finish upgrades to the existing elevator within the building.

All items referred to in this section are aligned with Option 1 of the cost estimate.
LONG TERM MASTER PLANNING

The County of San Mateo Government Center has been identified as an ideal location for the civic amenities and departments it houses, not only serving the City of East Palo Alto, but as a strategic location for the County of San Mateo as well. Because of the rapid change in the community, certain community functions, mainly the library, have been undersized for quite some time and are looking for a place to expand. This combined with the need to consolidate City of East Palo Alto Police Department functions offsite and the consolidation of main government City of East Palo Alto Departments, creates a sound justification for more infrastructure investment and possible expansion.

Programming Approach

Through our assessment phase we have analyzed the existing departments within the building to determine their projected growth and facility needs. This information is listed within the Appendix A - Staff Projections, but high level items are listed below as part of our summary:

- The County of San Mateo Library Department is severely under sized and is currently 1/3 the size it should be to serve the existing community. A parallel study is currently being conducted in order to truly grasp the scope of the library and where they will be in 20 years.
- The City of East Palo Alto Council Chambers and City Hall is in need of a major upgrade, the current technology/AV infrastructure is severely lacking and overall finishes within the space are in need of upgrade.
- The City of East Palo Alto Police Department has expressed a desire to consolidate their police department functions, this would include a relocation of their evidence storage department that is currently within the County of San Mateo Government Center. This would allow for other departments to expand into this strategically placed space.
- The City of East Palo Alto has expressed interest in consolidating their departments to invite the City of East Palo Alto Community Economic Development Department into the Government Center. This would benefit the City of East Palo Alto as a lot of the work in the Government Center is closely tied to this department.
- County of San Mateo HSA and BHRS are both “right sized” for the foreseeable future and would remain on the 3rd floor of the Government Center.

Building Expansion

Utilizing the full extent of the impound yard attached to the west side of the building, we are proposing a building addition that would meet the requirements of the new staff forecast summary. Major items concerning the building addition have been listed below:

- Includes all work in Option 1.
- New 2-Story addition of approximately 7,300 s.f. each floor.
- New 3 stop elevator.
- New 2-Story toilet room addition.
- New walkable roof at the 3rd floor level.

All items referred to in this section are aligned with Option 2 of the cost estimate.
## EXECUTIVE SUMMARY

### BASE SCHEME 1

<table>
<thead>
<tr>
<th>PROJECT COMPONENTS</th>
<th>$*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Replacement of all mechanical equipment and distribution</td>
<td>5,900,000</td>
</tr>
<tr>
<td>2 Remove and reinstall existing light fixtures</td>
<td>800,000</td>
</tr>
<tr>
<td>3 Roof replacement</td>
<td>900,000</td>
</tr>
<tr>
<td>4 Ceiling replacement</td>
<td>1,500,000</td>
</tr>
<tr>
<td>5 Elevator cab finish upgrade</td>
<td>100,000</td>
</tr>
<tr>
<td>6 Temporary Swing Space / &quot;On-site&quot; Trailers</td>
<td>1,000,000</td>
</tr>
<tr>
<td>7 Temporary Evidence Yard (procured by County of San Mateo / City of East Palo Alto)</td>
<td></td>
</tr>
</tbody>
</table>

**BASE SCHEME 1 CONSTRUCTION TOTAL**: 10,200,000

**ADD: SOFT COSTS (30%)**: 3,100,000

**PROJECT COSTS**: 13,300,000

**ROM BASE SCHEME 1 COST**: $10M to $15M

**Option 1: New LED's in lieu of reuse existing light fixtures**: $1.5M

### ALTERNATE SCHEME 2

<table>
<thead>
<tr>
<th>PROJECT COMPONENTS</th>
<th>$*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 2-story office addition including a new 3 story elevator core and MEP</td>
<td>14,800,000</td>
</tr>
<tr>
<td>2 Replacement of all MEP system at existing building</td>
<td>6,700,000</td>
</tr>
<tr>
<td>3 Roof replacement at existing building</td>
<td>900,000</td>
</tr>
<tr>
<td>4 Tenant Improvement to both new and existing buildings</td>
<td>4,000,000</td>
</tr>
<tr>
<td>5 Elevator cab finish upgrade</td>
<td>100,000</td>
</tr>
<tr>
<td>6 The following are procured by County of San Mateo / City of East Palo Alto:</td>
<td></td>
</tr>
<tr>
<td>6a Temporary Relocation to &quot;Off Site&quot; location</td>
<td>1,800,000</td>
</tr>
<tr>
<td>6b Temporary Evidence Yard</td>
<td></td>
</tr>
</tbody>
</table>

**ALTERNATE SCHEME 2 CONSTRUCTION TOTAL**: 28,300,000

**ADD: SOFT COSTS (30%)**: 8,500,000

**PROJECT COSTS**: 36,800,000

**ROM ALTERNATE SCHEME 2 COST**: $32M to $38M

---

Footnote (*):

1 Rounded to the nearest $100,000

2 Assumptions:

A Option 1:

1 Replacement of all mechanical equipment, chiller, boilers, air handlers, ductwork and diffusers for the entire building
2 Phased work for half a floor at a time with total duration of 4 months
3 Electrical lighting upgrade to LED light fixtures throughout the entire building as an Add Alternate
4 Existing elevator cab finishes upgrades
5 Security metal detector with desk
6 The current evidence yard will be utilized as a temporary swing space during renovation
7 "Temporary Evidence Yard" provided by the County of San Mateo / City of East Palo Alto
B Option 2:

1. All work as described in Option 1
2. New 2 story addition of approximately 7,300 sf each floor with walkable roof matching the existing 3rd. Floor
3. Phased work for half a floor at a time with total duration of 4 months for the existing building and 18 months for the new addition totaling 22 months of overall construction.
4. New 3 stop elevator addition
5. New 2 story toilet room addition
6. Replacement of existing toilet fixtures throughout the existing building
7. New building signage
8. Exterior paint to existing building
9. Interior finish upgrades throughout the entire building
10. "Temporary Off-Site Relocation" provided by the County of San Mateo / City of East Palo Alto ( $5.00 s.f. for 18 months for 20,000 s.f of area) Item 6a.

3 Exclusions:
   a. Escalation
   b. Design Build project delivery
   c. Photo voltaics / solar panel including any supporting frame
   d. Gray water piping
   e. Rain water retention system
## APPENDIX A - PROBABLE COST ESTIMATE

### Uniformat II Group Description

<table>
<thead>
<tr>
<th>Description</th>
<th>Option 1</th>
<th>Option 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Square Footage (SF)</td>
<td>50,000 SF</td>
<td>65,000 SF</td>
</tr>
<tr>
<td><strong>Total Cost ($)</strong></td>
<td><strong>$/sf</strong></td>
<td><strong>Total Cost ($)</strong></td>
</tr>
<tr>
<td>1 General Requirements</td>
<td>565,242</td>
<td>11.30</td>
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<tr>
<td>2 Foundations</td>
<td>296,750</td>
<td>4.57</td>
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<tr>
<td>3 Basement Construction</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>4 Superstructure</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>5 Exterior Closure</td>
<td>20,000</td>
<td>0.40</td>
</tr>
<tr>
<td>6 Roofing</td>
<td>551,120</td>
<td>11.02</td>
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<tr>
<td>7 Interior Construction</td>
<td>921,375</td>
<td>18.43</td>
</tr>
<tr>
<td>8 Stair Construction</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>9 Interior Finishes (included with 6 - Interior Construction)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>10 Conveying System</td>
<td>15,000</td>
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</tr>
<tr>
<td>11 Plumbing</td>
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<tr>
<td>12 Heating, Ventilating &amp; Air Conditioning</td>
<td>3,902,140</td>
<td>78.04</td>
</tr>
<tr>
<td>13 Fire Protection Systems</td>
<td>65,000</td>
<td>1.30</td>
</tr>
<tr>
<td>14a Electrical Distribution</td>
<td>192,500</td>
<td>3.85</td>
</tr>
<tr>
<td>14b Lighting and Devices</td>
<td>209,000</td>
<td>4.18</td>
</tr>
<tr>
<td>14c Telecom / Data</td>
<td>101,500</td>
<td>2.03</td>
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<tr>
<td>15 Equipment</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>16 Furnishings</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>17 Special construction</td>
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<tr>
<td><strong>TOTAL BUILDING</strong></td>
<td>6,832,277</td>
<td>136.65</td>
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<tr>
<td>16a Demolition / Hazardous Abatement</td>
<td>96,855</td>
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<td>16b Site Work</td>
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<td><strong>TOTAL BUILDING &amp; SITE WORKS</strong></td>
<td>7,137,632</td>
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<td>19 Phasing</td>
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<tr>
<td>20 OH/Insurance/Bond (see backup)</td>
<td>648,811</td>
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<tr>
<td>21 Profit</td>
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<td>628,626</td>
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<tr>
<td>22 Design Contingency</td>
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<td>1,697,289</td>
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<tr>
<td><strong>TOTAL CONSTRUCTION COST (Present)</strong></td>
<td>10,183,734</td>
<td>203.67</td>
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<tr>
<td>23 Escalation to Mid-Point of Construction (Excl.)</td>
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<td>-</td>
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<tr>
<td><strong>TOTAL CONSTRUCTION COST (Future)</strong></td>
<td>10,183,734</td>
<td>203.67</td>
</tr>
<tr>
<td>24 Soft Cost</td>
<td>30.0%</td>
<td>3,055,120</td>
</tr>
<tr>
<td>25 Project/Construction Contingency</td>
<td>0.0%</td>
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<tr>
<td><strong>TOTAL SOFT COST</strong></td>
<td>3,055,120</td>
<td>61.10</td>
</tr>
<tr>
<td><strong>TOTAL PROJECT COSTS</strong></td>
<td>13,300,000</td>
<td>266.00</td>
</tr>
</tbody>
</table>

* Rounded up to the nearest $100,000
## COST SUMMARY - OPTION 1

<table>
<thead>
<tr>
<th>Descriptions</th>
<th>Total ($)</th>
<th>50,000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 General Requirement</td>
<td>565,242</td>
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<tr>
<td>9 Interior Finishes</td>
<td>-</td>
<td>0.00</td>
</tr>
<tr>
<td>10 Conveying System</td>
<td>15,000</td>
<td>0.30</td>
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<tr>
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<td>14b Lighting and Devices</td>
<td>209,000</td>
<td>4.18</td>
</tr>
<tr>
<td>14c Special Electrical Systems</td>
<td>101,500</td>
<td>2.03</td>
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<tr>
<td>15 Equipment</td>
<td>-</td>
<td>0.00</td>
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<tr>
<td>16 Furnishings</td>
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<td>0.00</td>
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<tr>
<td>17 Special Construction</td>
<td>254,400</td>
<td>5.09</td>
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</table>

**TOTAL Building** 6,832,277 125.34

18a Existing Conditions 96,855 1.94
18b Site Work 208,500 4.17

**TOTAL Building and Siteworks** 7,137,632 142.75

19 Phasing/Night Shift Allowance 1.0% 71,376 1.43
20 General Conditions/OH/Insurance/Bond 9.0% 648,811 12.98
21 Profit 8.0% 628,626 12.57
22 Design Evolution Estimate 20.0% 1,697,289 33.95

**TOTAL CONSTRUCTION COST (Present)** 10,183,734 203.67

23 Escalation to Middle Point of Construction 0.0% - 0.00

**I. TOTAL CONSTRUCTION COST (Future)** 10,183,734 203.67

A. Soft Cost 30.0% 3,055,120 61.10
B. Project/Construction Contingency 0.0% - 0.00

**II. TOTAL SOFT COST** 3,055,120 61.10

**GROSS TOTAL (I+II (Future Cost)** 13,238,854 264.78
## County of San Mateo

### East Palo Alto Government Center Feasibility Study

**2415 University Avenue, East Palo Alto, CA**

**28 June, 2017**

---

**APPE NDIX A - PRO BABLE COST ESTIMATE**

### DETAILED ESTIMATE - OPTION 1

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protection of floor and wall finishes</td>
<td>40,195</td>
<td>SF</td>
<td>5.00</td>
<td>200,975</td>
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<tr>
<td>tenant space</td>
<td>9,887</td>
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<td>core space</td>
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<td>79,950</td>
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<td>Allowance for temporary barricades</td>
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<tr>
<td>Progress cleaning</td>
<td>4</td>
<td>MTH</td>
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<td>40,000</td>
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<tr>
<td>Final cleaning</td>
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<tr>
<td>Dumpster</td>
<td>4</td>
<td>MTH</td>
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<tr>
<td>Hoisting equipment</td>
<td>4</td>
<td>MTH</td>
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<tr>
<td>Mobile modular $1,000 per section of 12’ x 60’. $50K for delivery, installation and hauling. Plumbing and electrical hook up is additional.</td>
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<td>- rental</td>
<td>4</td>
<td>MTHS</td>
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<tr>
<td>- delivery, installation, set-up and haul</td>
<td>1</td>
<td>LS</td>
<td>50,000.00</td>
<td>50,000</td>
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<tr>
<td>- plumbing and electrical hook-up (see Site Work)</td>
<td>1</td>
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<td>Portable toilets</td>
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<td>Temporary fencing</td>
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<td>LF</td>
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<td>Gates</td>
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<tr>
<td>- personal</td>
<td>1</td>
<td>EA</td>
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<tr>
<td>- vehicular</td>
<td>1</td>
<td>EA</td>
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<td>1,500</td>
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<td>Resurface existing parking lot upon completion</td>
<td>2,100</td>
<td>SF</td>
<td>2.00</td>
<td>4,200</td>
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**TOTAL GENERAL REQUIREMENTS**

565,242

---

### FOUNDATIONS

Not Applicable

**TOTAL FOUNDATIONS**

---

### BASEMENT CONSTRUCTIONS

Not Applicable

**TOTAL BASEMENT CONSTRUCTIONS**

---

Faithful + Gould
# County of San Mateo  
**East Palo Alto Government Center Feasibility Study**  
2415 University Avenue, East Palo Alto, CA  

## Rough Order of Magnitude Cost Estimate  
03-Jul-17

APPE  
NDIX  
A -  
PRO  
BABL  
E  
COS  
T  
ESTIMATE

## Detailed Estimate - Option 1

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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<tbody>
<tr>
<td><strong>4 SUPERSTRUCTURE</strong></td>
<td></td>
<td></td>
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<tr>
<td>Not Applicable</td>
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<tr>
<td><strong>TOTAL SUPERSTRUCTURE</strong></td>
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<tr>
<td><strong>5 EXTERIOR CLOSURE</strong></td>
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<tr>
<td>Remove and replace existing window for disposal chute</td>
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<td>LS</td>
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<td><strong>TOTAL EXTERIOR CLOSURE</strong></td>
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<td><strong>20,000</strong></td>
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<tr>
<td><strong>6 ROOFING</strong></td>
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<tr>
<td>Roofing including removal of existing, hauling and disposing</td>
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<td>Main building</td>
<td>18,980</td>
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<td>Walkway pads</td>
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<td>Perimeter flashing</td>
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<td>25.00</td>
<td>25,675</td>
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<td>Parapet capping</td>
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<td>LF</td>
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<td>Roof mounted equipment support etc.</td>
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<td><strong>TOTAL ROOFING</strong></td>
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<td><strong>551,120</strong></td>
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<td><strong>7 INTERIOR CONSTRUCTION</strong></td>
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<tr>
<td>Protection of existing floor and wall finishes</td>
<td>50,082</td>
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<td>5.00</td>
<td>250,410</td>
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<tr>
<td>Acoustical ceiling tiles</td>
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<tr>
<td>Tenant Spaces</td>
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<tr>
<td>- library</td>
<td>7,850</td>
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<td>12.00</td>
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<td>- evidence</td>
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<td>SF</td>
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<td>190</td>
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<td>- City Hall</td>
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<td>- City of EPA conference</td>
<td>270</td>
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<td>3,240</td>
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<td>- County conference</td>
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<td>475</td>
<td>SF</td>
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</table>

Faithful + Gould

Dreyfuss + Blackford  
architecture
## DETAILED ESTIMATE - OPTION 1

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>- Library Services</td>
<td>715</td>
<td>SF</td>
<td>12.00</td>
<td>8,580</td>
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<td>- County Group meeting room</td>
<td>675</td>
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<td>12.00</td>
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<td>- water services</td>
<td>590</td>
<td>SF</td>
<td>12.00</td>
<td>7,080</td>
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<td>- City Rent</td>
<td>210</td>
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<td>- City of EPA</td>
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<td>12.00</td>
<td>28,200</td>
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<td>- Health Service</td>
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<td>- BHRS</td>
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<td>- BHRS Health Services</td>
<td>1,730</td>
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<td>20,760</td>
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<td>New ceilings</td>
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<tr>
<td>- electrical (assume no ceiling)</td>
<td>996</td>
<td>SF</td>
<td>-</td>
<td>31,500</td>
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<tr>
<td>- existing core rest room (gypsumboard ceiling)</td>
<td>1,260</td>
<td>SF</td>
<td>25.00</td>
<td>31,500</td>
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<tr>
<td>- stairs (assume no ceiling)</td>
<td>2,220</td>
<td>SF</td>
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<td>- janitor (gypsumboard ceiling)</td>
<td>225</td>
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<td>- elevator (assume no ceiling)</td>
<td>195</td>
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<td>- entrance lobby (feature ceiling)</td>
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<td>- circulation (acoustical ceiling)</td>
<td>3,505</td>
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<td>Security desk (metal detector - see Special System)</td>
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<td>LS</td>
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<td><strong>TOTAL INTERIOR CONSTRUCTION</strong></td>
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<td><strong>921,375</strong></td>
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</table>

### 8 STAIR CONSTRUCTION

Not Applicable

**TOTAL STAIR CONSTRUCTION**

### 9 INTERIOR FINISHES

Not Applicable

**TOTAL INTERIOR FINISHES**
**DETAILED ESTIMATE - OPTION 1**

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CONVEYING SYSTEM</strong></td>
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<tr>
<td>Refinish existing elevator cab, allowance</td>
<td>1</td>
<td>EA</td>
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<td><strong>TOTAL CONVEYING SYSTEM</strong></td>
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<td></td>
<td>15,000</td>
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<tr>
<td><strong>PLUMBING</strong></td>
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<td></td>
</tr>
<tr>
<td>Condensate Drains</td>
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<td></td>
</tr>
<tr>
<td>New condensate drains on roof and in building</td>
<td>50,000</td>
<td>SF</td>
<td>0.70</td>
<td>35,000</td>
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<tr>
<td><strong>TOTAL PLUMBING</strong></td>
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<td></td>
<td></td>
<td>35,000</td>
</tr>
<tr>
<td><strong>HEATING, VENTILATION AND AIR CONDITIONING</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Temporary HVAC equipment rentals (Including Install &amp; remove)</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chiller</td>
<td>1</td>
<td>WK</td>
<td>89,250.00</td>
<td>89,250</td>
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<tr>
<td>AHU</td>
<td>1</td>
<td>WK</td>
<td>68,000.00</td>
<td>68,000</td>
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<tr>
<td>Cooling tower</td>
<td>1</td>
<td>WK</td>
<td>59,500.00</td>
<td>59,500</td>
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<tr>
<td>Other Lifting Equipment</td>
<td>1</td>
<td>WK</td>
<td>38,250.00</td>
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<tr>
<td>Temporary Pumps</td>
<td>1</td>
<td>WK</td>
<td>25,500.00</td>
<td>25,500</td>
</tr>
<tr>
<td>Cranes and Crew</td>
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<td>WK</td>
<td>34,000.00</td>
<td>34,000</td>
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<tr>
<td>Crew plumbing, piping, sheet metal, electrical</td>
<td>800</td>
<td>HR</td>
<td>115.00</td>
<td>92,000</td>
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<tr>
<td>Temporary piping, ducting, electrical and switchgear</td>
<td>1</td>
<td>LS</td>
<td>51,000.00</td>
<td>51,000</td>
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<tr>
<td>New Work</td>
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<td></td>
</tr>
<tr>
<td>AHU remove old and install new 3rd floor roof, assumed 70,000 CFM (Built up Unit) (SF-45000 cfm, coil 4@11,250 crm)</td>
<td>1</td>
<td>EA</td>
<td>598,190.00</td>
<td>598,190</td>
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<tr>
<td>Water Cooled chiller 180 tons</td>
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<td>EA</td>
<td>172,200.00</td>
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<tr>
<td>Cooling tower demo existing and install new</td>
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<td>EA</td>
<td>55,000.00</td>
<td>55,000</td>
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<tr>
<td>Boilers</td>
<td>1</td>
<td>EA</td>
<td>42,000.00</td>
<td>42,000</td>
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<tr>
<td>Split system outdoor condensing units (cost in Split FC units)</td>
<td>1</td>
<td>LS</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
## DETAILED ESTIMATE - OPTION 1

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Cooling coil for AH-1 (cost in AH-1) n/a</td>
<td>1</td>
<td>EA</td>
<td></td>
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<tr>
<td>AH-1 fans cost in AH-1 n/a</td>
<td>1</td>
<td>EA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Economizer relief downblast centrifugal fans, 19000 cfm, in AH-1</td>
<td>1</td>
<td>EA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pumps CHW and HWP</td>
<td>6</td>
<td>EA</td>
<td>5,500.00</td>
<td>33,000</td>
</tr>
<tr>
<td>Exhaust, smoke exhaust, toilet fans, toilets, library</td>
<td>1</td>
<td>LS</td>
<td>38,000.00</td>
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<tr>
<td>Split systems indoor fan coils units (assumed 15 Each)</td>
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<td>LS</td>
<td>115,000.00</td>
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<td>Variable speed drives (Assumed 4 Each)</td>
<td>1</td>
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<td>VAV boxes heating coil only (assumed 85 Each)</td>
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<td>Refrigerant piping</td>
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<td>30,000.00</td>
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<td>Chilled and hot water piping</td>
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<td>SF</td>
<td>9.00</td>
<td>450,000</td>
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<tr>
<td>Rectangular ducting</td>
<td>50,000</td>
<td>SF</td>
<td>11.00</td>
<td>550,000</td>
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<tr>
<td>Flexible round duct pre-insulated</td>
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<td>SF</td>
<td>0.25</td>
<td>12,500</td>
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<tr>
<td>Air devices supply and return</td>
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<td>1.80</td>
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<td>Fire and smoke dampers</td>
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<td>SF</td>
<td>0.70</td>
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<tr>
<td>DDC controls</td>
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<td>SF</td>
<td>8.00</td>
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<tr>
<td>Miscellaneous HVAC including commissioning</td>
<td>50,000</td>
<td>SF</td>
<td>1.90</td>
<td>95,000</td>
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### Phasing
Material and labor for extra hours and temporary work including shop fabrication and off peak hour installation.

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Demo existing VAV, Piping, ducting and insulation, haul debris (6 Phases)</td>
<td>50,000</td>
<td>SF</td>
<td>2.40</td>
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<td>Temporary equipment rental for lifting, hauling and debris dumping and haul off</td>
<td>30</td>
<td>Days</td>
<td>1,350.00</td>
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<td>Ducting Riser floor to floor (approx lbs)</td>
<td>2,400</td>
<td>LBS</td>
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<td>Hot and CHW piping (Area of 8,333 each time for reno, Add pipe+controls)</td>
<td>50,000</td>
<td>SF</td>
<td>1.20</td>
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<tr>
<td>Installation of VAV's</td>
<td>85</td>
<td>EA</td>
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<td>DDC Controls</td>
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<td>pts</td>
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<td>Temporary electrical connections</td>
<td>1</td>
<td>LS</td>
<td>14,000.00</td>
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## DETAILED ESTIMATE - OPTION 1

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<tr>
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<tr>
<td><strong>TOTAL HEATING, VENTILATION AND AIR CONDITIONING</strong></td>
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<td>3,902,140</td>
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<td><strong>13  FIRE PROTECTION</strong></td>
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<tr>
<td>Automatic fire suppression system, protect existing sprinkler heads, all</td>
<td>50,000</td>
<td>SF</td>
<td>1.30</td>
<td>65,000</td>
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<tr>
<td>functional during construction, modifications to location of heads,</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>extensions, testing and approvals from FM</td>
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<tr>
<td><strong>TOTAL FIRE PROTECTION</strong></td>
<td></td>
<td></td>
<td></td>
<td>65,000</td>
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<tr>
<td><strong>14a  ELECTRICAL DISTRIBUTION</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Modification to existing SWB add/replace CB's</td>
<td>1</td>
<td>LS</td>
<td>20,000</td>
<td>20,000</td>
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<tr>
<td>Emergency generator roof mounted (not needed)</td>
<td>1</td>
<td>LS</td>
<td></td>
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<tr>
<td>New Lighting and Power panel boards incl controls distribution</td>
<td>50,000</td>
<td>SF</td>
<td>1.30</td>
<td>65,000</td>
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<tr>
<td>New feeders, emergency and normal supply</td>
<td>50,000</td>
<td>SF</td>
<td>0.70</td>
<td>35,000</td>
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<td>Small load disconnects, &amp; starters</td>
<td>50,000</td>
<td>SF</td>
<td>0.20</td>
<td>10,000</td>
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<td>Equipment connections, terminations, reconnections</td>
<td>50,000</td>
<td>SF</td>
<td>0.55</td>
<td>27,500</td>
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<tr>
<td>Building &amp; equipment grounding</td>
<td>50,000</td>
<td>SF</td>
<td>0.30</td>
<td>15,000</td>
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<tr>
<td>Temporary supply different levels and phasing</td>
<td>50,000</td>
<td>SF</td>
<td>0.40</td>
<td>20,000</td>
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<tr>
<td><strong>TOTAL ELECTRICAL DISTRIBUTION</strong></td>
<td></td>
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<td>192,500</td>
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<tr>
<td><strong>14b  LIGHTING AND DEVICES</strong></td>
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<tr>
<td>Demo existing lighting different levels with different areas per floor</td>
<td>50,000</td>
<td>SF</td>
<td>0.45</td>
<td>22,500</td>
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<tr>
<td>Temporary equipment rental for protection, lifting, hauling and debris</td>
<td>30</td>
<td>Days</td>
<td>550.00</td>
<td>16,500</td>
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<tr>
<td>dumping and haul off</td>
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<tr>
<td>Remove, re-install existing light fixtures with minor repair/replacement,</td>
<td>50,000</td>
<td>SF</td>
<td>3.00</td>
<td>150,000</td>
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<tr>
<td>connections, accessories and controls, use existing conduit and conductor</td>
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</tr>
<tr>
<td>Power outlets, special outlets, with conduit and conductor (not needed)</td>
<td>50,000</td>
<td>SF</td>
<td>0.40</td>
<td>20,000</td>
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<tr>
<td>Phasing lighting and power (6 areas)</td>
<td>50,000</td>
<td>SF</td>
<td>0.40</td>
<td>20,000</td>
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</table>

Faithful + Gould

Dreyfuss + Blackford architecture
DETAILED ESTIMATE - OPTION 1

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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<tbody>
<tr>
<td>TOTAL LIGHTING AND DEVICES</td>
<td></td>
<td></td>
<td></td>
<td>209,000</td>
</tr>
<tr>
<td>14c SPECIAL ELECTRICAL SYSTEMS</td>
<td></td>
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<tr>
<td>Protect existing security and access control devices, including remove and</td>
<td>50,000</td>
<td>SF</td>
<td>0.45</td>
<td>22,500</td>
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<tr>
<td>reinstall for obstruction</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Fire alarm devices remove reinstall, additional devices, relocate devices,</td>
<td>50,000</td>
<td>SF</td>
<td>0.30</td>
<td>15,000</td>
</tr>
<tr>
<td>testing of system on completion of work, protect all devices during</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>construction, obtain approvals</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Protect existing voice and data wiring and outlets, including racks in IT</td>
<td>50,000</td>
<td>SF</td>
<td>0.20</td>
<td>10,000</td>
</tr>
<tr>
<td>rooms/cabinets</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Access control and security system (incl walk thru metal detector 1 each)</td>
<td>1</td>
<td>LS</td>
<td>54,000.00</td>
<td>54,000</td>
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<tr>
<td>TOTAL SPECIAL ELECTRICAL SYSTEMS</td>
<td></td>
<td></td>
<td></td>
<td>101,500</td>
</tr>
</tbody>
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15 EQUIPMENT

Not Applicable

TOTAL EQUIPMENT

16 FURNISHINGS

Not Applicable

TOTAL FURNISHINGS

17 SPECIAL CONSTRUCTIONS
## DETAILED ESTIMATE - OPTION 1

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile modular (approximately 5,000 sf). $1,000 per section of 12' x 60'. Site is about 66' x 106' hence needing 7 sections with ramps and stairs. $50K for delivery, installation and hauling. Plumbing and electrical hook up is additional.</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>- rental</td>
<td>4</td>
<td>MTHS</td>
<td>7,000.00</td>
<td>28,000</td>
</tr>
<tr>
<td>- delivery, installation, set-up and haul</td>
<td>1</td>
<td>LS</td>
<td>50,000.00</td>
<td>50,000</td>
</tr>
<tr>
<td>- plumbing and electrical hook-up (see Site Work)</td>
<td>1</td>
<td>LS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant improvement to mobile modular to accommodate departmental requirements (assumes the improvement is the same for every tenant that moves in despite their different functions)</td>
<td>5,040</td>
<td>SF</td>
<td>35.00</td>
<td>176,400</td>
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<tr>
<td>Health Service Agency (5,040 sf)</td>
<td>5,040</td>
<td>SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BHRS (2,280 sf), Health Service Agency (5,060 sf)</td>
<td>5,040</td>
<td>SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Probation (5,040 sf)</td>
<td>5,040</td>
<td>SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Probation (1,460 sf), pre-natal (870 sf), City of EPA Conference (270 sf), County Conference (240 sf), City Supervisor (475 sf), Literary Services (715 sf), County Meeting Room (675 sf), City Rent (210 sf)</td>
<td>5,040</td>
<td>SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Services (590 sf), City of EPA (2,350 sf), Evidence (2,000 sf), City IT (190 sf)</td>
<td>5,040</td>
<td>SF</td>
<td></td>
<td></td>
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<tr>
<td>City Hall (3,150)</td>
<td>5,040</td>
<td>SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>5,040</td>
<td>SF</td>
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</table>

**TOTAL SPECIAL CONSTRUCTIONS** 254,400

18a **EXISTING CONDITIONS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Remove ceiling and haul away</td>
<td>25,285</td>
<td>SF</td>
<td>3.00</td>
<td>75,855</td>
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<tr>
<td>Convert &quot;Secure&quot; parking for trailer construction</td>
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<td></td>
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<tr>
<td>Site demolition including haul and dispose</td>
<td>7,000</td>
<td>SF</td>
<td>2.50</td>
<td>17,500</td>
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<tr>
<td>Site clearance</td>
<td>7,000</td>
<td>SF</td>
<td>0.50</td>
<td>3,500</td>
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**TOTAL EXISTING CONDITIONS** 96,855

---

Faithful + Gould

Dreyfuss + Blackford

architecture
### DETAILED ESTIMATE - OPTION 1

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td><strong>SITE WORK</strong></td>
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<tr>
<td>Temporary Sitework for Modular Buildings (Install and Remove)</td>
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<tr>
<td><strong>Site Electrical</strong></td>
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<td></td>
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<tr>
<td>Temporary feeders (Rental)</td>
<td>400</td>
<td>LF</td>
<td>80.00</td>
<td>32,000</td>
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<td>Temporary DB, Panelboards and other switchgear</td>
<td>1</td>
<td>LS</td>
<td>20,000.00</td>
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<tr>
<td>Temporary site lighting around trailer areas</td>
<td>1</td>
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<td>4,000.00</td>
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<tr>
<td>Temporary security access and cameras</td>
<td>1</td>
<td>LS</td>
<td>12,000.00</td>
<td>12,000</td>
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<tr>
<td><strong>Sanitary Sewer</strong></td>
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<tr>
<td>SS Pipe line and demo later</td>
<td>100</td>
<td>LF</td>
<td>200.00</td>
<td>20,000</td>
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<tr>
<td>Connect to existing and cap later</td>
<td>1</td>
<td>LS</td>
<td>15,000.00</td>
<td>15,000</td>
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<tr>
<td><strong>Domestic Water line</strong></td>
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<tr>
<td>Domestic Water line and demo later</td>
<td>100</td>
<td>LF</td>
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<tr>
<td>Connect to existing and cap later</td>
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<td>LS</td>
<td>15,000.00</td>
<td>15,000</td>
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<td><strong>Site Improvements</strong></td>
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<tr>
<td>Resurface and make good “Secure” parking area upon project</td>
<td>7,000</td>
<td>SF</td>
<td>3.50</td>
<td>24,500</td>
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<td>completion</td>
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<tr>
<td>Miscellaneous site improvements (fencing, gates, bollards,</td>
<td>1</td>
<td>LS</td>
<td>50,000.00</td>
<td>50,000</td>
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<tr>
<td>landscaping etc.)</td>
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<td><strong>TOTAL SITE WORK</strong></td>
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<td>Description</td>
<td>Total ($)</td>
<td>115,000 SF</td>
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<td>1. General Requirement</td>
<td>999,032</td>
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<td>2. Foundations</td>
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<td>3. Basement Construction</td>
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<td>4. Superstructure</td>
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<td>5. Exterior Closure</td>
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<td>6. Roofing</td>
<td>722,050</td>
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<td>7. Interior Construction</td>
<td>4,270,455</td>
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<td>8. Stair Construction</td>
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<td>9. Interior Finishes</td>
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<td>10. Conveying System</td>
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<td>11. Plumbing</td>
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<td>13. Fire Protection Systems</td>
<td>153,500</td>
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<td>14a. Electrical Distribution</td>
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<td>14b. Lighting and Devices</td>
<td>1,146,500</td>
<td>9.97</td>
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<td>14c. Special Electrical Systems</td>
<td>497,500</td>
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<td>15. Equipment</td>
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<td>16. Furnishings</td>
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<tr>
<td>17. Special Construction</td>
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<td><strong>TOTAL Building</strong></td>
<td>16,446,090</td>
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<td>18a. Existing Conditions</td>
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<td>18b. Site Work</td>
<td>502,750</td>
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<td><strong>TOTAL Building and Siteworks</strong></td>
<td>17,150,710</td>
<td>149.14</td>
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<tr>
<td>19. Phasing/Night Shift Allowance</td>
<td>171,507</td>
<td>1.49</td>
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<tr>
<td>20. General Conditions/OH/Insurance/Bond</td>
<td>3,117,999</td>
<td>27.11</td>
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<tr>
<td>21. Profit</td>
<td>1,635,217</td>
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<td>22. Design Evolution Estimate</td>
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<td><strong>TOTAL CONSTRUCTION COST (Present)</strong></td>
<td>26,490,521</td>
<td>230.35</td>
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<td>23. Escalation to Middle Point of Construction</td>
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<tr>
<td><strong>I. TOTAL CONSTRUCTION COST (Future)</strong></td>
<td>26,490,521</td>
<td>230.35</td>
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<td>A. Soft Cost</td>
<td>7,947,156</td>
<td>69.11</td>
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<tr>
<td>B. Project/Construction Contingency</td>
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<tr>
<td><strong>II. TOTAL SOFT COST</strong></td>
<td>7,947,156</td>
<td>69.11</td>
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<td><strong>GROSS TOTAL (I+II (Future Cost)</strong></td>
<td>34,437,677</td>
<td>299.46</td>
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### General Requirements

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<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Protection of floor and wall finishes</td>
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<tr>
<td>tenant space</td>
<td>52,815</td>
<td>SF</td>
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<td>264,075</td>
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<tr>
<td>core space</td>
<td>11,282</td>
<td>SF</td>
<td>5.00</td>
<td>56,410</td>
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<td>Allowance for temporary barricades</td>
<td>7,995</td>
<td>SF</td>
<td>10.00</td>
<td>79,950</td>
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<td>Allowance for temporary signage</td>
<td>64,097</td>
<td>SF</td>
<td>1.00</td>
<td>64,097</td>
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<tr>
<td>Progress cleaning</td>
<td>22</td>
<td>MTH</td>
<td>12,500.00</td>
<td>275,000</td>
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<tr>
<td>Final cleaning</td>
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<td>LS</td>
<td>7,500.00</td>
<td>7,500</td>
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<tr>
<td>Dumpster</td>
<td>22</td>
<td>MTH</td>
<td>1,000.00</td>
<td>22,000</td>
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<tr>
<td>Hoisting equipment</td>
<td>4</td>
<td>MTH</td>
<td>15,000.00</td>
<td>60,000</td>
</tr>
<tr>
<td>Mobile modular $1,000 per section of 12' x 60'. $50K for delivery, installation and hauling. Plumbing and electrical hook up is additional.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- rental</td>
<td>22</td>
<td>MTHS</td>
<td>2,000.00</td>
<td>44,000</td>
</tr>
<tr>
<td>- delivery, installation, set-up and haul</td>
<td>1</td>
<td>LS</td>
<td>50,000.00</td>
<td>50,000</td>
</tr>
<tr>
<td>- plumbing and electrical hook-up</td>
<td>1</td>
<td>LS</td>
<td>40,000.00</td>
<td>40,000</td>
</tr>
<tr>
<td>Portable toilets</td>
<td>22</td>
<td>MTHS</td>
<td>900.00</td>
<td>19,800</td>
</tr>
<tr>
<td>Temporary fencing</td>
<td>200</td>
<td>LF</td>
<td>50.00</td>
<td>10,000</td>
</tr>
<tr>
<td>Gates</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- personal</td>
<td>1</td>
<td>EA</td>
<td>500.00</td>
<td>500</td>
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<tr>
<td>- vehicular</td>
<td>1</td>
<td>EA</td>
<td>1,500.00</td>
<td>1,500</td>
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<tr>
<td>Resurface existing parking lot upon completion</td>
<td>2,100</td>
<td>SF</td>
<td>2.00</td>
<td>4,200</td>
</tr>
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</table>

**Total General Requirements**: 999,032

### Foundations

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Standard foundations (assume no piles needed)</td>
<td>7,300</td>
<td>SF</td>
<td>15.00</td>
<td>109,500</td>
</tr>
<tr>
<td>Slab on grade</td>
<td>7,300</td>
<td>SF</td>
<td>15.00</td>
<td>109,500</td>
</tr>
<tr>
<td>Elevator pit</td>
<td>1</td>
<td>EA</td>
<td>15,000.00</td>
<td>15,000</td>
</tr>
<tr>
<td>Dowel new foundation to existing</td>
<td>126</td>
<td>LF</td>
<td>200.00</td>
<td>25,100</td>
</tr>
<tr>
<td>Seismic joint</td>
<td>126</td>
<td>LF</td>
<td>300.00</td>
<td>37,650</td>
</tr>
</tbody>
</table>
### DETAILED ESTIMATE - OPTION 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>TOTAL FOUNDATIONS</td>
<td></td>
<td></td>
<td></td>
<td>296,750</td>
</tr>
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</table>

3 **BASEMENT CONSTRUCTIONS**

*Not Applicable*

**TOTAL BASEMENT CONSTRUCTIONS**
## DETAILED ESTIMATE - OPTION 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SUPERSTRUCTURE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structural steel frame including wastage, misc. connections (assume 15#/sf)</td>
<td>14,600</td>
<td>SF</td>
<td>30.00</td>
<td>438,000</td>
</tr>
<tr>
<td>Floor Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light weight concrete on metal deck</td>
<td>7,300</td>
<td>SF</td>
<td>12.00</td>
<td>87,600</td>
</tr>
<tr>
<td>Perimeter closure plate</td>
<td>344</td>
<td>LF</td>
<td>27.50</td>
<td>9,460</td>
</tr>
<tr>
<td>Seismic joint</td>
<td>126</td>
<td>LF</td>
<td>300.00</td>
<td>37,650</td>
</tr>
<tr>
<td>Allowances for connection to existing building</td>
<td>126</td>
<td>LF</td>
<td>200.00</td>
<td>25,200</td>
</tr>
<tr>
<td>Roof Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light weight concrete on metal deck</td>
<td>7,300</td>
<td>SF</td>
<td>12.00</td>
<td>87,600</td>
</tr>
<tr>
<td>Perimeter closure plate</td>
<td>344</td>
<td>LF</td>
<td>27.50</td>
<td>9,460</td>
</tr>
<tr>
<td>Metal deck roofing to new elevator roof</td>
<td>150</td>
<td>SF</td>
<td>10.00</td>
<td>1,500</td>
</tr>
<tr>
<td>Housekeeping pads at mechanical penthouse, roof etc.</td>
<td>1</td>
<td>LS</td>
<td>10,000.00</td>
<td>10,000</td>
</tr>
<tr>
<td>Seismic joint</td>
<td>126</td>
<td>LF</td>
<td>300.00</td>
<td>37,650</td>
</tr>
<tr>
<td>Allowances for connection to existing building</td>
<td>151</td>
<td>LF</td>
<td>200.00</td>
<td>30,200</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sprayed cementitious fireproofing</td>
<td>219,000</td>
<td>LB</td>
<td>0.25</td>
<td>54,750</td>
</tr>
<tr>
<td>Secondary framing for floor openings</td>
<td>1</td>
<td>LS</td>
<td>15,000.00</td>
<td>15,000</td>
</tr>
<tr>
<td>Elevator rail supports</td>
<td>1</td>
<td>LS</td>
<td>10,000.00</td>
<td>10,000</td>
</tr>
<tr>
<td>Miscellaneous metals and concrete specialties</td>
<td>14,600</td>
<td>SF</td>
<td>2.50</td>
<td>36,500</td>
</tr>
<tr>
<td><strong>TOTAL SUPERSTRUCTURE</strong></td>
<td></td>
<td></td>
<td></td>
<td>890,570</td>
</tr>
</tbody>
</table>

| **EXTERIOR CLOSURE**                                                       |     |      |      |        |
| Existing Building                                                          |     |      |      |        |
| Scaffolding                                                                | 27,564 | SF | 3.50 | 96,474 |
| Paint existing metal siding                                                | 20,060 | SF | 3.50 | 70,209 |
| Allowance for painting soffits, doors etc.                                  | 1    | LS   | 7,020.93 | 7,021  |
# DETAILED ESTIMATE - OPTION 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allowance for wall penetrations and cutting out openings for cross-circulation</td>
<td>1</td>
<td>LS</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Infill exterior west wall where windows were removed with concrete infill</td>
<td>990</td>
<td>SF</td>
<td>100.00</td>
<td>99,000</td>
</tr>
<tr>
<td>Remove and replace existing window for disposal chute</td>
<td>1</td>
<td>LS</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ribbon windows (assume 30% of exterior skin)</td>
<td>2,071</td>
<td>SF</td>
<td>90.00</td>
<td>186,354</td>
</tr>
<tr>
<td>Metal siding to match existing (assume 70% of exterior skin)</td>
<td>4,831</td>
<td>SF</td>
<td>55.00</td>
<td>265,727</td>
</tr>
<tr>
<td>Soffits, overhangs, canopies etc</td>
<td>1</td>
<td>LS</td>
<td>45,208.10</td>
<td>45,208</td>
</tr>
<tr>
<td>Exterior doors</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>main entrance</td>
<td>1</td>
<td>EA</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>exit stairs</td>
<td>1</td>
<td>EA</td>
<td>3,500.00</td>
<td>3,500</td>
</tr>
<tr>
<td>roof terrace</td>
<td>1</td>
<td>EA</td>
<td>3,000.00</td>
<td>3,000</td>
</tr>
<tr>
<td>Seismic joint</td>
<td>82</td>
<td>LF</td>
<td>300.00</td>
<td>24,600</td>
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<tr>
<td>Building signage</td>
<td>1</td>
<td>LS</td>
<td>75,000.00</td>
<td>75,000</td>
</tr>
</tbody>
</table>

**TOTAL EXTERIOR CLOSURE**: 956,093

## 6 ROOFING

- **New Addition**
  - Walkable roof: 7,450 SF @ 20.00 = 149,000
  - Perimeter flashing: 344 LF @ 25.00 = 8,600
  - Parapet capping: 238 LF @ 35.00 = 8,330
  - Roof mounted equipment support etc.: 1 LS @ 5,000.00 = 5,000

- **Existing Building**
  - Roofing including removal of existing, hauling and disposing
    - Main building: 18,980 SF @ 25.00 = 474,500
    - Walkway pads: 1 LS @ 5,000.00 = 5,000
    - Perimeter flashing: 1,027 LF @ 25.00 = 25,675
    - Parapet capping: 1,027 LF @ 35.00 = 35,945
    - Roof mounted equipment support etc.: 1 LS @ 10,000.00 = 10,000

**TOTAL ROOFING**: 722,050

## 7 INTERIOR CONSTRUCTION

Faithful + Gould

Dreyfuss + Blackford architecture
## Detailed Estimate - Option 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partitions, interior doors, floor, wall and ceiling finishes, casework and specialties</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Spaces</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- library</td>
<td>18,500</td>
<td>SF</td>
<td>75.00</td>
<td>1,387,500</td>
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<tr>
<td>- city hall</td>
<td>7,850</td>
<td>SF</td>
<td>100.00</td>
<td>785,000</td>
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<tr>
<td>- probation</td>
<td>5,890</td>
<td>SF</td>
<td>55.00</td>
<td>323,950</td>
</tr>
<tr>
<td>- pre-natal services</td>
<td>715</td>
<td>SF</td>
<td>78.00</td>
<td>55,770</td>
</tr>
<tr>
<td>- water services</td>
<td>590</td>
<td>SF</td>
<td>40.00</td>
<td>23,600</td>
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<tr>
<td>- City Rent</td>
<td>210</td>
<td>SF</td>
<td>40.00</td>
<td>8,400</td>
</tr>
<tr>
<td>- Health Service</td>
<td>10,100</td>
<td>SF</td>
<td>40.00</td>
<td>404,000</td>
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<tr>
<td>- BHRS</td>
<td>2,280</td>
<td>SF</td>
<td>40.00</td>
<td>91,200</td>
</tr>
<tr>
<td>- BHRS Health Services</td>
<td>1,730</td>
<td>SF</td>
<td>45.00</td>
<td>77,850</td>
</tr>
<tr>
<td>- Community Economic Development Department</td>
<td>4,950</td>
<td>SF</td>
<td>55.00</td>
<td>272,250</td>
</tr>
<tr>
<td>Core Spaces</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- electrical</td>
<td>996</td>
<td>SF</td>
<td>30.00</td>
<td>29,880</td>
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<tr>
<td>- existing core rest room</td>
<td>1,260</td>
<td>SF</td>
<td>128.00</td>
<td>161,280</td>
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<tr>
<td>- new core rest room</td>
<td>890</td>
<td>SF</td>
<td>225.00</td>
<td>200,250</td>
</tr>
<tr>
<td>- stairs</td>
<td>2,220</td>
<td>SF</td>
<td>30.00</td>
<td>66,600</td>
</tr>
<tr>
<td>- janitor</td>
<td>225</td>
<td>SF</td>
<td>35.00</td>
<td>7,875</td>
</tr>
<tr>
<td>- elevator</td>
<td>195</td>
<td>SF</td>
<td>10.00</td>
<td>1,950</td>
</tr>
<tr>
<td>- new elevator</td>
<td>240</td>
<td>SF</td>
<td>150.00</td>
<td>36,000</td>
</tr>
<tr>
<td>- entrance lobby</td>
<td>1,486</td>
<td>SF</td>
<td>100.00</td>
<td>148,600</td>
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<tr>
<td>- circulation</td>
<td>3,770</td>
<td>SF</td>
<td>50.00</td>
<td>188,500</td>
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</table>

**Total Interior Construction**

4,270,455

### 8 Stair Construction

Not Applicable

**Total Stair Construction**
<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydraulic elevator, 3 stops</td>
<td>1</td>
<td>EA</td>
<td>225,000.00</td>
<td>225,000</td>
</tr>
<tr>
<td>Elevator finishes, allowance</td>
<td>1</td>
<td>EA</td>
<td>10,000.00</td>
<td>10,000</td>
</tr>
<tr>
<td>Refinish existing elevator cab, allowance</td>
<td>1</td>
<td>EA</td>
<td>15,000.00</td>
<td>15,000</td>
</tr>
<tr>
<td><strong>TOTAL CONVEYING SYSTEM</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>250,000</strong></td>
</tr>
</tbody>
</table>

**TOTAL PLUMBING** | 500,250
12 **HEATING, VENTILATION AND AIR CONDITIONING**

**Existing Building**

Temporary HVAC equipment rentals

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chiller</td>
<td>1</td>
<td>WK</td>
<td>89,250.00</td>
<td>89,250</td>
</tr>
<tr>
<td>AHU</td>
<td>1</td>
<td>WK</td>
<td>68,000.00</td>
<td>68,000</td>
</tr>
<tr>
<td>Cooling tower</td>
<td>1</td>
<td>WK</td>
<td>59,500.00</td>
<td>59,500</td>
</tr>
<tr>
<td>Other Lifting Equipment</td>
<td>1</td>
<td>WK</td>
<td>38,250.00</td>
<td>38,250</td>
</tr>
<tr>
<td>Temporary Pumps</td>
<td>1</td>
<td>WK</td>
<td>25,500.00</td>
<td>25,500</td>
</tr>
<tr>
<td>Cranes and Crew</td>
<td>1</td>
<td>WK</td>
<td>34,000.00</td>
<td>34,000</td>
</tr>
<tr>
<td>Crew plumbing, piping, sheet metal, electrical</td>
<td>800 hrs</td>
<td>115.00</td>
<td>92,000</td>
<td></td>
</tr>
<tr>
<td>Temporary piping, ducting, electrical and switchgear</td>
<td>1</td>
<td>LS</td>
<td>51,000.00</td>
<td>51,000</td>
</tr>
</tbody>
</table>

AHU remove old and install new 3rd floor roof, assumed 70,000 CFM (Built up Unit) (SF-45000 cfm, coil 4@11,250 cfm)

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Cooled chiller 180 tons</td>
<td>1</td>
<td>EA</td>
<td>598,190.00</td>
<td>598,190</td>
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<tr>
<td>Cooling tower demo existing and install new</td>
<td>1</td>
<td>EA</td>
<td>172,200.00</td>
<td>172,200</td>
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<tr>
<td>Boilers</td>
<td>1</td>
<td>EA</td>
<td>55,000.00</td>
<td>55,000</td>
</tr>
<tr>
<td>Split system outdoor condensing units (cost in Split FC units)</td>
<td>1</td>
<td>LS</td>
<td>42,000.00</td>
<td>42,000</td>
</tr>
<tr>
<td>Cooling coil for AH-1 (cost in AH-1) n/a</td>
<td>1</td>
<td>EA</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>AH-1 fans cost in AH-1 n/a</td>
<td>1</td>
<td>EA</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Economizer relief downblast centrifugal fans, 19000 cfm, in AH-1</td>
<td>1</td>
<td>EA</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Pumps CHW and HWP</td>
<td>6</td>
<td>EA</td>
<td>5,500.00</td>
<td>33,000</td>
</tr>
<tr>
<td>Exhaust, smoke exhaust, toilet fans, toilets, library</td>
<td>1</td>
<td>LS</td>
<td>38,000.00</td>
<td>38,000</td>
</tr>
<tr>
<td>Split systems indoor fan coils units (assumed 15 Each)</td>
<td>1</td>
<td>LS</td>
<td>115,000.00</td>
<td>115,000</td>
</tr>
<tr>
<td>Variable speed drives (Assumed 4 Each)</td>
<td>1</td>
<td>EA</td>
<td>24,000.00</td>
<td>24,000</td>
</tr>
<tr>
<td>VAV boxes heating coil only (assumed 85 Each)</td>
<td>85</td>
<td>EA</td>
<td>4,500.00</td>
<td>382,500</td>
</tr>
<tr>
<td>Refrigerant piping</td>
<td>1</td>
<td>LS</td>
<td>30,000.00</td>
<td>30,000</td>
</tr>
<tr>
<td>Chilled and hot water piping</td>
<td>50,000</td>
<td>SF</td>
<td>11.00</td>
<td>550,000</td>
</tr>
</tbody>
</table>
# DETAILED ESTIMATE - OPTION 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rectangular ducting</td>
<td>50,000</td>
<td>SF</td>
<td>14.00</td>
<td>700,000</td>
</tr>
<tr>
<td>Flexible round duct pre-insulated</td>
<td>50,000</td>
<td>SF</td>
<td>0.25</td>
<td>12,500</td>
</tr>
<tr>
<td>Air devices supply and return</td>
<td>50,000</td>
<td>SF</td>
<td>1.80</td>
<td>90,000</td>
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<tr>
<td>Fire and smoke dampers</td>
<td>50,000</td>
<td>SF</td>
<td>0.70</td>
<td>35,000</td>
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<tr>
<td>DDC controls</td>
<td>50,000</td>
<td>SF</td>
<td>8.00</td>
<td>400,000</td>
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<tr>
<td>Miscellaneous HVAC including commissioning</td>
<td>50,000</td>
<td>SF</td>
<td>1.90</td>
<td>95,000</td>
</tr>
</tbody>
</table>

**Phasing**

Material and labor for extra hours and temporary work including shop fabrication and off peak hour installation.

- Demo existing VAV, Piping, ducting and insulation, haul debris (6 Phases)

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demo existing VAV, Piping, ducting and insulation, haul debris (6 Phases)</td>
<td>50,000</td>
<td>SF</td>
<td>2.40</td>
<td>120,000</td>
</tr>
<tr>
<td>Temporary equipment rental for lifting, hauling and debris dumping and haul off</td>
<td>30 Days</td>
<td>1,350.00</td>
<td>40,500</td>
<td></td>
</tr>
<tr>
<td>Ducting Riser floor to floor</td>
<td>2,400</td>
<td>LBS</td>
<td>10.00</td>
<td>24,000</td>
</tr>
<tr>
<td>Hot and CHW piping (Area of 8,333 each time for reno)(Add pipe+controls)</td>
<td>50,000</td>
<td>SF</td>
<td>1.20</td>
<td>60,000</td>
</tr>
<tr>
<td>Installation of VAV's</td>
<td>85 EA</td>
<td>300.00</td>
<td>25,500</td>
<td></td>
</tr>
<tr>
<td>DDC Controls</td>
<td>255 pts</td>
<td>150.00</td>
<td>38,250</td>
<td></td>
</tr>
<tr>
<td>Temporary electrical connections</td>
<td>1 LS</td>
<td>14,000.00</td>
<td>14,000</td>
<td></td>
</tr>
</tbody>
</table>

**New Building**

- AHU Units roof mounted
- Water Cooled chiller roof mounted
- Cooling tower roof mounted
- Boilers roof mounted
- Pumps CHW and HWP
- Exhaust, smoke exhaust, toilet fans, toilets, library
- Split systems indoor fan coils units
- Variable speed drives
DETAILED ESTIMATE - OPTION 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>VAV boxes heating coil only</td>
<td>15,000</td>
<td>SF</td>
<td>5.90</td>
<td>88,500</td>
</tr>
<tr>
<td>Refrigerant piping</td>
<td>15,000</td>
<td>SF</td>
<td>0.60</td>
<td>9,000</td>
</tr>
<tr>
<td>Chilled and hot water piping</td>
<td>15,000</td>
<td>SF</td>
<td>11.00</td>
<td>165,000</td>
</tr>
<tr>
<td>Rectangular ducting</td>
<td>15,000</td>
<td>SF</td>
<td>14.00</td>
<td>210,000</td>
</tr>
<tr>
<td>Flexible round duct pre-insulated</td>
<td>15,000</td>
<td>SF</td>
<td>0.25</td>
<td>3,750</td>
</tr>
<tr>
<td>Air devices supply and return</td>
<td>15,000</td>
<td>SF</td>
<td>0.70</td>
<td>10,500</td>
</tr>
<tr>
<td>Fire and smoke dampers</td>
<td>15,000</td>
<td>SF</td>
<td>0.70</td>
<td>10,500</td>
</tr>
<tr>
<td>DDC controls</td>
<td>15,000</td>
<td>SF</td>
<td>8.00</td>
<td>120,000</td>
</tr>
<tr>
<td>Miscellaneous HVAC including commissioning, test and balance</td>
<td>15,000</td>
<td>SF</td>
<td>1.90</td>
<td>28,500</td>
</tr>
</tbody>
</table>

TOTAL HEATING, VENTILATION AND AIR CONDITIONING 5,306,890

13 FIRE PROTECTION

Existing Building
Automatic fire suppression system, protect existing sprinkler heads, all functional during construction, modifications to location of heads, extensions, testing and approvals from FM
50,000 SF 1.30 65,000

New Building
Automatic fire suppression system
15,000 SF 5.50 82,500
Fire suppression in IT rooms
15,000 SF 0.40 6,000

TOTAL FIRE PROTECTION 153,500

14a ELECTRICAL DISTRIBUTION

Existing Building
Modification to existing SWB add/replace CB's
1 LS 20,000 20,000
Emergency generator roof mounted (not needed)
1 LS
Additional lighting and power panelboards
50,000 SF 1.30 65,000
New feeders, emergency and normal supply
50,000 SF 0.70 35,000
# County of San Mateo
## East Palo Alto Government Center Feasibility Study
### 2415 University Avenue, East Palo Alto, CA

**Rough Order of Magnitude Cost Estimate**
03-Jul-17

**DETAILED ESTIMATE - OPTION 2**

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small load disconnects, &amp; starters</td>
<td>50,000</td>
<td>SF</td>
<td>0.20</td>
<td>10,000</td>
</tr>
<tr>
<td>Equipment connections, terminations, reconnections</td>
<td>50,000</td>
<td>SF</td>
<td>0.55</td>
<td>27,500</td>
</tr>
<tr>
<td>Building &amp; equipment grounding</td>
<td>50,000</td>
<td>SF</td>
<td>0.30</td>
<td>15,000</td>
</tr>
<tr>
<td>Temporary supply different levels and phasing</td>
<td>50,000</td>
<td>SF</td>
<td>0.40</td>
<td>20,000</td>
</tr>
</tbody>
</table>

**New Building**

- **Service and distribution**
  - Main switchboard: 15,000 SF at 4.10 = 61,500
  - Distribution Boards, Panelboards: 15,000 SF at 2.00 = 30,000
  - Generator: 15,000 SF at 3.50 = 52,500
  - Transformers: 15,000 SF at 0.80 = 12,000
  - Starters, disconnects and VFD's: 15,000 SF at 0.55 = 8,250
  - Temporary supply: 15,000 SF at 0.30 = 4,500
  - Building and equipment grounding: 15,000 SF at 0.20 = 3,000
  - Equipment and motor connections: 15,000 SF at 0.45 = 6,750
  - Feeders normal and emergency: 15,000 SF at 5.30 = 79,500
  - Electrical testing and commission: 15,000 SF at 0.40 = 6,000

**TOTAL ELECTRICAL DISTRIBUTION** = 456,500

**14b LIGHTING AND DEVICES**

**Existing Building**

- Demo existing lighting different levels with different areas per floor: 50,000 SF at 0.45 = 22,500
- Temporary equipment rental for protection, lifting, hauling and debris dumping and haul off: 30 Days at 550.00 = 16,500
- Lighting fixtures LED, lighting controls with conduit and conductor: 50,000 SF at 16.50 = 825,000
- Power outlets, special outlets, with conduit and conductor (not needed): 50,000 SF
- Phasing lighting and power (6 areas): 50,000 SF at 0.40 = 20,000

**New Building**
### Detailed Estimate - Option 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting fixtures LED, lighting controls with conduit and conductor</td>
<td>15,000</td>
<td>SF</td>
<td>15.00</td>
<td>225,000</td>
</tr>
<tr>
<td>Power outlets, special outlets, with conduit and conductor (not needed)</td>
<td>15,000</td>
<td>SF</td>
<td>2.50</td>
<td>37,500</td>
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</tbody>
</table>

**Total Lighting and Devices**

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Protect existing security and access control devices, including remove and reinstall for obstruction</td>
<td>50,000</td>
<td>SF</td>
<td>0.45</td>
<td>22,500</td>
</tr>
<tr>
<td>Fire alarm devices remove reinstall, additional devices, relocate devices, testing of system on completion of work, protect all devices during construction, obtain approvals</td>
<td>50,000</td>
<td>SF</td>
<td>0.30</td>
<td>15,000</td>
</tr>
<tr>
<td>Protect existing voice and data wiring and outlets, including racks in IT rooms/cabinets</td>
<td>50,000</td>
<td>SF</td>
<td>0.20</td>
<td>10,000</td>
</tr>
<tr>
<td>New Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire alarm system</td>
<td>15,000</td>
<td>SF</td>
<td>4.50</td>
<td>67,500</td>
</tr>
<tr>
<td>Access control and security system</td>
<td>15,000</td>
<td>SF</td>
<td>3.00</td>
<td>45,000</td>
</tr>
<tr>
<td>Clock system</td>
<td>15,000</td>
<td>SF</td>
<td>0.60</td>
<td>9,000</td>
</tr>
<tr>
<td>Public address system</td>
<td>15,000</td>
<td>SF</td>
<td>1.50</td>
<td>22,500</td>
</tr>
<tr>
<td>Audio visual systems</td>
<td>15,000</td>
<td>SF</td>
<td>0.95</td>
<td>14,250</td>
</tr>
<tr>
<td>Voice and Data</td>
<td>15,000</td>
<td>SF</td>
<td>2.20</td>
<td>33,000</td>
</tr>
<tr>
<td>MDF and IDF rooms</td>
<td>15,000</td>
<td>SF</td>
<td>6.50</td>
<td>97,500</td>
</tr>
<tr>
<td>Integration of IT systems of new and existing</td>
<td>15,000</td>
<td>SF</td>
<td>4.00</td>
<td>60,000</td>
</tr>
<tr>
<td>Cable tray and empty conduit systems</td>
<td>15,000</td>
<td>SF</td>
<td>1.10</td>
<td>16,500</td>
</tr>
<tr>
<td>Backbone and horizontal cabling</td>
<td>15,000</td>
<td>SF</td>
<td>1.90</td>
<td>28,500</td>
</tr>
<tr>
<td>DAS system</td>
<td>15,000</td>
<td>SF</td>
<td>1.55</td>
<td>23,250</td>
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<tr>
<td>Miscellaneous Special Electrical systems</td>
<td>15,000</td>
<td>SF</td>
<td>2.20</td>
<td>33,000</td>
</tr>
</tbody>
</table>

**Total Special Electrical Systems**

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

**Total**

- **Total Lighting and Devices**: 1,146,500
- **Total Special Electrical Systems**: 497,500
## DETAILED ESTIMATE - OPTION 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 <strong>EQUIPMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Included with Interior Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL EQUIPMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 <strong>FURNISHINGS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not Applicable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL FURNISHINGS</strong></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

Faithful + Gould
### DETAILED ESTIMATE - OPTION 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 SPECIAL CONSTRUCTIONS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not Applicable</td>
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<tr>
<td><strong>TOTAL SPECIAL CONSTRUCTIONS</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>18a EXISTING CONDITIONS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gut out interiors</td>
<td>25,285</td>
<td>SF</td>
<td>5.00</td>
<td>126,425</td>
</tr>
<tr>
<td>Remove existing windows along west elevation</td>
<td>990</td>
<td>SF</td>
<td>10.00</td>
<td>9,900</td>
</tr>
<tr>
<td>Site demolition</td>
<td>7,300</td>
<td>SF</td>
<td>2.50</td>
<td>18,250</td>
</tr>
<tr>
<td>Site clearance</td>
<td>7,300</td>
<td>SF</td>
<td>0.50</td>
<td>3,650</td>
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<tr>
<td>Site earthwork</td>
<td>1</td>
<td>LS</td>
<td>10,000.00</td>
<td>10,000</td>
</tr>
<tr>
<td>Miscellaneous demolition</td>
<td>1</td>
<td>LS</td>
<td>16,822.50</td>
<td>16,823</td>
</tr>
<tr>
<td>Haul and dispose</td>
<td>1</td>
<td>LS</td>
<td>16,822.50</td>
<td>16,823</td>
</tr>
<tr>
<td><strong>TOTAL EXISTING CONDITIONS</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>201,870</strong></td>
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<tr>
<td>18b SITE WORK</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Site Utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Incoming primary ductbank</td>
<td>100</td>
<td>LF</td>
<td>385.00</td>
<td>38,500</td>
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<tr>
<td>Transformer pad, (no equipment)</td>
<td>1</td>
<td>LS</td>
<td>3,000.00</td>
<td>3,000</td>
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<tr>
<td>Site Communication</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Incoming IT ductbank (nearest manhole)</td>
<td>150</td>
<td>LF</td>
<td>220.00</td>
<td>33,000</td>
</tr>
<tr>
<td>Site and Building Lighting</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site lighting, building exterior and entrance lighting</td>
<td>1</td>
<td>ALL</td>
<td>50,000.00</td>
<td>50,000</td>
</tr>
<tr>
<td>Site Access and Security</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main entrance, and building security cameras</td>
<td>1</td>
<td>ALL</td>
<td>35,000.00</td>
<td>35,000</td>
</tr>
<tr>
<td>Domestic Water</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Incoming domestic water line</td>
<td>200</td>
<td>LF</td>
<td>165.00</td>
<td>33,000</td>
</tr>
<tr>
<td>Water meter, BFP, and vault</td>
<td>1</td>
<td>LS</td>
<td>10,000.00</td>
<td>10,000</td>
</tr>
<tr>
<td>Fire Water Line</td>
<td></td>
<td></td>
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<tr>
<td>Fire Water line</td>
<td>300</td>
<td>LF</td>
<td>250.00</td>
<td>75,000</td>
</tr>
</tbody>
</table>

Faithful + Gould
## DETAILED ESTIMATE - OPTION 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire hydrants, valves, &amp; connection near building</td>
<td>1</td>
<td>LS</td>
<td>15,000.00</td>
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<tr>
<td>Sanitary Sewer Line</td>
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<td>Sanitary Sewer Line</td>
<td>250</td>
<td>LF</td>
<td>115.00</td>
<td>28,750</td>
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<tr>
<td>Manholes, CO and connect to existing</td>
<td>1</td>
<td>LS</td>
<td>20,000.00</td>
<td>20,000</td>
</tr>
<tr>
<td>Storm Water</td>
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<tr>
<td>Storm Water line</td>
<td>300</td>
<td>LF</td>
<td>155.00</td>
<td>46,500</td>
</tr>
<tr>
<td>Manholes, CO and connect to existing</td>
<td>1</td>
<td>LS</td>
<td>20,000.00</td>
<td>20,000</td>
</tr>
<tr>
<td>Gas Line</td>
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<td></td>
</tr>
<tr>
<td>Gas Line</td>
<td>250</td>
<td>LF</td>
<td>120.00</td>
<td>30,000</td>
</tr>
<tr>
<td>Connect gas line to existing</td>
<td>1</td>
<td>LS</td>
<td>15,000.00</td>
<td>15,000</td>
</tr>
</tbody>
</table>
## DETAILED ESTIMATE - OPTION 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Improvements</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous site improvements (fencing, gates, bollards,</td>
<td>1</td>
<td>LS</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>landscaping etc.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SITE WORK</td>
<td></td>
<td></td>
<td></td>
<td>502,750</td>
</tr>
</tbody>
</table>
NEW CITY HALL/CITY of EPA
7,850 s.f.

NEW LIBRARY
11,500 s.f.

(E) ELEV.
(E) CORE R.R.
(E) STAIR
(E) STAIR
(E) STAIR (E) STAIR
(E) ELEC.

BUILDING ADDITION

NEW CORE R.R.

NEW ELEV.

NEW LIBRARY
11,500 s.f.

BUILDING ADDITION

APPENDIX B - PROPOSED SPACE PROGRAM
LEVEL 01
(E) PROBATION 5,890 s.f.

NEW COMMUNITY ECONOMIC DEV. DEPT. 4,950 s.f.

(E) ELEV.

(E) STAIR

(E) STAIR (E) STAIR

(E) WATER SERVICES 590 s.f.

(E) CITY RENT 210 s.f.

NEW PRENATAL SERVICES 715 s.f.

NEW CORE R.R.

NEW ELEV.

OPEN TO BELOW

NEW LIBRARY 7,000 s.f.

POSSIBLE EXPANSION FOR CEDD

BUILDING ADDITION

CURRENTLY IN SEPARATE FACILITY WITH 7,000 s.f.

APPENDIX B - PROPOSED SPACE PROGRAM

LEVEL 02
EVIDENCE 2,000 s.f.
REMOVE PROGRAM FROM BLDG.

LIBRARY 7,850 s.f.
CURRENT PROGRAM IS 1/3 THE SIZE OF IDEAL CAPACITY

CITY I.T. 190 s.f.

ELEV. STAIR

STAIR

CITY HALL 3,150 s.f.

LOBBY

EXISTING IMPOUND YARD

COUNTY of SAN MATEO - EAST PALO ALTO GOV. CENTER
APPENDIX B - EXISTING SPACE PROGRAM
LEVEL 01
### Tenant Areas

<table>
<thead>
<tr>
<th>Tenant Areas</th>
<th>Current S.F.</th>
<th>Proposed S.F.</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Library</td>
<td>7,850</td>
<td>18,500</td>
<td></td>
</tr>
<tr>
<td>Evidence</td>
<td>2,000</td>
<td>0</td>
<td>Removed from building.</td>
</tr>
<tr>
<td>City IT</td>
<td>190</td>
<td>Included with City Hall</td>
<td></td>
</tr>
<tr>
<td>City Hall</td>
<td>3,150</td>
<td>7,850</td>
<td></td>
</tr>
<tr>
<td>Probation</td>
<td>6,500</td>
<td>5,850</td>
<td></td>
</tr>
<tr>
<td>Prenatal Services</td>
<td>870</td>
<td>715</td>
<td></td>
</tr>
<tr>
<td>City of EPA Conference</td>
<td>270</td>
<td>Included with City Hall</td>
<td></td>
</tr>
<tr>
<td>County Conference</td>
<td>240</td>
<td>Included with City Hall</td>
<td></td>
</tr>
<tr>
<td>City Supervisor</td>
<td>475</td>
<td>Included with City Hall</td>
<td></td>
</tr>
<tr>
<td>Literary Services</td>
<td>715</td>
<td>Included with Library</td>
<td></td>
</tr>
<tr>
<td>Group Meeting Room</td>
<td>675</td>
<td>Included with Library</td>
<td></td>
</tr>
<tr>
<td>Water Services</td>
<td>550</td>
<td>550</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>City Rent</td>
<td>210</td>
<td>210</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>City of EPA</td>
<td>2,350</td>
<td>Included with City Hall</td>
<td></td>
</tr>
<tr>
<td>HSA</td>
<td>10,100</td>
<td>10,100</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>BHRs</td>
<td>2,280</td>
<td>2,280</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>BHRs Health Services</td>
<td>1,730</td>
<td>1,730</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>Community Economic Dev. Dept.</td>
<td>0</td>
<td>4,950</td>
<td>New department, added to 2nd floor.</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td><strong>40,195</strong></td>
<td><strong>52,815</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Core Areas

<table>
<thead>
<tr>
<th>Core Areas</th>
<th>Current S.F.</th>
<th>Proposed S.F.</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical</td>
<td>996</td>
<td>996</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>Existing Core Rest Room</td>
<td>1,260</td>
<td>1,260</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>New Core Rest Room</td>
<td>0</td>
<td>830</td>
<td>New building addition scope, 2 floors.</td>
</tr>
<tr>
<td>Existing Stairs</td>
<td>2,220</td>
<td>2,220</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>Janitor</td>
<td>225</td>
<td>225</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>Elevator</td>
<td>195</td>
<td>195</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>New elevator</td>
<td>0</td>
<td>240</td>
<td>New building addition scope, 3 floors.</td>
</tr>
<tr>
<td>Entrance Lobby</td>
<td>1,486</td>
<td>1,486</td>
<td>Same location, no changes.</td>
</tr>
<tr>
<td>Circulation</td>
<td>3,505</td>
<td>3,770</td>
<td>Addition scope.</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td><strong>9,887</strong></td>
<td><strong>11,282</strong></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>50,082</strong></td>
<td><strong>64,097</strong></td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX D-EXISTING CONDITIONS

Field investigations accompanied with site photos are listed by department below. Each department was walked through during operating hours and for the purposes of this report are kept at a high level of overall condition. The photos listed in this report were selected to give a general representation of the spaces.

The spaces are listed as follows:

1. County of SM East Palo Alto Branch Library (1st Flr)
1A. Veteran Education and Community Literacy Services (3rd Flr)
2. East Palo Alto City Police Department- Offices and Evidence Storage (1st Flr)
3. City of East Palo Alto: Council Chambers (1st Flr)
3A. City of East Palo Alto: Administration offices (2nd Flr)
3B. City of East Palo Alto: Supervisor’s office (2nd Flr)
4. County of SM East Palo Alto Probation Department (2nd Flr)
5. American Water Services (2nd Flr)
6. County of SM Human Services Agency (3rd Flr)
7. County of SM Health System BHRS Human Services Agency (3rd Flr)
Appendix D-Existing Conditions

County of San Mateo
Government Center
Feasibility Study

Building
Impound Yard

Impound Yard
Impound Yard

Lobby
Lobby Library Entrance

2nd Floor Lobby
Library

Evidence Lobby
Evidence Storage

City of EPA IT Room
City of EPA Entrance

City of EPA Offices
City of EPA Offices

Veteran Education and Community Literacy Services
Public Restrooms

Unisex Restroom
Rent Stabilization

County Break Area
Probation Break Area

IT Room
HSA Entrance

HSA Lobby
Stairwell
Roof
BHRS Lobby

BHRS Offices