

 Los Altos Community Center
90% Construction Documents Estimate

05 March 2019

Prepared for Noll & Tam Architects

**Los Altos Community Center
90% Construction Documents Estimate**

Construction Cost Summary	Cost
Building Cost	
1.0 Foundations	\$223,260
2.0 Substructure	337,229
3.0 Superstructure	2,724,444
4.0 Exterior Closure	2,681,774
5.0 Roofing & Waterproofing	1,293,476
6.0 Interior Construction	2,719,189
7.0 Conveying Systems	0
8.0 Mechanical Systems	2,218,904
9.0 Electrical Systems	2,406,833
10.0 Built In Equipment	600,120
Subtotal Building Cost	\$15,205,229
Sitework Cost	
11.0 Demolition	\$635,088
12.0 Earthwork	376,025
13.0 Site Utilities	1,241,425
14.0 Sitework Finish	3,253,461
Subtotal Sitework	\$5,505,998
Subtotal Building & Sitework	\$20,711,227
General Conditions & General Requirements	1,950,000
Bonds & Insurance	400,000
Contractor's Fee 4.0%	906,449
Bidding Contingency	410,000
Total Construction Cost	\$24,377,676
Escalation to Construction July 2019	475,000
Total Construction Cost	\$24,852,676

Notes: Estimate excludes soft costs and construction contingency.
 Estimate excludes temporary market conditions instability premium.

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Estimate Detail	Quantity	Unit Price	Extension	Subtotal
1.0 Foundations				
Drilled Piers	None			
New Footings				
Building				
Earthwork	446 CY	50.00	\$22,300	
Edge Forms	4660 LF	16.00	74,560	
Reinf Steel	40000 #	1.25	50,000	
Concrete & Placing	382 CY	200.00	76,400	
Site Structures	Included in Div 14.0 Sitework Finish			
Total 1.0 Foundations				\$223,260
2.0 Substructure				
Slab on Grade 5"				
Fine Grade & Set Pads	25050 SF	1.00	\$25,050	
Rock Base	510 Tns	30.00	15,300	
Vapor Barrier	25050 SF	1.00	25,050	
Edge Forms & Joints	25050 SF	1.30	32,565	
Reinf Steel	41000 #	1.20	49,200	
Concrete & Placing	450 CY	220.00	99,000	
Finish & Cure	25050 SF	1.20	30,060	
Mat Slab at Trash Enclosure	396 SF	24.00	9,504	
Curbs	1250 LF	20.00	25,000	
14" Plinths	5 Ea	2,000	10,000	
Miscellaneous Pads	1 LS		10,000	
Miscellaneous Reinf & Doweling	1 LS		6,500	
Total 2.0 Substructure				\$337,229
3.0 Superstructure				
Wood Shear Walls				
Framing - Engineered Wood Sections				
2x6	780 SF	8.50	\$6,630	
2x8	15160 SF	10.00	151,600	
3x8	1355 SF	10.50	14,228	
2x10	6890 SF	13.00	89,570	
2x12	1330 SF	15.00	19,950	
3x10	2840 SF	15.00	42,600	
Plywood	28455 SF	6.00	170,730	
Rough Hardware & Misc Iron	28155 SF	3.50	98,543	
Wood Roof Structure				
Posts w/ Holddowns	170 Ea	740.00	125,800	

3.0 Superstructure (Continued)

Wood Roof Structure

Trusses

Lobby	280 LF	380.00	106,400
Community Room	312 LF	320.00	99,840
North Bar	96 LF	230.00	22,080

Glulam Beams	20680 BF	13.20	272,976
PSL Beams	13025 BF	11.50	149,788
Sawn Lumber	7935 BF	9.00	71,415
LVL Framing	10250 BF	9.00	92,250
Rod Collar Ties - Allow	30 Ea	600.00	18,000
Collectors - Allow	250 LF	100.00	25,000
Posts Above Glulam at Perimeter	30 Ea	400.00	12,000
Rough Hardware & Misc Iron	29710 SF	3.50	103,985

Blocking for Insulation at Roof	29710 SF	2.00	59,420
Spacers for Insl Air Space	Included in Insulation Assembly		
Plywood / Glass Mat	Included in Insulation Assembly		
Rough Hardware & Misc Iron	29710 SF	2.00	59,420

Steel Roof Structure

Columns	19 Ea	2,000	38,000
Steel Beams	3 Tns	9,500	28,500
Posts at Noise Barrier	43 Ea	1,000	43,000
Steel Beam at Noise Barrier	260 LF	120.00	31,200
Eave Plate Stiffening at Wood Framing Edge	None		
Metal Decking			
Typical	16645 SF	6.00	99,870
Acoustical Deck	12880 SF	13.50	173,880
Concrete Fill	None		

Trellis & Canopy Structures

Wood Posts	89 Ea	800.00	71,200
3x Framing	23800 BF	9.00	214,200
Rough Hardware & Misc Iron	5700 SF	5.00	28,500

Trash Enclosure

Posts	18 Ea	350.00	6,300
Concrete Walls	210 SF	65.00	13,650
Wall Framing	Included in Div 4.0 Below		
Roof Framing	480 SF	40.00	19,200

Mechanical Attics	1225 SF	35.00	42,875
Standoffs for PV Panels - Minimum Install	1500 SF	8.00	12,000
Steel Header at Lobby	125 LF	125.00	15,625
Entry Curtain Wall Support	740 SF	20.00	14,800
Miscellaneous Structural Elements	29710 SF	2.00	59,420

Total 3.0 Superstructure

\$2,724,444

4.0 Exterior Closure

Exterior Wall Assembly

Stud Framing @ Exterior Walls	Included in Div 3.0 Superstructure		
Insulation & Vapor Barrier @ Studs	20280 SF	13.00	\$263,640
Cement Panels on Rainscreen	4910 SF	56.00	274,960
Wood Siding on Rainscreen	2830 SF	54.00	152,820
Acoustic Noise Barrier	1715 SF	50.00	85,750

4.0 Exterior Closure (Continued)

Premium for Wood at Noise Barrier	1000 SF	35.00	35,000
Plaster Walls	10100 SF	24.00	242,400
Metal Panels	725 SF	54.00	39,150
Louvres at Comm Room Roof	110 SF	80.00	8,800
Returns, Sills & Miscellaneous	25880 SF	3.00	77,640
Windows & Glazing			
Storefront	5600 SF	135.00	756,000
Premium for Actuators on Operable Sections	None		
Exterior Doors			
Double Glazed	11 Pr	7,200	79,200
Single Glazed	15 Ea	2,850	42,750
Single HM	13 Ea	2,400	31,200
Sliding Glass	3 Ea	25,000	75,000
Glass Fold Up	None		
Glass Roll Up	None		
Gates at Mech Walls	3 Ea	2,400	7,200
Gate at Trash Enclosure	1 Pr	11,000	11,000
Gate at North Mechanical Room	1 Ea	3,000	3,000
Roof Hatch	4 Ea	3,500	14,000
Miscellaneous Hardware	1 LS		40,000
Soffits - Wood			
Finished Plywood	4365 SF	32.00	139,680
T&G Suspended	None		
Cement Panel	90 SF	60.00	5,400
Plaster	325 SF	50.00	16,250
Paint Exposed Metal Deck	5280 SF	4.00	21,120
Fascia & Trim	2000 LF	50.00	100,000
Fascia at Trash Enclosure	88 LF	50.00	4,400
Miscellaneous			
Paint Exposed Steel Columns	None		
Intumescent Finish on Columns	None		
Trash Enclosure Skin Incl Framing	350 SF	56.00	19,600
Window Boxes	202 LF	175.00	35,350
Wood Bench at South Entry	8 LF	1,000	8,000
Sunshades at Lobby	200 SF	100.00	20,000
Miscellaneous Metals	25880 SF	2.80	72,464
			\$2,681,774
5.0 Roofing & Waterproofing			
Waterproofing	None		
Roofing & Insulation			
Building			
Asphalt Shingle	24265 SF	17.00	\$412,505
Membrane	5200 SF	14.00	72,800
Metal Roofing	245 SF	40.00	9,800
Metal Roof w/ No Insl at Trash Enclosure	480 SF	26.00	12,480
Corrug Metal Deck at Canopies w/ No Insl	5700 SF	17.00	96,900
Glass at South Entry & Main Entry Canopies	410 SF	160.00	65,600

5.0 Roofing & Waterproofing (Continued)

Insulation

Rigid Board Sandwich w/ Spacers & top Nailer	29805 SF	12.00	357,660
Batts	None		
Slab on Grade	5440 SF	5.00	27,200
Skylights at Seniors & Multi-purpose 1		Included in Alternates	
Skylights at North Lobby & Community Room		Included in Alternates	
Actuators at Skylights		None	
Shades at Skylights		Included in Alternates	
Solatubes	2 Ea	1,260	2,520
Walking Pads	260 SF	30.00	7,800
Sheet Metal			
Gutters	1270 LF	54.00	68,580
Gutter at Trash Enclosure	24 LF	54.00	1,296
Downspouts	47 Ea	400.00	18,800
Sheet Metal	2960 LF	40.00	118,400
Misc Roof Accessories	35225 SF	0.60	21,135
Total 5.0 Roofing & Waterproofing			\$1,293,476

6.0 Interior Construction

Partitions

Framing

2x4	2000 SF	7.50	\$15,000
2x6	13900 SF	8.50	118,150
2x8	4200 SF	10.00	42,000
2x10	2700 SF	13.00	35,100
Resilient Channels	1930 SF	3.50	6,755
Insulation - Batts	23200 SF	3.50	81,200
Drywall	46400 SF	1.75	81,200
Paint	46400 SF	0.75	34,800
GWB & Insl at Shear Walls, Painted	33000 SF	6.00	198,000
Fascia at Ceiling Transitions	4200 SF	17.00	71,400
Acoustical Treatment		Allow	40,000
Misc Furring & Fascias	1200 SF	18.00	21,600
Interior Glazing			
Typical	875 SF	100.00	87,500
Nanawall at MP2	180 SF	250.00	45,000
Doors			
Single	22 Ea	2,000	44,000
Single Glazed	2 Ea	2,400	4,800
Double	4 Pr	4,200	16,800
Double Glazed	1 Pr	4,600	4,600
Sliding Closet (6 Lvs Each)	8 Sets	9,000	72,000
Pocket Doors	4 Lvs	3,000	12,000
Sliding at Meeting Rooms	None		
Pass Thru Window	40 SF	150.00	6,000

6.0 Interior Construction (Continued)

Floor Coverings

Polished Concrete Floors	5800 SF	12.00	69,600
Ceramic Tile	1300 SF	17.00	22,100
Wood on Sleepers	3180 SF	24.00	76,320
Sprung Floor	1416 SF	34.00	48,144
Anti Static	150 SF	12.00	1,800
Epoxy	1020 SF	14.00	14,280
Resilient	7670 SF	12.50	95,875
Carpet Tile	5940 SF	5.00	29,700
Premium for Colored Concrete in SOG	5800 SF	5.00	29,000
Sealed Concrete	570 SF	1.50	855
Entry Mats	220 SF	100.00	22,000

Base Finishes

Epoxy Terrazzo	None		
Ceramic Tile	420 LF	17.00	7,140
Wood	1540 LF	19.00	29,260
Rubber	1080 LF	8.00	8,640
Coved Epoxy	300 LF	14.00	4,200

Wall Finishes

Acoustical Fabric Panels	2160 SF	32.00	69,120
Acoustical Wood Panels	1100 SF	56.00	61,600
Graphics on Acoustical Fabric	None		
Ceramic Tile at Toil Room Wet Walls	3215 SF	17.00	54,655
Ceramic Tile Backsplash	20 SF	20.00	400
Metal Panels	250 SF	54.00	13,500
Wood Siding	700 SF	50.00	35,000

Ceiling Finishes

Wood Plank	2800 SF	62.00	173,600
Wood Grille	2735 SF	62.00	169,570
Painted GWB, Suspended	4340 SF	18.00	78,120
Susp ACT Type 1	1800 SF	15.00	27,000
Susp ACT Type 2	910 SF	20.00	18,200
Acoustical Fabric Panels	2920 SF	48.00	140,160
Paint Exposed	1120 SF	4.00	4,480

Millwork

Kinder Prep			
Base Cabinet & Countertop	10 LF	375.00	3,750
Wall Cabinets	10 LF	275.00	2,750
Multi-purpose 3			
Base Cabinet & Countertop	6 LF	375.00	2,250
Kitchen	Included in Div 10.0 Equipment		

Seniors

Base Cabinet & Countertop	12 LF	375.00	4,500
Wall Cabinets	6 LF	275.00	1,650
Staff Desk/Reception	None		
Full Height Closet	1 LS		3,500
Wood Screen Wall at South Lobby	80 SF	100.00	8,000
Toilet Room Countertops	24 LF	225.00	5,400
Multi-purpose 1			
Base Cabinet & Countertop	12 LF	400.00	4,800

6.0 Interior Construction (Continued)

Lobby			
Reception Desk	18 LF	1,200	21,600
Back Cabinet	10 LF	700.00	7,000
Trellis	160 SF	80.00	12,800
Café			
Base Cabinet & Countertop	8 LF	600.00	4,800
Wall Shelves	None		
Admin Kitchenette & Copy			
Base Cabinet & Countertop	49 LF	375.00	18,375
Wall Cabinets	16 LF	275.00	4,400
Wall Shelving	16 LF	225.00	3,600
Office			
Work Counter	None		
Wall Cabinets	None		
Workstations	By Owner		
Meeting Room	7 LF	600.00	4,200
Arts			
Base Cabinet & Countertop	10 LF	400.00	4,000
Wall Cabinets	10 LF	280.00	2,800
Teens			
Exercise			
Wall Shelving	8 LF	200.00	1,600
Window Trim	400 LF	30.00	12,000
Wood Trim at Wood Ceiling Edges	740 LF	30.00	22,200
Storage Rooms & Closets	By Owner		
Janitorial Closets	2 Ea	1,000	2,000
Elect/Tele Backboards	1 LS		7,000
Miscellaneous Trim	1 LS		15,000
Miscellaneous Backing & Blocking	24500 SF	1.00	24,500
Specialties			
Toilet Rooms			
Partitions	9 Ea	1,000	9,000
Screens	2 Ea	800.00	1,600
Showers	1 Ea	2,500	2,500
Fixture Accessories	33 Ea	600.00	19,800
Accessories for Other Fixtures	14 Ea	400.00	5,600
Ballet Bar at Exercise	22 LF	85.00	1,870
Mirror at Exercise	160 SF	32.00	5,120
Picture Rail at South Lobby	17 LF	100.00	1,700
Attic / Roof Ladders	6 Ea	2,000	12,000
Lockers / Cubbies	1 LS		16,000
Magnetic White Boards	600 SF	35.00	21,000
Tackboards	70 SF	40.00	2,800
Entry Mats	Included in Floor Coverings Above		
Misc Rough Carpentry	24500 SF	1.00	24,500
Other Specialties	24500 SF	2.00	49,000
Total 6.0 Interior Construction			\$2,719,189

7.0 Conveying Systems

None

8.0 Mechanical Systems

Plumbing

Fixtures & Equipment

HW Heater - Elect. 40gal.	1 Ea	2,630	\$2,630
HW Heater - Elect. 30gal.	2 Ea	2,355	4,710
HW Heater - Elect. 20gal.	2 Ea	2,100	4,200
HW Heater - Elect. Inst.	2 Ea	1,735	3,470
Pump-DHW Recirc. Inline	4 Ea	2,000	8,000
Expansion Tank	5 Ea	810.00	4,050

Grease Interceptor 750gal	1 Ea	17,335	17,335
WC-Wall w/ Flush Valve	7 Ea	2,600	18,200
WC-Wall w/ Flush Valve	6 Ea	2,800	16,800
WC-Wall Floor Child	2 Ea	1,800	3,600
Urinal	3 Ea	2,280	6,840
Lavatory - Wall Auto Battery	6 Ea	2,600	15,600
Lavatory - Vanity Auto battery	8 Ea	2,300	18,400

Sinks

Cafe/Break/pub Rms. w/HWD/Filt.	6 Ea	3,240	19,440
Arts/HWD/Filt./Plaster Trap	1 Ea	4,000	4,000
Service	4 Ea	2,200	8,800
Floor Sinks	10 Ea	775.00	7,750
Shower-ADA/Pkg	1 Ea	8,500	8,500

Drinking Fountain	4 Ea	7,200	28,800
Connect to RWL		Included in Sitework	
Connect to Equip.	18 Ea	1,000	18,000
Misc. Equip. & Fixtures	1 LS		10,000

Drains

2" Floor	2 Ea	450.00	900
4" Floor	12 Ea	585.00	7,020
Roof Recp	3 Ea	805.00	2,415
Hub	1 Ea	1,660	1,660
Roof	4 Ea	400.00	1,600
Overflow	4 Ea	400.00	1,600

Pipework & Accessories

Pipe-Waste & Vent

2" UG	420 LF	48.00	20,160
3"	20 LF	52.00	1,040
4"	500 LF	63.00	31,500
2" AG	1200 LF	49.00	58,800
3"	60 LF	55.00	3,300
4"	60 LF	61.00	3,660

Cleanout-Grade	8 Ea	990.00	7,920
Cleanout-Floor	7 Ea	515.00	3,605
Cleanout-Wall	6 Ea	210.00	1,260
Roof Jacks	11 Ea	375.00	4,125

Storm Piping w/ Insl

4" UG	50 LF	63.00	3,150
3" AG	300 LF	60.00	18,000
4"	None		

Plumbing (Continued)

CW Piping w/ Insl

1/2" UG	170 LF	22.00	3,740
2 1/2"	30 LF	130.00	3,900
1/2" AG	520 LF	23.00	11,960
3/4"	630 LF	30.00	18,900
1"	130 LF	34.00	4,420
1-1/4"	50 LF	47.00	2,350
1-1/2"	90 LF	52.00	4,680
2"	490 LF	60.00	29,400
2 1/2"	200 LF	91.00	18,200

DHW Piping w/ Insl

1/2" AG	430 LF	23.00	9,890
3/4"	450 LF	30.00	13,500
1"	180 LF	34.00	6,120
2"	40 LF	60.00	2,400

Pipe-Drains etc.

150 LF 28.00 4,200

Pipe-Condensate

590 LF 28.00 16,520

Drain Pan SS

20 LF 150.00 3,000

Reclaimed Water System

None

Valves

1/2"	18 Ea	136.00	2,448
3/4"	22 Ea	145.00	3,190
1"	2 Ea	175.00	350
1 1/4"	8 Ea	260.00	2,080
2"	3 Ea	315.00	945
2 1/2"	1 Ea	965.00	965

Water Meter

1 Ea 4,860 4,860

Trap Primer

9 Ea 500.00 4,500

Shock Absorber

7 Ea 350.00 2,450

Therm. Mix Valve - Sinks

5 Ea 665 3,325

Therm. Mix Valve - EWH

2 Ea 5,150 10,300

Air Gap

7 Ea 250.00 1,750

Access Door

36 Ea 350.00 12,600

Backflow Preventor 1"

1 Ea 1,600 1,600

Hose Bibb-Interior

9 Ea 200.00 1,800

-Exterior

7 Ea 775.00 5,425

-Trash

1 Ea 1,000 1,000

Gas System

None

Kitchen Rough In

Allow

10,000

Firestopping & Caulking

1 LS 10,000

Misc. Accessories

1 LS 10,000

Test & Clean

1 LS 12,500

Commissioning

1 LS 18,000

HVAC

Equipment - Wet

Air to Refrig Heat Pump w/ Accessories

9.5 Tns 2 Ea 27,700 55,400

7.5 Tns 1 Ea 24,900 24,900

6.0 Tns 1 Ea 20,800 20,800

Selectors - Multi

4 Ea 7,700 30,800

HVAC (Continued)

Equipment - Air

AHU - Roof S&E

2000cfm:2.3hp	1 Ea	51,000	51,000
2660cfm:2.3hp	1 Ea	62,000	62,000
Kit. Make up w/ ERW 1660cfm	1 Ea	34,000	34,000
Comm Room w/ ERW 2880cfm	1 Ea	53,000	53,000

Ducted Fan Coils

1/2+3/4 Tn	2 Ea	2,300	4,600
1 Tn	2 Ea	2,500	5,000
1 1/2 Tn	5 Ea	2,700	13,500
2 Tn	4 Ea	2,950	11,800
2 1/2 Tn	1 Ea	3,300	3,300
3 Tn	1 Ea	3,650	3,650

Split DX Fan Coils

3/4 Tn Floor	2 Ea	2,900	5,800
1 Tn Wall	2 Ea	2,535	5,070
2 Tn Wall	2 Ea	3,100	6,200

VAV Boxes

VAV Boxes	13 Ea	1,600	20,800
VAV Boxes - Exh	1 Ea	1,350	1,350
ERV - Roof 1040cfm:1hp	1 Ea	13,150	13,150
Fan-Exhaust-Kitchen/Grease 1665cfm:.75hp	1 Ea	7,400	7,400
Fan-Exhaust-Misc. 80cfm	6 Ea	1,990	11,940
Gravity Vent	1 Ea	940.00	940
Miscellaneous Equipment	1 LS		6,000

Ductwork & Accessories

Duct-GSM w/ Accessories	12650 #	13.40	169,510
Stn Stl Kitchen Hood/DW Welded	700 #	30.00	21,000
Flex. Insl. Duct	80 LF	40.00	3,200
Insulation/External	10250 SF	3.50	35,875
Insulation/External w/ Jacket	900 SF	7.00	6,300

Duct-Flex. Conn.	40 Ea	220.00	8,800
Duct-Extr/Turns	75 Ea	175.00	13,125
Roof Cap w/ Backdraft Damper	6 Ea	860.00	5,160
Damper/Manual	95 Ea	175.00	16,625
Damper/Fire&Smoke	None		

Diffusers

Supply Slot 4"x8'	1 Ea	1,150	1,150
Supply Slot 4"x10'	4 Ea	1,220	4,880
Supply Slot 4"x12'	2 Ea	1,500	3,000
Supply Slot 4"Blank	166 LF	85.00	14,110
Supply Ceiling 2x2	14 Ea	400.00	5,600

Registers

Supply Wall 1x1	21 Ea	350.00	7,350
Supply Wall 2x1	12 Ea	400.00	4,800
Supply Wall 3x1	1 Ea	465.00	465
Return Wall 1x1	4 Ea	325.00	1,300
Return Wall 2x1	21 Ea	400.00	8,400
Return Wall 3x1	2 Ea	465.00	930
Return 2x2	1 Ea	360.00	360

HVAC (Continued)

Registers

Exhaust 2x2	1 Ea	360.00	360
Exhaust/Transfer 1x1	6 Ea	340.00	2,040
Exhaust/Transfer 2x1	6 Ea	400.00	2,400

Louvers

None

Meshscreen

None

Security Bars

None

Firestopping & Caulking

1 LS 18,000

Misc. Duct & Accessories

1 LS 5,000

Pipework & Accessories

Pipe-Refrig w/ Insl

1/4-3/8" 2120 LF 19.40 41,128

1/2-5/8" 2060 LF 22.50 46,350

3/4-7/8" 1140 LF 28.20 32,148

1 1/8" 70 LF 36.50 2,555

Pipe-Condensate etc. Included in Plumbing Above

Pipe-Drains etc. 150 LF 28.00 4,200

Connect to VRF 21 Ea 700.00 14,700

Connect to HP/AHU 8 Ea 3,000 24,000

Firestopping & Caulking 1 LS 25,000

Misc. Pipes & Accessories 1 LS 10,000

Controls & Testing

Control-System/DDC w/ Comp. 1 LS 195,000

Resource Tracking System None

Connect to Actuated Skylights None

CO2 Monitoring 1 LS 40,000

Test & Balance 1 LS 35,000

Commissioning 1 LS 45,000

Fire Sprinkler System

Wet System

Enclosed Building 24200 SF 6.50 157,300

Exterior Covered 10155 SF 5.00 50,775

Fire Pump & Accessories

None

Misc Valves & Accessories 1 LS 9,500

Total 8.0 Mechanical Systems

\$2,218,904

9.0 Electrical Systems

Primary Power

Main Switchboard 2000A w/ Metering & TVSS 1 Ea 32,600 \$32,600

Distribution Panel w/ TVSS 1000A 1 Ea 16,000 16,000

Motor Control Center None

Transformers 300kVA 2 Ea 21,000 42,000

Panelboards 14 Ea 3,700 51,800

EV Panelboards 2 Ea 3,700 7,400

Submeters 17 Ea 2,000 34,000

Inverters 2 Ea 3,700 7,400

UPS Included in Emergency Power Below

Grounding 1 LS 5,000

Testing & Coordination 1 LS 8,000

9.0 Electrical Systems (Continued)

Renewable Energy (PV Panels for 10% of the Load)	1500 SF	90.00	135,000
Emergency Power			
Portable Generator Connection w/ Feeder	1 LS		25,000
ATS w/ Exterior Circuit	1 LS		25,000
Emergency Distrib Panels & Transformer	None		
Panelboards	None		
Meters	None		
UPS	1 LS		17,000
Feeders	160 LF	120.00	19,200
Feeders	2710 LF	87.50	237,125
Equipment Power	120 Ea	950.00	114,000
User Convenience Power			
Duplex	195 Ea	150.00	29,250
Fourplex	52 Ea	250.00	13,000
Duplex GFI	44 Ea	170.00	7,480
Fourplex GFI	17 Ea	200.00	3,400
Floor Power Boxes	7 Ea	475.00	3,325
Floor Combo Boxes	11 Ea	525.00	5,775
Floor Combo Boxes w/ AV	2 Ea	700.00	1,400
Furniture & Controlled Outlets	20 Ea	250.00	5,000
Ceiling Outlets	1 Ea	700.00	700
Conduit & Wire Incl MC Cable In Ceiling	11220 LF	9.40	105,468
Lighting Incl Controls			
Building Fixtures			
Type C3 Track	8 LF	250.00	2,000
Type C3 Heads	12 Ea	400.00	4,800
Type C3a - 2 Heads 2' Track	20 Ea	1,000	20,000
Type C3b - 1 Heads 1' Track	14 Ea	600.00	8,400
Type C3c - 2 Heads 1' Track	4 Ea	900.00	3,600
Type C4	27 Ea	400.00	10,800
Type C5, C5a	42 LF	185.00	7,770
Type C6 2x2	10 Ea	400.00	4,000
Type C7, C7a	240 LF	165.00	39,600
Type C8	29 Ea	450.00	13,050
Type C9	9 Ea	475.00	4,275
Type C11	21 Ea	600.00	12,600
Type F1	By Owner		
Type H1, H1a	240 LF	200.00	48,000
Type H2, H2a 2'	14 Ea	420.00	5,880
Type L2	184 LF	185.00	34,040
Type L2a	24 LF	185.00	4,440
Type L3, L3a	52 LF	170.00	8,840
Type W1, W1a	29 Ea	550.00	15,950
Type W2, W2a, W2b, W2c	118 LF	185.00	21,830
Type W3, W3a, W3b, W3c	216 LF	200.00	43,200
Type W4	20 LF	185.00	3,700
Type W6, W6a, W6b, W6d	148 LF	180.00	26,640
Type W6c	6 LF	220.00	1,320

9.0 Electrical Systems (Continued)

Type P1	6 Ea	5,000	30,000
Type P2	9 Ea	6,000	54,000
Type P3	3 Ea	1,000	3,000
Type P4	6 Ea	1,000	6,000
Type P5	4 Ea	1,000	4,000

Exit Lights	48 Ea	475.00	22,800
Type T1 Track	8 LF	125.00	1,000
Type T1 Heads	8 Ea	400.00	3,200
Controls	24500 SF	5.00	122,500
Conduit & Wire	15000 LF	11.00	165,000

Signal & Communications

Telephone/Data System

Outlet, Conduit & Pullwire	150 Ea	175.00	26,250
Telecom Racks & Patch Panels	1 LS		20,000
Cable Tray	30 LF	85.00	2,550
Pathways	600 LF	65.00	39,000
Telecom Cabling	150 Ea	700.00	105,000
Telecom Equipment, Devices Incl WAP	By Owner		

Centralized Clocks

None

Cable TV Headend

By Owner

Cable TV Outlet & Pullwire	1 LS		10,000
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Fire Alarm System	24500 SF	3.85	94,325
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Emergency Responders Comms	24500 SF	1.20	29,400
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Security System

Outlets, Conduit & Pullwire	115 Ea	400.00	46,000
Headend Rough In	Allow		20,000
Equipment & Devices & Programming	By Owner		

Central PA System

Headend System	1 LS		22,000
Speakers			
Interior	66 Ea	600.00	39,600
Exterior	8 Ea	500.00	4,000
Cabling & Connections	74 Ea	350.00	25,900

Audio Visual Systems

Exercise

Media Panel	1 Ea	4,000	4,000
Control Button Panel	1 Ea	1,200	1,200
Flat Panel Wall Box	1 Ea	500.00	500
Wireless Ceiling Antennas	2 Ea	500.00	1,000
Cabling & Connections	5 Ea	700.00	3,500

Teens

Media Panel	1 Ea	4,000	4,000
Control Button Panel	1 Ea	1,200	1,200
Flat Panel Wall Box	1 Ea	500.00	500
AV Equipment Rack	1 Ea	6,000	6,000
Wireless Ceiling Antennas	2 Ea	500.00	1,000
Cabling & Connections	6 Ea	700.00	4,200

Lobby Reception

Flat Panel Wall Box	2 Ea	500.00	1,000
Cabling & Connections	2 Ea	700.00	1,400

Audio Visual Systems (Continued)

Conference Room

Flip Top Table Control Panel	1 Ea	2,500	2,500
Equipment Rack	1 Ea	6,000	6,000
AV Floor Box	1 Ea	1,000	1,000
Flat Panel Wall Box	2 Ea	500.00	1,000
Wireless Ceiling Antennas	2 Ea	500.00	1,000
Cabling & Connections	8 Ea	700.00	5,600

Multi-purpose 2

None

Multi-purpose 1

Media Panel	1 Ea	5,000	5,000
Touch Control Panel	1 Ea	1,200	1,200
Equipment Rack	1 Ea	6,000	6,000
Flat Panel Wall Box	4 Ea	500.00	2,000
Wall Speakers	2 Ea	1,200	2,400
Wireless Ceiling Antennas	2 Ea	500.00	1,000
Cabling & Connections	11 Ea	700.00	7,700

South Lobby

Flat Panel Wall Box	2 Ea	500.00	1,000
Cabling & Connections	2 Ea	700.00	1,400

Seniors

Media Panel	2 Ea	4,000	8,000
Control Button Panel	2 Ea	1,200	2,400
Flat Panel Wall Box	2 Ea	500.00	1,000
Wireless Ceiling Antennas	2 Ea	500.00	1,000
Equipment Rack	1 Ea	6,000	6,000
Cabling & Connections	9 Ea	700.00	6,300

Community Room

Media Panel	2 Ea	4,000	8,000
Touch Control Panel	2 Ea	1,200	2,400
Flip Top Table Control Panel	None		
Equipment Rack	1 Ea	6,000	6,000
AV Floor Box	1 Ea	1,000	1,000
Flat Panel Wall Box	2 Ea	500.00	1,000
Ceiling Projector	1 Ea	9,500	9,500
Motorized Projection Screen	1 Ea	15,000	15,000
Wall Speakers	2 Ea	1,200	2,400
Wireless Ceiling Antennas	2 Ea	500.00	1,000
Cabling & Connections	14 Ea	700.00	9,800

Multi-purpose 3

Flat Panel Wall Box	1 Ea	500.00	500
Cabling & Connections	1 Ea	700.00	700

Kinder

Flat Panel Wall Box	1 Ea	500.00	500
Cabling & Connections	1 Ea	700.00	700

J-Boxes by Electrical

62 Ea 125.00 7,750

LCD Screens, Soundbar Speakers & Cameras

By Owner

Speakers

Included in Paging System Above

Programming & Control

1 LS 50,000

Total 9.0 Electrical Systems

\$2,406,833

10.0 Built In Equipment

Projection Screens

Program Rooms

Manual @ Admin

Included in Audio Visual Above

None

Window Shades
Premium for Motors5060 SF 22.00 111,320
None

Signage & Wayfinding

Exterior

Primary Monument Sign	1 Ea	15,000	15,000
Secondary Monument Sign	None		
Site Directory	None		
Vehicle Directional	None		
Accessible Parking ID	6 Ea	500.00	3,000
Drop Off ID	1 Ea	500.00	500
Exterior Door Regulatory	3 Ea	1,200	3,600
Parking Regulatory Warning	2 Ea	2,500	5,000
Building ID	2 Ea	3,200	6,400
Building Address	2 Ea	3,200	6,400
Exterior Room ID's	None		
Foundations/Mounting Substrate	17 Ea	1,000	17,000

Interior

Hours & Entry Door Reg Warning	None		
Corridor Directional	4 Ea	500.00	2,000
Lobby ID	1 Ea	4,200	4,200
Room ID's			
Amenity	16 Ea	500.00	8,000
Projecting Room ID	13 Ea	400.00	5,200
Wall Mtd Room ID	29 Ea	200.00	5,800
Café ID	None		
Office	3 Ea	200.00	600
Restroom Projecting	None		
Restroom Wall Mtd	9 Ea	100.00	900
Restroom Wall Door	8 Ea	100.00	800
Orientation Map	2 Ea	1,800	3,600
Evacuation Map	None		
Tactile Egress	13 Ea	1,000	13,000
Fire Extinguisher ID	19 Ea	1,000	19,000
Maximum Occupancy	10 Ea	150.00	1,500
Amenity Rules	7 Ea	250.00	1,750

Kitchen Equipment

Café	By Owner		
Kitchen	1 LS		235,000
Admin	By Owner		

Operable Partitions	230 SF	120.00	27,600
Ceiling Fans - Small Punkah	34 Ea	975.00	33,150
Ceiling Fans - Large	8 Ea	2,600	20,800
Miscellaneous Other Equipment	24500 SF	2.00	49,000

Total 10.0 Built In Equipment

\$600,120

11.0 Demolition			
Remove Existing Structures	31400 SF	7.50	\$235,500
Misc. Removals Onsite	189750 SF	1.25	237,188
Salvage Materials for Owner	1 LS		35,000
Protection of Existing	1 LS		20,000
Allow for HazMat Mitigation	1 LS		75,000
Barricades & Access	1800 LF	18.00	32,400
			<hr/> <hr/>
Total 11.0 Demolition			\$635,088
12.0 Earthwork			
Cut & Fill Onsite	189750 SF	0.90	\$170,775
Excavate & Recompact at Building	3000 CY	40.00	120,000
Allow for Offhaul	1000 CY	22.00	22,000
Erosion Control			
Site & Curb Inlet Protection	9 Ea	2,000	18,000
Washout Incl Maintenance	2 Ea	7,000	14,000
Gravel Bag	500 LF	25.00	12,500
Fiber Roll	750 LF	25.00	18,750
Hazmat Mitigation	By Owner		<hr/> <hr/>
Total 12.0 Earthwork			\$376,025
13.0 Site Utilities			
Mechanical Utilities			
Sewer			
Piping			
4"	130 LF	44.00	\$5,720
6"	1140 LF	50.00	57,000
Premium for Deep Sections	140 LF	100.00	14,000
Grease Interceptor 1000gal.	1 Ea	18,100	18,100
Monitoring Well	1 Ea	6,200	6,200
New Manhole	2 Ea	7,000	14,000
Raise Rims on Exist Manholes	1 Ea	3,000	3,000
Cleanout-Grade	11 Ea	990.00	10,890
Storm			
Piping			
4"	100 LF	40.00	4,000
6"	1180 LF	47.00	55,460
8"	520 LF	56.00	29,120
12"	840 LF	104.00	87,360
Subsurface Piping 4"	240 LF	28.00	6,720
Sidewalk Channel	30 LF	32.00	960
Catch Basins	12 Ea	2,400	28,800
Area Drains	9 Ea	1,200	10,800
Landscape Drains	29 Ea	920.00	26,680
Connect to Exist Manholes	1 Ea	3,800	3,800
Connect to Exist Catch Basins	4 Ea	2,800	11,200
Connect to Downspouts	30 Ea	350.00	10,500
Connect to Piping	2 Ea	2,700	5,400
Connect to BioRetention	8 Ea	1,000	8,000

Mechanical Utilities (Continued)

Water

Domestic Water

1/2"	20 LF	22.00	440
3"	360 LF	44.00	15,840
8"	40 LF	78.00	3,120

Fire Water

4"	20 LF	65.00	1,300
6"	380 LF	72.00	27,360
8"	130 LF	102.00	13,260
Irrigation 2"	20 LF	36.00	720

Dbl. Alarm & Check 6"

1 Ea	12,000	12,000
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RPBFP

2"	1 Ea	1,360	1,360
3"	1 Ea	2,760	2,760
8"	1 Ea	4,810	4,810

Valves

1/2" w/Box	1 Ea	440.00	440
2" w/Box	3 Ea	550.00	1,650
3"	2 Ea	1,150	2,300
6" w/Box	2 Ea	1,850	3,700
8" w/Box	2 Ea	2,225	4,450
12" w/Box	2 Ea	3,375	6,750

Digital Water Meter w/ Vault

2"	1 Ea	4,680	4,680
3"	1 Ea	6,060	6,060

Trap primer w/box

1 Ea	935.00	935
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PIV

1 Ea	3,200	3,200
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Fire Dept Connection

1 Ea	2,900	2,900
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Fire Hydrants

2 Ea	4,200	8,400
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Thrust Block

26 Ea	350.00	9,100
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Connect to Exist Pipe 8"(12")

1 Ea	8,500	8,500
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Cap Exist FW Pipe

1 Ea	1,730	1,730
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Gas System

1 LS		7,500
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Demolition of Existing

Pipe	1900 LF	15.00	28,500
MH/CB/DI	13 Ea	975.00	12,675
AD/SS/CO	17 Ea	475.00	8,075
BFP/FDC/Irr box/WM	13 Ea	300.00	3,900
Hose Bibbs	5 Ea	200.00	1,000

Misc. Relocations

1 LS		20,000
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Cap Exist Piping

15 Ea	500.00	7,500
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Adjust Structures to Grade

5 Ea	1,000	5,000
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Cut/Patch/Clean-Up

1 LS		12,500
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Cut/Patch/Clean-Up - Street

1 LS		5,000
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Potholing

1 LS		15,000
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Crossovers/Shut-Downs

1 LS		15,000
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Protect Exist Utilities

1 LS		7,500
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Test & Clean

1 LS		7,500
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Miscellaneous Accessories

1 LS		15,000
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Electrical Utilities

Power - Joint Trench

Feeders - Pathway w/ no Cable

Primary	200 LF	110.00	22,000
Secondary	700 LF	85.00	59,500
Site Equipment Conduit & Wiring	400 LF	85.00	34,000
Manholes	2 Ea	5,000	10,000
Handholes	4 Ea	1,500	6,000
Transformer & Pad	1 LS		30,000
Connect to Existing	2 Ea	12,000	24,000

Communications

Feeders - Joint Trench per C4.1	700 LF	90.00	63,000
Feeders - per TN1.0	1000 LF	125.00	125,000
Pull Boxes	3 Ea	2,000	6,000
Site Connections	1 LS		10,000
Connect to Existing	2 Ea	8,000	16,000
Site Distribution for Power & Lighting	2800 LF	25.00	70,000
Courtyard Distribution for Power & Comms	600 LF	23.00	13,800
Miscellaneous Accessories	1 LS		15,000

Total 13.0 Site Utilities

\$1,241,425

14.0 Sitework Finish

Onsite

Paving

Concrete - Type P1	22970 SF	20.00	\$459,400
Concrete - Type P2	4000 SF	23.50	94,000
Concrete - Type P3	4790 SF	15.00	71,850
Premium for Structural Paving at Entry	2000 SF	10.00	20,000

Soft Surface at Kinder Play

Included in Alternates

Sand at Kinder Play	180 SF	20.00	3,600
Tactile Warning Surface	250 SF	32.00	8,000
DG Paving	None		

Edging	1810 LF	18.00	32,580
Bocce Surface	1540 SF	8.00	12,320
Curbs at Bocce	345 LF	40.00	13,800
Curbs at Sand	100 LF	32.00	3,200

Planted Areas Including Soil Prep

Bio-retention	8486 SF	22.00	186,692
Bioswale	None		
Sod at Kinder Play	1060 SF	5.00	5,300
Hydroseeding at East & North	21035 SF	2.00	42,070
Planted Areas			
1 Gal	2215 Ea	50.00	110,750
5 Gal	810 Ea	120.00	97,200
15 Gal	9 Ea	350.00	3,150
Mulch	24755 SF	2.00	49,510

Trees

36" Box	11 Ea	1,200	13,200
24" Box	48 Ea	700.00	33,600
15 Gal	None		

Onsite (Continued)			
Irrigation	33241 SF	3.60	119,668
Soil Amendment	54100 SF	1.50	81,150
Tree Removal	100 Ea	400.00	40,000
Tree Protection	54 Ea	500.00	27,000
Site Structures			
Foundations	22 CY	750.00	16,500
Misc Pads & Curbs	1 LS		15,000
Courtyard Enclosures			
Kinder	None		
Community Room			
Fence Section	Included in Alternates		
Gates - Double	Included in Alternates		
Gate - Single	Included in Alternates		
Foundations	Included in Alternates		
Enclosures at Other Patios	None		
Boulders at Courtyard & Kinder	20 Ea	800.00	16,000
Stepping Stones	None		
Shading at Bocce			
Foundations	15 Ea	700.00	10,500
Posts	15 Ea	800.00	12,000
Framing	1272 SF	28.50	36,252
Roof Deck	1272 SF	17.00	21,624
Lighting	None		
Stone Channel			
Earthwork	24 CY	65.00	1,560
Slab on Grade	None		
Steel Edge	150 LF	27.00	4,050
Conc Curb / Thickening	180 LF	24.00	4,320
Filter Fabric	550 SF	5.00	2,750
Stone 12"	400 SF	12.00	4,800
Retaining Walls	None		
Concrete Stairs at North	None		
Stem Walls & Foundations	60 SF	80.00	4,800
Railings	16 LF	200.00	3,200
Other Sitework			
Drinking Fountain	Included in Alternates		
Trash Receptacles (3 Bin Set) - 4 Ea	By Owner		
Picnic Tables w/ Seating	4 Ea	11,000	44,000
Seating			
8' Wood Benches	20 Ea	3,700	74,000
Concrete Seat Walls	53 LF	700.00	37,100
Log Seating - Reclaimed Wood	Included in Alternates		
Outdoor Tables & Chairs	By Owner		
Skatestoppers at Seat Walls	None		
Bollards			
Fixed	8 Ea	2,000	16,000
Removable	4 Ea	3,600	14,400
Bicycle Racks	25 Ea	1,100	27,500
Flagpole	1 Ea	7,000	7,000
Green Screen	100 SF	50.00	5,000

Onsite (Continued)

Natural Play Area	None		
Play Equipment at Kinder	Included in Alternates		
Water Play at Kinder	Allow		30,000
Signage	Included in Div 10.0 Built in Equipment		
Site Power	Included in Div 13.0 Site Utilities		

Site Lighting

Fixtures

Type S2	None		
Type S3	2 Ea	10,000	20,000
Type S5	4 Ea	10,000	40,000
Type S5a	5 Ea	8,550	42,750
Type S6 Catenary	Included in Alternates		
Type W7	55 Ea	625.00	34,375
Type G1	14 Ea	3,000	42,000
Type G2	11 Ea	675.00	7,425
Type G3	17 Ea	3,000	51,000
Lighting at Signage	1 LS		5,000
Controls	1 LS		25,000
Conduit & Wire	Included in Div 13.0 Site Utilities		

Parking

Paving

Concrete - Type P1	None		
Concrete - Type P3	7930 SF	15.00	118,950
AC Paving	56360 SF	7.50	422,700
DG Paving	105 SF	12.00	1,260
Metal Edging	None		
Curbs	3610 LF	20.00	72,200
Curb & Gutter	800 LF	26.00	20,800
Valley Gutter	90 LF	22.00	1,980
Channel Gutter	60 LF	22.00	1,320
Striping	1 LS		7,500

Planted Areas Including Soil Prep

Planting

Bioswale	None		
Bioretention	None		
1 Gal	740 Ea	50.00	37,000
5 Gal	224 Ea	120.00	26,880
15 Gal	18 Ea	350.00	6,300
Mulch Strip at West	215 LF	25.00	5,375
Mulch	13200 SF	2.00	26,400

Trees

48" Box	None		
36" Box	None		
24" Box	23 Ea	700.00	16,100
15 Gal	None		
Irrigation	13200 SF	3.50	46,200
Soil Amendment	13200 SF	1.50	19,800

Parking (Continued)

Other Sitework

Basketball Court	Included in Alternates		
Retaining Walls	None		
Signage	Included in Div 10.0		
Site Power	Included in Div 13.0		
EV Charging Stations	4 Ea	17,000	68,000
Bollards	4 Ea	2,000	8,000

Site Lighting

Fixtures

Type S3	1 Ea	10,000	10,000
Type S3a	5 Ea	8,550	42,750
Type S5	9 Ea	10,000	90,000
Type S5a	None		

Controls

Included in Building Sitework Lighting Above

Conduit & Wire

Included in Div 13.0

Connector

Included in Alternates

Total 14.0 Sitework Finish

 \$3,253,461

**Los Altos Community Center
90% Construction Documents Estimate**

Alternates

1.0	Provide Basketball / Pickleball Court & Associated Sitework	156,248
2.0	Provide Catenary Light System at Courtyard	53,000
3.0	Add Shade Sail at Kinderprep	63,070
4.0	Add Café Equipment & Security Grille to Scope of Work	106,000
5.0	Increase Quantity of AFP (Base Estimate has 50% of BOD)	73,267
6.0	Add Smart Glass at East & West Side of Lobby	155,820
7.0	Provide Standing Seam Metal Roof in Lieu of Comp Shingle	514,418
8.0	Connector	279,458
9.0	Add Skylights	
	8a - North Lobby & Community Room	83,422
	8b - MP1 & Seniors	38,690
10.0	Provide PV Panels	
	12b - Maximize Roof Area	946,050
11.0	Provide Rough in for 11 EV Charging Stations	20,988
12.0	Provide Community Room Terrace Enclosure	71,009
13.0	Provide Kinder Play Equipment & Surfacing	97,308
14.0	Provide BioRetention Street Treatment	32,283

Day/Time	MP-1	MP-2	MP-3	Art	Conference	Senior	Senior / MP-4	Teen	Movement	Kinder Prep	Community Room	Kitchen	Pickleball / Basketball	Bocce
Saturday														
9am - 11am			Chinese	Chickens						Chinese				
11am - 1pm														
1pm - 3pm														
3pm - 5pm														
5pm - 7pm														
7pm - 9pm														
Sunday														
9am - 11am														
11am - 1pm														
1pm - 3pm														
3pm - 5pm														
5pm - 7pm														
7pm - 9pm														
LEGEND														
On-going Los Altos Recreation Programs														
City of Los Altos Recreation Classes														
Mountain View Los Altos Adult Education														
Example of Summer Camp Space														

Day/Time	MP-1	MP-2	MP-3	Art	Conference	Senior	Senior/ MP-4	Teen	Movement	Kinder Prep	Community Room	Kitchen	Pickleball / Basketball	Bocce
Saturday														
9am - 11am			Chinese	Chickens						Chinese				
11am - 1pm														
1pm - 3pm														
3pm - 5pm														
5pm - 7pm														
7pm - 9pm														
Sunday														
9am - 11am														
11am - 1pm														
1pm - 3pm														
3pm - 5pm														
5pm - 7pm														
7pm - 9pm														
LEGEND														
On-going Los Altos Recreation Programs														
City of Los Altos Recreation Classes														
Mountain View Los Altos Adult Education														