

Seal Beach Community Pool Conceptual Statement of Probable Cost

	Component	50M POOL	STRECH 25 (40M) POOL	Comment
1	A/E SERVICES	1,976,000	1,841,000	
	Conceptual Design / Feasibility Study / Environmental	175,610	175,610	Under Contract
	Schematic Design	1,776,000	1,641,000	Based on 10% Fee
	Design Development	Incl abv	Incl abv	
	Construction Administration	Incl abv	Incl abv	
	Reimbursables	Incl abv	Incl abv	
	Utility Surveys	24,490	24,490	Under Contract
2	GEOTECHNICAL	29,765	29,765	
	Soils Reports (Buildings, Parking Areas)	29,765	29,765	Under Contract
3	ENVIRONMENTAL	80,390	80,390	
	Environmental Impact Report (EIR)	63,320	63,320	Under Contract
	Archaeological Monitoring	9,570	9,570	Under Contract
	ACM/LBP Report	7,500	7,500	Allowance
4	DEPUTY TESTING AND INSPECTION	240,000	240,000	
	Soils Testing (Deputy Inspections)	80,000	80,000	Allowance
	Materials Testing (Deputy Inspections)	160,000	160,000	Allowance
5	DIRECT COSTS	17,755,000	16,408,000	
	Main Building & Restroom / Shower Room	5,923,231	5,923,231	Includes 10% design contingency, with MOC = November 2022
	Sitework Improvement and Swimming Pool	10,217,258	8,993,546	Includes 10% design contingency, with MOC = November 2022
	Course of Construction Contingency	1,614,049	1,491,678	10% Allowance
6	FIXTURES, FURNISHINGS, & EQUIPMENT (FF&E)	440,000	390,000	
	Office furniture (Desks, Chairs, Files)	50,000	50,000	Allowance
	Lockers, Deck Furnishings, etc.	200,000	150,000	Allowance
	Bleachers	150,000	150,000	Allowance
	Misc furniture and furnishings	25,000	25,000	Allowance
	Building Identification signage	15,000	15,000	Allowance
7	ELECTRONIC SYSTEMS AND SPECIAL EQUIPMENT	175,000	175,000	
	Computers, Phones, Servers, Scanners, Fax Machines, Copiers	25,000	25,000	City to advise on requirement, if any
	AV Systems	100,000	100,000	Allowance
	Security Equipment and Access Controls	50,000	50,000	Allowance
8	PROGRAM & CONSTRUCTION MANAGEMENT	650,000	650,000	
	Overhead, Fee & Administration costs	600,000	600,000	
	Reimbursables / Insurance	20,000	20,000	Includes online document management software
	Contingency	30,000	30,000	
10	UTILITY COMPANY CONNECTION SERVICES AND FEES	50,000	50,000	
	Electric Service	10,000	10,000	Allowance
	Water Service	10,000	10,000	Allowance
	Sewer Service	10,000	10,000	Allowance
	Gas Service	10,000	10,000	Allowance
	Phone/Data/Cable Service	10,000	10,000	Allowance
11	CITY OF SEAL BEACH FEES AND ADMINISTRATION	-	-	
	Plan Check, Permit Fees, and Building Inspections	N/A	N/A	Assumes exempt from fees
12	CONTINGENCY: CITY OF SEAL BEACH	182,000	173,000	5% Contingency on Soft Costs
	TOTAL PROJECT COSTS	\$21,578,000	\$20,037,000	
	ADD ALTERNATIVES			
1	Navy Replacement Buildings (Buildings 19 and 27)	1,135,000	1,135,000	Allowance for Butler Buildings
	TOTAL WITH ALTERNATIVES	\$22,713,000	\$21,172,000	

NOTES:

- Construction costs are based on December 2019 values and include future escalation reflecting a midpoint of construction of December 2022.
- Griffin Structures, Inc. is offering this Statement of Probable Cost based on current level of documentation available which is based upon conceptual drawings. Griffin has used its reasonable best efforts to assess identified project specific program requirements, geographic considerations, assumed building type, construction methods, current labor rates and material costs, and local market conditions to generate an opinion of possible project specific costs. Griffin cannot be held responsible for adjustments to this estimate which could produce amendments to subsequent and future project budget updates based upon changes in project specific requirements or unforeseen adjustments in local market conditions affecting both direct and indirect costs.

INTRODUCTION

BASIS OF ESTIMATE

This statement of probable cost is based upon Concept drawings dated 9/30/2019, prepared by Westberg and White Architects along with verbal and written guidance from Griffin Structures.

Summary of Documentation

- 1) Concept Floor Plan, Option #2
- 2) Concept Site Plan
- 3) Site Presentation Drawing

ESTIMATE MARK UPS

The following markups are included in this estimate:

- | | |
|--------------------------------|-------|
| 1) General Conditions | 6.5% |
| 2) Overhead and Profit (OH&P) | 5.0% |
| 3) Bonds & Insurance | 2.3% |
| 4) Design Contingency | 10.0% |
| 5) Escalation to MOC, 12/12/22 | 15.7% |

EXCLUSIONS

The following items are excluded from this estimate.

- 1) Professional fees, inspections and testing.
- 2) Escalation beyond midpoint of construction, December 2022. We are assuming a construction start date of June 2021, and a 12 month construction duration.
- 3) FF and E, unless specifically referenced in this estimate.
- 4) Plan check fees and building permit fees.
- 5) Construction/Owner's contingency costs.
- 6) Construction management fees.
- 7) Soft costs.
- 9) Off-site work
- 10) Night time and weekends work.
- 11) Accelerated construction schedule.
- 12) Phasing.

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen building condition.
- 2) Any changes to the scope of work not contained in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

INTRODUCTION

CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages.
- 3) This estimate assumes design - bid - build procurement method.
- 4) The prequalification process for General Contractor and Subcontractor has not been included in this estimate. If prequalification will be implemented, it will have a significant cost impact on the project.

CONSTRUCTION COST SUMMARY

Base Scope Elements	Area	Cost / SF	Total
MAIN BUILDING AND RESTROOM / SHOWER ROOM	9,769 SF	\$606.33	\$5,923,231
SITework IMPROVEMENT AND SWIMMING POOL	157,021 SF	\$57.28	\$8,993,546
TOTAL ESTIMATED BASE SCOPE CONSTRUCTION COST			\$14,916,777
ADD ALTERNATES			
#1 COMPETITION SWIMMING POOL, 177' X 75' ILO OF 128' X 75' POOL			\$1,223,712
#2 REPLACE NAVY STORAGE BUILDINGS WITH BUTLER BUILDINGS USING NATURAL VENTILATION			
BUILDING 19: STORAGE FOR HOUSING	2,049 SF	\$258.01	\$528,653
BUILDING 27: STORAGE FOR FIRE STATION	1,211 SF	\$258.01	\$312,444

Main Building and Restroom / Shower Room

Main Building and Restroom / Shower Room Summary

Element	Gross Floor Area	9,769	SF	Total	Cost/SF
01	General Requirements				
02	Existing Conditions				
03	Concrete			\$427,319	\$43.74
04	Masonry			\$118,313	\$12.11
05	Metals			\$673,755	\$68.97
06	Woods, Plastics, and Composites			\$46,587	\$4.77
07	Thermal and Moisture Protection			\$335,757	\$34.37
08	Openings			\$192,723	\$19.73
09	Finishes			\$766,244	\$78.44
10	Specialties			\$145,869	\$14.93
11	Equipment				
12	Furnishings				
13	Special Construction				
14	Conveying Equipment				
21	Fire Suppression			\$58,614	\$6.00
22	Plumbing			\$351,731	\$36.00
23	Heating, Ventilating, and Air Conditioning (HVAC)			\$295,791	\$30.28
26	Electrical			\$460,289	\$47.12
27	Communications			\$94,668	\$9.69
28	Electronic Safety and Security			\$73,469	\$7.52
31	Earthwork			\$29,291	\$3.00
	Subtotal			\$4,070,418	\$416.67
	General Conditions		6.50%	\$264,577	\$27.08
	Subtotal			\$4,334,995	\$443.75
	Overhead and Profit (OH&P)		5.00%	\$216,750	\$22.19
	Subtotal			\$4,551,745	\$465.94
	Bonds & Insurance		2.25%	\$102,414	\$10.48
	Subtotal			\$4,654,159	\$476.42
	Design Contingency		10.00%	\$465,416	\$47.64
	Subtotal			\$5,119,575	\$524.06
	Escalation to MOC, 12/12/22		15.70%	\$803,655	\$82.27
TOTAL ESTIMATED CONSTRUCTION COST				\$5,923,231	\$606.33

Seal Beach Aquatic Center, Option #2
 Main Building and Restroom / Shower Room
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Main Building and Restroom / Shower Room Detail Elements

Element	Quantity	Unit	Unit Cost	Total
03 Concrete				
Foundation				
Restroom / shower building				
Continuous footings to exterior CMU wall, allow 3'-0" W x 18" D				
Concrete, 4000 psi	56	cy	\$168.69	\$9,432
Formwork	924	sf	\$52.33	\$48,353
Reinforcement	9,785	lbs	\$1.33	\$12,966
Excavation	92	cy	\$24.52	\$2,262
Backfill	36	cy	\$21.33	\$775
Haul excess	56	cy	\$18.68	\$1,045
Miscellaneous foundation at restroom area, allowance	4,358	sf	\$10.00	\$43,580
Slab on grade 5" thick, 3000 psi				
Concrete, 3000 psi	74	cy	\$163.11	\$12,067
Placement	74	cy	\$59.76	\$4,421
Formwork	310	lf	\$10.54	\$3,269
Sand base - 4"	4,358	sf	\$2.09	\$9,130
Gravel sub base - 6"	4,358	sf	\$1.81	\$7,883
Reinforcing steel	9,806	lb	\$1.33	\$12,992
Finish to slab	4,358	sf	\$0.98	\$4,291
Vapor barrier	4,358	sf	\$0.69	\$3,003
Add for thickened edges	8	cy	\$222.87	\$1,830
Main building				
Foundation, allowance	5,411	sf	\$27.50	\$148,803
Slab on grade 5" thick, 3000 psi				
Concrete, 3000 psi	92	cy	\$163.11	\$14,982
Placement	92	cy	\$59.76	\$5,489
Formwork	355	lf	\$10.54	\$3,743
Sand base - 4"	5,411	sf	\$2.09	\$11,336
Gravel sub base - 6"	5,411	sf	\$1.81	\$9,787
Reinforcing steel	12,175	lb	\$1.33	\$16,132
Finish to slab	5,411	sf	\$0.98	\$5,327
Vapor barrier	5,411	sf	\$0.69	\$3,728
Add for thickened edges	9	cy	\$222.87	\$2,095
Foundation allowance at patio area	1,430	sf	\$20.00	\$28,600
Subtotal - Concrete				<u>\$427,319</u>

Seal Beach Aquatic Center, Option #2
Main Building and Restroom / Shower Room
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Main Building and Restroom / Shower Room Detail Elements

Element	Quantity	Unit	Unit Cost	Total
04 Masonry				
Reinforced CMU walls				
Exterior walls, 8" thick, precision , 12'-0" high	3,691	sf	\$32.05	<u>\$118,313</u>
			Subtotal - Masonry	<u>\$118,313</u>
05 Metals				
Structural steel				
Structural steel framing to main building, (25#/sf)	68	tn	\$5,512.00	\$372,818
Structural steel framing to restroom, (17.5#/sf)	38	tn	\$5,512.00	\$210,186
Structural steel framing to patio, (17.5#/sf)	13	tn	\$5,512.00	\$68,969
Miscellaneous steel fabrication				
Roof access ladder	1	ea	\$2,915.00	\$2,915
Trench drain with grate	15	lf	\$280.90	\$4,214
Miscellaneous steel and metal fabrication	9,769	gsf	\$1.50	<u>\$14,654</u>
			Subtotal - Metals	<u>\$673,755</u>
06 Woods, Plastics, and Composites				
Building casework				
Base cabinets, solid surface countertops	35	lf	\$408.10	\$14,284
Concession counter	26	lf	\$318.00	\$8,268
Upper cabinet	35	lf	\$201.40	\$7,049
Vanity counter, solid surface	65	lf	\$249.10	\$16,192
Janitor shelving/rack	5	lf	\$159.00	<u>\$795</u>
			Subtotal - Woods, Plastics, and Composites	<u>\$46,587</u>
07 Thermal and Moisture Protection				
Roofing system				
Standing seam metal roofing	14,922	sf	\$12.63	\$188,432
Cover board	14,922	sf	\$1.75	\$26,099
Flashing and counterflashing, allowance	14,922	sf	\$1.25	\$18,653

Seal Beach Aquatic Center, Option #2
Main Building and Restroom / Shower Room
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Main Building and Restroom / Shower Room Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Insulation				
Roof, rigid	14,922	sf	\$3.99	\$59,473
Exterior wall, batt	5,874	sf	\$1.22	\$7,160
Interior wall, batt	12,118	sf	\$1.11	\$13,487
Miscellaneous				
Access hatch	1	ea	\$2,915.00	\$2,915
Acoustic sealant, fire stopping and caulking, allowance	9,769	gsf	\$2.00	\$19,538
Subtotal - Thermal and Moisture Protection				<u>\$335,757</u>

08 Openings

Exterior glazing				
Storefront window system	684	sf	\$113.81	\$77,848
Exterior doors				
Aluminum door sets, frames and hardware, glazed, single, tempered glass	2	ea	\$3,952.02	\$7,904
Aluminum door sets, frames and hardware, glazed, double, tempered glass	4	pr	\$7,799.36	\$31,197
HM door sets, HM frames and hardware, single	5	ea	\$2,010.65	\$10,053
HM door sets, HM frames and hardware, double	6	pr	\$3,989.14	\$23,935
Garage door system	3	ea	\$2,175.50	\$6,526
Panic hardware, per leaf	10	ea	\$1,110.23	\$11,102
Interior glazing				
Storefront window system	86	sf	\$103.35	\$8,888
Interior doors				
SC wood door including HM frame and hardware, single	6	ea	\$1,943.11	\$11,659
HM door in HM frame, including hardware, double	1	pr	\$3,609.36	\$3,609
Subtotal - Openings				<u>\$192,723</u>

09 Finishes

Exterior walls				
Metal studs				
Framing, 6" 18 Ga. at 16" o.c.	5,874	sf	\$13.62	\$80,010
Sheathing				
Denglas	5,874	sf	\$4.24	\$24,906

Seal Beach Aquatic Center, Option #2
Main Building and Restroom / Shower Room
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Main Building and Restroom / Shower Room Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Exterior walls finishes				
Exterior plaster	5,190	sf	\$14.31	\$74,269
Interior partitions				
Metal studs				
Framing, 6", 18 GA, at 16" OC	12,118	sf	\$11.67	\$141,363
Additional blocking, support backing, stiffeners, etc.	12,118	sf	\$1.01	\$12,203
Gypsum board				
5/8" thick, finished (I4), type X	12,779	sf	\$3.67	\$46,868
Interior of exterior, 5/8" thick, finished (I4), type X	5,874	ls	\$3.67	\$21,543
Interior finishes				
Floors				
Carpet, rolled goods	1,350	sf	\$5.21	\$7,031
Ceramic tiles	3,540	sf	\$17.22	\$60,965
Polish concrete	1,022	sf	\$6.89	\$7,042
Concrete sealer	3,315	sf	\$1.86	\$6,149
Base				
Ceramic tile base	1,058	lf	\$17.97	\$19,009
Rubber base, 4"	1,156	lf	\$3.73	\$4,313
Walls				
Cementitious backerboard at tiled walls	8,464	sf	\$3.13	\$26,453
Ceramic tile	8,464	sf	\$17.56	\$148,663
Paint wall	15,855	sf	\$0.90	\$14,285
Ceiling				
Acoustic ceiling	2,515	sf	\$6.25	\$15,718
Gypsum board ceilings, including framing	3,540	sf	\$12.99	\$45,967
Paint exposed ceiling structure	3,171	sf	\$1.75	\$5,546
Paint gypsum board ceiling	3,540	sf	\$1.11	\$3,940
Subtotal - Finishes				<u>\$766,244</u>

10 Specialties

Building specialties

Fire extinguisher and cabinet, allowance	4	ea	\$450.50	\$1,802
Lockers	122	ea	\$372.65	\$45,464
Locker bench	32	lf	\$94.73	\$3,031
Signage and wayfinding's	9,769	gsf	\$0.75	\$7,327
Miscellaneous building specialties, (allowance for corner guards, wall protection, mounting brackets, marker board, etc.)	9,769	gsf	\$1.25	\$12,211

Seal Beach Aquatic Center, Option #2
Main Building and Restroom / Shower Room
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Main Building and Restroom / Shower Room Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Toilet partitions				
Handicap, solid phenolic	2	ea	\$1,929.10	\$3,858
Standard, solid phenolic	14	ea	\$1,466.22	\$20,527
Urinal screen, stainless steel	5	ea	\$562.74	\$2,814
Toilet / restroom specialties				
Bathroom mirrors	195	sf	\$30.64	\$5,976
Coat hook	19	ea	\$35.11	\$667
Grab bars	14	ea	\$170.49	\$2,387
Grab bars, L shape	4	ea	\$265.00	\$1,060
Shower seat	4	ea	\$477.00	\$1,908
Shower accessories, per stall, allowance	14	ea	\$901.00	\$12,614
Shower accessories, gang shower, 5 heads, allowance	2	ea	\$1,590.00	\$3,180
Janitor mop sink rack	1	ea	\$436.74	\$437
Paper towel dispenser combo unit, recessed	7	ea	\$292.52	\$2,048
Sanitary napkin dispenser	2	ea	\$325.80	\$652
Sanitary napkin disposal	12	ea	\$146.26	\$1,755
Seat cover dispenser	19	ea	\$112.99	\$2,147
Soap dispenser	15	ea	\$84.55	\$1,268
Toilet paper dispenser	19	ea	\$75.67	\$1,438
Changing station	12	ea	\$873.65	\$10,484
Diaper changing station	2	ea	\$408.10	\$816
Subtotal - Specialties				<u>\$145,869</u>

21 Fire Suppression

Fire suppression, wet fire sprinkler	9,769	sf	\$6.00	\$58,614
Subtotal - Fire Suppression				<u>\$58,614</u>

22 Plumbing

Equipment				
Restroom / shower building, allowance	1	ls	\$15,000.00	\$15,000
Main building, allowance	1	ls	\$6,000.00	\$6,000

Seal Beach Aquatic Center, Option #2
Main Building and Restroom / Shower Room
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Main Building and Restroom / Shower Room Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Fixtures, including pipe and rough-in				
Sink	2	ea	\$5,000.00	\$10,000
Lavatory	15	ea	\$4,100.00	\$61,500
Urinal	6	ea	\$4,000.00	\$24,000
Janitorial sink	1	ea	\$5,000.00	\$5,000
Water closet	19	ea	\$4,200.00	\$79,800
Shower	14	ea	\$5,000.00	\$70,000
Common shower	2	ea	\$9,500.00	\$19,000
Floor drain	10	ea	\$1,750.00	\$17,500
Gas pipe, main building	5,411	sf	\$0.85	\$4,599
Condensate drain, main building	5,411	sf	\$0.95	\$5,140
Roof drainage	9,769	sf	\$2.50	\$24,423
Miscellaneous (for access panel, seismic support, commissioning, Testing)	9,769	sf	\$1.00	\$9,769
Subtotal - Plumbing				<u>\$351,731</u>

23 Heating, Ventilating, and Air Conditioning (HVAC)

HVAC				
Restroom / shower building, allowance	4,358	sf	\$12.00	\$52,296
Main building, allowance	5,411	sf	\$45.00	\$243,495
Subtotal - Heating, Ventilating, and Air Conditioning (HVAC)				<u>\$295,791</u>

26 Electrical

Main building				
Distribution	6,910	sf	\$15.39	\$106,345
HVAC and equipment	6,910	sf	\$4.00	\$27,640
Lighting and controls	6,910	sf	\$26.70	\$184,497
Convenience power	6,910	sf	\$6.50	\$44,915
Misc. requirements	6,910	sf	\$3.00	\$20,730

Main Building and Restroom / Shower Room Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Restroom building				
Distribution	3,870	sf	\$1.30	\$5,031
HVAC and equipment	3,870	sf	\$1.40	\$5,418
Lighting and controls	3,870	sf	\$7.00	\$27,090
Convenience power	3,870	sf	\$7.23	\$27,980
Misc. requirements	3,870	sf	\$2.75	\$10,643
				\$460,289
			Subtotal - Electrical	<u>\$460,289</u>

27 Communications

Communications (infrastructure only)				
Restroom / shower building, allowance	3,870	sf	\$1.50	\$5,805
Main building, allowance	6,910	sf	\$12.86	\$88,863
				\$94,668
			Subtotal - Communications	<u>\$94,668</u>

28 Electronic Safety and Security

Fire alarm				
Restroom / shower building, allowance	3,870	sf	\$2.75	\$10,643
Main building, allowance	6,910	sf	\$5.87	\$40,562
Security				
Restroom / shower building, allowance	3,870	sf	\$0.70	\$2,709
Main building, allowance	6,910	sf	\$2.83	\$19,555
				\$73,469
			Subtotal - Electronic Safety and Security	<u>\$73,469</u>

31 Earthwork

Site clearing				
Field staking/layout	9,769	sf	\$0.21	\$2,071
Clear and grub site	9,769	sf	\$0.16	\$1,553

Seal Beach Aquatic Center, Option #2
Main Building and Restroom / Shower Room
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Main Building and Restroom / Shower Room Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Earth moving				
Rough grading, cut and fill, based on balanced site	543	cy	\$5.79	\$3,144
Over-excavate and recompact, 5'-0" below and 5'-0" beyond building footprint	2,442	cy	\$6.10	\$14,886
Import select fill, backfill and compact	81	cy	\$23.85	\$1,942
Fine grading	9,769	sf	\$0.42	\$4,142
Erosion control	9,769	sf	\$0.16	\$1,553
				\$29,291
			<i>Subtotal - Earthwork</i>	<u>\$29,291</u>

Sitework Improvement and Swimming Pool

Seal Beach Aquatic Center, Option #2
 Sitework Improvement and Swimming Pool
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Sitework Improvement and Swimming Pool Summary

Element	Gross Site Area	157,021 SF	Total	Cost/SF
01	General Requirements			
02	Existing Conditions		\$33,443	\$0.21
26	Electrical		\$827,826	\$5.27
27	Communications		\$54,604	\$0.35
28	Electronic Safety and Security		\$24,962	\$0.16
31	Earthwork		\$296,393	\$1.89
32	Exterior Improvements		\$4,358,525	\$27.76
33	Utilities		\$584,574	\$3.72
	Subtotal		\$6,180,326	\$39.36
	General Conditions	6.50%	\$401,721	\$2.56
	Subtotal		\$6,582,047	\$41.92
	Overhead and Profit (OH&P)	5.00%	\$329,102	\$2.10
	Subtotal		\$6,911,149	\$44.01
	Bonds & Insurance	2.25%	\$155,501	\$0.99
	Subtotal		\$7,066,650	\$45.00
	Design Contingency	10.00%	\$706,665	\$4.50
	Subtotal		\$7,773,315	\$49.50
	Escalation to MOC, 12/12/22	15.70%	\$1,220,231	\$7.77
TOTAL ESTIMATED CONSTRUCTION COST			\$8,993,546	\$57.28

Seal Beach Aquatic Center, Option #2
 Sitework Improvement and Swimming Pool
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Sitework Improvement and Swimming Pool Detail Elements

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				
Site demolition, allowance				
Existing site building, allowance	2,900	sf	\$7.42	\$21,518
Miscellaneous demolition	150	hr	\$79.50	\$11,925
				<u>\$33,443</u>
Subtotal - Existing Conditions				
<u>\$33,443</u>				
26 Electrical				
Site distribution	156,010	sf	\$1.80	\$280,818
Site lighting, including parking lot lighting	156,010	sf	\$0.75	\$117,008
Musco lighting and feeders for pool (4 poles)	1	ls	\$300,000.00	\$300,000
Pool equipment connections and feeders	1	ls	\$85,000.00	\$85,000
Pool convenience power	1	ls	\$45,000.00	\$45,000
				<u>\$827,826</u>
Subtotal - Electrical				
<u>\$827,826</u>				
27 Communications				
Site communications	156,010	sf	\$0.35	\$54,604
				<u>\$54,604</u>
Subtotal - Communications				
<u>\$54,604</u>				
28 Electronic Safety and Security				
Site security	156,010	sf	\$0.16	\$24,962
				<u>\$24,962</u>
Subtotal - Electronic Safety and Security				
<u>\$24,962</u>				
31 Earthwork				
Site clearing				
Field staking/layout	157,021	sf	\$0.21	\$33,288
Clear and grub site	157,021	sf	\$0.16	\$24,966

Seal Beach Aquatic Center, Option #2
Sitework Improvement and Swimming Pool
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Sitework Improvement and Swimming Pool Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Earth moving				
Rough grading, cut and fill, based on balanced site	8,723	cy	\$5.79	\$50,532
Over-excavate and recompact, 3'-0" below and 3'-0" beyond hardscape area	10,641	cy	\$6.10	\$64,856
Import select fill, backfill and compact	1,309	cy	\$23.85	\$31,208
Fine grading	157,021	sf	\$0.42	\$66,577
Erosion control	157,021	sf	\$0.16	\$24,966
				\$296,393
			Subtotal - Earthwork	<u>\$296,393</u>

32 Exterior Improvements

AC paving				
Parking lot, 3" AC over 8" AB	44,150	sf	\$5.33	\$235,530
Grid and overlay to existing parking lot	11,550	sf	\$2.35	\$27,106
Hardscape				
Drop-off concrete pavement, natural gray concrete	6,564	sf	\$9.81	\$64,360
Concrete walkway pavement, natural gray, entry plaza	9,799	sf	\$9.81	\$96,079
Pool deck/walkway, enhanced	33,032	sf	\$11.66	\$385,153
Sidewalk at drop-off, natural gray concrete	1,702	sf	\$9.81	\$16,688
Curb ramp, natural gray concrete	520	sf	\$15.90	\$8,268
Concrete curbs	3,284	lf	\$23.85	\$78,311
Parking lot striping / signage				
Parking stall	165	ea	\$41.44	\$6,838
Handicap symbols	6	ea	\$121.90	\$731
Concrete wheel stops	6	ea	\$111.30	\$668
Handicap sign and post	6	ea	\$196.10	\$1,177
Hatched striping	510	sf	\$5.99	\$3,054
Signage, allowance	1	ls	\$15,000.00	\$15,000
Fencing and gates				
Tube steel fence, 8'-0" high	1,800	lf	\$132.50	\$238,500
Tube steel gates, pedestrian, double	3	pr	\$5,830.00	\$17,490
Chain link fence, 8'-0" high	875	lf	\$79.50	\$69,563
Key card access	1	pr	\$3,500.00	\$3,500
Landscaping and irrigation				
Trees, shrubs, and sod (design to budget)	29,545	sf	\$6.36	\$187,906
Irrigation, allowance	29,545	sf	\$3.18	\$93,953
Site specialties and furnishings, included in FF&E				Excluded

Seal Beach Aquatic Center, Option #2
Sitework Improvement and Swimming Pool
 Seal Beach, CA
 Conceptual Design Cost Estimate, R3

12/17/19

Sitework Improvement and Swimming Pool Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Aquatic center				
Swimming pool, 128'-0" x 75'-0", including equipment and furnishings	9,600	sf	\$240.48	\$2,308,649
Splash pad, allowance	1	ls	\$500,000.00	<u>\$500,000</u>
Subtotal - Exterior Improvements				<u>\$4,358,525</u>

33 Utilities

Fire water, allowance	157,021	sf	\$0.60	\$94,213
Domestic water, allowance	157,021	sf	\$0.75	\$117,766
Sanitary sewer, allowance	157,021	sf	\$0.65	\$102,064
Storm drainage, allowance	157,021	sf	\$1.50	\$235,532
Gas line, allowance	1	ls	\$35,000.00	<u>\$35,000</u>
Subtotal - Utilities				<u>\$584,574</u>