

Kensington Fire Protection District
Public Safety Building Renovation
Financing

Costs Have Been Updated Pursuant to Draft Project Budget

<u>Total Renovation Cost</u>	Total	FY 2021	FY 2022	FY 2023
Design/Planning/Management	\$ 808,430	\$ 500,000	\$ 123,372	\$ 185,058
Construction	5,171,243		2,068,497	3,102,746
Project Contingency	725,831		290,332	435,499
Temporary Facility	974,500		974,500	
Additional Costs -Per Project Cost Report	304,137	91,241	106,448	106,448
Total	\$ 7,984,141	\$ 591,241	\$ 3,563,149	\$ 3,829,751

Financing Options

- Reserves 100%
- Reserves Combined with Construction Loan (CSDA Finance or Other)

KPPCSD Occupied Space (Option B potential)

Construction Cost - based on square footage	\$ 972,946
Soft Cost Estimate - 25%	243,237
Total Estimated Construction Cost	\$ 1,216,183

Options for Funding

- Lump Sum (reserves or loan from KFPD)
- Amortized Over 15-20 Years
- Incorporated into Monthly Lease Payment

Amortized (Rate = 5%)	15 Years	20 Years
Monthly	\$9,617.49	\$8,026.27
Annual	\$ 115,410.00	\$ 96,315.00

04/01/2021 NOTES:

- 1.) Presented at KFPD Board Mtg on 09/30/2020
- 2.) KPPCSD cost share based on "Option B" which is obsolete but this appears to be a reliable rough estimate based on the most recent option.
- 3.) The draft KPPCSD Loan option above shows 15yr or 20yr repayment options whereas the precedent of the 1999 agreement was 10yrs. Relative to this issue, please see the attached KFPD funding schedule which shows that the KFPD reserves would be drained over three years compared to the substantially longer reimbursement period suggested above. Pending further financial analysis, a shorter repayment period may be required.

Kensington Fire Protection District
 Projected Reserve Balances Including Project Cost Outflow

	FY 2021 Budget	FY 2022 Budget	FY 2023 Budget	FY 2024 Budget	FY 2025 Budget
Operating					
Beginning Balance	\$ 5,413,569	\$ 5,305,337	\$ 5,901,203	\$ 3,626,357	\$ 4,260,296
Revenues	\$ 4,679,910	\$ 4,767,813	\$ 4,901,955	\$ 5,004,179	\$ 5,096,335
Expenditures	\$ (4,180,831)	\$ (4,014,636)	\$ (4,119,490)	\$ (4,212,929)	\$ (4,323,024)
Transfer In					
Transfer Out-Capital	\$ (607,311)	\$ (157,311)	\$ (157,311)	\$ (157,311)	\$ (157,311)
Transfer Out-PSB			\$ (2,900,000)		
Ending Balance	\$ 5,305,337	\$ 5,901,203	\$ 3,626,357	\$ 4,260,296	\$ 4,876,296
EC Contract Reserve	(3,500,000)	(3,563,145)	(3,500,000)	(3,500,000)	(3,500,000)
Operating Reserves	\$ 1,805,337	\$ 2,338,058	\$ 126,357	\$ 760,296	\$ 1,376,296
Capital Outlay					
Beginning Balance	\$ 4,047,723	\$ 4,116,413	\$ 764,092	\$ 5,585	\$ 162,969
Revenues	52,620	53,513	9,933	73	2,119
Expenditures	(591,241)	(3,563,145)	(3,825,751)		
Transfer In-Capital Funding	607,311	157,311	157,311	157,311	157,311
Transfer In-Operating			2,900,000		
Transfer Out					
Capital Outlay Reserves	\$ 4,116,413	\$ 764,092	\$ 5,585	\$ 162,969	\$ 322,399
<i>Options to Funding Include Short-Term Loan Through CSDA Program</i>					

04/01/2021 NOTES:

- 1.) Presented at KFPD Board Mtg on 09/30/2020



CSDA Finance Corporation



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PREPARED BY CSDA FINANCE CORPORATION

DATE: September 21, 2020

PROPOSED LEASE PURCHASE FOR: Kensington Fire Protection District

RE: Building Renovation

NOTE: TERMS ARE BASED UPON LEASE BEING BANK QUALIFIED

Purchase Option amount is exclusive of the rental payment due on same date.

Interest rate quote is valid for an acceptance within 15 days and lease funding within 60 days.

Payments: Annually in arrears	Financing Amount \$2,000,000	Interest Rate 2.35%	Term 5 Years
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PMT #	Due Date	Rent Payment	To Principal	To Interest	Purchase Option
1		\$428,636.59	\$381,636.59	47,000.00	
2		428,636.59	390,605.05	38,031.54	
3		428,636.59	399,784.27	28,852.32	844,533.57
4		428,636.59	409,179.20	19,457.39	427,170.79
5		428,636.59	418,794.89	9,841.70	0.00

TOTALS:	<u>\$2,143,182.95</u>	<u>\$2,000,000.00</u>	<u>\$143,182.95</u>
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Approved and agreed to: Kensington Fire Protection District

By: _____

Date: _____

Title: _____

04/01/2021 NOTES:

1.) Presented at KFPD Board Mtg on 09/30/2020



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Purchase Option amount is exclusive of the rental payment due on same date.

Interest rate quote is valid for an acceptance within 15 days and lease funding within 60 days.

Payments: Annually in arrears	Financing Amount \$2,000,000	Interest Rate 2.75%	Term 10 Years
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PMT #	Due Date	Rent Payment	To Principal	To Interest	Purchase Option
1		\$231,479.44	\$176,479.44	55,000.00	
2		231,479.44	181,332.62	50,146.82	
3		231,479.44	186,319.27	45,160.17	
4		231,479.44	191,443.05	40,036.39	
5		231,479.44	196,707.74	34,771.70	1,089,072.24
6		231,479.44	202,117.20	29,362.24	882,912.69
7		231,479.44	207,675.42	23,804.02	671,083.77
8		231,479.44	213,386.50	18,092.94	453,429.54
9		231,479.44	219,254.62	12,224.82	229,789.82
10		231,479.44	225,284.14	6,195.30	0.00

TOTALS:	<u>\$2,314,794.40</u>	<u>\$2,000,000.00</u>	<u>\$314,794.40</u>
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By: _____

Date: _____

Title: _____



04/01/2021 NOTES:

Cost Model Manager - Preliminary Project Cost Report

1.) Presented at KFPD Board Mtg on 09/30/2020

SUMMARY	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Land Acquisition	\$0	\$0	Not Applicable
Entitlements & Permits	\$67,238	\$10	Planning, Building fees
Design, Planning and Management	\$808,430	\$125	Architects, Engineers, Project/Construction Management
Construction and Related Costs	\$5,171,243	\$798	Construction, Utilities, Inspections, Change Order Contingency
Telephone and Data Systems	\$102,200	\$16	Servers, racks, communication equipment etc
Furnishings, Fixtures and Equipment	\$99,700	\$15	Chairs, tables, sleeping quarter furnishings, lounge area furnishings etc
Audio Visual and Security	\$35,000	\$5	TVs, Security equipment
Owner Costs	\$974,500	\$0.00	Temporary facility costs
Project Contingency	\$725,831	\$112	10% of above costs
TOTAL PROJECTED PROJECT BUDGET	\$7,984,141	\$1,082	



Cost Model Manager - Preliminary Project Cost Report

ENTITLEMENT & PERMITS	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Entitlement Planning Fees	10,000	1.54	Allowance
		-	
Permit Building Permit	57,238	8.83	Allowance @ 1.25% of construction cost
PW Permit		-	
Fire		-	
Encroachment		-	
Total - Entitlement & Permits	67,238	\$ 9	

Cost Model Manager - Preliminary Project Cost Report

DESIGN, PLANNING & MANAGEMENT	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Design Professionals			
Architect	549,480	84.80	Allowance at 12% of construction cost
Landscape Architect		-	
Structural engineer		-	
Electrical		-	
Mechanical		-	
Plumbing		-	
Civil Engineer		-	
Data, Audio Visual, Security		-	
Food Service - kitchen design		-	
Specialty Consultants		-	
Project/Construction Management	228,950	35.33	Allowance at 5% of construction cost
Reimbursables	10,000	1.54	Allowance
Owner Direct Consultants			
Geotech	10,000	1.54	Allowance
Environmental - Hazmat	5,000	0.77	Allowance
Topo and Alta surveys	5,000	0.77	Allowance
Total - Design, Planning & Management	808,430	\$ 125	

Cost Model Manager - Preliminary Project Cost Report

CONSTRUCTION COSTS and RELATED COSTS	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Construction	4,579,000	706.64	Per estimate
Public Art	0	-	Not included
Related Costs of Construction			
Hazmat Abatement	0	-	Included in construction budget
Contractor Labor & Performance Bond	0	-	Included in construction budget
SWPPP	0	-	Not required
Utility Fees	100,000		Allowance
Fire Service	0	-	Included in utility fee
Potable, irrigation	0	-	Included in utility fee
PG&E	0	-	Included in utility fee
Cable/Telecommunications	0	-	Included in utility fee
Insurance - Builder's Risk	0	-	Not included
Testing & Inspections	34,343	5.30	Allowance @ 0.75% of building and site development cost
Change Order Contingency	457,900	70.66	Allowance @ 10% of construction cost
Total - Construction Costs	5,171,243	783	

Cost Model Manager - Preliminary Project Cost Report

TELEPHONE and DATA SYSTEMS	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Cabling	0	-	Included in construction budget
Telecom, Server, Network Switches, Comm. Equipment	97,200	15.00	Allowance, reuse existing?
Desktop/laptop computers	5,000	0.77	Allowance, reuse existing?
Total - Telephone and Data Systems	102,200	16	
FURNISHINGS, FIXTURES & EQUIPMENT	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Furnishings	97,200	15.00	Allowance, reuse existing?
Owner Supplied Breakroom Equipment	2,500	0.39	Allowance, reuse existing?
Total - Furnishings, Fixtures and Equipment	99,700	15	
AUDIO VISUAL and SECURITY	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Public announcement system	0	-	Not included
Audio Visual Systems	10,000	1.54	Allowance, reuse existing?
Assisted Listening Devices	0	-	Not included
Security System - CCTV, Card Keys etc.	25,000	3.86	Head in equipment costs allowance
Total - Audio Visual and Security	35,000	5	



Cost Model Manager - Preliminary Project Cost Report

OWNER COSTS	Estimated Budget 15-Sep-20	Anticipated Cost (AC) \$/ GSF	Comments
Legal	0	-	Not included
Staff Cost	0	-	Not included
Temp Facility	972,000	-	Preliminary budget for 14 months
Financing Fees	0	-	Not included
Ground Breaking, Project Opening etc	2,500	-	
Total - Owner Costs	974,500	0.00	



Kensington Public Safety Building
217 Arlington Avenue
Kensington, CA 94707

Conceptual Cost Plan
for
Kensington Fire Station
Renovation

July 22, 2020

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Conceptual Cost Plan

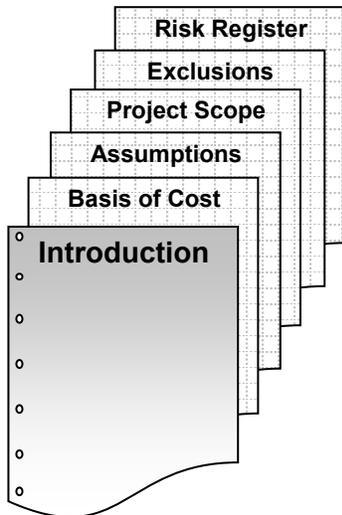
Commentary

Kensington Fire Station

Introduction
Basis of Cost
Assumptions
Exclusions

July 22, 2020

introduction

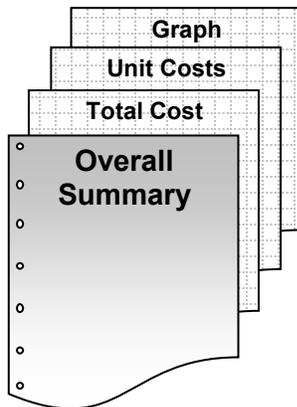


mack5 was requested to carry out a Conceptual Design Cost Plan for the renovation of existing Kensington Fire Station, located at 217 Arlington Avenue, Kensington, CA 94707

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, and exclusions to the costs which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.

Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.



project introduction

Kensington Fire Protection District proposes to renovate the existing fire station. The existing 6,060gsf, 2-story, Kensington Public Safety building houses the fire and police department. It is a wood & steel framed structure constructed in 1971. The building has undergone multiple renovation in 1998, 2004 and 2010. Trash and storage structures have been added behind the building at the north end of the parking lot.

The existing fire station includes 3-apparatus bays (converted to 2), apparatus support spaces including a workshop, medical storage and clean-up room, turnout storage and related janitor facilities, ADA restroom and station office, kitchen, dining, dayroom and laundry room, private sleeping quarters with unisex restrooms and mechanical/electrical/communications rooms.

items used for cost estimate

narrative/drawing	Preliminary Space Requirements prepared by RossDrullisCusenberry Architecture, Inc., dated 08/21/2019 Conceptual Retrofit Design prepared by IDA, dated 09/05/2019
architectural	Architectural floor plans prepared by RossDrullisCusenberry Architecture, Inc., dated 09/05/2019 A-01 Existing first floor A-02 Existing second floor Architectural floor plans prepared by RossDrullisCusenberry Architecture, Inc., dated 06/01/2020 First Floor Option B Second Floor Option B

assumptions

- (a) Construction will start in September, 2021
- (b) A construction period of 12 months
- (c) The general contract will be competitively bid by a minimum of five (5) qualified contractors
- (d) The general contractor will have full access to the site during normal business hours
- (e) There are no phasing requirements
- (f) The contractor will be required to pay prevailing wages

exclusions

- (a) Cost escalation beyond the midpoint date of March, 2022
- (b) Loose furniture and equipment except as specifically identified
- (c) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (d) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
- (e) Scope change and post contract contingencies
- (f) Environmental impact mitigation
- (g) Temporary housing for displaced management and staff
- (h) Moving and relocation cost
- (i) Utility fees

Conceptual Cost Plan

Overall Summary
Kensington Fire Station
Renovation

Gross Floor Areas
Overall Summary
Component Summary
Trade Summary

July 22, 2020

	Area	%	\$/SF	\$,000
Building Renovation	6,480	96%	\$674.83	\$4,373
Site Improvement	7,700	4%	\$26.71	\$206
TOTAL CONSTRUCTION & SITEWORK	6,480	100%	\$706.57	\$4,579

ADD Alternate: **\$,000**

ADD: Elevator and wheelchair lift \$512

Cost Allocation:

Cost Allocation to Police Department \$833

Construction Cost Analysis:	\$,000
Replacement Construction Cost	\$8,284
50% Replacement Construction Cost	\$4,142
Renovation Construction Cost (ref. Building Renovation Cost Above)	\$4,373
Overage	\$231

Conceptual Cost Plan

**Building Renovation
Kensington Fire Station**

Control Quantities
Building Renovation Summary
Detailed Cost Breakdown

July 22, 2020

Enclosed Areas		height
First floor	3,120	12.00
Second floor	3,280	14.00

Subtotal of Enclosed Area	6,400
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Covered Area	160
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Subtotal of Covered Area at half value	80
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Total of Gross Floor Area	6,480
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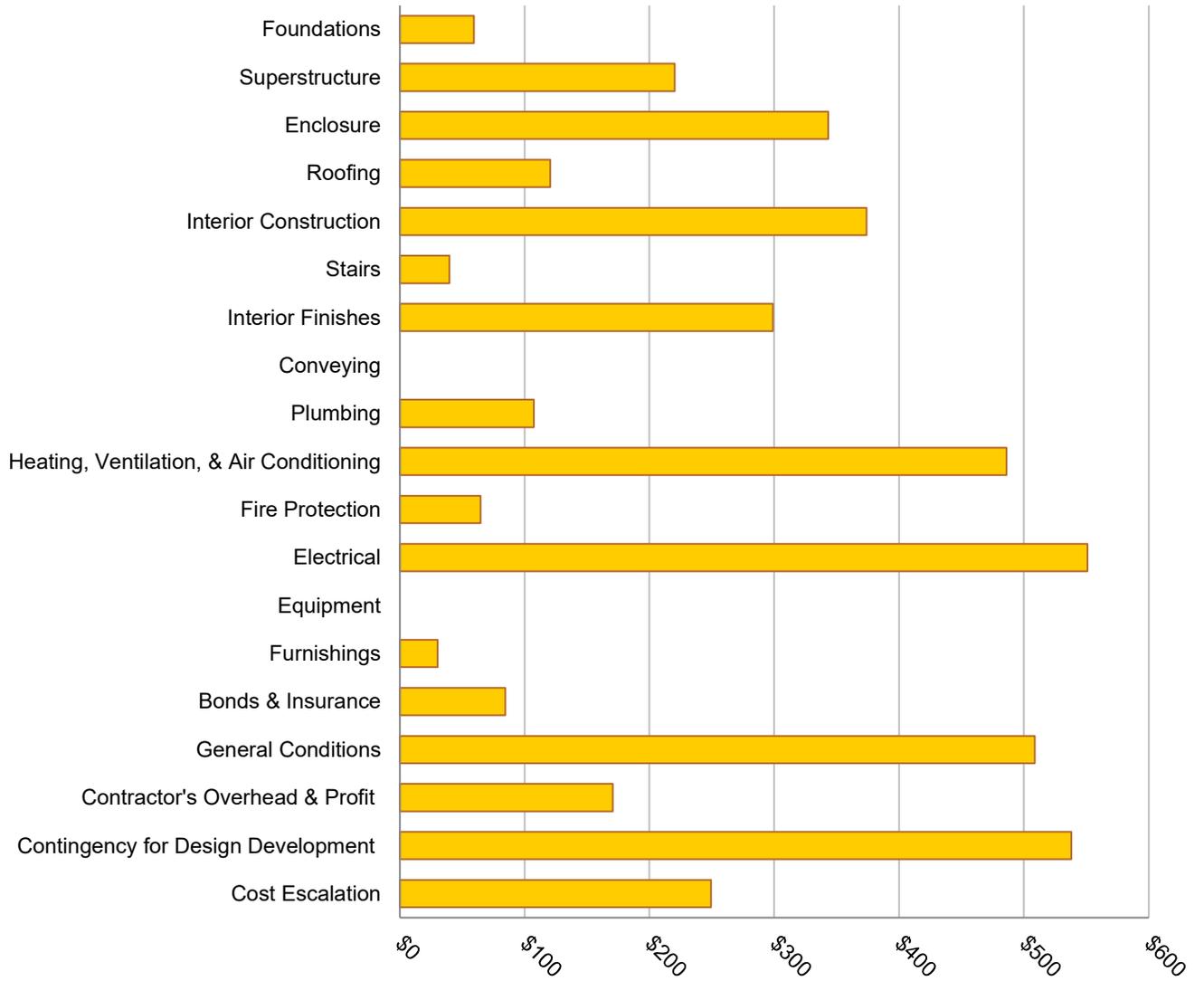
CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.309
Gross Area	6,480	SF	1.000
Enclosed Area	6,400	SF	0.988
Covered Area	160	SF	0.025
Footprint Area	3,280	SF	0.506
Volume	83,360	CF	12.864
Gross Wall Area (excluding retaining wall)	4,110	SF	0.634
Finished Wall Area	93%	3,817	SF 0.589
Windows or Glazing Area	7%	294	SF 0.045
Roof Area - Flat	3,882	SF	0.599
Roof Area - Sloping	-	SF	0.000
Roof Area - Total	3,882	SF	0.599
Roof Glazing Area	0	SF	0.000
Interior Partition Length	640	LF	0.099
Elevators (x10,000)	0	EA	0.000
Plumbing Fixtures (x1,000)	13	EA	2.006

CSI UniFormat Summary	6,480 SF	%	\$/SF	,\$000
Foundations		1%	\$9.20	\$60
Superstructure		5%	\$33.98	\$220
Enclosure		8%	\$52.97	\$343
Roofing		3%	\$18.61	\$121
Interior Construction		9%	\$57.69	\$374
Stairs		1%	\$6.17	\$40
Interior Finishes		7%	\$46.15	\$299
Conveying		0%	\$0.00	\$0
Plumbing		2%	\$16.58	\$107
Heating, Ventilation, & Air Conditioning		11%	\$75.00	\$486
Fire Protection		1%	\$10.00	\$65
Electrical		13%	\$85.00	\$551
Equipment		0%	\$0.00	\$0
Furnishings		1%	\$4.69	\$30
Selective Building Demolition		3%	\$19.41	\$126
Subtotal - Building Construction		65%	\$435.46	\$2,822
Bonds & Insurance	3.00%	2%	\$13.06	\$85
General Conditions	17.50%	12%	\$78.49	\$509
Contractor's Overhead & Profit	5.00%	4%	\$26.35	\$171
Subtotal		82%	\$553.36	\$3,586
Contingency for Design Development	15.00%	12%	\$83.00	\$538
Cost Escalation	6.04%	6%	\$38.47	\$249
TOTAL CONSTRUCTION BUDGET		100%	\$674.83	\$4,373

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Special Foundation				
11.2 Add Drilled piers to resist slope failure				
Mobilization and demobilization	1	LS	\$15,000.00	\$15,000
Testing	1	LS	\$10,000.00	\$10,000
18" diameter pier x 10' deep	3	EA	\$8,000.00	\$24,000
Slab On Grade				
Allowance to patch/repair existing slab on grade, affected by the seismic retrofit	1,060	SF	\$10.00	\$10,600
Subtotal For Foundations:				\$59,600

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Structural Mitigation				
11.1 Strengthen diaphragm and vertical transition at split level, with plywood diaphragm nailing	425	SF	\$30.00	\$12,750
11.3 Strengthen shear wall at grid 1,4,7,A&E; add plywood shearwalls and holdowns or increase nailing at existing shearwalls and replace holdowns as required	3,504	SF	\$30.00	\$105,120
11.4 Provide holddown to foundation, typical at line E (allow at 12" o.c.)	52	EA	\$205.00	\$10,660
11.4 Provide posts to end of shearwall, typical at line E (allow at 12" o.c.)	44	LF	\$205.00	\$9,020
11.5 Install additional anchor bolts to strengthen connection of moment frame to foundation	1	LS	\$3,500.00	\$3,500
11.6 Strengthen moment frame beams by adding steel to build up beam section	43	LF	\$260.00	\$11,180
11.6 Columns strengthening as required	44	LF	\$260.00	\$11,440
Roof Structure				
Extend roof structure over exterior deck; including plywood sheathing and wood framing	322	SF	\$75.00	\$24,150

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Miscellaneous				
Miscellaneous metal	6,480	GSF	\$2.00	\$12,960
Miscellaneous rough carpentry	6,480	GSF	\$1.00	\$6,480
Temporary scaffolding, shoring and safety measure	6,480	GSF	\$2.00	\$12,960
Subtotal For Superstructure:				\$220,220

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Enclosure to (E) exterior deck & App Bay 1				
Wood shingles, complete with water vapor membrane, sheathing, rigid insulation and metal stud frame	180	SF	\$105.00	\$18,900
Exterior Wall				
(N) Horizontal shingles and building paper, over existing plywood	3,637	SF	\$45.00	\$163,643
(N) gypboard, fire taped over (E) plywood - allowance	3,637	SF	\$10.00	\$36,365
Interior Finish To Exterior Wall				
Painted gypwall over insulation and metal stud frame	180	SF	\$16.00	\$2,880
Exterior Windows				
Replace (E) window to match existing	114	SF	\$140.00	\$15,890
(N) Aluminum framed window at dayroom, allow 5-0"high	180	SF	\$140.00	\$25,200
Fascias, Bands and Trims				
Architectural detailing and trim	4,110	GWA	\$3.00	\$12,330
Exterior Doors				
Existing single leaf door, refinished & repaint	5	EA	\$300.00	\$1,500
Replace (E) double leaf door to match existing - to laundry room				<i>NIC, Deleted</i>
New single leaf door to apparatus bay	1	EA	\$3,200.00	\$3,200
Overhead roll-up door at apparatus bay (re-use existing door)	2	EA	\$10,000.00	\$20,000

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Soffit				
New wood soffit	160	SF	\$75.00	\$12,000
Miscellaneous				
Caulking and sealants	6,480	GSF	\$2.00	\$12,960
(N) flashing at foundation wall	245	LF	\$75.00	\$18,375
Subtotal For Enclosure:				\$343,243

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Redo existing asphalt built up roofing system, including rigid insulation	3,560	SF	\$22.00	\$78,320
Extend roofing system to deck area	322	SF	\$50.00	\$16,100
Modification/interface to (E) roofing system	45	LF	\$150.00	\$6,750
Roofing Upstands and Sheetmetal				
Flashing, gutters and rainwater downpipes	3,882	SF	\$5.00	\$19,410
Roof Lights				
Clerestory roof			<i>NIC, Existing to remain in place</i>	
Skylights			<i>NIC, Existing to remain in place</i>	
Subtotal For Roofing:				\$120,580

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Wood stud framing with gypwall on both sides, non-rated allow 10'high	6,400	SF	\$30.00	\$192,000
Premium for 20% rated partition	1,280	SF	\$8.00	\$10,240
Blocking and backing	6,480	GSF	\$2.00	\$12,960
Window Walls				
Sidelight at Capt, allow 7'high	28	SF	\$100.00	\$2,800
Interior glasswall at lobby 106, allow 5'high	40	SF	\$100.00	\$4,000

INTERIOR CONSTRUCTION

	Quantity	Unit	Rate	Total (\$)
Interior Doors & Door Hardware				
Single leaf door	22	EA	\$3,000.00	\$66,000
Double leaf door	1	PR	\$5,000.00	\$5,000
Double leaf door, at storage room	2	PR	\$4,000.00	\$8,000
Premium for specialty door hardwares; card key locking system and automatic openers where required	1	LS	\$10,780.00	\$10,780
Fittings				
Protective guards, barriers and bumpers	6,480	GSF	\$0.50	\$3,240
Prefabricated toilet compartments, showers and accessories				
Toilet Accessories, single stall	4	RM	\$1,000.00	\$4,000
Shower stall and accessories	2	EA	\$3,000.00	\$6,000
Shelving and millwork				
Janitor's shelf and mop rack				<i>NIC, Move to FF&E Budget</i>
Storage casework				<i>NIC, Move to FF&E Budget</i>
Hose storage				<i>NIC, Move to FF&E Budget</i>
Cabinets and countertops				
At workshop				<i>NIC, Move to FF&E Budget</i>
At EMS Storage & alcove				<i>NIC, Move to FF&E Budget</i>
At Radio/Map alcove	8	LF	\$500.00	\$4,000
At Decon Rm				<i>NIC, Move to FF&E Budget</i>
At training room/doc	22	LF	\$600.00	\$13,200
At kitchen				<i>NIC, Reuse Existing</i>
At laundry				<i>NIC, Reuse Existing</i>
Pantry casework	6	LF	\$700.00	\$4,200
Entertainment center at dayroom				<i>NIC, Move to FF&E Budget</i>
District/museum casework				<i>NIC, Move to FF&E Budget</i>
Built-in desk at business manager & watch office				<i>NIC, Move to FF&E Budget</i>
Allowance for miscellaneous casework				<i>NIC, Move to FF&E Budget</i>
Chalkboards, insignia and graphics				
Door ID/signage	25	EA	\$200.00	\$5,000
Directional & wayfinding signs	6,480	GSF	\$1.00	\$6,480
Chalkboards/tackboards and mapping wall				<i>NIC, Move to FF&E Budget</i>
Retain and remount (E) exterior signage			\$3,000.00	\$3,000
Miscellaneous				
Rough carpentry	6,480	GSF	\$2.00	\$12,960

Subtotal For Interior Construction: \$373,860

STAIRS

	Quantity	Unit	Rate	Total (\$)
Stair Construction				
New ADA stair, complete with handrail/guardrail	1	LS	\$35,000.00	\$35,000
Short ADA stair	1	LS	\$5,000.00	\$5,000
Fire pole				<i>NIC, Deleted</i>
Ladders and Fire Escapes				
Roof access ladder				<i>NIC, Keep existing</i>
			Subtotal For Stairs:	\$40,000

INTERIOR FINISHES

	Quantity	Unit	Rate	Total (\$)
Floor Finishes				
Durable quality carpet tile in sleep rooms	525	SF	\$8.00	\$4,200
Sealed concrete on apparatus bay & mechanical/electrical room	1,344	SF	\$5.00	\$6,720
Athletic flooring tiles in exercise/fitness room	400	SF	\$12.00	\$4,800
Exposed finished concrete or similar in lobbies and hallway	580	SF	\$25.00	\$14,500
Ceramic floor tile and base at restrooms	305	SF	\$30.00	\$9,150
Resilient sheet flooring in offices, living areas, storage, kitchen & training room	3,246	SF	\$15.00	\$48,690
Water vapor emission control - allowance	4,171	SF	\$4.00	\$16,684
Bases				
Allow for rubber base	1,767	LF	\$4.00	\$7,068
Wall finishes				
Paint to interior walls	12,800	SF	\$3.00	\$38,400
Ceramic tile in bathrooms & showers, allow 6'high	696	SF	\$30.00	\$20,880
Painted plywood wainscot at apparatus bays, 8' high	928	SF	\$7.50	\$6,960
Protective wainscot at primary operational circulation, 48"high				<i>NIC, Deleted</i>
Ceiling Finishes				
Gypsum board ceilings, painted; 30% Lay-in ACT; 70%	3,802	SF	\$25.00	\$95,060
	1,630	SF	\$8.00	\$13,037
Paint exposed ceiling in apparatus bay	968	SF	\$3.00	\$2,904
Allowance for soffits	200	LF	\$50.00	\$10,000
			Subtotal For Interior Finishes:	\$299,053

CONVEYING

Quantity Unit Rate Total (\$)

See ADD Alternate

Subtotal For Conveying:

PLUMBING

Quantity Unit Rate Total (\$)

Plumbing Fixtures and connection piping;
including domestic water, sanitary waste, vent
and service piping

	13	FX		
Water closet, floor, manual flush	4	EA	\$3,000.00	\$12,000
Lavatory, wall hung, lever faucet	4	EA	\$3,200.00	\$12,800
Kitchen sink, dbl, SS faucet, disposer			<i>NIC, Reuse Existing</i>	
Mop sink, floor type, trim	1	EA	\$3,400.00	\$3,400
Service sink, double	1	EA	\$3,300.00	\$3,300
Laundry sink, single			<i>NIC, Reuse Existing</i>	
Shower receptor, drain, valve & head	2	EA	\$4,400.00	\$8,800
Laundry box, recessed w/ WHA	1	EA	\$2,000.00	\$2,000
Dishwasher (connections only)	1	EA	\$350.00	\$350
Miscellaneous fixtures	6,480	GSF	\$2.00	\$12,960

Plumbing equipments; including water heater,
recirculating pump and expansion tank

	6,480	GSF	\$5.00	\$32,400
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Rain Water Drainage

See Roofing Section

Trade Specialties; including testing and
sterilization, pipe sleeves, fire stopping, etc.

	6,480	GSF	\$3.00	\$19,440
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Subtotal For Plumbing: \$107,450

HEATING, VENTILATION, & AIR-CONDITIONING

Quantity Unit Rate Total (\$)

Heating & Cooling System

New heating & cooling system; including
trade demo, air handling equipments, air
distribution system including exhaust & grille,
VRF system and fan coil units, controls and
instrumentation, system testing & balancing

	6,480	GSF	\$75.00	\$486,000
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Subtotal For Heating, Ventilation, & Air-Conditioning: \$486,000

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Fire Sprinkler System				
Automatic fire sprinkler system	6,480	GSF	\$10.00	\$64,800
Subtotal For Fire Protection:				\$64,800

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution for normal and emergency power; including distribution equipments, feeders and grounding and miscellaneous equipment connections	6,480	GSF	\$30.00	\$194,400
Lighting and Power Specialties Wiring; including LED lighting fixtures, lighting controls, branch receptacles and branch circuitry	6,480	GSF	\$26.00	\$168,480
Communications and Security				
Fire alarm system	6,480	GSF	\$6.00	\$38,880
Telecommunications rough-in & devices and cabling	6,480	GSF	\$5.00	\$32,400
Public Announce/Fire Alert System	6,480	GSF	\$5.00	\$32,400
Security equipments; including installation, cable and programming	6,480	GSF	\$4.00	\$25,920
Audio Visual system rough-in and power	6,480	GSF	\$4.00	\$25,920
Trade Specialties; including trade demo, seismic restraint, fees & permits, testing & studies and lightning protection	6,480	GSF	\$5.00	\$32,400
Subtotal For Electrical:				\$550,800

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Commercial grade kitchen equipments, including (3) refrigerators, (1) freezer, range/oven, hood exhaust, dishwasher, garbage disposal, microwave oven				NIC, FF&E
Residential grade Laundry equipment; Washer & Dryer				NIC, FF&E
Equipments at turnout room				NIC, FF&E
Washer extractor				NIC, FF&E
Drying cabinet				NIC, FF&E
Fitness Equipments				NIC, FF&E
Subtotal For Equipment:				

FURNISHINGS

	Quantity	Unit	Rate	Total (\$)
Fixed Furnishings				
Light control & vision equipments				
Window shades, manual	294	SF	\$15.00	\$4,403
Project screens at training room				<i>NIC, FF&E</i>
Amenities & convenience items				
Fire extinguisher cabinets	1	LS	\$3,000.00	\$3,000
Entrance mats and frames	1	LS	\$5,000.00	\$5,000
Staff mailboxes				<i>NIC, FF&E</i>
Bike storage				<i>NIC, FF&E</i>
Mirrors in exercise/fitness				<i>NIC, FF&E</i>
Wire mesh lockers at turnout room				<i>NIC, FF&E</i>
Shop finish lockers at dorm	18	EA	\$1,000.00	\$18,000
Moveable Furnishings				
Dayroom/Bedroom/sleep room furnishings				<i>NIC, FF&E</i>
Office desk and chairs				<i>NIC, FF&E</i>
Classroom tables and chairs				<i>NIC, FF&E</i>
			Subtotal For Furnishings:	\$30,403

SELECTIVE BUILDING DEMOLITION

	Quantity	Unit	Rate	Total (\$)
Exterior Demolition				
Demo and remove (E) shingles at exterior wall	3,637	SF	\$10.00	\$36,365
Demo and remove (E) window glazing	114	SF	\$30.00	\$3,405
Demo and remove (E) apparatus bay roll-up door	3	EA	\$1,500.00	\$4,500
Demo and remove (E) roofing system	3,560	SF	\$3.00	\$10,680
Interior Building Demolition				
Demo and remove (E) gypwall	6,400	SF	\$3.00	\$19,200
Demo and remove (E) floor, wall, ceiling finishes and casework	6,400	SF	\$3.00	\$19,200
Hazardous Materials Abatement - allowance	6,480	GSF	\$5.00	\$32,400
			Subtotal For Selective Building Demolition:	\$125,750

Conceptual Cost Plan

**Site Improvement
Kensington Fire Station**

Control Quantities
Site Improvement Summary
Detailed Cost Breakdown

July 22, 2020

Site Improvement Control Quantities	Job #19650
	July 22, 2020

Site Areas

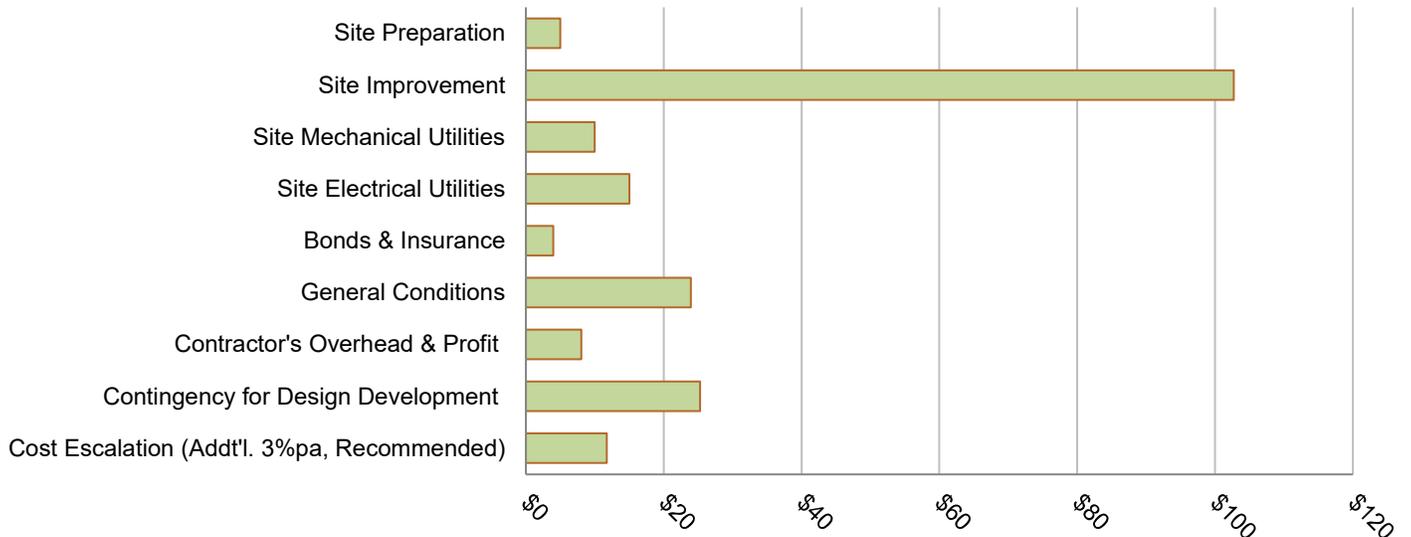
Site Improvement 7,700

Subtotal of Enclosed Area 7,700

CSI UniFormat Summary	7,700 SF	%	\$/SF	,\$000
Site Preparation		2%	\$0.65	\$5
Site Improvement		50%	\$13.34	\$103
Site Mechanical Utilities		5%	\$1.30	\$10
Site Electrical Utilities		7%	\$1.95	\$15
Subtotal - Sitework		65%	\$17.23	\$133
Bonds & Insurance	3.00%	2%	\$0.52	\$4
General Conditions	17.50%	12%	\$3.11	\$24
Contractor's Overhead & Profit	5.00%	4%	\$1.04	\$8
Subtotal		82%	\$21.90	\$169
Contingency for Design Development	15.00%	12%	\$3.29	\$25
Cost Escalation (Addtl. 3%pa, Recommended)	6.04%	6%	\$1.52	\$12
TOTAL CONSTRUCTION BUDGET		100%	\$26.71	\$206

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Allowance for erosion control	1	LS	\$5,000.00	\$5,000
Subtotal For Site Preparation:				\$5,000
SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Vehicular Paving				
Existing parking - allowance for concrete repair and restriping	5,100	SF	\$5.00	\$25,500
Existing driveway Apron; patch/repair as required	900	SF	\$10.00	\$9,000
Replace (E) driveway/ramp	320	SF	\$35.00	\$11,200
Pedestrian Paving				
Replace (E) sidewalk	440	SF	\$25.00	\$11,000
Replace (E) curb and gutter	100	LF	\$50.00	\$5,000
Landscape and Irrigation				
Replace (E) landscape area	240	SF	\$25.00	\$6,000
Site Improvement				
Modify/replace (E) concrete ramp, curbs and gutter, landscaping and concrete planters - along Arlington Avenue	700	SF	\$50.00	\$35,000
Subtotal For Site Improvement:				\$102,700
SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Allowance for minor modification	1	LS	\$10,000.00	\$10,000
Subtotal For Site Mechanical Utilities:				\$10,000
SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Add EV Stations (Dual) with (2)-40A Wiring	1	EA	\$15,000.00	\$15,000
Site Lighting				<i>NIC, Existing to remain</i>
Site Communications and Security				<i>NIC, Existing to remain</i>
Subtotal For Site Electrical Utilities:				\$15,000

Conceptual Cost Plan

Alternates
Kensington Fire Station

Alternates Cost Breakdown

July 22, 2020

ADD: Elevator and wheelchair lift	Quantity	Unit	Rate	Total (\$)
ADD:				
Structural Foundation				
Elevator pit; including excavation & offhaul, waterproofing membrane, reinforced concrete wall & mat foundation/slab on grade	1	LS	\$50,000.00	\$50,000
Structural Elevator Wall & Framing				
2-hour rated elevator shaft	624	SF	\$45.00	\$28,080
Miscellaneous structural steel framing to new opening, 2F	24	LF	\$300.00	\$7,200
Allowance for machine room	1	LS	\$10,000.00	\$10,000
Elevator				
Passenger elevator, hydraulic, 2-stops	1	EA	\$160,000.00	\$160,000
Wheelchair lift	1	EA	\$35,000.00	\$35,000
Elevator pit ladder	1	EA	\$5,000.00	\$5,000
Electrical Allowance				
Elevator & wheelchair connection, including upgrade to service and distribution system	1	LS	\$25,000.00	\$25,000
Elevator cab lighting & connection	1	LS	\$5,000.00	\$5,000
Fire alarm & data connection	1	LS	\$5,000.00	\$5,000
Mark-up's per Overall Summary			54.97%	\$181,560
Subtotal For Add: Elevator And Wheelchair Lift:				\$511,840

Cost Breakout for Police Department	Quantity	Unit	Rate	Total (\$)
Gross Floor Area				
First floor, PD net	978	SF		
First floor, Shared net (includes lobby, conference/interview, secure hallway, restroom (calculated 1/2 of the area)	209	SF		
Grossing factor, 4%	48	SF		
PD Area	1,235	SF	\$435.46	\$537,793
Mark-up's per Overall Summary			54.97%	\$295,633
Subtotal For Cost Breakout For Police Department:				\$833,426

Conceptual Cost Plan

Variance Report
Kensington Fire Station

Comparison Summary
Variance Analysis

July 22, 2020

	<i>DELTA</i>	<i>Building Option B Conceptual</i>		<i>Previous Option C Dated 12/23/2019</i>	
		<i>\$/SF</i>	<i>\$,000</i>	<i>\$/SF</i>	<i>\$,000</i>
CSI UniFormat Summary					
Foundations	\$2	\$9.20	\$60	\$9.35	\$58
Superstructure	\$30	\$33.98	\$220	\$30.55	\$190
Enclosure	\$31	\$52.97	\$343	\$50.31	\$313
Roofing	\$32	\$18.61	\$121	\$14.32	\$89
Interior Construction	\$9	\$57.69	\$374	\$58.72	\$365
Stairs	\$10	\$6.17	\$40	\$4.83	\$30
Interior Finishes	\$39	\$46.15	\$299	\$41.89	\$260
Conveying		-	-	-	-
Plumbing	\$3	\$16.58	\$107	\$16.86	\$105
Heating, Ventilation, & Air Conditioning	\$20	\$75.00	\$486	\$75.00	\$466
Fire Protection	\$3	\$10.00	\$65	\$10.00	\$62
Electrical	\$23	\$85.00	\$551	\$85.00	\$528
Equipment		-	-	-	-
Furnishings	\$3	\$4.69	\$30	\$4.46	\$28
Subtotal - Building Construction	\$206	\$435.46	\$2,822	\$420.99	\$2,616
Site Preparation		\$0.77	\$5	\$0.80	\$5
Site Improvement		\$15.85	\$103	\$16.53	\$103
Site Mechanical Utilities		\$1.54	\$10	\$1.61	\$10
Site Electrical Utilities		\$2.31	\$15	\$2.41	\$15
Subtotal - Sitework		\$20.48	\$133	\$21.36	\$133
Total - Building and Sitework Constr	\$206	\$455.93	\$2,954	\$442.35	\$2,748
Bonds & Insurance	\$7	\$13.68	\$89	\$13.20	\$82
General Conditions	\$38	\$82.18	\$533	\$79.67	\$495
Contractor's Overhead & Profit	\$13	\$27.59	\$179	\$26.72	\$166
Contingency for Design Development	\$39	\$86.91	\$563	\$84.34	\$524
Cost Escalation	\$42	\$40.28	\$261	\$35.25	\$219
TOTAL CONSTRUCTION BUDGET	\$344	\$706.57	\$4,579	\$681.52	\$4,234
GROSS FLOOR AREA	267 SF	6,480 SF		6,213 SF	