



STUDY SESSION

Agenda Item # 1

AGENDA REPORT SUMMARY

Meeting Date: June 14, 2016

Subject: Receive an update on the Halsey House Feasibility Study and direct staff accordingly

Prepared by: Christopher Lamm, Engineering Services Manager

Reviewed by: Susanna Chan, Public Works Director

Approved by: Chris Jordan, Interim City Manager

Attachments:

1. Redwood Grove Path of Travel Memo
2. Alternatives: A, A(partial), C, D, - Estimates

Initiated by:

City Council; Friends of Historic Redwood Grove; CIP CF-01004

Fiscal Impact:

None at this time, future impacts are dependent on the alternative selected.

Environmental Review:

None at this time, future impacts are dependent on the alternative selected.

Policy Questions for Council Consideration:

- Does Council wish to have interior program space for Recreation and Community Services in Redwood Grove?
- What is the priority of this project compared to other Recreation and Community Service needs and other facility capital needs?

Summary:

- Parking for improvements at the Halsey House may be provided at Shoup Park if improvements are made to the connecting pathway between the two sites.
- Alternatives A and A (partial) represent the range of improvements that could be made to the facility to be used by the public. Alternative C (Preservation) denotes the cost to make repairs to the structure and exterior of the facility in a non-occupied building.
- Alternative D (Demolition) is provided for reference.

Staff Recommendation:

Staff seeks direction from Council identifying the alternative to pursue. If Council considers Alternatives A, A(partial), or C (Preservation) it is recommended to proceed forward with temporary measures identified in the 2015 M. Sandoval Report by making immediate repairs to prevent further deterioration from weather and vandalism.



Subject: Receive an update on the Halsey House Feasibility Study, and direct staff accordingly

Purpose

Receive an update on the Halsey House Feasibility Study, and direct staff accordingly. Following the December 2015 discussion, Staff has reviewed Americans with Disabilities Act (ADA) requirements for the existing park and any improvements. Additional alternatives are discussed and estimates are provided in Attachment 2.

Background

The Halsey House is located at 482 University Avenue in what is now the City-owned 6.12 acre Redwood Grove Nature Preserve. It was constructed in 1923 for Theodore Vail Halsey and Emma Wright Halsey. An addition to the house was made in 1928 to accommodate Emma's mother, Myra E. Wright, and later, dozens of redwood trees were transplanted to the site from the Santa Cruz Mountains.

The Halsey House property was purchased by the City in 1974 as a nature preserve and for recreation programs and, on May 26, 1981, was designated as a local historic resource by the Los Altos City Council. The Halsey House in Redwood Grove has served as a Nature Center for summer camps, school tours, and interpretive programs. Due to its state of disrepair, it was closed for public use in spring 2008.

In April 2013, Council directed staff to develop a Capital Improvement Program (CIP) project to identify costs to both adaptively re-use the Halsey House to provide for the uses recommended by the Parks and Recreation Commission and to demolish the facility and build an alternative facility. The CIP project was designated to be funded by outside grants/fundraising. The Friends of Historic Redwood Grove, a community group, raised the funds in 2015 to have the study performed.

In December 2015, Council reviewed two alternatives presented in a feasibility report by M. Sandoval Architects, Inc. Design Option A, a renovation and adaptive re-use of the facility and Design Option B, a demolition and re-construction of a new facility. Council rejected Design Option B as a viable alternative. Further discussion raised the following items to be brought back to Council for discussion:

- Review parking and ADA requirements
- Present additional alternatives including a partial renovation and demolition.

Discussion/Analysis

Staff consulted with MIG to prepare a memo (Attachment 1) on accessibility at Redwood Grove. Currently, pedestrian access to Redwood Grove is provided either by traveling down the service drive from University Avenue, or via a trail connection from Shoup Park. Neither pedestrian access



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route is currently compliant with Americans with Disabilities Act (ADA) standards. For programs in Redwood Grove, staff provides assistance as needed to be in compliance.

The City of Los Altos Municipal Code states that “for public playgrounds, parks, community centers, and other public buildings, structures, and facilities, one parking space is needed for every two employees, plus such additional parking area as may be prescribed by the commission”. This local requirement could be excepted at this location. The ADA and California Building Code (CBC) do not require that parking be provided at a facility. However, if parking is provided serving a facility or site, then accessible parking including striping and signage is required in the parking lot and must be the nearest space(s) to the facility. If parking for Redwood Grove is to be designated at Shoup Park, ADA improvements must be incorporated into the project to bring the connecting pathway into compliance.

Alternatives:

Four alternatives were reviewed to provide a broader understanding of the range of options available for consideration. Alternatives A and A (partial) provide the basis for the range of costs to construct a facility capable of hosting programs, meeting space, and potential rental opportunities. Alternative B (demolish and rebuild) was not considered per previous discussion. Alternative C (Preservation) preserves the “shell” of the facility and makes necessary repairs to the interior, however, is a non-occupied facility. Finally, Alternative D (Demolition) assumes demolition of the facility with no replacement.

Unit costs from the 2015 M. Sandoval report are used as baseline unit costs for all alternatives studied. Costs associated with square footage are assumed to scale linearly with amount of square footage renovated. Other costs, such as site improvements, are fixed, and do not scale with the size of the renovation.

Options

1. Alternative A, revises the original construction budget provided in the M. Sandoval Report by removing parking in Redwood Grove and incorporates a new accessible path connecting Shoup Park to Redwood Grove.

Advantages: A full renovation of the Halsey House would provide Recreation and Community Services with roughly 4,000 square feet of interior space to be used for programs. Additionally, the design alternative provides exterior restrooms that serve both users of the facility and greater Redwood Grove Nature Preserve.

Disadvantages: At \$3.2M, Alternative A is the most costly option.



Subject: Receive an update on the Halsey House Feasibility Study, and direct staff accordingly

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2. Alternative A (partial) represent a partial renovation and partial demolition concept intended to reduce the overall cost of the project. 1,200 square feet is an assumed square footage an only intended to provide a range of costs in association with Alternative A. The 1,200 square feet of renovated area would preserve one “wing” of the U-shaped house as well as the courtyard. Restrooms for the facility would need to be incorporated into this square footage further limiting available program space. If the decision were to preserve the remainder of the facility instead of demolition, there would be additional costs of approximately \$450,000. For reference, the Neutra House is approximately 900 square feet and primarily used for meeting and rental opportunities.

Advantages: The alternative is intended to provide a “range” of potential renovation options with Alternative A. The estimate for a 1,200 square foot partial renovation and partial demolition is \$1.5M

Disadvantages: Reduced square footage limits programming options for Recreation and Community Services programs. A partial demolition of the facility would not be in accordance with the Secretary of the Interior Standards and would require an environmental review and potential mitigation measures for loss of historical significance.

3. Alternative C, Preservation of the Halsey House would perform a renovation of the exterior “shell” of the facility and thorough repair of damaged interiors, including structural components, however, the interior space would not be completed to a finished state and the facility would not be able to be occupied. Life safety requirements triggered by occupancy such as roadway improvements, water infrastructure improvements, utilities, etc. would not be need to be performed at this time.

Advantages: At \$700,000, this option would ensure the building does not deteriorate further and would meet the standards of the Secretary of the Interior for historic preservation. Work done under this alternative would be necessary in any full renovation option and would allow the City additional time to explore a final alternative.

Disadvantages: Savings under this option are due to the facility not being occupied.

4. Alternative D, Demolition of the Halsey House would demolish the facility and provide no new interior program space in Redwood Grove.

Advantages: At roughly \$115,000, demolition of the facility is the least costly option.

Disadvantages: Demolition of the facility would require an environmental review and potential mitigation measures for loss of historical significance.



Subject: Receive an update on the Halsey House Feasibility Study, and direct staff accordingly

Recommendation

Staff seeks direction from Council identifying an alternative to pursue. If Council considers Alternatives A, A(partial), or C (Preservation) it is recommended to proceed forward with temporary measures identified in the 2015 M. Sandoval Report by making immediate repairs to prevent further deterioration from weather and vandalism. It is estimated by staff to cost \$25,000 to perform the temporary measures.

memo berkeley

to **Dave Brees**
from **Tim Gilbert, CASp, ICC**
re **Redwood Grove Path of Travel**
date **March 21, 2016**

I conducted a field visit to Redwood Grove in Los Altos on Tuesday, February 23, 2016, with Dave Brees and Chris Lamm. The purpose of the site visit was to meet with City of Los Altos staff to discuss accessible parking at Redwood Grove, review options for an accessible pedestrian path of travel to the Redwood Grove facility, and review the regulatory triggers that would require accessibility modification to parking and path of travel.

Accessible Parking

A driveway connects the Redwood Grove facility to University Avenue but is signed for authorized vehicles only. There is no parking lot at the Redwood Grove.

The Americans with Disabilities Act (ADA) and the California Building Code (CBC) do not require that parking be provided at a facility. However, if parking is provided serving a facility or site, then accessible parking including striping and signage is required in the parking lot and must be the nearest space(s) to the facility. Since there is no parking lot at the Redwood Grove, accessible parking is not required.

Pedestrian Access

Pedestrian access to Redwood Grove is provided either by traveling down the service drive from University Avenue, or via a trail connection from Shoup Park. Neither pedestrian access route is currently compliant with the ADA Standards or the CBC regulations for exterior paths of travel.

Option 1: The driveway access to Redwood Grove from University Avenue has a running slope that exceeds the maximum slope for an accessible path of travel. The driveway right-of-way may be wide enough to accommodate both a pedestrian route and a vehicle route, however mature trees, a residential driveway, and a substantial running grade would need to be accommodated.

Option 2: The path of travel to Redwood Grove from Shoup Park includes an existing 235 linear foot trail section along Adobe Creek with a non-compliant slope and non-

compliant surface material. Improving this section of the route would require modifying the trail to include a four foot wide (minimum) path of travel with slopes not exceeding five percent and cross slopes not exceeding two percent and a firm and stable surface.

The path of travel between the trail section described above and the parking lot at Shoup Park consists of an accessible section of decomposed granite paving through Patriot Square, and a sloping asphalt path that connects Patriot Corner to the parking area at Shoup Park. Improving this asphalt path section to provide a compliant path of travel would include minor alteration of the slope and cross slope. An eight foot long segment just past a concrete pad has a running slope in excess of eight percent.

Installation of an International Symbol of Accessibility at the Shoup Park parking area entry to the Patriot Corner/Forest Grove path would indicate that the path on the left from the parking area is the accessible route.

Conclusion: Based on observation, it is my opinion that Option 2 will provide the highest level of pedestrian access to Redwood Grove, and may be accomplished with the least impact and cost. Improvements will need to be designed in compliance with ADA standards and CBC regulations.

Improvements at Redwood Grove that Trigger Access Improvement Requirements

Alterations and/or new construction to the building or site at Forest Grove will require pedestrian path of travel improvements. The ADA and the CBC do not mandate that parking be provided for alterations, new construction or when site capacity is increased. However, if parking is provided or expanded at this site, both the ADA and CBC require that accessible parking be provided based on the total number of parking spaces provided.

Alternative A - Revised Per December 8, 2015 Discussion

Description: Full Renovation (Remove Parking at Redwood Grove and incorporate ADA path to Shoup Park)

Estimate By: Chris Lamm

Assumed Square Footage: 4,000 SF

Division 1000 - General Conditions					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Project Superintendent	24	Weeks	3,925.00	\$94,200.00	Onsite Project Superintendent 24 weeks Full time supervision (6 Months)
Project Manager	24	Weeks	1,623.96	\$38,975.00	Interface with Building Department, City Officials, Public works, Fire Department
Administrative Assistant	24	Weeks	1,015.83	\$24,380.00	Administrative assistant services
Clean-Up	1	LS	18,700.00	\$18,700.00	Construction Clean up
Final Clean-Up	1	LS	12,890.00	\$12,890.00	Final Clean up prior to C.O. O.
Equipment Rental	24	Weeks	312.50	\$7,500.00	Lifts, Cranes, Air Compressor, Fork truck, Misc items
Temp. Barricades	24	Weeks	50.00	\$1,200.00	
Temp. Power	24	Weeks	203.13	\$4,875.00	Temp power pole from PG&E
Temp. Phone	24	Weeks	38.67	\$928.00	
Temp. Office Trailer	24	Weeks	500.00	\$12,000.00	Construction Trailer on Site
Temp. Construction Fence	24	Weeks	152.08	\$3,650.00	Temp Fence for Security, & Safety
Temp. Toilet Facilities	24	Weeks	54.67	\$1,312.00	
Construction Water	24	Weeks	35.42	\$850.00	
Dump Fees	1	LS	18,980.00	\$18,980.00	40 yd dumpsters
Asbestos Abatement/Report *	1	LS	5,000.00	\$5,000.00	Any hazardous material handling excluded
Division 2000 - Sitework / Demolition					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Electrical	4000	SF	\$0.90	\$3,600.00	Demo
Plumbing	4000	SF	\$0.56	\$2,250.00	Demo
Soffit	4000	SF	\$0.81	\$3,235.00	Demo
Flooring	4000	SF	\$3.75	\$15,000.00	Demo
Walls	4000	SF	\$4.11	\$16,450.00	Demo
Paving	7000	SF	\$14.00	\$98,000.00	7000 SF (14' roadway x 500 ft. long - No Parking)
Storm Drainage	1	LS	\$8,575.00	\$8,575.00	
Retaining Walls	740	SF	\$44.43	\$32,880.00	740 sq ft of 3.4 ft retaining walls
Shoring/Underpinning/ dispose	50	YDS	\$659.60	\$32,980.00	50 yds of Dirt from under the house
Landscape/Irrigation	1	LS	\$12,500.00	\$12,500.00	
New Pavers in Court yard	1400	SF	\$12.46	\$17,450.00	1400 sq. ft of New Interlocking Pavers
New ADA Path to Shoup	1200	SF	\$18.00	\$21,600.00	300 ft x 4' wide accessible pathway to Shoup Park
Division 3000 Concrete					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Concrete:	4000	SF	\$6.18	\$24,725.00	
Forms/footings	4000	SF	\$8.57	\$34,280.00	
Stairs/Exterior Ramps	4000	SF	\$16.72	\$66,880.00	concrete
Reinforcing Steel	4000	SF	\$2.23	\$8,905.00	
Slab	4000	SF	\$9.75	\$39,000.00	new slab for 154 ft of house foundation (rework existing Foundation)
Install New RR pad	1000	SF	\$35.00	\$35,000.00	Restroom & storage building 1000 sq ft slab
Division 4000 Masonry					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Masonry	4000	SF	\$3.22	\$12,890.00	Re Pair exterior of the existing House
Division 5000 Metals					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Structural Steel	4000	SF	\$1.36	\$5,430.00	
Heidi Brackets/Earth quake bracing	4000	SF	\$3.92	\$15,678.00	for Refab of Existing House
Iron, Misc.	4000	SF	\$0.72	\$2,890.00	
Division 6000 Carpentry					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Refab Existing House	4500	SF	\$14.17	\$63,780.00	Refab of Existing house, New RR Building and New Storage Building
Rough Carpentry	4000	SF	\$14.47	\$57,880.00	Rework existing walls, floors of House
Finish Carpentry	4000	SF	\$3.24	\$12,955.00	Window, door cabinet trim
Glue Lam Beams, Trusses	4000	SF	\$3.86	\$15,455.00	structural beams
Plywood	4000	SF	\$4.97	\$19,870.00	Remove & Replace Roofing Plywood dry rot
Hand Rails	4000	SF	\$6.75	\$27,000.00	124 ft of SS hand rails
Division 7000 Thermal /Moisture					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Insulation	4000	SF	\$3.65	\$14,588.00	R-30 insulation

Alternative A - Revised Per December 8, 2015 Discussion

Description: Full Renovation (Remove Parking at Redwood Grove and incorporate ADA path to Shoup Park)

Estimate By: Chris Lamm

Assumed Square Footage: 4,000 SF

Built-Up Roofing	4000	SF	\$16.97	\$67,890.00	Demo Remove Clean and replace
Flashing & Sheetmetal	4000	SF	\$1.00	\$3,980.00	
Joint Sealers	4000	SF	\$0.64	\$2,540.00	
Roof for New RR Building	1	LS	\$12,970.00	\$12,970.00	NEW RR building
Division 8000 Doors / Windows					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Doors\Windows\	4000	SF	\$7.47	\$29,874.00	
Special Doors	4000	SF	\$1.15	\$4,589.00	
Glass/Glazing	4000	SF	\$4.15	\$16,589.00	
key locks	4000	SF	\$0.25	\$1,019.15	
Division 9000 Finishes					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Drywall	4000	SF	\$14.46	\$57,838.00	
Painting	4000	SF	\$10.37	\$41,492.00	
Carpet/base	4000	SF	\$1.70	\$6,800.00	
Sheetvinyl Flooring	4000	SF	\$1.72	\$6,880.00	
Vinyl Plank & Base	4000	SF	\$3.52	\$14,062.00	
Ceramic Tile	1	LS	\$25,890.00	\$25,890.00	All New RR Building
Division 1000 Specialties					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Toilet Partitions	1	LS	\$15,000.00	\$15,000.00	All New RR Building
Toilet Accessories	1	LS	\$2,980.00	\$2,980.00	All New RR Building
Fire Extinguishers, Cabinets & Access.	1	LS	\$680.00	\$680.00	New RR Building & Existing House
Handicap Striping/Signs/Logo	1	LS	\$1,280.00	\$1,280.00	All New RR Building
Division 11000 Equipment					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Kitchen Appliances	1	LS	\$8,690.00	\$8,690.00	Gas Stove Top, Refrig SS, Microwave , Coffee Maker
Division 12000 Furnishings					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Cabinets & Laminated Plastic Tops	4000	SF	\$4.95	\$19,800.00	12 ft cabinets upper & lower with Granite counter top
Division 15000 Mechanical					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
HVAC	4000	SF	\$49.89	\$199,565.00	
Plumbing	4000	SF	\$14.47	\$57,890.00	10 Fixtures in New RR building, 1 new for House, 1 for Jan closet, 1 for Kitchen
Fire Sprinklers/Fire Engineering	4000	SF	\$39.69	\$158,760.00	Comm Sprinklers Steel pipe for New public RR bldg, and existing house(Fire Engr)
Fire Water Storage Tank	1	LS	\$85,000.00	\$85,000.00	Double steel wall Water storage Tank (60,000 Gallons) Fire De4partment Requirement
Fire Pump	1	LS	\$139,555.00	\$139,555.00	2-220 volt 35 amp fire pump 2 Barrel Pumps
Under Ground Piping	1	LS	\$136,500.00	\$136,500.00	1500 ft of 6" steel Fire Protection pipe , 2 Fire Hydrants
New Gas line	1	LS	\$53,885.00	\$53,885.00	
Division 16000 Electrical					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
New Electrical service (400 Amp)	1	LS	\$55,000.00	\$55,000.00	PG&E Fees 400 Amp New Service
Security Alarm System	4000	SF	\$7.50	\$30,000.00	
Communication Cabling/Data	4000	SF	\$7.19	\$28,760.00	
				\$2,252,924.15	SUB-TOTAL HARD COSTS
				\$225,292.42	A/E Fees (10%)
				\$67,587.72	Permitting (3%)
				\$67,587.72	Fixtures Furnishing and Equipment (3%)
				\$180,233.93	Construction Profit and Overhead (8%)
				\$45,058.48	Construction Bonds/Insurance (2%)
				\$337,938.62	Contingency (15%)
				\$3,176,623.05	TOTAL COST

Alternative A (Partial Demo and Partial Renovation)

Description: 1,200 SF Renovation (Does not include exterior Restroom)

Estimate By: Chris Lamm

Assumed Square Footage: 1,200 SF

Division 1000 - General Conditions					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Project Superintendent	12	Weeks	3,925.00	\$47,100.00	Onsite Project Superintendent 24 weeks Full time supervision (6 Months)
Project Manager	12	Weeks	1,623.96	\$19,487.52	Interface with Building Department,City Officials ,Public works, Fire Department
Administrative Assistant	12	Weeks	1,015.83	\$12,189.96	Administrative assistant services
Clean-Up	1	LS	18,700.00	\$18,700.00	Construction Clean up
Final Clean-Up	1	LS	12,890.00	\$12,890.00	Final Clean up prior to C.O. O.
Equipment Rental	12	Weeks	312.50	\$3,750.00	Lifts,Cranes, Air Compressor, Fork truck, Misc items
Temp. Barricades	12	Weeks	50.00	\$600.00	
Temp. Power	12	Weeks	203.13	\$2,437.56	Temp power pole from PG&E
Temp. Phone	12	Weeks	38.67	\$464.04	
Temp. Office Trailer	12	Weeks	500.00	\$6,000.00	Construction Trailer on Site
Temp. Construction Fence	12	Weeks	152.08	\$1,824.96	Temp Fence for Security,& Safety
Temp. Toilet Facilities	12	Weeks	54.67	\$656.04	
Construction Water	12	Weeks	35.42	\$425.04	
Dump Fees	1	LS	18,980.00	\$18,980.00	40 yd dumpsters
Asbestos Abatement/Report *	1	LS	5,000.00	\$5,000.00	Any hazardous material handling excluded
Division 2000 - Sitework / Demolition					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Demolition	1800	SF	\$9.75	\$17,550.00	Demolition of Remainder of the House
Electrical	1200	SF	\$0.90	\$1,080.00	Demo
Plumbing	1200	SF	\$0.56	\$672.00	Demo
Soffit	1200	SF	\$0.81	\$972.00	Demo
Flooring	1200	SF	\$3.75	\$4,500.00	Demo
Walls	1200	SF	\$4.11	\$4,932.00	Demo
Paving	7000	SF	\$14.00	\$98,000.00	7000 SF (14' roadway x 500 ft. long - No Parking)
Storm Drainage	1	LS	\$8,575.00	\$8,575.00	
Retaining Walls	740	SF	\$44.43	\$32,878.20	740 sq ft of 3.4 ft retaining walls
Shoring/Underpinning/ dispose	15	YDS	\$659.60	\$9,894.00	15 yds of Dirt from under the house
Landscape/Irrigation	1	LS	\$12,500.00	\$12,500.00	
New Pavers in Court yard	1400	SF	\$12.46	\$17,444.00	1400 sq. ft of New Interlocking Pavers
New ADA Path to Shoup	1200	SF	\$18.00	\$21,600.00	300 ft x 4' wide accessible pathway to Shoup Park
Division 3000 Concrete					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Concrete:	1200	SF	\$6.18	\$7,416.00	
Forms/footings	1200	SF	\$8.57	\$10,284.00	
Stairs/Exterior Ramps	1200	SF	\$16.72	\$20,064.00	concrete
Reinforcing Steel	1200	SF	\$2.23	\$2,676.00	
Slab	1200	SF	\$9.75	\$11,700.00	new slab for 154 ft of house foundation (rework existing Foundation)
Division 4000 Masonry					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Masonry	1200	SF	\$3.22	\$3,864.00	Re Pair exterior of the existing House
Division 5000 Metals					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Structural Steel	1200	SF	\$1.36	\$1,632.00	
Heidi Brackets/Earth quake bracing	1200	SF	\$3.92	\$4,704.00	for Refab of Existing House
Iron, Misc.	1200	SF	\$0.72	\$864.00	
Division 6000 Carpentry					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Refab Existing House	1200	SF	\$14.17	\$17,004.00	Refab of Existing house, New RR Building and New Storage Building
Rough Carpentry	1200	SF	\$14.47	\$17,364.00	Rework existing walls, floors of House
Finish Carpentry	1200	SF	\$3.24	\$3,888.00	Window,door cabinet trim
Glue Lam Beams, Trusses	1200	SF	\$3.86	\$4,632.00	structural beams
Plywood	1200	SF	\$4.97	\$5,964.00	Remove & Replace Roofing Plywood dry rot
Hand Rails	1200	SF	\$6.75	\$8,100.00	124 ft of SS hand rails
Division 7000 Thermal /Moisture					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Insulation	1200	SF	\$3.65	\$4,380.00	R-30 insulation
Built-Up Roofing	1200	SF	\$16.97	\$20,364.00	Demo Remove Clean and replace
Flashing & Sheetmetal	1200	SF	\$1.00	\$1,200.00	

Alternative A (Partial Demo and Partial Renovation)

Description: 1,200 SF Renovation (Does not include exterior Restroom)

Estimate By: Chris Lamm

Assumed Square Footage: 1,200 SF

Joint Sealers	1200	SF	\$0.64	\$768.00	
Division 8000 Doors / Windows					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Doors\Windows\	1200	SF	\$7.47	\$8,964.00	
Special Doors	1200	SF	\$1.15	\$1,380.00	
Glass/Glazing	1200	SF	\$4.15	\$4,980.00	
key locks	1200	SF	\$0.25	\$300.00	
Division 9000 Finishes					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Drywall	1200	SF	\$14.46	\$17,352.00	
Painting	1200	SF	\$10.37	\$12,444.00	
Carpet/base	1200	SF	\$1.70	\$2,040.00	
Sheetvinyl Flooring	1200	SF	\$1.72	\$2,064.00	
Vinyl Plank & Base	1200	SF	\$3.52	\$4,224.00	
Division 1000 Specialties					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Fire Extinguishers, Cabinets & Access.	1	LS	\$680.00	\$680.00	Existing House
Division 11000 Equipment					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Kitchen Appliances	1	LS	\$5,000.00	\$5,000.00	Gas Stove Top, Refrig SS, Microwave , Coffee Maker
Division 12000 Furnishings					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Cabinets & Laminated Plastic Tops	1200	SF	\$4.95	\$5,940.00	12 ft cabinets upper & lower with Granite counter top
Division 15000 Mechanical					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
HVAC	1200	SF	\$49.89	\$59,868.00	
Plumbing	1200	SF	\$14.47	\$17,364.00	10 Fixtures in New RR building, 1 new for House, 1 for Jan closet, 1 for Kitchen
Fire Sprinklers/Fire Engineering	1200	SF	\$39.69	\$47,628.00	Comm Sprinklers Steel pipe for New public RR bldg, and existing house(Fire Engr)
Fire Water Storage Tank	1	LS	\$50,000.00	\$50,000.00	Double steel wall Water storage Tank (60,000 Gallons) Fire Department Requirement
Fire Pump	1	LS	\$80,000.00	\$80,000.00	2-220 volt 35 amp fire pump 2 Barrel Pumps
Under Ground Piping	1	LS	\$136,500.00	\$136,500.00	1500 ft of 6" steel Fire Protection pipe , 2 Fire Hydrants
New Gas line	1	LS	\$53,885.00	\$53,885.00	
Division 16000 Electrical					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
New Electrical service (400 Amp	1	LS	\$55,000.00	\$55,000.00	PG&E Fees 400 Amp New Service
Security Alarm System	1200	SF	\$7.50	\$9,000.00	
Communication Cabling/Data	1200	SF	\$7.19	\$8,628.00	
				\$1,111,211.32	SUB-TOTAL HARD COSTS
				\$111,121.13	A/E Fees (10%)
				\$33,336.34	Permitting (3%)
				\$33,336.34	Fixtures Furnishing and Equipment (3%)
				\$88,896.91	Construction Profit and Overhead (8%)
				\$22,224.23	Construction Bonds/Insurance (2%)
				\$166,681.70	Contingency (15%)
				\$1,566,807.96	TOTAL COST

Alternative C - Preservation

Description: 4,000 SF Preservation of the facility. Not to be occupied

Estimate By: Chris Lamm

Assumed Square Footage: 4,000 SF

Division 1000 - General Conditions					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Project Superintendent	12	Weeks	3,925.00	\$47,100.00	Onsite Project Superintendent 24 weeks Full time supervision (6 Months)
Project Manager	12	Weeks	1,623.96	\$19,487.52	Interface with Building Department, City Officials, Public works, Fire Department
Final Clean-Up	1	LS	12,890.00	\$12,890.00	Final Clean
Equipment Rental	12	Weeks	312.50	\$3,750.00	Lifts, Cranes, Air Compressor, Fork truck, Misc items
Temp. Barricades	12	Weeks	50.00	\$600.00	
Temp. Power	12	Weeks	203.13	\$2,437.56	Temp power pole from PG&E
Temp. Phone	12	Weeks	38.67	\$464.04	
Temp. Office Trailer	12	Weeks	500.00	\$6,000.00	Construction Trailer on Site
Temp. Construction Fence	12	Weeks	152.08	\$1,824.96	Temp Fence for Security, & Safety
Temp. Toilet Facilities	12	Weeks	54.67	\$656.04	
Construction Water	12	Weeks	35.42	\$425.04	
Dump Fees	1	LS	18,980.00	\$18,980.00	40 yd dumpsters
Asbestos Abatement/Report *	1	LS	5,000.00	\$5,000.00	Any hazardous material handling excluded
Division 2000 - Sitework / Demolition					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Electrical	4000	SF	\$0.90	\$3,600.00	Demo
Plumbing	4000	SF	\$0.56	\$2,240.00	Demo
Soffit	4000	SF	\$0.81	\$3,240.00	Demo
Flooring	4000	SF	\$3.75	\$15,000.00	Demo
Walls	4000	SF	\$4.11	\$16,440.00	Demo
Grading for Stormwater	1	LS	\$10,000.00	\$10,000.00	
Division 3000 Concrete					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Slab	4000	SF	\$9.75	\$39,000.00	new slab for 154 ft of house foundation (rework existing Foundation)
Division 4000 Masonry					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Masonry	4000	SF	\$3.22	\$12,880.00	Repair exterior of the existing House
Division 5000 Metals					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Structural Steel	4000	SF	\$1.36	\$5,440.00	
Heidi Brackets/Earth quake bracing	4000	SF	\$3.92	\$15,680.00	for Refab of Existing House
Iron, Misc.	4000	SF	\$0.72	\$2,880.00	
Division 6000 Carpentry					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Rough Carpentry	4000	SF	\$14.47	\$57,880.00	Rework existing walls, floors of House
Glue Lam Beams, Trusses	4000	SF	\$3.86	\$15,440.00	structural beams
Plywood	4000	SF	\$4.97	\$19,880.00	Remove & Replace Roofing Plywood dry rot
Division 7000 Thermal /Moisture					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Insulation	4000	SF	\$3.65	\$14,600.00	R-30 insulation
Built-Up Roofing	4000	SF	\$16.97	\$67,880.00	Demo Remove Clean and replace
Flashing & Sheetmetal	4000	SF	\$1.00	\$4,000.00	
Joint Sealers	4000	SF	\$0.64	\$2,560.00	
Division 8000 Doors / Windows					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Doors\Windows\	4000	SF	\$7.47	\$29,880.00	
key locks	4000	SF	\$0.25	\$1,000.00	
Division 9000 Finishes					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Drywall	4000	SF	\$14.46	\$57,840.00	
				\$516,975.16	SUB-TOTAL HARD COSTS
				\$51,697.52	A/E Fees (10%)
				\$15,509.25	Permitting (3%)
				\$41,358.01	Construction Profit and Overhead (8%)

Alternative C - Preservation

Description: 4,000 SF Preservation of the facility. Not to be occupied

Estimate By: Chris Lamm

Assumed Square Footage: 4,000 SF

				\$10,339.50	Construction Bonds/Insurance (2%)
				\$77,546.27	Contingency (15%)
				\$713,425.72	TOTAL COST

Alternative D
 Description: Demolition
 Estimate By: Chris Lamm
 Assumed Square Footage: N/A

Division 1000 - General Conditions					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Project Superintendent	3	Weeks	3,925.00	\$11,775.00	Onsite Project Superintendent 24 weeks Full time supervision (6 Months)
Project Manager	3	Weeks	1,623.96	\$4,871.88	Interface with Building Department, City Officials, Public works, Fire Department
Final Clean-Up	1	LS	12,500.00	\$12,500.00	Final Clean up
Temp. Phone	3	Weeks	38.67	\$928.00	
Temp. Construction Fence	3	Weeks	152.00	\$3,650.00	Temp Fence for Security, & Safety
Temp. Toilet Facilities	3	Weeks	54.67	\$1,312.00	
Construction Water	3	Weeks	35.42	\$850.00	
Dump Fees	1	LS	18,980.00	\$18,980.00	40 yd dumpsters
Asbestos Abatement/Report *	1	LS	5,000.00	\$5,000.00	Any hazardous material handling excluded
Division 2000 - Sitework / Demolition					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Demolition	4000	SF	\$9.75	\$39,000.00	Demolition of Remainder of the House
				\$98,866.88	SUB-TOTAL HARD COSTS
				\$2,966.01	Permitting (3%)
				\$3,120.00	Construction Profit and Overhead (8%)
				\$780.00	Construction Bonds/Insurance (2%)
				\$5,850.00	Contingency (15%)
				\$111,582.89	TOTAL COST

Temporary Measures

Description: Perform temporary measures to reduce risk of further deterioration

Estimate By: Chris Lamm

Assumed Square Footage: N/A

Division 1000 - General Conditions					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Fencing	1	LS	5,000.00	\$5,000.00	Temp Fence for Security,& Safety
Division 2000 - Sitework / Demolition					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Grading for Stormwater	1	LS	\$10,000.00	\$10,000.00	Re-grade the back of house to prevent stormwater intrusion
Tree/Landscape Trimming				N/A	Can be performed by staff
Division 7000 Thermal /Moisture					
Item	Qty	Unit	Unit Cost	Line Item Cost	Notes
Patch Roofing/Misc Openings	1	LS	\$10,000.00	\$10,000.00	Patch/Secure opening to prevent further deterioration
				\$25,000.00	SUB-TOTAL HARD COSTS
				\$25,000.00	TOTAL COST