

Submitted By

CAMPBELL-ANDERSON & ASSOCIATES, INC.

October 5, 2022

City of San Diego
San Diego, California

MIRA MESA COMMUNITY PARK
EXPANSION, PHASE 2

100% Construction Document Cost Review

INDEX

Section I	Main Summary
Section II	Pool Equipment Building
Section III	Aquatic Center Building
Section IV	Existing Recreation Center Renovation
Section V	Site Development
Section VI	Alt.#1 - Existing Rec. Ctr. Remodel
Section VII	Alt.#2 - Playground Improvements
Section VIII	Alt.#3 - Softball Complex Improvs.
Section IX	Alt.#4 - All Wheels Plaza

Section I

Main Summary

Section II

Pool Equipment Building

Section III

Aquatic Center Building

Section IV

Existing Recreation Center Renovation

Section V

Site Development

Section VI

Alt..#1 - Existing Rec. Ctr. Remodel

Section VII

Alt..#2 - Playground Improvements

Section VIII

Alt..#3 - Softball Complex Improvs.

Section IX

Alt..#4 - All Wheels Plaza

PROJECT: MIRA MESA COMMUNITY PARK EXP. PHASE 2
 CITY OF SAN DIEGO
 LOCATION: SAN DIEGO, CALIFORNIA
 STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELAW
 ARCHITECTS
 DATE: OCTOBER 5, 2022
 GFA: 2,766 SF-Pool Eqpt.
 5,875 SF-Aquatic
8,886 SF-Total

MAIN SUMMARY

	Cost	Cost/SF
<u>BASE BID</u>		
1.0 POOL EQUIPMENT BUILDING (2,788 SF)	\$1,933,300	\$698.95
2.0 AQUATIC CENTER BUILDING (5,875 SF)	\$5,197,100	\$884.61
3.0 EXISTING RECREATION CENTER RENOVATION (245 SF)	\$144,200	\$588.57
4.0 SITE DEVELOPMENT	<u>\$15,709,600</u>	<u>\$1,767.90</u>
SUBTOTAL	\$22,984,200	\$2,586.56
5.0 DESIGN CONTINGENCY FOR PLAN CHECK COMMENTS (2.5%)	\$574,600	\$64.66
6.0 INFLATION ADJUSTMENT TO A START DATE OF CONSTRUCTION OF APRIL 2023 (8.50%)	<u>\$2,002,500</u>	<u>\$225.35</u>
TOTAL	<u><u>\$25,561,300</u></u>	<u><u>\$2,876.58</u></u>
<u>ADD ALTERNATES</u>		
ALT.#1 - EXSTNG. RECREATION CTR. REMODEL	\$1,234,300	
ALT.#2 - PLAYGROUND IMPROVEMENTS	\$2,162,600	
ALT.#3 - SOFTBALL COMPLEX IMPROVEMENTS	\$3,278,900	
ALT.#4 - ALL WHEELS PLAZA	\$3,005,800	
TOTAL BASE BID & ALTERNATAES 1 - 4	\$35,242,900	

EXCLUSIONS

- All professional fees.
- Construction contingency.
- Inflation adjustment beyond a start date of construction of April 2023.
- Furniture, fixtures, and equipment (including telephone/data equipment).
- Hazardous material abatement.
- Costs associated with abnormal soil conditions.
- All soft costs.

NOTE

- All swimming pool, splash pad and activity pool costs were provided by Aquatic Design Group.

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELAW
ARCHITECTS
DATE: OCTOBER 5, 2022
GFA: 2,766 SF-Pool Eqpt.

ELEMENTAL SUMMARY

		Elemental Costs	Cost/SF
1.0	SUBSTRUCTURE	\$160,900	
	a) Normal Foundations	\$48,800	\$17.64
	b) Basement Excavations	108,800	39.33
	c) Special Conditions	3,300	1.19
2.0	SUPERSTRUCTURE	179,800	
	a) Lowest Floor Construction	69,100	24.98
	b) Upper Floor Construction	0	0.00
	c) Roof Construction	110,700	40.02
	d) Balcony Construction	0	0.00
3.0	EXTERNAL CLADDING	458,800	
	a) Roof Finish	161,800	58.50
	b) Walls Below Ground Floor	0	0.00
	c) Walls Above Ground Floor	206,500	74.66
	d) Windows and External Doors	90,500	32.72
	e) Balcony Finishes	0	0.00
4.0	INTERIOR PARTITIONS & DOORS	93,400	
	a) Permanent Partitions	93,400	33.77
	b) Moveable Partitions	0	0.00
	c) Doors	0	0.00
5.0	VERTICAL MOVEMENT	15,800	
	a) Stairs	15,800	5.71
	b) Elevators	0	0.00
6.0	FINISHES	36,600	
	a) Floor Finishes	9,700	3.51
	b) Wall Finishes	13,000	4.70
	c) Ceiling Finishes	13,900	5.03
7.0	FITTINGS & EQUIPMENT	14,000	5.06
8.0	MECHANICAL	263,900	
	a) Plumbing and Drainage	177,600	64.21
	b) Fire Protection	24,400	8.82
	c) HVAC	61,900	22.38
Subtotal carried forward		\$1,223,200	\$442.23

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELAW
ARCHITECTS
DATE: OCTOBER 5, 2022
GFA: 2,766 SF-Pool Eqpt.

ELEMENTAL SUMMARY

		Elemental Costs	Cost/SF
	Subtotal brought forward	\$1,223,200	\$442.23
9.0	ELECTRICAL	374,600	
	a) Service and Distribution	234,000	84.60
	b) Lighting and Power	54,900	19.85
	c) Systems	85,700	30.98
	SUBTOTAL	\$1,597,800	\$577.66
10.0	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND AND INSURANCE (21%)	335,500	121.29
	TOTAL	<u>\$1,933,300</u>	<u>\$698.95</u>

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 3

Element/Specification	Quantity	Unit Rate	Estimated Cost
1.0 SUBSTRUCTURE			
a) NORMAL FOUNDATIONS			
1. Reinforced concrete strip footing including all necessary concrete, formwork, reinforcement and earthwork, size 2'-0" x 2'-0" thick	378 LF	115.00	43,470
2. Ditto : size 3'-6" x 2'-0" thick	15 LF	200.00	3,000
2. Miscellaneous	ALLOWANCE		2,330
	TO SUMMARY		\$48,800

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 4

Element/Specification	Quantity	Unit	Rate	Estimated Cost
1.0 SUBSTRUCTURE				
b) BASEMENT EXCAVATIONS				
1. Large backwash pit: foundation slab, 1'-0" thick	414 SF		50.00	20,700
2. Ditto: pipe penetrations		ALLOWANCE		3,000
3. Ditto: C.I.P. reinforced concrete wall including waterproofing, 8" thick	483 SF		80.00	38,640
4. Ditto: C.I.P. reinforced concrete wall including waterproofing, 1'-4" thick	180 SF		125.00	22,500
5. Ditto: pump base	6 SF		35.00	210
6. Ditto: guardrail to top of concrete wall	53 LF		350.00	18,550
7. Miscellaneous		ALLOWANCE		5,200
		TO SUMMARY		\$108,800

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 5

Element/Specification	Quantity	Unit Rate	Estimated Cost
1.0 SUBSTRUCTURE			
c) SPECIAL CONDITIONS			
1. Over excavation and recompaction of native soils to create building pad, average 4'-0" deep	530 CY	6.00	3,180
2. Miscellaneous	ALLOWANCE		120
	TO SUMMARY		\$3,300

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 6

Element/Specification	Quantity	Unit	Rate	Estimated Cost
2.0 SUPERSTRUCTURE				
a) LOWEST FLOOR CONSTRUCTION				
1. 5" thick reinforced concrete slab-on-grade over two layers of sand with visqueen membrane on compacted subgrade	2,443	SF	18.00	43,974
2. Thickenings to slab-on-grade for strip footings	566	LF	12.50	7,075
3. Construction joints		ALLOWANCE		4,500
4. Mechanical/electrical/pool equipment pads	206	SF	50.00	10,300
5. Miscellaneous		ALLOWANCE		3,251
		TO SUMMARY		\$69,100

2.0 SUPERSTRUCTURE

b) UPPER FLOOR CONSTRUCTION

Nil

TO SUMMARY

\$0

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 7

Element/Specification	Quantity	Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE			
c) ROOF CONSTRUCTION			
1. Wood-framed roof structure: 1.75" X 16" LVL @ 16" O.C.including blocking and fasteners	1,710 SF	34.00	58,140
2. Ditto : 2" x 10" @ 16" O.C.including blocking and fasteners	1,056 SF	22.00	23,232
3. Solar tube framing	15 EA	500.00	7,500
4. 1/2" thick, plywood roof sheathing	2,766 SF	6.00	16,596
5. Miscellaneous	ALLOWANCE		5,232
	TO SUMMARY		\$110,700

2.0 SUPERSTRUCTURE

d) BALCONY CONSTRUCTION

Nil

TO SUMMARY \$0

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 8

Element/Specification	Quantity	Unit	Rate	Estimated Cost
3.0 EXTERIOR CLADDING				
a) ROOF FINISH				
1. PVC flat roof finish over tapered rigid insulation on metal roof deck including flashings	2,766	SF	19.00	52,554
2. Roof drainage including overflow	4	EA	3,500.00	14,000
3. Miscellaneous flashings for roof equipment		ALLOWANCE		10,000
4. C.I.P. concrete canopy, 8" thick	100	SF	85.00	8,500
5. Architectural canopy	40	SF	250.00	10,000
6. Solar tubes	15	EA	2,500.00	37,500
7. Roof and wall mounted guardrails	47	LF	350.00	16,450
8. Roof mounted ladder	1	EA	5,000.00	5,000
9. Miscellaneous		ALLOWANCE		7,796
		TO SUMMARY		\$161,800

PROJECT:	POOL EQUIPMENT BUILDING	LOCATION:	SHEET 9
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2	DATE:	SAN DIEGO, CALIFORNIA
	100% CONSTRUCTION DOCUMENTS		05-Oct-22

Element/Specification	Quantity	Unit	Rate	Estimated Cost
3.0 EXTERIOR CLADDING				
b) WALLS BELOW GROUND FLOOR				Nil
			TO SUMMARY	\$0

3.0 EXTERIOR CLADDING					
c) WALLS ABOVE GROUND FLOOR					
1.	8" thick CMU walls including grout and reinforcement	3,709	SF	40.00	148,360
2.	Architectural finish to CMU including water repellant and antigrffiti coating	3,709	SF	7.00	25,963
3.	Premium cost for differing CMU type and accent joints	3,709	SF	3.00	11,127
4.	Parapet coping	306	LF	20.00	6,120
5.	Exterior accent tile including waterproofing	168	SF	30.00	5,040
6.	Miscellaneous		ALLOWANCE		9,890
			TO SUMMARY		\$206,500

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 10

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
d) WINDOWS AND EXTERNAL DOORS			
1. Exterior hollow metal door in hollow metal frame including hardware and finish: single door	5 EA	4,000.00	20,000
2. Ditto: double door	6 PRS	5,500.00	33,000
3. Premium cost to doors for : louvers	16 EA	450.00	7,200
3. Ditto : FRP single doors	1 EA	3,000.00	3,000
3. Ditto : FRP double doors	2 PRS	4,000.00	8,000
4. Metal roll-up door	1 EA	15,000.00	15,000
5. Miscellaneous	ALLOWANCE		4,300
	TO SUMMARY		\$90,500

3.0 EXTERIOR CLADDING

e) BALCONY FINISHES

Nil

TO SUMMARY \$0

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 11

Element/Specification	Quantity	Unit Rate	Estimated Cost
4.0 INTERIOR PARTITIONS AND DOORS			
a) PERMANENT PARTITIONS			
1. CMU walls including grout and reinforcement, 6" thick	896 SF	38.00	34,048
2. Ditto: 8" thick	1,372 SF	40.00	54,880
3. Miscellaneous	ALLOWANCE		4,472
TO SUMMARY			\$93,400

4.0 INTERIOR PARTITIONS AND DOORS

b) MOVEABLE PARTITIONS

Nil

TO SUMMARY

\$0

4.0 INTERIOR PARTITIONS AND DOORS

c) DOORS

Nil

TO SUMMARY

\$0

PROJECT: POOL EQUIPMENT BUILDING	SHEET 12
MIRA MESA COMMUNITY PARK EXP. PHASE 2	LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS	DATE: 05-Oct-22

Element/Specification	Quantity	Unit Rate	Estimated Cost
5.0 VERTICAL MOVEMENT			
a) STAIRS			
1. Roof access ladder with hatch	1 EA	15,000.00	15,000
2. Miscellaneous	ALLOWANCE		800
TO SUMMARY			\$15,800

5.0 VERTICAL MOVEMENT			
b) ELEVATORS			
TO SUMMARY			Nil
TO SUMMARY			\$0

PROJECT:	POOL EQUIPMENT BUILDING	LOCATION:	SHEET 13
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2	DATE:	SAN DIEGO, CALIFORNIA
	100% CONSTRUCTION DOCUMENTS		05-Oct-22

Element/Specification	Quantity	Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES			
a) FLOOR FINISHES			
1. Sealed concrete flooring	2,638 SF	3.00	7,914
1. Sealed exposed aggregate concrete flooring	128 SF	10.00	1,280
2. Miscellaneous	ALLOWANCE		506
TO SUMMARY			\$9,700

6.0 INTERIOR FINISHES			
b) WALL FINISHES			
1. Paint finish to CMU walls	8,245 SF	1.50	12,368
2. Miscellaneous	ALLOWANCE		632
TO SUMMARY			\$13,000

6.0 INTERIOR FINISHES			
c) CEILING FINISHES			
1. Paint finish to exposed structure	2,548 SF	2.50	6,370
2. Exterior plaster soffits	218 SF	30.00	6,540
3. Paint to concrete soffits	100 SF	2.50	250
4. Miscellaneous	ALLOWANCE		740
TO SUMMARY			\$13,900

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 14

Element/Specification	Quantity	Unit Rate	Estimated Cost
7.0 FITTINGS AND EQUIPMENT			
1. Code signage, fire extinguishers, etc.	ALLOWANCE		3,000
2. Handicap grab bars	2 SETS	300.00	600
3. Toilet paper dispenser	3 EA	50.00	150
4. Toilet seat cover	3 EA	150.00	450
5. Soap dispenser	2 EA	75.00	150
6. Sanitary napkin dispenser	3 EA	150.00	450
7. Electric hand dryer	1 EA	3,000.00	3,000
8. Markerboard and workstation	1 EA	5,500.00	5,500
9. Miscellaneous	ALLOWANCE		700
	TO SUMMARY		\$14,000

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 15

Element/Specification	Quantity	Unit	Estimated Cost
8.0 MECHANICAL			
a) PLUMBING AND DRAINAGE			
<u>Fixtures</u>			
1. Water closet, wall hung	3 EA	1,800.00	5,400
2. Lavatory, wall hung	2 EA	2,000.00	4,000
3. Shower head, manual metering valve	2 EA	1,080.00	2,160
4. Handheld shower head / slide bar, shower valve	2 EA	1,340.00	2,680
5. Sink, mop	1 EA	1,800.00	1,800
6. Drinking fountain, bi-level, bottle filler	1 EA	2,700.00	2,700
7. Emergency shower/eyewash connect only	2 EA	300.00	600
8. Sink connect only	1 EA	250.00	250
<u>Rough-In / Pipe</u>			
9. Rough-in at fixtures	14 EA	1,000.00	14,000
10. Ditto: floor drain/floor sink	16 EA	400.00	6,400
<u>Building Storm Drains</u>			
11. C.I.P. service wt, fittings, supports 4"	150 LF	55.68	8,352
<u>Waste and Vent</u>			
12. C.I.P. service wt, fittings, supports 2"	155 LF	46.12	7,149
13. Ditto: 3"	45 LF	49.32	2,219
14. Ditto: 4"	120 LF	55.68	6,682
15. Ditto: 8"	100 LF	128.00	12,800
<u>Cold Water</u>			
16. Copper "L" pipe, fittings, supports, 1/2"	20 LF	20.36	407
17. Ditto: 3/4"	95 LF	26.74	2,540
18. Ditto: 1-1/4"	40 LF	39.86	1,594
19. Ditto: 1-1/2"	125 LF	46.82	5,853
20. Ditto: 2"	5 LF	55.29	276
21. Ditto: 2-1/2"	25 LF	79.68	1,992
22. Ditto: 3"	120 LF	101.00	12,120
<u>Hot Water</u>			
23. Copper "L" pipe, fittings, supports, 1/2"	15 LF	20.36	305
24. Ditto: 3/4"	85 LF	26.74	2,273
25. Ditto: 1-1/2"	70 LF	39.86	2,790
26. Hot water pipe insulation, 1/2"	170 LF	8.49	1,443
27. Ditto: 3/4"	125 LF	9.12	1,140
28. Ditto: 1-1/2"	50 LF	9.89	495
<u>Building Gas</u>			
29. B.S.P. sch 40, fittings, supports, 1"	10 LF	22.78	228
30. Ditto: 1-1/4"	10 LF	26.43	264
31. Ditto: 2"	20 LF	40.84	817
32. Ditto: 3"	50 LF	62.86	3,143

Carry Forward

\$114,872

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 16

Element/Specification	Quantity	Unit Rate	Estimated Cost
a) PLUMBING AND DRAINAGE (Cont'd)	Brought Forward		114,872
<u>Condensate Drain</u>			
33. Copper "M" pipe, fittings, supports, 3/4"	20 LF	24.29	486
<u>Valves and Specials</u>			
34. Ball valve, 1/2"	3 EA	58.00	174
35. Ditto: 3/4"	3 EA	71.00	213
36. Ditto: 1-1/4"	2 EA	109.00	218
37. Ditto: 1-1/2"	3 EA	160.00	480
38. Ditto: 2-1/2"	1 EA	392.00	392
39. Ditto: 3"	3 EA	510.00	1,530
40. Balancing valve, 3/4"	1 EA	124.00	124
41. Check valve, 3/4"	1 EA	68.00	68
42. Hose bibb	5 EA	120.00	600
43. Backflow preventer, 3"	1 EA	7,000.00	7,000
44. Gas Cock, 1"	1 EA	148.00	148
45. Ditto: 2"	2 EA	336.00	672
46. Ditto: 3"	1 EA	746.00	746
<u>Miscellaneous Plumbing Specialties</u>			
47. Floor drain	12 EA	293.00	3,516
48. Floor sink	4 EA	359.00	1,436
49. Floor cleanout	3 EA	268.00	804
50. Wall cleanout	2 EA	204.00	408
51. Roof drain / overflow drain	4 EA	942.00	3,768
52. Trap primer	3 EA	186.00	558
53. Water hammer arrester	3 EA	208.00	624
54. Test, clean and chlorinate	14 EA	150.00	2,100
55. Miscellaneous	ALLOWANCE		7,063
56. General, administration and supervision	ALLOWANCE		29,600
TO SUMMARY			\$177,600

PROJECT:	POOL EQUIPMENT BUILDING		SHEET 17
	MIRA MESA COMMUNITY PARK EXP. PHASE 2	LOCATION:	SAN DIEGO, CALIFORNIA
STAGE:	100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22

Element/Specification	Quantity		Unit Rate	Estimated Cost
-----------------------	----------	--	--------------	-------------------

8.0 MECHANICAL

b) FIRE PROTECTION

1.	Automatic sprinkler system	2,788	SF	6.00	16,728
2.	Riser	1	EA	6,500.00	6,500
3.	Miscellaneous		ALLOWANCE		1,172

	TO SUMMARY				\$24,400
--	------------	--	--	--	----------

c) HVAC

Equipment

1.	Exhaust fan: 70 cfm	1	EA	300.00	300
2.	Ditto: 100 cfm	3	EA	362.00	1,086
3.	Ditto: 160 cfm	3	EA	475.00	1,425
4.	Ditto: 200 cfm	1	EA	465.00	465
5.	Ditto: 300 cfm	1	EA	564.00	564
6.	Ditto: 475 cfm	1	EA	780.00	780
7.	Ditto: 2,270 cfm	1	EA	2,954.00	2,954
8.	Split-system fcu/hp: 2-ton	2	EA	3,240.00	6,480

Controls

9.	Controls	2,788	SF	6.00	16,728
----	----------	-------	----	------	--------

Ductwork and Accessories

10.	Duct, galvanized sheet metal	581	LBS	20.00	11,620
11.	Ceiling exhaust register	9	EA	292.00	2,628
12.	Volume/quad damper	9	EA	148.00	1,332
13.	Flexible duct with clamps	45	LF	28.00	1,260
14.	Test, balance and warrant		ALLOWANCE		1,500
15.	Miscellaneous		ALLOWANCE		2,478
16.	General, administration and supervision		ALLOWANCE		10,300

	TO SUMMARY				\$61,900
--	------------	--	--	--	----------

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 18

Element/Specification	Quantity	Unit Rate	Estimated Cost
9.0 ELECTRICAL			
a) SERVICE AND DISTRIBUTION			
1. Switchboard, MS, 1200A	1 EA	75,000.00	75,000
1. Switchboard, SBF, 600A	1 EA	40,000.00	40,000
2. Panelboard "HM", 150A	1 EA	6,000.00	6,000
3. Panelboard "LA,PF", 200A	2 EA	7,000.00	14,000
4. Panelboard "PM,SP", 150A	2 EA	6,000.00	12,000
5. Transformer "T-PF", 5 kva	1 EA	2,500.00	2,500
5. Transformer "T-PM", 75 kva	1 EA	5,500.00	5,500
6. Lighting control panel, "LCPM"	1 EA	4,500.00	4,500
7. Intersystem bonding terminal	1 EA	4,600.00	4,600
8. Feeders	150 LF	175.00	26,250
9. Grounding	ALLOWANCE		2,500
10. Mechanical equipment connections	15 EA	2,000.00	30,000
11. Miscellaneous	ALLOWANCE		11,150
	TO SUMMARY		\$234,000

PROJECT:	POOL EQUIPMENT BUILDING	LOCATION:	SHEET 19
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2	DATE:	SAN DIEGO, CALIFORNIA
	100% CONSTRUCTION DOCUMENTS		05-Oct-22

Element/Specification	Quantity		Unit Rate	Estimated Cost
9.0 ELECTRICAL				
b) LIGHTING AND POWER				
1. New light fixtures: Type H / H1	15 EA		700.00	10,500
2. Ditto: Type F / F1	4 EA		450.00	1,800
3. Ditto: Type HM	8 EA		500.00	4,000
4. Ditto: Type K	3 EA		500.00	1,500
5. Ditto: Type SE	1 EA		900.00	900
6. Ditto: LED emergency light fixture	5 EA		550.00	2,750
7. Lighting control devices	13 EA		1.50	20
8. Branch circuit wiring	980 LF		15.00	14,700
9. Duplex receptacle	2 EA		275.00	550
10. Duplex receptacle, GFCI	9 EA		300.00	2,700
11. Duplex receptacle, GFCI, WP	7 EA		330.00	2,310
12. Double duplex receptacle	6 EA		300.00	1,800
13. Junction box	3 EA		200.00	600
14. Branch circuit wiring	540 LF		15.00	8,100
15. Miscellaneous		ALLOWANCE		2,670
			TO SUMMARY	\$54,900

PROJECT: POOL EQUIPMENT BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 20

Element/Specification	Quantity	Unit Rate	Estimated Cost
9.0 ELECTRICAL			
c) SYSTEMS			
1. Fire alarm system	2,766 SF	10.00	27,660
2. Telephone/data outlet including conduit and cabling	6 EA	1,750.00	10,500
3. Conduit / cabling infrastructure for : security cameras	9 EA	1,500.00	13,500
4. Ditto : door contacts	17 EA	1,000.00	17,000
5. Ditto : speakers	3 EA	1,000.00	3,000
6. IDF rack system / wire management system	ALLOWANCE		10,000
7. Miscellaneous	ALLOWANCE		4,040
	TO SUMMARY		\$85,700

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELAW
ARCHITECTS
DATE: OCTOBER 5, 2022
GFA: 5,875 SF-Aquatic

ELEMENTAL SUMMARY

		Elemental Costs	Cost/SF
1.0	SUBSTRUCTURE	\$99,900	
	a) Normal Foundations	\$92,800	\$15.80
	b) Basement Excavations	0	0.00
	c) Special Conditions	7,100	1.21
2.0	SUPERSTRUCTURE	536,500	
	a) Lowest Floor Construction	163,900	27.90
	b) Upper Floor Construction	0	0.00
	c) Roof Construction	372,600	63.42
	d) Balcony Construction	0	0.00
3.0	EXTERNAL CLADDING	1,430,400	
	a) Roof Finish	379,500	64.60
	b) Walls Below Ground Floor	0	0.00
	c) Walls Above Ground Floor	942,500	160.43
	d) Windows and External Doors	108,400	18.45
	e) Balcony Finishes	0	0.00
4.0	INTERIOR PARTITIONS & DOORS	227,700	
	a) Permanent Partitions	187,800	31.97
	b) Moveable Partitions	0	0.00
	c) Doors	39,900	6.79
5.0	VERTICAL MOVEMENT	31,500	
	a) Stairs	31,500	5.36
	b) Elevators	0	0.00
6.0	FINISHES	401,700	
	a) Floor Finishes	105,100	17.89
	b) Wall Finishes	128,300	21.84
	c) Ceiling Finishes	168,300	28.65
7.0	FITTINGS & EQUIPMENT	203,900	34.71
8.0	MECHANICAL	799,300	
	a) Plumbing and Drainage	431,900	73.51
	b) Fire Protection	45,100	7.68
	c) HVAC	322,300	54.86
Subtotal carried forward		\$3,730,900	\$635.05

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELAW
ARCHITECTS
DATE: OCTOBER 5, 2022
GFA: 5,875 SF-Aquatic

ELEMENTAL SUMMARY

		Elemental Costs	Cost/SF
	Subtotal brought forward	\$3,730,900	\$635.05
9.0	ELECTRICAL	564,200	
	a) Service and Distribution	150,400	25.60
	b) Lighting and Power	222,600	37.89
	c) Systems	191,200	32.54
	SUBTOTAL	\$4,295,100	\$731.08
10.0	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND AND INSURANCE (21%)	902,000	153.53
	TOTAL	<u>\$5,197,100</u>	<u>\$884.61</u>

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 3

Element/Specification	Quantity	Unit Rate	Estimated Cost
1.0 SUBSTRUCTURE			
a) NORMAL FOUNDATIONS			
1. Reinforced concrete strip footing including all necessary concrete, formwork, reinforcement and earthwork, size 2'-0" x 2'-0" thick	528 LF	115.00	60,720
2. Ditto: 5'-0" x 2'-0"	40 LF	275.00	11,000
3. Concrete curb to footings	333 LF	50.00	16,650
4. Miscellaneous	ALLOWANCE		4,430
	TO SUMMARY		\$92,800

1.0 SUBSTRUCTURE

b) BASEMENT EXCAVATIONS

Nil

TO SUMMARY

\$0

1.0 SUBSTRUCTURE

c) SPECIAL CONDITIONS

1. Over excavation and recompaction of native soils to create building pad, average 4'-0" deep	1,147 CY	6.00	6,882
2. Miscellaneous	ALLOWANCE		218

TO SUMMARY

\$7,100

PROJECT:	AQUATIC CENTER BUILDING	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 4
	MIRA MESA COMMUNITY PARK EXP. PHASE 2			
STAGE:	100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity		Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE				
a) LOWEST FLOOR CONSTRUCTION				
1. 5" thick reinforced concrete slab-on-grade over two layers of sand with visqueen membrane on compacted sub-grade	6,079	SF	18.00	109,422
2. Thickenings to slab-on-grade for strip footings	568	LF	12.50	7,100
3. Construction joints		ALLOWANCE		6,000
4. Slab blockouts	10	EA	500.00	5,000
5. Premium cost for sloped and depressed slab	5,706	SF	5.00	28,530
6. Miscellaneous		ALLOWANCE		7,848
		TO SUMMARY		\$163,900

2.0 SUPERSTRUCTURE				
b) UPPER FLOOR CONSTRUCTION				
		TO SUMMARY		Nil
		TO SUMMARY		\$0

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 5

Element/Specification	Quantity	Unit	Rate	Estimated Cost
2.0 SUPERSTRUCTURE				
c) ROOF CONSTRUCTION				
1. Wood-framed roof structure: 1.75" x 18" LVL @ 16" O.C. including blocking and fasteners	4,093	SF	39.00	159,627
2. Ditto: 1.75" x 18" LVL @ 16" O.C. including blocking and fasteners	1,178	SF	37.00	43,586
3. Wood framing to high roof, 2 x 10 @ 16 O.C. including blocking and fasteners	1,428	SF	22.00	31,416
4. Solar tube framing	16	EA	500.00	8,000
5. 1/2" thick plywood roof sheathing	6,699	SF	6.00	40,194
6. Structural steel to high roof	9	TONS	8,000.00	72,000
7. Miscellaneous		ALLOWANCE		17,777
		TO SUMMARY		\$372,600

2.0 SUPERSTRUCTURE

d) BALCONY CONSTRUCTION

Nil

TO SUMMARY

\$0

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 6

Element/Specification	Quantity	Unit	Rate	Estimated Cost
3.0 EXTERIOR CLADDING				
a) ROOF FINISH				
1. PVC flat roof finish over tapered rigid insulation on metal roof deck including flashings: low roof	5,271	SF	19.00	100,149
2. Ditto: high roof	1,428	SF	19.00	27,132
3. Roof drainage including overflow	5	EA	3,500.00	17,500
4. Miscellaneous flashings for roof equipment		ALLOWANCE		20,000
5. Metal soffits	933	SF	45.00	41,985
6. Fascia treatment	152	LF	50.00	7,600
7. Solar tubes	16	EA	2,500.00	40,000
8. Exterior trellis shade canopies: metal	312	SF	250.00	78,000
9. Ditto: concrete	342	SF	85.00	29,070
10. Miscellaneous		ALLOWANCE		18,064
		TO SUMMARY		\$379,500

3.0 EXTERIOR CLADDING

b) WALLS BELOW GROUND FLOOR

Nil

TO SUMMARY

\$0

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION:
DATE:

SHEET 7
SAN DIEGO, CALIFORNIA
05-Oct-22

Element/Specification	Quantity	Unit	Rate	Estimated Cost
3.0 EXTERIOR CLADDING				
c) WALLS ABOVE GROUND FLOOR				
1. 8" thick CMU walls including grout and reinforcement	7,309 SF		40.00	292,360
2. Architectural finish to CMU including water repellant and antigrffiti coating	7,309 SF		7.00	51,163
3. Premium cost for differing CMU type and accent joints	7,309 SF		3.00	21,927
4. Lining to interior face with 5/8" drywall over metal furring channels including rigid insulation	5,565 SF		10.00	55,650
5. Roof screen, 6'-6" high	214 LF		390.00	83,460
6. Parapet coping	450 LF		20.00	9,000
7. Aluminum-framed and glazed curtain wall	1,320 SF		185.00	244,200
8. Aluminum-framed and glazed storefront	517 SF		135.00	69,795
9. 6" thick exterior metal framing clad both sides with 5/8" drywall including rigid insulation	960 SF		20.00	19,200
10. Exterior accent tile including waterproofing	1,248 SF		30.00	37,440
11. Horizontal and veritical seismic joint	54 LF		250.00	13,500
12. Miscellaneous		ALLOWANCE		44,805
		TO SUMMARY		\$942,500

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 8

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
d) WINDOWS AND EXTERNAL DOORS			
1. Exterior hollow metal door in hollow metal frame including hardware and finish: single door	6 EA	4,000.00	24,000
2. Ditto: double door	1 PRS	5,500.00	5,500
3. Premium cost for louvers	2 EA	450.00	900
4. Glazed entry door including hardware: single door	3 EA	5,500.00	16,500
5. Ditto: double door	4 PRS	7,500.00	30,000
6. Punched glazed openings	277 SF	95.00	26,315
7. Miscellaneous	ALLOWANCE		5,185
	TO SUMMARY		\$108,400

3.0 EXTERIOR CLADDING

e) BALCONY FINISHES

Nil

TO SUMMARY \$0

PROJECT:	AQUATIC CENTER BUILDING	LOCATION:	SHEET 9
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2	DATE:	SAN DIEGO, CALIFORNIA
	100% CONSTRUCTION DOCUMENTS		05-Oct-22

Element/Specification	Quantity	Unit	Rate	Estimated Cost
4.0 INTERIOR PARTITIONS AND DOORS				
a) PERMANENT PARTITIONS				
1. 8" thick CMU walls including grout and reinforcement	1,345 SF		40.00	53,800
2. 4" thick internal metal stud framed walls clad both sides with 5/8" drywall including batt insulation infill, Type A	6,533 SF		15.00	97,995
3. Premium cost to Type A walls for : Type B	510 SF		2.00	1,020
4. Ditto : Type C	1,500 SF		0.75	1,125
5. Ditto : Type D	375 SF		2.75	1,031
6. Ditto : Type H	135 SF		1.00	135
7. Ditto : Type J	705 SF		2.75	1,939
8. Ditto : Type K	495 SF		10.00	4,950
9. Ditto : Type M	405 SF		10.00	4,050
10. Ditto : Type N	540 SF		10.00	5,400
11. Lining to interior face of CMU with 5/8" drywall over metal furring channels	1,065 SF		7.00	7,455
12. Miscellaneous			ALLOWANCE	8,900
TO SUMMARY				\$187,800

4.0 INTERIOR PARTITIONS AND DOORS

b) MOVEABLE PARTITIONS

TO SUMMARY				\$0
-------------------	--	--	--	------------

Nil

PROJECT:	AQUATIC CENTER BUILDING	LOCATION:	SHEET 10
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2	DATE:	SAN DIEGO, CALIFORNIA
	100% CONSTRUCTION DOCUMENTS		05-Oct-22

Element/Specification	Quantity		Unit Rate	Estimated Cost
4.0 INTERIOR PARTITIONS AND DOORS				
c) DOORS				
1. Internal solid core wood door in hollow metal frame including hardware and finish: single door	9 EA		3,500.00	31,500
2. Ditto: double door	1 PR		4,500.00	4,500
3. Access door	8 EA		250.00	2,000
4. Miscellaneous		ALLOWANCE		1,900
TO SUMMARY				\$39,900

PROJECT:	AQUATIC CENTER BUILDING	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 11
	MIRA MESA COMMUNITY PARK EXP. PHASE 2			
STAGE:	100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity	Unit Rate	Estimated Cost
-----------------------	----------	-----------	----------------

5.0 VERTICAL MOVEMENT

a) STAIRS

1.	Roof access ladder with hatch	2 EA	15,000.00	30,000
2.	Miscellaneous	ALLOWANCE		1,500

	TO SUMMARY			\$31,500
--	------------	--	--	----------

5.0 VERTICAL MOVEMENT

b) ELEVATORS

Nil

	TO SUMMARY			\$0
--	------------	--	--	-----

PROJECT:	AQUATIC CENTER BUILDING	LOCATION:	SHEET 12
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2	DATE:	SAN DIEGO, CALIFORNIA
	100% CONSTRUCTION DOCUMENTS		05-Oct-22

Element/Specification	Quantity		Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES				
a) FLOOR FINISHES				
1. Sealed concrete flooring	524 SF		3.00	1,572
2. Epoxy floor finish with coved base	4,180 SF		20.00	83,600
3. Sealed exposed aggregate concrete flooring	1,375 EA		10.00	13,750
4. Rubber base	234 LF		5.00	1,170
5. Miscellaneous		ALLOWANCE		5,008
TO SUMMARY				\$105,100

PROJECT:	AQUATIC CENTER BUILDING	LOCATION:	SHEET 13
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2	DATE:	SAN DIEGO, CALIFORNIA
	100% CONSTRUCTION DOCUMENTS		05-Oct-22

Element/Specification	Quantity		Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES				
b) WALL FINISHES				
1. Paint finish to walls	9,849 SF		1.25	12,311
2. Ceramic wall tile, 7'-0" high	4,494 SF		20.00	89,880
3. Paint to exposed steel		ALLOWANCE		20,000
4. Miscellaneous		ALLOWANCE		6,109
TO SUMMARY				\$128,300

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 14

Element/Specification	Quantity	Unit	Rate	Estimated Cost
6.0 INTERIOR FINISHES				
c) CEILING FINISHES				
1. Paint finish to exposed structure	215 SF		2.50	538
2. A.C.T. ceiling system, tile size 2'-0" x 4'-0"	658 SF		10.00	6,580
3. Suspended 5/8" drywall ceilings including support framing	3,743 SF		15.00	56,145
4. Premium cost to drywall ceilings for office / entry additional framing and plywood lids	200 SF		20.00	4,000
5. Suspended wood ceiling	1,259 SF		54.00	67,986
6. Paint to concrete soffits	416 SF		2.50	1,040
6. Solar tube ceiling bulkheads	16 EA		1,500.00	24,000
7. Miscellaneous		ALLOWANCE		8,011
		TO SUMMARY		\$168,300

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 15

Element/Specification	Quantity	Unit Rate	Estimated Cost
7.0 FITTINGS AND EQUIPMENT			
1. Code signage, fire extinguishers, etc.	ALLOWANCE		4,000
2. Directional and identification signage	ALLOWANCE		7,500
3. Aluminum letter signage	ALLOWANCE		10,000
4. Millwork base cabinets with solid surface countertop	24 LF	800.00	19,200
5. Upper cabinets	24 LF	500.00	12,000
6. Reception millwork	14 LF	1,000.00	14,000
7. Lockers	46 EA	400.00	18,400
8. Markerboard	2 EA	500.00	1,000
9. Toilet cubicle	10 EA	1,100.00	11,000
10. Urinal screen	5 EA	300.00	1,500
11. Shower curbs, curtains and accessories	14 EA	1,500.00	21,000
12. Handicap grab bars	9 SETS	300.00	2,700
13. Toilet paper dispenser	14 EA	50.00	700
14. Toilet seat cover	14 EA	150.00	2,100
15. Mirror/shelf	14 EA	500.00	7,000
16. Shower bench: 4'-0"	4 EA	750.00	3,000
17. Ditto: 5'-0"	8 EA	950.00	7,600
18. Baby changing station	5 EA	250.00	1,250
	Carry Forward		\$143,950

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 16

Element/Specification	Quantity	Unit Rate	Estimated Cost
		Brought Forward	\$143,950
7.0 FITTINGS AND EQUIPMENT (CONT'D)			
19. Soap dispensers	14 EA	75.00	1,050
20. Electric hand dryer	5 EA	3,000.00	15,000
20. Staff workstations	28 LF	700.00	19,600
19. Knox box	1 EA	250.00	250
20. Window blinds	716 SF	20.00	14,320
21. Miscellaneous		ALLOWANCE	9,730
		TO SUMMARY	\$203,900

PROJECT:	AQUATIC CENTER BUILDING	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 17
	MIRA MESA COMMUNITY PARK EXP. PHASE 2			
STAGE:	100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity		Unit Rate	Estimated Cost
8.0 MECHANICAL				
a) PLUMBING AND DRAINAGE				
<u>Equipment</u>				
1. Water heater, gas-fired, 50 gallon	1	EA	3,200.00	3,200
2. Ditto: 100 gallon	2	EA	8,300.00	16,600
3. Water heater, electric, 12 gallon	1	EA	2,400.00	2,400
4. Circulation pump	4	EA	1,500.00	6,000
5. Expansion tank, 3.2 gallon	2	EA	1,600.00	3,200
<u>Fixtures</u>				
6. Water closet, wall hung	14	EA	1,800.00	25,200
7. Urinal, wall hung	5	EA	1,700.00	8,500
8. Lavatory, wall hung	14	EA	2,000.00	28,000
9. Shower head, manual metering valve	15	EA	1,080.00	16,200
10. Handheld shower head / slide bar, shower valve	4	EA	1,340.00	5,360
11. Sink, single compartment	3	EA	1,200.00	3,600
12. Sink, mop	2	EA	1,800.00	3,600
13. Drinking fountain, bi-level, bottle filler	1	EA	2,700.00	2,700
<u>Rough-In / Pipe</u>				
14. Rough-in at fixtures	58	EA	1,000.00	58,000
15. Ditto: floor drain/floor sink	17	EA	400.00	6,800
16. Ditto: plumbing equipment	10	EA	500.00	5,000
<u>Building Storm Drains</u>				
17. C.I.P. service wt, fittings, supports 4"	270	LF	55.68	15,034
<u>Waste and Vent</u>				
18. C.I.P. service wt, fittings, supports 2"	585	LF	46.12	26,980
19. Ditto: 3"	200	LF	49.32	9,864
20. Ditto: 4"	160	LF	55.68	8,909
<u>Cold Water</u>				
21. Copper "L" pipe, fittings, supports, 1/2"	225	LF	20.36	4,581
22. Ditto: 3/4"	245	LF	26.74	6,551
23. Ditto: 1"	15	LF	33.18	498
24. Ditto: 1-1/4"	20	LF	39.86	797
25. Ditto: 1-1/2"	140	LF	46.82	6,555
26. Ditto: 2"	70	LF	55.29	3,870
27. Ditto: 2-1/2"	135	LF	79.68	10,757
<u>Hot Water</u>				
28. Copper "L" pipe, fittings, supports, 1/2"	170	LF	20.36	3,461
29. Ditto: 3/4"	125	LF	26.74	3,343
30. Ditto: 1"	60	LF	33.18	1,991
31. Ditto: 1-1/4"	50	LF	39.86	1,993
32. Hot water pipe insulation, 1/2"	170	LF	8.49	1,443
33. Ditto: 3/4"	125	LF	9.12	1,140
34. Ditto: 1"	60	LF	9.26	556
35. Ditto: 1-1/4"	50	LF	9.54	477

Carry Forward

\$303,160

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 18

Element/Specification	Quantity		Unit Rate	Estimated Cost
8.0 MECHANICAL				
a) PLUMBING AND DRAINAGE (Cont'd)		Brought Forward		\$303,160
<u>Building Gas</u>				
36. B.S.P. sch 40, fittings, supports, 3/4"	105 LF		19.35	2,032
37. Ditto: 1-1/4"	65 LF		26.43	1,718
38. Ditto: 1-1/2"	40 LF		30.17	1,207
<u>Condensate Drain</u>				
39. Copper "M" pipe, fittings, supports, 3/4"	160 LF		24.29	3,886
<u>Valves and Specials</u>				
40. Ball valve, 1/2"	10 EA		58.00	580
41. Ditto: 1"	2 EA		82.00	164
42. Ditto: 1-1/4"	2 EA		109.00	218
43. Ditto: 1-1/2"	3 EA		160.00	480
44. Ditto: 2"	4 EA		265.00	1,060
45. Ditto: 2-1/2"	2 EA		392.00	784
46. Balancing valve, 1/2"	4 EA		105.00	420
47. Check valve, 1/2"	4 EA		55.00	220
48. Hose bibb	9 EA		120.00	1,080
49. Gas Cock, 3/4"	2 EA		109.00	218
50. Ditto: 1-1/4"	2 EA		169.00	338
51. Ditto: 1-1/2"	1 EA		237.00	237
<u>Miscellaneous Plumbing Specialties</u>				
51. Floor drain	17 EA		293.00	4,981
52. Floor cleanout	6 EA		268.00	1,608
53. Wall cleanout	5 EA		204.00	1,020
54. Roof drain / overflow drain	5 EA		942.00	4,710
55. Trench drain	20 LF		65.00	1,300
56. Trap primer	4 EA		186.00	744
57. Water hammer arrester	9 EA		208.00	1,872
58. Test, clean and chlorinate	58 EA		150.00	8,700
59. Miscellaneous		ALLOWANCE		17,163
60. General, administration and supervision		ALLOWANCE		72,000
		TO SUMMARY		\$431,900

PROJECT:	AQUATIC CENTER BUILDING	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 19
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2 100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity	Unit	Rate	Estimated Cost
8.0 MECHANICAL				
b) FIRE PROTECTION				
1. Automatic sprinkler system	6,079	SF	6.00	36,474
2. Riser	1	EA	6,500.00	6,500
3. Miscellaneous		ALLOWANCE		2,126
		TO SUMMARY		\$45,100

c) HVAC

Equipment

1. Exhaust fan: 70 cfm	3	EA	300.00	900
2. Ditto: 100 cfm	1	EA	362.00	362
3. Ditto: 110 cfm	1	EA	378.00	378
4. Ditto: 125 cfm	1	EA	392.00	392
5. Ditto: 1,030 cfm	1	EA	1,448.00	1,448
6. Ditto: 1,065 cfm	1	EA	1,463.00	1,463
7. Rooftop unit, 3,000 cfm	1	EA	20,150.00	20,150
8. Heat recovery unit, 14-ton	1	EA	29,400.00	29,400
9. Branch controller, 8-port	1	EA	2,374.00	2,374
10. Fan coil unit: 1-ton	3	EA	2,415.00	7,245
11. Ditto: 2-ton	2	EA	3,086.00	6,172
12. Ditto: 2.5-ton	2	EA	3,729.00	7,458
13. Ditto: 4.5-ton	1	EA	5,021.00	5,021
14. Intake ventilator	9	EA	1,260.00	11,340
15. Split-system fcu/hp: 2-ton	2	EA	3,240.00	6,480

Controls

16. Controls	5,875	SF	7.00	41,125
--------------	-------	----	------	--------

Ductwork and Accessories

17. Duct, galvanized sheet metal, rect. supply	1,594	LBS	20.00	31,880
18. Duct, spiral, 18" diameter	49	LBS	20.00	980
19. Duct, galvanized sheet metal, rect. return	360	LBS	20.00	7,200
20. Duct, galvanized sheet metal, rect. exhaust	728	LBS	20.00	14,560
21. Duct, galvanized sheet metal, rect. osa	477	LBS	20.00	9,540
22. Duct, spiral, 6" diameter	250	LBS	20.00	5,000
23. Ditto: 8"	168	LBS	20.00	3,360
24. Diffuser, ceiling	12	EA	308.00	3,696
25. Diffuser, sidewall	3	EA	319.00	957
26. Return register, ceiling	5	EA	316.00	1,580
27. Return register, sidewall	1	EA	345.00	345

Carry Forward

\$220,806

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 20

Element/Specification	Quantity		Unit Rate	Estimated Cost
c) HVAC (Cont'd)		Brought Forward		\$220,806
28. Exhaust register, ceiling	10 EA		292.00	2,920
29. Quad/volume damper	31 EA		148.00	4,588
30. Flexible duct with clamps	135 LF		28.00	3,780
31. Duct insulation, wrap	725 SF		5.40	3,915
32. Duct insulation, lining	557 SF		7.80	4,345
33. Refrigerant line with insulation	450 LF		21.45	9,653
<u>Miscellaneous</u>				
34. Test, balance and warrant		ALLOWANCE		3,500
35. Balance register	31 REGS		75.00	2,325
36. Miscellaneous		ALLOWANCE		12,768
37. General, administration and supervision		ALLOWANCE		53,700
		TO SUMMARY		\$322,300

PROJECT:	AQUATIC CENTER BUILDING MIRA MESA COMMUNITY PARK EXP. PHASE 2	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 21+G
STAGE:	100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity		Unit Rate	Estimated Cost
9.0 ELECTRICAL				
a) SERVICE AND DISTRIBUTION				
1. Panelboard "HA", 400A	1 EA		8,500.00	8,500
2. Panelboard "PA1, PA2, PB, PC", 225A	4 EA		7,000.00	28,000
3. Transformer "T-PA", 150 kva	1 EA		8,500.00	8,500
4. Lighting inverter, "INV-A"	1 EA		10,000.00	10,000
5. Lighting control panel	1 EA		4,500.00	4,500
6. Feeders	75 LF		175.00	13,125
7. Intersystem bonding terminal		ALLOWANCE		4,600
8. Grounding		ALLOWANCE		2,000
9. Mechanical equipment connections	32 EA		2,000.00	64,000
10. Miscellaneous		ALLOWANCE		7,175
			TO SUMMARY	\$150,400

PROJECT:	AQUATIC CENTER BUILDING	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 22
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2 100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity	Unit	Rate	Estimated Cost
9.0 ELECTRICAL				
b) LIGHTING AND POWER				
1. New light fixture : Type A, 2'-0" x 4'-0" recessed	5 EA		700.00	3,500
2. Ditto : Type A1, 2'-0" x 2'-0" recessed	8 EA		800.00	6,400
3. Ditto : Type B / B1, LED perimeter light	88 LF		85.00	7,480
4. Ditto : Type C / C1, 4" x 8'-0" recessed flange mount	2 EA		650.00	1,300
5. Ditto : Type D / D1, 4" recessed shower light	27 EA		500.00	13,500
6. Ditto : Type F / F1 / F2, LED strip light	5 EA		450.00	2,250
7. Ditto: Type G, 2'-0" x 2'-0" vandal-resistant LED	16 EA		600.00	9,600
8. Ditto: Type K1, 3'-0" surface-mtd. vandal-resistant	4 EA		500.00	2,000
9. Ditto : Type N / N1, 8'-0" linear pendant	7 EA		900.00	6,300
10. Ditto : Type P / P1, 27" dia. x 12" tall pendant	5 EA		1,000.00	5,000
11. Ditto : Type Q, 4" recessed downlight	2 EA		600.00	1,200
12. Ditto : Type R, 4" recessed perimeter light	2 EA		600.00	1,200
13. Ditto : Type SC (exterior) wall-mtd. surface light	12 EA		800.00	9,600
14. Ditto : Type SE (exterior) rec. downlight vandal-resist.	4 EA		900.00	3,600
15. Ditto : Exit / LED emergency light fixture	4 EA		550.00	2,200
16. Emergency battery packs	25 EA		250.00	6,250
17. Lighting control devices including conduit	70 EA		400.00	28,000
18. Branch circuit wiring	3,660 LF		15.00	54,900
19. Duplex receptacle	3 EA		275.00	825
20. Duplex receptacle, GFCI	13 EA		300.00	3,900
21. Duplex receptacle, GFCI, WP	9 EA		330.00	2,970
			Carry Forward	\$171,975

PROJECT:	AQUATIC CENTER BUILDING	LOCATION:	SHEET 23
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2	DATE:	SAN DIEGO, CALIFORNIA
	100% CONSTRUCTION DOCUMENTS		05-Oct-22

Element/Specification	Quantity		Unit Rate	Estimated Cost
9.0 ELECTRICAL				
			Brought Forward	\$171,975
b) LIGHTING AND POWER (CONT'D)				
22.	Double duplex receptacles	41 EA	300.00	12,300
23.	Double duplex receptacles, GFCI	7 EA	325.00	2,275
19.	Junction box	7 EA	200.00	1,400
20.	Branch circuit wiring	1,600 LF	15.00	24,000
21.	Miscellaneous	ALLOWANCE		0
				10,650
			TO SUMMARY	\$222,600

PROJECT: AQUATIC CENTER BUILDING
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 24

Element/Specification	Quantity	Unit Rate	Estimated Cost
9.0 ELECTRICAL			
c) SYSTEMS			
1. Fire alarm system	5,875 SF	10.00	58,750
2. Telephone/data outlet including conduit and cabling	27 EA	1,750.00	47,250
3. Conduit / cabling infrastructure for : security cameras	18 EA	1,500.00	27,000
4. Ditto: door contacts	19 EA	1,000.00	19,000
5. Ditto : Speakers	5 EA	1,000.00	5,000
6. Intrusion detectors including BCW	9 EA	1,400.00	12,600
7. IDF rack system / wire management system	ALLOWANCE		12,500
8. Miscellaneous	ALLOWANCE		9,100
	TO SUMMARY		\$191,200

PROJECT: EXISTING RECREATION CENTER RENOVATION
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION:
DATE:

SHEET 1
SAN DIEGO, CALIFORNIA
05-Oct-22

Element/Specification	Quantity	Unit	Rate	Estimated Cost
<u>Architectural</u>				
1. Break-up and remove from site: existing concrete slab-on-grade	15 SF		50.00	750
2. Ditto : existing internal door	1 EA		200.00	200
3. Ditt0 : existing millwork	29 LF		75.00	2,175
4. New concrete pad for electrical equipment	15 SF		150.00	2,250
5. 4" thick internal metal stud partition clad both sides with 5/8" drywall including batt insulation infill	121 SF		20.00	2,420
6. New internal SC wood door in existing HM frame including hardware and finish : single door	1 EA		3,000.00	3,000
7. New internal HM door in HM frame with louver including hardware and finish : single door	1 EA		4,000.00	4,000
8. New base cabinet with solid surface countertop and plastic laminate finish	19 LF		800.00	15,200
9. New wall mounted 3-row open shelving with plastic laminate finish	19 LF		450.00	8,550
10. Resilient flooring including existing slab preparation	209 SF		10.00	2,090
11. Rubber base	82 LF		5.00	410
12. Paint finish to : internal walls	902 SF		1.50	1,353
13. Ditto: exposed structure	209 SF		2.00	418
14. Signage	1 LS		500.00	500
15. Fire extinguisher	1 EA		300.00	300
<u>Mechanical</u>				
16. Demolish and remove existing exhaust fan	1 EA		500.00	500
17. Ductless split-system fcu/hp : 2 tons	1 EA		4,250.00	4,250
18. Refrigerant line with insulation	30 LF		45.00	1,350
Carry Forward				\$49,716

PROJECT: EXISTING RECREATION CENTER RENOVATION
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 2

Element/Specification	Quantity	Unit Rate	Estimated Cost
		Brought Forward	\$49,716
<u>Mechanical (Cont'd)</u>			
19. Controls	1 EA	2,500.00	2,500
<u>Electrical</u>			
20. Demolish and remove from site : existing light fixtures and controls retaining existing BCW	7 EA	200.00	1,400
21. New light fixtures including controls and connection to existing BCW : Type F	4 EA	1,000.00	4,000
22. Ditto : Type X	2 EA	1,200.00	2,400
23. Mechanical connections	1 EA	2,500.00	2,500
24. New convenience power outlets including BCW and controls	10 EA	1,200.00	12,000
25. Future infrastructure for electrical systems	1 EA	8,000.00	8,000
26. Relocate existing MPOE	1 EA	5,000.00	5,000
27. Existing rack modifications including cabling and horizontal management	1 EA	10,000.00	10,000
28. New FA devices including wiring and connection to existing FA system	2 EA	2,000.00	4,000
<u>Miscellaneous</u>			
29. Mechanical & Electrical General Requirements and Supervision		ALLOWANCE	12,000
30. Miscellaneous		ALLOWANCE	5,684
31. General conditions, overhead, profit, bond and insurance (21%)		ALLOWANCE	25,000
		TO SUMMARY	\$144,200

PROJECT: SITE DEVELOPMENT
MIRA MESA COMMUNITY PARK EXP. PHASE 2
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELOW
ARCHITECTS
DATE: OCTOBER 5, 2022
GFA: 2,766 SF-Pool Eqpt.
5,875 SF-Aquatic
245 SF-Extg.Rec.
8,886 SF-Total

- SUMMARY -
SITE DEVELOPMENT

		Cost	Cost/SF
1.0	SITE CLEARANCE AND DEMOLITION	\$710,000	\$79.90
2.0	SITE IMPROVEMENTS	\$12,320,300	\$1,386.48
3.0	SITE UTILITIES	<u>\$2,679,300</u>	<u>\$301.52</u>
	TOTAL	<u><u>\$15,709,600</u></u>	<u><u>\$1,767.90</u></u>

PROJECT:	SITE DEVELOPMENT	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 2
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2 100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity	Unit	Rate	Estimated Cost
SITE DEVELOPMENT				
a) SITE CLEARANCE AND DEMOLITION				
1. Break-up and remove from site: softscape surface improvements including irrigation	205,905	SF	1.00	205,905
2. Ditto: hardscape surfaces	37,352	SF	2.50	93,380
3. Ditto: basketball courts, equipment and fencing	10,528	SF	5.00	52,640
4. Ditto: A.C. paving	18,665	SF	1.50	27,998
5. Ditto: trees	30	EA	500.00	15,000
6. Ditto: picnic tables/concrete pad	6	EA	500.00	3,000
7. Ditto: hot coal bins	1	EA	100.00	100
8. Ditto: mow curb	12	LF	20.00	240
9. Ditto: storm drain lines	290	LF	50.00	14,500
10. Ditto: water lines	84	LF	50.00	4,200
11. Ditto: telephone lines	455	LF	35.00	15,925
12. Ditto: electrical lines	270	LF	50.00	13,500
13. Ditto: light fixtures including pull boxes and BCW	12	EA	1,000.00	12,000
14. Ditto: electrical vault	1	EA	2,500.00	2,500
15. Ditto: drinking fountain	1	EA	1,500.00	1,500
16. Ditto: signage	7	EA	500.00	3,500
17. Ditto: shade structure	810	SF	5.00	4,050
18. Ditto: curb and gutter	67	LF	20.00	1,340
19. Sawcutting	1,689	LF	15.00	25,335
			Carry Forward	\$496,613

PROJECT:	SITE DEVELOPMENT	LOCATION:	SHEET 3
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2	DATE:	SAN DIEGO, CALIFORNIA
	100% CONSTRUCTION DOCUMENTS		05-Oct-22

Element/Specification	Quantity	Unit Rate	Estimated Cost
SITE DEVELOPMENT			
	Brought Forward		\$496,613
a) SITE CLEARANCE AND DEMOLITION (CONT'D)			
20. Tree protection	21 EA	700.00	14,700
21. Protection of existing adjacent finishes		ALLOWANCE	20,000
22. Protect in place existing utilities		ALLOWANCE	20,000
23. Remove transformer, switchboard and manhole	1 EA	7,500.00	7,500
24. Miscellaneous		ALLOWANCE	27,987
25. General conditions, overhead, profit, bond and insurance (21%)		ALLOWANCE	123,200
TO SUMMARY			\$710,000

Element/Specification	Quantity		Unit Rate		Estimated Cost
SITE DEVELOPMENT					
b) SITE IMPROVEMENTS					
<u>New Aquatics Center</u>					
1.	Aquatics features construction: new pool including earthwork and utilities	8,982	SF	305.00	2,739,510
2.	Ditto: activity pool	1,664	SF	235.00	391,040
3.	Ditto: splash pad (wet play)	1,558	SF	360.00	560,880
4.	Pool deck paving and compacted subgrade	18,222	SF	16.00	291,552
5.	Bleacher seating with fabric shade structure	1,600	SF	150.00	240,000
6.	Ornamental perimeter fencing, 6'-0 high, on CMU support wall	366	LF	500.00	183,000
7.	CMU block wall including foundation, 6'-8" high	80	LF	445.00	35,600
8.	Single entry gate, tube steel	5	EA	4,500.00	22,500
9.	Double entry gate, tube steel	1	EA	7,500.00	7,500
10.	Lighting to aquatics area; Musco lights 'P1,2,3&4'	4	EA	75,000.00	300,000
11.	Site furniture to aquatics area		ALLOWANCE		25,000
<u>Basketball Courts</u>					
12.	New basketball courts including PT concrete slab-on-grade, play surface coating markings, and sports equipment with concrete basketball posts	13,650	SF	16.00	218,400
13.	Perimeter chain link fencing, 10'-0" high	362	LF	95.00	34,390
14.	Premium cost for gates, single	6	EA	1,000.00	6,000
15.	Lighting to basketball courts, Musco lights 'BB1 & 3'	2	EA	75,000.00	150,000
16.	Basketball area site furniture		ALLOWANCE		5,000
			Carry Forward		\$5,210,372

PROJECT:	SITE DEVELOPMENT	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 5
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2 100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity	Unit	Rate	Estimated Cost
SITE DEVELOPMENT				
				Brought Forward
				\$5,210,372
b) SITE IMPROVEMENTS				
<u>General Site Development</u>				
18.	New A.C. surface parking including base course	21,616 SF	6.35	137,262
19.	A.C. overlay, 1.5" deep	350 SF	3.00	1,050
20.	Natural gray concrete paving : Pedestrian, 5" thick	15,821 SF	15.00	237,315
21.	Ditto : Vehicular, 7-1/2" thick	6,570 SF	18.00	118,260
22.	Enhanced concrete paving : Pedestrian, 5" thick	1,332 SF	16.00	21,312
23.	Ditto : Vehicular, 7-1/2" thick	22,847 SF	19.00	434,093
24.	Decomposed granite, California gold	198 SF	4.00	792
25.	Loose cobble over fabric	13,540 SF	8.00	108,320
26.	Fire lane AC paving, 7" thick	2,000 SF	19.00	38,000
27.	Monument sign	2 EA	20,000.00	40,000
28.	General signage	ALLOWANCE		25,000
29.	Site furniture	ALLOWANCE		10,000
30.	Bioretention basin including planting	15,713 SF	45.00	707,085
31.	Rough and final grading	243,257 SF	0.50	121,629
32.	SWPP's	ALLOWANCE		200,000
33.	Parking signage	ALLOWANCE		5,000
34.	Curbs	2,393 LF	20.00	47,860
35.	Mow curb	642 LF	15.00	9,630
36.	6" concrete curb	1,655 LF	15.00	24,825
37.	Curb and gutter	20 LF	25.00	500
38.	Ribbon gutter	580 LF	18.00	10,440
39.	Wheel stop	8 EA	50.00	400
40.	Truncated dome	120 SF	50.00	6,000
41.	Monument sign foundation including steel thread			
42.	anchors	38 LF	80.00	3,040
43.	Public artist shade structure	875 SF	40.00	35,000
44.	Perimeter chain link fencing, 20'-0" high	361 LF	325.00	117,325
45.	Premium cost for double gate	1 EA	3,000.00	3,000
46.	Picnic table	7 EA	8,000.00	56,000
47.	Metal umbrella	10 EA	4,500.00	45,000
48.	Game table	2 EA	3,000.00	6,000
49.	Waste receptacle	1 EA	1,500.00	1,500
50.	CMU retaining wall	88 LF	520.00	45,760
51.	Block wall footings	88 LF	120.00	10,560
52.	Trash enclosure: CMU walls	712 SF	55.00	39,160
53.	Ditto: foundation	136 LF	70.00	9,520
54.	Ditto: concrete slab-on-grade	901 SF	12.00	10,812
55.	Ditto: roof including joists and S.S. metal roofing	594 SF	50.00	29,700
				Carry Forward
				\$7,927,522

PROJECT:	SITE DEVELOPMENT	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 6
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2 100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity	Unit	Rate	Estimated Cost
SITE DEVELOPMENT				
			Brought Forward	\$7,927,522
b) SITE IMPROVEMENTS (CONT'D)				
56.	Ditto: gate, 16'-0" x 6'-0", double	3 EA	10,500.00	31,500
57.	Ditto: concrete curb	68 LF	18.00	1,224
58.	Ditto: railing system	148 SF	40.00	5,920
59.	Cast-in-place concrete seat wall	456 LF	380.00	173,280
60.	Cast-in-place concrete retaining seat wall, 3'-0" high	88 LF	500.00	44,000
61.	Custom BBQ: small	2 EA	4,500.00	9,000
62.	Ditto: large	1 EA	7,000.00	7,000
63.	Ping pong table	2 EA	1,500.00	3,000
64.	Site lighting including BCW : type SA2, 17'-0" pole	17 EA	9,500.00	161,500
65.	Ditto : type SB, 14'-0" pole, 1 head	16 EA	8,400.00	134,400
66.	Ditto : type SB2, 14'-0" pole, 2 heads	8 EA	9,000.00	72,000
67.	Silvia Cell System	5,000 SF	60.00	300,000
68.	Removable bollards	6 EA	35.00	210
69.	Landscape planting	88,300 SF	6.00	529,800
70.	Irrigation system	88,300 SF	5.00	441,500
71.	Trees. 24" box	47 EA	650.00	30,550
72.	Trees. 36" box	2 EA	900.00	1,800
73.	Trees. 48" box	1 EA	1,500.00	1,500
74.	Bark mulch	1,350 SF	2.00	2,700
75.	Existing planting repairs	1,420 SF	5.00	7,100
<u>Miscellaneous</u>				
76.	Miscellaneous	ALLOWANCE		296,594
77.	General conditions, overhead, profit, bond and insurance (21%)	ALLOWANCE		2,138,200
			TO SUMMARY	\$12,320,300

PROJECT:	SITE DEVELOPMENT	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 7
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2 100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity	Unit	Rate	Estimated Cost
-----------------------	----------	------	------	----------------

SITE DEVELOPMENT

c) SITE UTILITIES

Storm Drainage

1.	SD lines including trenching and backfill : 4" PVC	115 LF	55.00	6,325
2.	Ditto: 6" PVC	1,416 LF	65.00	92,040
3.	Ditto: 8" PVC	708 LF	75.00	53,100
4.	Ditto: 10" PVC	337 LF	85.00	28,645
5.	Ditto: 12" PVC	395 LF	90.00	35,550
6.	Ditto: 18" RCP	210 LF	180.00	37,800
7.	Ditto : 12" HDPE	700 LF	150.00	105,000
8.	Ditto : 18" HDPE	555 LF	200.00	111,000
9.	Ditto : 24" HDPE	150 LF	275.00	41,250
10.	Ditto : 8" perforated drain	175 LF	65.00	11,375
11.	Pool deck trench / slot drain	793 LF	150.00	118,950
12.	Headwall	8 EA	5,000.00	40,000
13.	Cleanout	14 EA	500.00	7,000
14.	Area drain	27 EA	850.00	22,950
15.	Connect to roof drain	6 EA	250.00	1,500
16.	Point of connection	3 EA	2,500.00	7,500
17.	Curb inlets	4 EA	3,500.00	14,000
18.	Type I Catchbasin	1 EA	3,500.00	3,500
19.	Brooks box	4 EA	1,000.00	4,000
20.	A-4 Cleanout	1 EA	1,500.00	1,500
21.	Manholes	4 EA	7,500.00	30,000
22.	Modular wetland	1 EA	100,000.00	100,000
23.	Stormwater storage system, 46,220 CF	1 EA	170,000.00	170,000
24.	Duplex pump lift station	1 EA	125,000.00	125,000

Sanitary Sewer

25.	SS lines including trenching and backfill : 4" PVC	413 LF	55.00	22,715
26.	Ditto : 8" PVC	437 LF	75.00	32,775
27.	Cleanout	13 EA	750.00	9,750
28.	Manhole	2 EA	10,000.00	20,000
29.	Connection to existing	1 EA	2,000.00	2,000
30.	Piping specials	ALLOWANCE		7,500

Carry Forward

\$1,262,725

PROJECT:	SITE DEVELOPMENT	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 8
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2 100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity	Unit	Rate	Estimated Cost
SITE DEVELOPMENT				
		Brought Forward		\$1,262,725
c) SITE UTILITIES (CONT'D)				
<u>Domestic And Fire Water</u>				
31.	DW lines including trenching and backfill : 1" PVC	214 LF	35.00	7,490
32.	Ditto : 1-1/2" PVC	193 LF	37.00	7,141
33.	Ditto : 2" PVC	150 LF	40.00	6,000
34.	Ditto : 3" PVC	155 LF	45.00	6,975
35.	Ditto : 6" PVC	446 LF	65.00	28,990
36.	Connection to existing	2 EA	2,000.00	4,000
37.	Hose bibb including lateral connection	2 EA	700.00	1,400
38.	Thrust block	5 EA	800.00	4,000
39.	Water service connection	1 EA	5,500.00	5,500
40.	6" water meter installation	1 EA	4,500.00	4,500
41.	Valves & Specials	ALLOWANCE		25,000
42.	Backflow device / protection cage	1 EA	10,000.00	10,000
<u>Gas</u>				
43.	Gas supply	ALLOWANCE		25,000
<u>Electrical/Communication Utilities</u>				
44.	Locate and intercept SDGE service conduit	2 EA	1,500.00	3,000
45.	Break out and remove SDGE service ductbank	60 LF	75.00	4,500
46.	New SDGE service ductbank, 5" PVC conduit	80 LF	90.00	7,200
47.	Connect new SDGE conduit to existing	2 EA	1,500.00	3,000
48.	Future "Art Structure" ductbank, (2) 1" PVC conduit	90 LF	85.00	7,650
49.	Locate and intercept 12Kv service	1 EA	2,500.00	2,500
50.	Extend 12Kv service to SDGE transformer	140 LF	175.00	24,500
51.	SDGE transformer pad and grounding	1 EA	5,000.00	5,000
52.	EHH / CMH, size 3' x 3' x3' deep	14 EA	5,000.00	70,000
53.	MSA - 1	110 LF	200.00	22,000
54.	MSB - 3	175 LF	275.00	48,125
55.	MSB - 4	725 LF	150.00	108,750
56.	Future Rec. Center ductbank, (2) 4" PVC conduits	550 LF	125.00	68,750
57.	Irrigation feeders	100 LF	70.00	7,000
58.	Intercept and extend sports light conduit to switchboa	260 LF	80.00	20,800
59.	Telephone / Data / Communication ductbanks : (2) 1" conduits	250 LF	85.00	21,250
60.	Ditto : (5) 2" conduits	690 LF	215.00	148,350
61.	Ditto : (1) 4" conduits	315 LF	85.00	26,775
62.	Cabling including innerducts	3,700 LF	30.00	111,000
63.	Miscellaneous	ALLOWANCE		105,429
64.	General conditions, overhead, profit, bond and insurance (21%)	ALLOWANCE		465,000
TO SUMMARY				\$2,679,300

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELAW
ARCHITECTS
DATE: OCTOBER 5, 2022
GFA: 10,438 SF-Alt.#1

ELEMENTAL SUMMARY

		Elemental Costs	Cost/SF
1.0	SUBSTRUCTURE	\$0	
	a) Normal Foundations	\$0	\$0.00
	b) Basement Excavations	0	0.00
	c) Special Conditions	0	0.00
2.0	SUPERSTRUCTURE	55,600	
	a) Lowest Floor Construction	6,800	0.65
	b) Upper Floor Construction	0	0.00
	c) Roof Construction	48,800	4.68
	d) Balcony Construction	0	0.00
3.0	EXTERNAL CLADDING	126,200	
	a) Roof Finish	10,500	1.01
	b) Walls Below Ground Floor	0	0.00
	c) Walls Above Ground Floor	98,000	9.39
	d) Windows and External Doors	17,700	1.70
	e) Balcony Finishes	0	0.00
4.0	INTERIOR PARTITIONS & DOORS	64,800	
	a) Permanent Partitions	20,700	1.98
	b) Moveable Partitions	0	0.00
	c) Doors	44,100	4.22
5.0	VERTICAL MOVEMENT	0	
	a) Stairs	0	0.00
	b) Elevators	0	0.00
6.0	FINISHES	137,700	
	a) Floor Finishes	54,400	5.21
	b) Wall Finishes	35,600	3.41
	c) Ceiling Finishes	47,700	4.57
7.0	FITTINGS & EQUIPMENT	185,600	17.78
8.0	MECHANICAL	185,700	
	a) Plumbing and Drainage	115,800	11.09
	b) Fire Protection	0	0.00
	c) HVAC	69,900	6.70
Subtotal carried forward		\$755,600	\$72.39

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELAW
ARCHITECTS
DATE: OCTOBER 5, 2022
GFA: 10,438 SF-Alt.#1

ELEMENTAL SUMMARY

		Elemental Costs	Cost/SF
	Subtotal brought forward	\$755,600	\$72.39
9.0	ELECTRICAL	161,600	
	a) Service and Distribution	39,400	3.77
	b) Lighting and Power	86,300	8.27
	c) Systems	35,900	3.44
	SUBTOTAL	\$917,200	\$87.87
10.0	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND AND INSURANCE (21%)	192,600	18.45
	SUBTOTAL	\$1,109,800	\$106.32
11.0	DESIGN CONTINGENCY FOR PLAN CHECK COMMENTS (2.5%)	\$27,800	\$3.13
12.0	INFLATION ADJUSTMENT TO A START DATE OF CONSTRUCTION OF APRIL 2023 (8.50%)	\$96,700	\$10.88
	TOTAL	\$1,234,300	\$118.25

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 3

Element/Specification	Quantity	Unit Rate	Estimated Cost
1.0 SUBSTRUCTURE			
a) NORMAL FOUNDATIONS			Nil
		TO SUMMARY	\$0
1.0 SUBSTRUCTURE			
b) BASEMENT EXCAVATIONS			Nil
		TO SUMMARY	\$0
1.0 SUBSTRUCTURE			
c) SPECIAL CONDITIONS			Nil
		TO SUMMARY	\$0

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 4

Element/Specification	Quantity	Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE			
a) LOWEST FLOOR CONSTRUCTION			
1. Break out and replace existing 6" thick reinforced concrete slab-on-grade to restrooms including two layers of sand with visqueen membrane on compacted subgrade	100 SF	50.00	5,000
2. New 6" thick reinforced concrete slab-on-grade to new storage room including thickened edge and two layers of sand with visqueen membrane on compacted subgrade	15 SF	100.00	1,500
2. Miscellaneous	ALLOWANCE		300
	TO SUMMARY		\$6,800

2.0 SUPERSTRUCTURE

b) UPPER FLOOR CONSTRUCTION

Nil

TO SUMMARY \$0

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 5

Element/Specification	Quantity	Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE			
c) ROOF CONSTRUCTION			
1. Cut existing glulam beam ends, repair and add metal end cap	31 EA	1,500.00	46,500
2. Miscellaneous	ALLOWANCE		2,300
	TO SUMMARY		\$48,800

2.0 SUPERSTRUCTURE

d) BALCONY CONSTRUCTION

Nil

TO SUMMARY \$0

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 6

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
a) ROOF FINISH			
1. Roof penetrations including finish repairs and associated galvanized metal flashings		ALLOWANCE	10,000
2. Miscellaneous		ALLOWANCE	500
		TO SUMMARY	\$10,500

3.0 EXTERIOR CLADDING

b) WALLS BELOW GROUND FLOOR

Nil

TO SUMMARY

\$0

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 7

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
c) WALLS ABOVE GROUND FLOOR			
1. Paint finish to existing exterior walls including preparation and scaffolding	11,182 SF	5.00	55,910
2. Remove and replace existing fascia condition	727 LF	45.00	32,715
3. Deomlition of existing exterior wall and replacement with 8" CMU block	55 SF	85.00	4,675
4. Miscellaneous	ALLOWANCE		4,700
	TO SUMMARY		\$98,000

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 8

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
d) WINDOWS AND EXTERNAL DOORS			
1. Demolish and remove from site existing external doors and frames	2 EA	400.00	800
2. New exterior hollow metal doors in hollow metal frames including hardware and painting: single door	1 EA	4,000.00	4,000
3. Ditto: double door	2 PRS	6,000.00	12,000
4. Miscellaneous	ALLOWANCE		900
	TO SUMMARY		\$17,700

3.0 EXTERIOR CLADDING

e) BALCONY FINISHES

Nil

TO SUMMARY \$0

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 9

Element/Specification	Quantity	Unit Rate	Estimated Cost
4.0 INTERIOR PARTITIONS AND DOORS			
a) PERMANENT PARTITIONS			
1. Demolish and remove from site existing internal walls	699 SF	10.00	6,990
2. New 4" thick metal studs clad both sides with 5/8" gypboard including batt insulation infill	561 SF	20.00	11,220
3. Form joint with existing walls	154 LF	10.00	1,540
4. Miscellaneous	ALLOWANCE		950
	TO SUMMARY		\$20,700

4.0 INTERIOR PARTITIONS AND DOORS

b) MOVEABLE PARTITIONS

Nil

TO SUMMARY \$0

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 10

Element/Specification	Quantity	Unit Rate	Estimated Cost
4.0 INTERIOR PARTITIONS AND DOORS			
c) DOORS			
1. Demolish and remove from site existing internal doors and frames	5 EA	300.00	1,500
2. New internal wood door in hollow metal frame including hardware and painting: single door	3 EA	3,500.00	10,500
3. Ditto: double door	2 PRS	4,000.00	8,000
4. New internal HM door in HM frame including hardware and finish : single door	4 EA	4,000.00	16,000
5. Louvers to doors	12 EA	500.00	6,000
4. Miscellaneous		ALLOWANCE	2,100
		TO SUMMARY	\$44,100

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 11

Element/Specification	Quantity	Unit Rate	Estimated Cost
5.0 VERTICAL MOVEMENT			
a) STAIRS			Nil
		TO SUMMARY	\$0
5.0 VERTICAL MOVEMENT			
b) ELEVATORS			Nil
		TO SUMMARY	\$0

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 12

Element/Specification	Quantity	Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES			
a) FLOOR FINISHES			
1. Take-up and remove existing floor finishes	3,525 SF	3.00	10,575
2. Resilient flooring including existing slab preparation	3,297 SF	10.00	32,970
3. Rubber base	629 LF	5.00	3,145
4. Ceramic tile flooring	228 SF	20.00	4,560
5. Ceramic tile base	80 LF	7.00	560
6. Miscellaneous	ALLOWANCE		2,590
	TO SUMMARY		\$54,400

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION:
DATE:

SHEET 13
SAN DIEGO, CALIFORNIA
05-Oct-22

Element/Specification	Quantity	Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES			
b) WALL FINISHES			
1. Paint finish to existing walls	16,937 SF	1.25	21,171
2. Ceramic tile to walls	640 SF	20.00	12,800
3. Miscellaneous	ALLOWANCE		1,629
	TO SUMMARY		\$35,600

6.0 INTERIOR FINISHES

c) CEILING FINISHES

1. Repair existing damaged ceiling tiles	ALLOWANCE		20,000
2. Suspended 5/8" drywall ceilings including framing and painting	228 SF	20.00	4,560
3. Paint finish to existing ceiling system	10,455 SF	2.00	20,910
4. Miscellaneous	ALLOWANCE		2,230
	TO SUMMARY		\$47,700

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION:
DATE:

SHEET 14
SAN DIEGO, CALIFORNIA
05-Oct-22

Element/Specification	Quantity	Unit	Rate	Estimated Cost
7.0 FITTINGS AND EQUIPMENT				
1. Demolish and remove from site: millwork	216	LF	75.00	16,200
2. Ditto: toilet cubicle	1	EA	200.00	200
3. Ditto: toilet accessories		ALLOWANCE		500
4. Ditto: kitchen appliances		ALLOWANCE		1,500
5. Code signage, fire extinguishers, etc.		ALLOWANCE		3,000
6. Toilet accessories to restrooms including EHD		ALLOWANCE		7,250
7. Toilet cubicle	1	EA	1,200.00	1,200
8. New base cabinet with solid surface countertop and plastic laminate finish	118	LF	800.00	94,400
9. New built-in wall-mounted cabinets with plastic laminate finish	85	LF	500.00	42,500
10. New kitchen appliances		ALLOWANCE		10,000
11. Miscellaneous		ALLOWANCE		8,850
		TO SUMMARY		\$185,600

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 15

Element/Specification	Quantity	Unit Rate	Estimated Cost
8.0 MECHANICAL			
a) PLUMBING AND DRAINAGE			
1. Remove and replace existing plumbing fixtures including hot/cold piping and associated drainage modifications	12 FXTS	6,000.00	72,000
2. Condensate drain	120 LF	35.00	4,200
3. Test, clean and chlorinate	12 EA	200.00	2,400
4. Replace existing gas line rooftop supports	40 EA	350.00	14,000
5. Miscellaneous including general requirements and supervision	ALLOWANCE		23,200
	TO SUMMARY		\$115,800

8.0 MECHANICAL

b) FIRE PROTECTION

Nil

TO SUMMARY \$0

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 16

Element/Specification	Quantity		Unit Rate	Estimated Cost
8.0 MECHANICAL				
c) HVAC				
<u>Equipment</u>				
1. Ductless split-system fcu/hp : 1 ton	2 EA		2,750.00	5,500
2. Ditto: 1.5-ton	1 EA		3,250.00	3,250
3. Ditto: 3.5-ton	2 EA		5,500.00	11,000
4. Exhaust fan: 70cfm	1 EA		350.00	350
5. Ditto: 200 cfm	1 EA		500.00	500
6. Ditto: 300 cfm	1 EA		750.00	750
7. Refrigerant line with insulation	150 LF		45.00	6,750
8. Remove unit heater	3 EA		300.00	900
9. Remove exhaust fan	2 EA		300.00	600
10. Remove existing split system	2 EA		1,000.00	2,000
<u>Distribution</u>				
11. Existing ductwork modifications and additions including diffusers, registers and grilles	10,438 SF		1.00	10,438
<u>Controls</u>				
11. Controls	10,438 SF		1.00	10,438
<u>Miscellaneous</u>				
12. Test, balance and warrant		ALLOWANCE		3,500
13. Miscellaneous including general requirements and supervision		ALLOWANCE		13,924
		TO SUMMARY		\$69,900

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 17

Element/Specification	Quantity	Unit Rate	Estimated Cost
9.0 ELECTRICAL			
a) SERVICE AND DISTRIBUTION			
1. Demolish and remove : existing panelboard	1 EA	1,500.00	1,500
2. New equipment connections	10 EA	2,000.00	20,000
3. New 200A panelboard including feeders	1 EA	10,000.00	10,000
4. Miscellaneous including general requirements and supervision	ALLOWANCE		7,900
	TO SUMMARY		\$39,400

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 18

Element/Specification	Quantity	Unit Rate	Estimated Cost
9.0 ELECTRICAL			
b) LIGHTING AND POWER			
1. Demolish and remove from site : light fixtures, controls including retaining BCW	63 EA	200.00	12,600
2. Ditto: convenience power including BCW	9 EA	250.00	2,250
3. New light fixtures including connection to existing BCW: Type F2	1 EA	750.00	750
4. Ditto: Type K	3 EA	850.00	2,550
5. Ditto: Type K1 / KE	19 EA	875.00	16,625
6. Ditto: Type L	4 EA	850.00	3,400
7. Ditto: Type M / ME	12 EA	900.00	10,800
8. Lighting controls including BCW	19 EA	500.00	9,500
9. Intercept existing lighting circuit and extend to new emergency light fixtures	2 EA	280.00	560
10. Convenience power modifications, double duplex including BCW	10 EA	1,000.00	10,000
11. Miscellaneous including general requirements and supervision	ALLOWANCE		17,265
	TO SUMMARY		\$86,300

PROJECT: ALT.#1 - EXISTING RECREATION CTR. REMODEL
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 19

Element/Specification	Quantity	Unit Rate	Estimated Cost
9.0 ELECTRICAL			
c) SYSTEMS			
1. Telephone / data modifications including wiring	5 EA	1,500.00	7,500
2. Modifications to existing sound system including conduit and wiring	12 EA	1,000.00	12,000
3. Security system reconnection and modifications	ALLOWANCE		2,500
4. FA system modifications	9 EA	750.00	6,750
5. Miscellaneous including general requirements and supervision	ALLOWANCE		7,150
	TO SUMMARY		\$35,900

PROJECT: ALT.#2 - PLAYGROUND IMPROVEMENTS
MIRA MESA COMMUNITY PARK EXP. PHASE 2
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELOW
ARCHITECTS
DATE: OCTOBER 5, 2022
GFA: N/A

- SUMMARY -
ALT.#2 - PLAYGROUND IMPROVEMENTS

		Cost
1.0	SITE CLEARANCE AND DEMOLITION	\$91,700
2.0	SITE IMPROVEMENTS	\$1,767,600
3.0	SITE UTILITIES	<u>\$85,300</u>
	SUBTOTAL	\$1,944,600
4.0	DESIGN CONTINGENCY FOR PLAN CHECK COMMENTS (2.5%)	\$48,600
5.0	INFLATION ADJUSTMENT TO A START DATE OF CONSTRUCTION OF APRIL 2023 (8.50%)	<u>\$169,400</u>
	TOTAL	<u><u>\$2,162,600</u></u>

PROJECT:	ALT.#2 - PLAYGROUND IMPROVEMENTS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 2
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2 100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity		Unit Rate	Estimated Cost
SITE DEVELOPMENT				
a) SITE CLEARANCE AND DEMOLITION				
1. Break-up and remove from site: softscape surface improvements including irrigation	27,525 SF		1.50	41,288
2. Ditto: hardscape surfaces	8,994 SF		3.50	31,479
3. Miscellaneous		ALLOWANCE		3,633
4. General conditions, overhead, profit, bond and insurance (21%)		ALLOWANCE		15,300
TO SUMMARY				\$91,700

PROJECT: ALT.#2 - PLAYGROUND IMPROVEMENTS
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 3

Element/Specification	Quantity		Unit Rate	Estimated Cost
SITE DEVELOPMENT				
b) SITE IMPROVEMENTS				
1. Perimeter chain link fencing, 12'-0" high	313	LF	225.00	70,425
2. Premium cost for gates, double	1	EA	3,000.00	3,000
3. Tot-Lot surfacing over concrete sub-slab	5,545	SF	31.00	171,895
4. Tot-Turf	3,960	SF	20.00	79,200
5. Playground fiber over drainage aggregate	3,212	SF	25.00	80,300
6. Children's play structures including shade structures as part of equipment			ALLOWANCE	425,000
7. Vehicular concrete paving, 7.5" thick	10,364	SF	19.00	196,916
8. Fire lane paving, 7.5" thick	2,000	SF	19.00	38,000
9. Cast-in-place concrete seat wall, 18" high	130	LF	200.00	26,000
10. Thickened edge to concrete	100	LF	25.00	2,500
11. Concrete curb	327	LF	20.00	6,540
12. Bike racks	2	EA	1,750.00	3,500
13. Ditto : type SB, 14'-0" pole, 1 head	10	EA	8,400.00	84,000
14. Decomposed granite	98	SF	5.00	490
15. Rubber wear mat	2	EA	250.00	500
16. Trees. 24" box	1	EA	600.00	600
17. Trees. 36" box	6	EA	900.00	5,400
18. Trees. 48" box	1	EA	1,500.00	1,500
19. Landscape planting including topsoil, irrigation and mulch	14,650	SF	10.00	146,500
20. General signage			ALLOWANCE	5,000
21. Rough and final grading	36,519	SF	1.00	36,519
22. SWPP's installation and maintenance			ALLOWANCE	7,500
23. Miscellaneous			ALLOWANCE	69,515
24. General conditions, overhead, profit, bond and insurance (21%)			ALLOWANCE	306,800
			TO SUMMARY	\$1,767,600

PROJECT:	ALT.#2 - PLAYGROUND IMPROVEMENTS	LOCATION:	SHEET 4
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2	DATE:	SAN DIEGO, CALIFORNIA
	100% CONSTRUCTION DOCUMENTS		05-Oct-22

Element/Specification	Quantity		Unit Rate	Estimated Cost
SITE DEVELOPMENT				
c) SITE UTILITIES				
1. New drinking fountain including waterline connection	1	EA	7,500.00	7,500
2. Storm drain including trenching and backfill: 6" PVC	165	LF	45.00	7,425
3. Ditto: 8" PVC	598	LF	55.00	32,890
4. Cleanout	7	EA	750.00	5,250
5. Area drain	14	EA	850.00	11,900
6. Point of connection	2	EA	800.00	1,600
7. Miscellaneous			ALLOWANCE	3,935
8. General conditions, overhead, profit, bond and insurance (21%)			ALLOWANCE	14,800
			TO SUMMARY	\$85,300

PROJECT: ALT.#3 - SOFTBALL COMPLEX IMPROVEMENTS
MIRA MESA COMMUNITY PARK EXP. PHASE 2
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELOW
ARCHITECTS
DATE: OCTOBER 5, 2022
GFA: N/A

- SUMMARY -
ALT.#3 - SOFTBALL COMPLEX IMPROVEMENTS

		Cost
1.0	SITE CLEARANCE AND DEMOLITION	\$227,000
2.0	SITE IMPROVEMENTS	\$2,644,100
3.0	SITE UTILITIES	<u>\$77,200</u>
	SUBTOTAL	\$2,948,300
4.0	DESIGN CONTINGENCY FOR PLAN CHECK COMMENTS (2.5%)	\$73,700
5.0	INFLATION ADJUSTMENT TO A START DATE OF CONSTRUCTION OF APRIL 2023 (8.50%)	<u>\$256,900</u>
	TOTAL	<u><u>\$3,278,900</u></u>

PROJECT: ALT.#3 - SOFTBALL COMPLEX IMPROVEMENTS
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION:
DATE:

SHEET 2
SAN DIEGO, CALIFORNIA
05-Oct-22

Element/Specification	Quantity	Unit	Rate	Estimated Cost
SITE DEVELOPMENT				
a) SITE CLEARANCE AND DEMOLITION				
1. Break-up and remove from site: softscape surface improvements including irrigation	4,950 SF		1.50	7,425
2. Ditto: hardscape surfaces	38,994 SF		3.50	136,479
3. Ditto: softball equipment	1 EA		5,000.00	5,000
4. Ditto: bike rack	1 EA		500.00	500
5. Ditto: fencing	204 LF		50.00	10,200
6. Ditto : waterline	51 LF		50.00	2,550
7. Remove and salvage : bleachers	3 EA		2,500.00	7,500
8. Ditto : drinking fountain	1 EA		1,500.00	1,500
9. Protection of existing finishes		ALLOWANCE		7,500
10. Miscellaneous		ALLOWANCE		8,946
11. General conditions, overhead, profit, bond and insurance (21%)		ALLOWANCE		39,400
		TO SUMMARY		\$227,000

PROJECT: ALT.#3 - SOFTBALL COMPLEX IMPROVEMENTS
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 3

Element/Specification	Quantity		Unit Rate	Estimated Cost
SITE DEVELOPMENT				
b) SITE IMPROVEMENTS				
1. Concrete paving over compacted subgrade to general circulation : 5" thick	1,494	SF	15.00	22,410
2. Ditto : 7-1/2" thick	19,918	SF	19.00	378,442
3. Ditto : 7-1/2" thick, enhanced finish	2,442	SF	22.00	53,724
4. Musco sports lighting, A1,2,5 - B1,2,3,5,6 - C2,3	10	EA	75,000.00	750,000
5. Flush in-grade LED lighting; type 'SD'	7	EA	1,100.00	7,700
6. Vinyl coated chain link fencing : 8'-0" high	273	LF	200.00	54,600
7. Ditto : 12'-0" high	141	LF	225.00	31,725
8. Ditto : 20'-0" high	75	LF	325.00	24,375
9. Premium cost for gates, single	16	EA	1,000.00	16,000
10. Structural soil to trees	4	EA	2,500.00	10,000
11. Infield soil replacement	1,450	SF	5.00	7,250
12. Trees. 36" box	4	EA	900.00	3,600
13. Trees. 48" box	8	EA	1,500.00	12,000
14. Landscape planting including topsoil, irrigation and mulch	16,215	SF	10.00	162,150
15. Existing playing field repairs	52,000	SF	1.50	78,000
16. Decomposed granite	245	SF	5.00	1,225
17. ADA dugouts including paving and fencing	2,180	SF	50.00	109,000
18. New aluminum bleachers	8	EA	10,000.00	80,000
19. Shade structures	1,560	SF	125.00	195,000
20. Softball field equipment	1	EA	10,000.00	10,000
21. General signage		ALLOWANCE		5,000
22. Rough and final grading	43,944	SF	1.00	43,944
23. SWPP's installation and maintenance		ALLOWANCE		25,000
24. Miscellaneous		ALLOWANCE		104,055
25. General conditions, overhead, profit, bond and insurance (21%)		ALLOWANCE		458,900
			TO SUMMARY	\$2,644,100

PROJECT: ALT.#3 - SOFTBALL COMPLEX IMPROVEMENTS
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 4

Element/Specification	Quantity	Unit	Rate	Estimated Cost
SITE DEVELOPMENT				
c) SITE UTILITIES				
1. New drinking fountain including waterline connection	3 EA		7,500.00	22,500
2. Domestic water pipe: 1" PVC	465 LF		40.00	18,600
3. Point of connection	3 EA		1,500.00	4,500
4. Storm drain including trenching and backfill: 6" PVC	190 LF		45.00	8,550
5. Area drain	6 EA		850.00	5,100
6. Point of connection	1 EA		1,500.00	1,500
7. Miscellaneous			ALLOWANCE	3,050
8. General conditions, overhead, profit, bond and insurance (21%)			ALLOWANCE	13,400
			TO SUMMARY	\$77,200

PROJECT: ALT.#4 - ALL WHEELS PLAZA
MIRA MESA COMMUNITY PARK EXP. PHASE 2
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: 100% CONSTRUCTION DOCUMENTS

CLIENT: PLATT/WHITELOW
ARCHITECTS
DATE: OCTOBER 5, 2022
GFA: N/A

- SUMMARY -
ALT.#4 - ALL WHEELS PLAZA

		Cost
1.0	SITE CLEARANCE AND DEMOLITION	\$115,700
2.0	SITE IMPROVEMENTS	\$2,453,200
3.0	SITE UTILITIES	<u>\$133,800</u>
	SUBTOTAL	\$2,702,700
4.0	DESIGN CONTINGENCY FOR PLAN CHECK COMMENTS (2.5%)	\$67,600
5.0	INFLATION ADJUSTMENT TO A START DATE OF CONSTRUCTION OF APRIL 2023 (8.50%)	<u>\$235,500</u>
	TOTAL	<u><u>\$3,005,800</u></u>

PROJECT: ALT.#4 - ALL WHEELS PLAZA
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 2

Element/Specification	Quantity	Unit	Rate	Estimated Cost
SITE DEVELOPMENT				
a) SITE CLEARANCE AND DEMOLITION				
1. Break-up and remove from site: softscape surface improvements including irrigation	39,328	SF	1.50	58,992
2. Ditto: hardscape surfaces	3,364	SF	3.50	11,774
3. Ditto: picnic tables/concrete pad	5	EA	500.00	2,500
4. Ditto: hot coal bins	1	EA	100.00	100
5. Ditto: fencing	145	LF	50.00	7,250
6. Ditto: curb, gutter and sidewalk for SD installation	1	EA	1,500.00	1,500
7. Tree protection	2	EA	700.00	1,400
8. Protection of existing finishes		ALLOWANCE		7,500
9. Miscellaneous		ALLOWANCE		4,584
10. General conditions, overhead, profit, bond and insurance (21%)		ALLOWANCE		20,100
		TO SUMMARY		\$115,700

PROJECT: ALT.#4 - ALL WHEELS PLAZA
MIRA MESA COMMUNITY PARK EXP. PHASE 2
STAGE: 100% CONSTRUCTION DOCUMENTS

LOCATION: SAN DIEGO, CALIFORNIA
DATE: 05-Oct-22

SHEET 3

Element/Specification	Quantity	Unit	Rate	Estimated Cost
SITE DEVELOPMENT				
b) SITE IMPROVEMENTS				
1. Skate park construction	20,537	SF	60.00	1,232,220
2. Enhanced concrete paving over compacted subgrade to entry plaza at skate park : 7-1/2" thick	2,810	SF	22.00	61,820
3. Concrete paving over compacted subgrade to general circulation : 5" thick	210	SF	15.00	3,150
4. Concrete curb	81	LF	25.00	2,025
5. Curved planter wall, 18" high	40	LF	225.00	9,000
6. Custom monument sign	1	EA	25,000.00	25,000
7. Trellis structure	540	SF	150.00	81,000
8. Musco sports lighting, P5 & 6	2	EA	75,000.00	150,000
9. Ditto : type SB, 14'-0" pole, 1 head	3	EA	8,400.00	25,200
10. Vinyl coated chain link fencing : 20'-0" high	185	LF	300.00	55,500
11. Premium cost for gates, single	1	EA	1,000.00	1,000
12. Picnic table	3	EA	3,500.00	10,500
13. Waste receptacles	3	EA	2,000.00	6,000
14. Infield soil replacement	819	SF	5.00	4,095
15. Trees. 24" box	9	EA	600.00	5,400
16. Trees. 36" box	7	EA	900.00	6,300
17. Trees. 48" box	8	EA	1,500.00	12,000
18. Landscape planting including topsoil, irrigation and mulch	18,280	SF	10.00	182,800
19. General signage		ALLOWANCE		5,000
20. Rough and final grading	42,692	SF	1.00	42,692
21. SWPP's installation and maintenance		ALLOWANCE		20,000
22. Miscellaneous		ALLOWANCE		86,768
23. General conditions, overhead, profit, bond and insurance (21%)		ALLOWANCE		425,730
		TO SUMMARY		\$2,453,200

PROJECT:	ALT.#4 - ALL WHEELS PLAZA	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 4
STAGE:	MIRA MESA COMMUNITY PARK EXP. PHASE 2 100% CONSTRUCTION DOCUMENTS	DATE:	05-Oct-22	

Element/Specification	Quantity		Unit Rate	Estimated Cost
SITE DEVELOPMENT				
c) SITE UTILITIES				
1. New drinking fountain including waterline connection	1	EA	7,500.00	7,500
2. Storm drain including trenching and backfill: 6" PVC	260	LF	45.00	11,700
3. Ditto: 18" HDPE	378	LF	200.00	75,600
4. Cleanout	3	EA	750.00	2,250
5. Area drain	8	EA	850.00	6,800
6. Point of connection	1	EA	1,500.00	1,500
7. Miscellaneous			ALLOWANCE	5,250
8. General conditions, overhead, profit, bond and insurance (21%)			ALLOWANCE	23,200
			TO SUMMARY	\$133,800