

WILLARD CLUBHOUSE PLANNING AND CONCEPTUAL DESIGN – EXECUTIVE SUMMARY

BACKGROUND

Built in 1971, the Willard Clubhouse is located at the southeast corner of Willard Park at 2720 Hillegass Avenue, between Derby Street and Stuart Street. The small 565 SF one-story, one-room clubhouse has long been a staple of Berkeley's after-school and summer day camp programs. Each program serves a maximum of 45 elementary school aged children.

Enrollment for both the after-school and summer day camp programs quickly reach the maximum capacity every year with a typical waitlist of approximately 25 children. Occupancy of the existing clubhouse is limited, therefore in order to accommodate 45 children, staff makes use of the adjacent covered patio, as well as the outside open lawn area to run activities and programs. Additionally, the large open lawn area makes the clubhouse and park a suitable location for the City's recreation staff to host events such as the Annual Spring Egg Hunt Extravaganza.

Willard Park is a valuable resource for the neighborhood, and the community has expressed that Willard Clubhouse has been long overdue for improvements and open for use to the general community. The community is in support of a new Clubhouse that provides a modern, accessible, and functional facility that meets the City's program needs for the park, and offers the people a safe and inviting community space.

FUNDING SOURCE

In 2016, Berkeley voters approved *Measure T1*, which authorized the City to sell \$100 million of general obligation bonds to repair, renovate, replace, or reconstruct the City's aging infrastructure and facilities, including important City facilities and buildings. In 2017, as part of the City's Measure T1 Bond program, the Willard Clubhouse received funding for the Planning and Conceptual Design for a new or renovated Clubhouse.

PROJECT TEAM

In April of 2019, the City of Berkeley selected ELS Architecture and Urban Design to provide professional consulting services to assist in completion of this project.

OUTREACH AND COMMUNITY ENGAGEMENT

Focus Groups, Interviews and Community Outreach

In August and September of 2019, staff and the consultant team conducted one-on-one or small group interviews with Willard Clubhouse and Park stakeholders in Berkeley, including City Council members (and/or their staff), Parks and Waterfront Commissioners, representatives from the Friends of Willard Park neighborhood group, and City staff, including recreation staff and maintenance staff. Community outreach events included attending the Willard Park Movie Night, Willard Family Game Night, and National Night Out events and sending out public notices.

Community Workshop #1

On October 2, 2019, staff and the consultant team hosted the first community design workshop at the Willard Clubhouse. The workshop was split into two sessions – the first session focused on the afterschool care program, and the second session was an open community meeting. Both sessions were

open to the public, but the first session was specifically designed to elicit targeted feedback from families enrolled in or interested in the afterschool care program so the session intentionally overlapped with the end of the afterschool care program to make it convenient for families including children to participate in the workshop.

The workshop format allowed anyone who attended to have an opportunity to participate, engage and voice their opinions. Stations for three key topics were set up for attendees to visit: Programming, Site Planning Exercise, Wishes and Worries. The programming booth focused on conversations about new programs accommodating a range of age groups that would draw residents to the clubhouse. This included arts and craft classes for all ages, infant/toddler programs, flexible space for classes and activities, a community gathering space, and expansion of the current programs. The site planning booth provided a fun opportunity for attendees, including children, to participate in the design process. Prints of the existing site were laid out on the table, and blocks for programmatic spaces, which were to scale in height, were provided as building blocks. Participants used the blocks, or puzzle pieces, to develop various site planning schemes (**Attachment 1a**). Participants were asked to consider two areas of the park: the current location, and the northwest corner across from the tennis courts adjacent to Derby Street. The wishes and worries booth included a board where attendees could write down their wishes for the new clubhouse, as well as worries and concerns (**Attachment 1b**).

Community Workshop #2 – Remote Engagement

Following the first community workshop, the plan was to hold the second community workshop on March 21, 2020 and present three emerging conceptual design options. The plan also included conducting an online survey following the community workshop to generate additional feedback and allow those not able to attend the in-person meeting an opportunity to provide input. Due to the COVID-19 (Coronavirus) global pandemic, all public in-person meetings were cancelled and residents were directed to shelter-in-place by order of the City of Berkeley Public Health Officer.

The project team quickly switched to remote engagement and utilized digital, phone-in, or mail-in input. The consultant team developed a digital presentation including: images of the site, explanation of current uses, proposed new and additional uses, discussion about the public process to date, questions to determine how respondents currently use the park and/or clubhouse and how they might use it with a new clubhouse. The presentation included three conceptual design options with questions to gather input on each one, and finally images of possible landscape features along with questions for feedback.

CONCEPTUAL DESIGN OPTIONS 1, 2 AND 3

The focus group meetings, community engagement and visioning process led to the creation of three conceptual design options. All three design concepts provide a strong outdoor connection and preserve most of the open lawn area.

A working program for the building based on staff and community input included a large 1800 SQFT divisible program room with a partition wall that divides the room into two equal spaces, a second 900 SQFT program room, an office, kitchenette, closet space and built in storage cabinets, three single stall restrooms inside the building, and practical solutions to meet the City's Zero Net Energy and sustainability goals. The rooms are sized to accommodate reservations by the community for meetings and events.

Regarding the existing public restroom, it is currently located to the east of the Clubhouse on Hillegass Avenue. It is a single-stall restroom with an open roof. It does not have a door, but a chain that people can use as a sign that the restroom is in use. Additionally, there is a gate to lock the restroom during non-park hours. Based on staff and community input, the public restroom is proposed to be relocated away from the Clubhouse, and expanded to two stalls. To promote safety and sanitation for families and users of the park, the preferred restroom is an accessible, pre-fabricated building with two unisex stalls, with doors that can automatically lock during off-hours. All three design concepts relocate the new public restroom facilities to the area north of the tennis court on Derby Street, where it is most visible to the general public, with easy access for cleaning and maintenance.

Design Option 1

Design Option 1 is a new single story Willard Clubhouse building located in the area of the existing clubhouse, and features an enclosed outdoor patio and garden on the south side of the building, dedicated for program use (**Attachment 2**).

Design Option 2

Design Option 2 is a new single story Willard Clubhouse building located at the northwest corner of the park across from the tennis courts adjacent to Derby Street. It would feature a new accessible pathway and entrance from Derby Street, a new accessible entrance and ramp from the existing pathway, a terrace, and planting space (**Attachment 3**). Relocating the Clubhouse to this location utilizes a part of the lawn area that is underused due to the slope. This option also creates an opportunity to renovate the site of the existing building. Future project ideas include a picnic area, garden or a play space with climbing features, suitable for elementary-aged children age 5 through 12.

Design Option 3

Design Option 3 is a new two story Willard Clubhouse building located in the area of the existing clubhouse and features an elevated view of the park from the double classroom on the 2nd floor, and an enclosed outdoor patio and garden on the south side of the building (**Attachment 4**). This two story option maximizes the open space as well as the outdoor patio space adjacent to the clubhouse.

PREFERRED DESIGN CONCEPT

Based on feedback and the public engagements, the recommended concept, Design Option 1, combines elements that align with stakeholder, staff and community input. The preferred design concept, visualized in **Attachment 2** include the following key elements: single story plan at the existing clubhouse location, connection of the new clubhouse and all three classrooms to the open lawn area, enclosed patio south of the building, and a clubhouse terrace with adjacent seat wall and planting area. Possible landscape features (**Attachment 5**) will be considered for incorporation into Design Option 1.

FUTURE COSTS AND FUNDING STRATEGY

The cost for construction of the preferred plan is \$5.64M, with an estimated \$7M total project cost. The costs for each of the design concepts is presented in full in **Attachment 6**. The cost estimate will inform the subsequent implementation phases of planning, final design and construction process for the preferred design concept. Funding for the remaining phases will be considered in the public process in Phase 2 of *Measure T1*. The conceptual plans will also be used to seek any other funding opportunities.

ATTACHMENT 1

1a - Site Planning Schemes

1b - Wishes and Worries

The following are site planning schemes created by residents.

Option 1 – Clubhouse located @ SE corner of park (current location).



Option 2 – Clubhouse located @ NW corner of park (near tennis courts)



Wishes (from community board)

- Big white board
- 2nd story; Deck on 2nd Story; Save trees!
- Zipline from tree house
- Roof garden
- Sink w/ garbage disposal unit
- Community kitchen
- No hiding corners
- Demonstration garden on rooftop
- Separated park bathrooms from clubhouse
- Community room!
- Separate bathroom from building
- More space for afterschool programs
- Wall trampoline
- Interesting architectural elements
- Big Windows! :)
- Community room
- Art room
- Cooking classes, crafts, yoga
- No hostile architecture
- Adult evening class
- Tai-chi in the park
- Basketball hoop/court
- Indoor/outdoor space/courtyard
- Picnic tables/boulder seating area/benches
- Extended bathroom hours <3
- More seating <3
- Star gazing in the park
- Ornamental or educational garden
- Ping pong tables
- Better signage to balance uses; ie dogs/picnic area
- Moving the community center close to Derby St.
- More bathrooms Keep the playground + open spaces as much as you can!
- Larger playground (not just for tots -> older also)

- More space
- Zipline
- Flexible community meeting space!
- Sliding gates
- Space for professional parent chefs
- Designated dog area, visible poop station
- Good ventilation AC/Fan
- Dog Park w/ H2O (Designated)
- Tree House!!!!
- Interior Courtyard
- Fruit trees + garden space
- Urban art
- Better kitchen, better bathrooms
- Maker space
- Basketball court
- Open House (Like Alameda Park St.)
- Play structure for older kids
- Community roof garden
- More Floors
- More flexible space; indoor/outdoor connectivity

Worries (from community board)

- What about the homeless? Maybe a gate around the clubhouse
- Relocation of public restroom =)
- Save the redwoods and two big oak trees
- Safe bathrooms
- w/ People's Park closing -> What will happen with encampments
- Recycled water irrigation req.
- Maybe some services to care for displaced folks who live here?
- Disruption to afterschool program
- More poop (person + dog)
- Try not to lose open lawn area
- People's Park closing / Dorms UC Berk.
- Save the trees!

ATTACHMENT 2

Design Option 1

Option 1

WILLARD PARK CLUBHOUSE SITE PLAN - OPTION 1

NOTES

- 1 NEW ENTRY AND PUBLIC TOILETS
- 2 NEW SINGLE STORY CLUBHOUSE
- 3 TENNIS COURTS
- 4 CHILDREN'S PLAYGROUND
- 5 WILLARD PARK LAWN



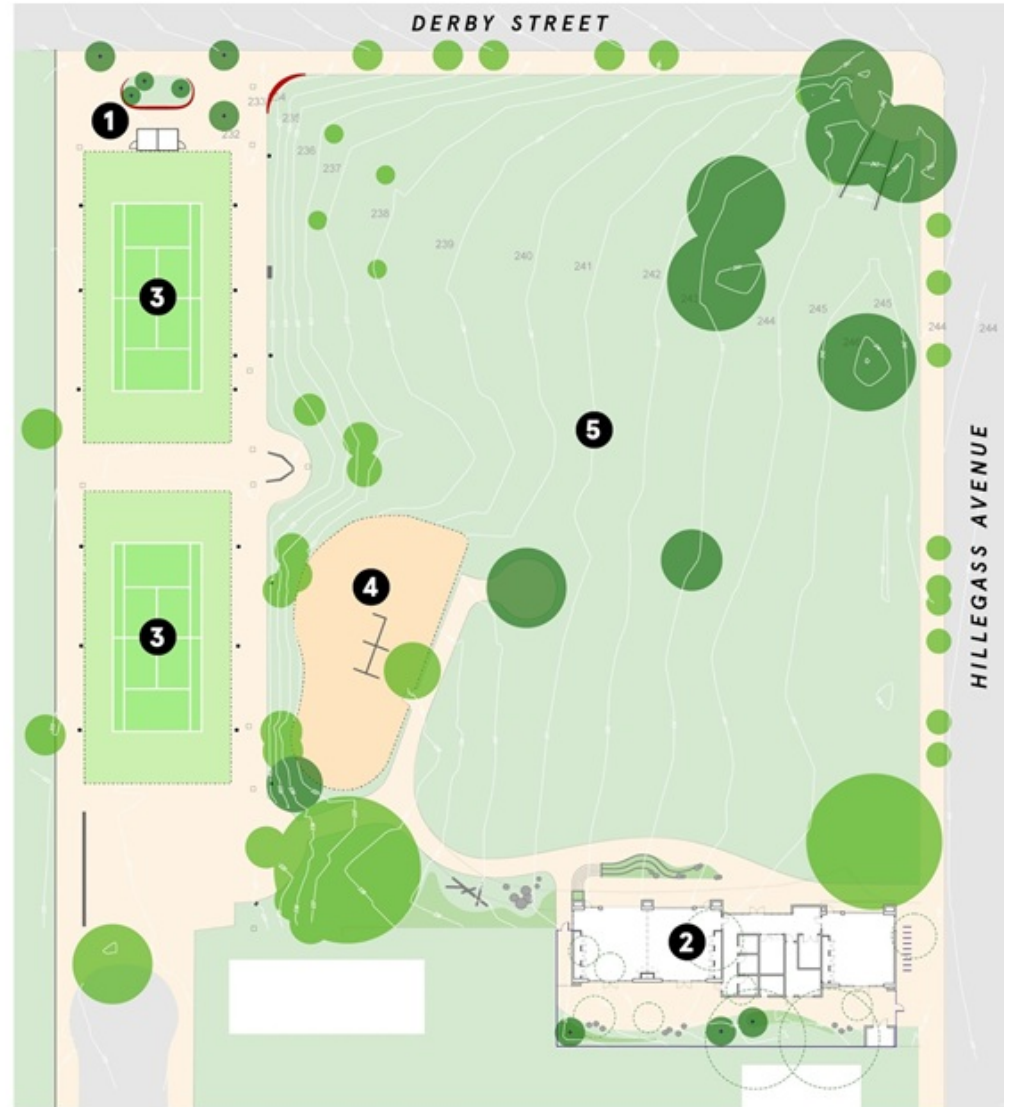
Option 1

Option 1

Clubhouse located at the site of the existing building

One story building

New public restrooms located off Derby Street near the tennis courts

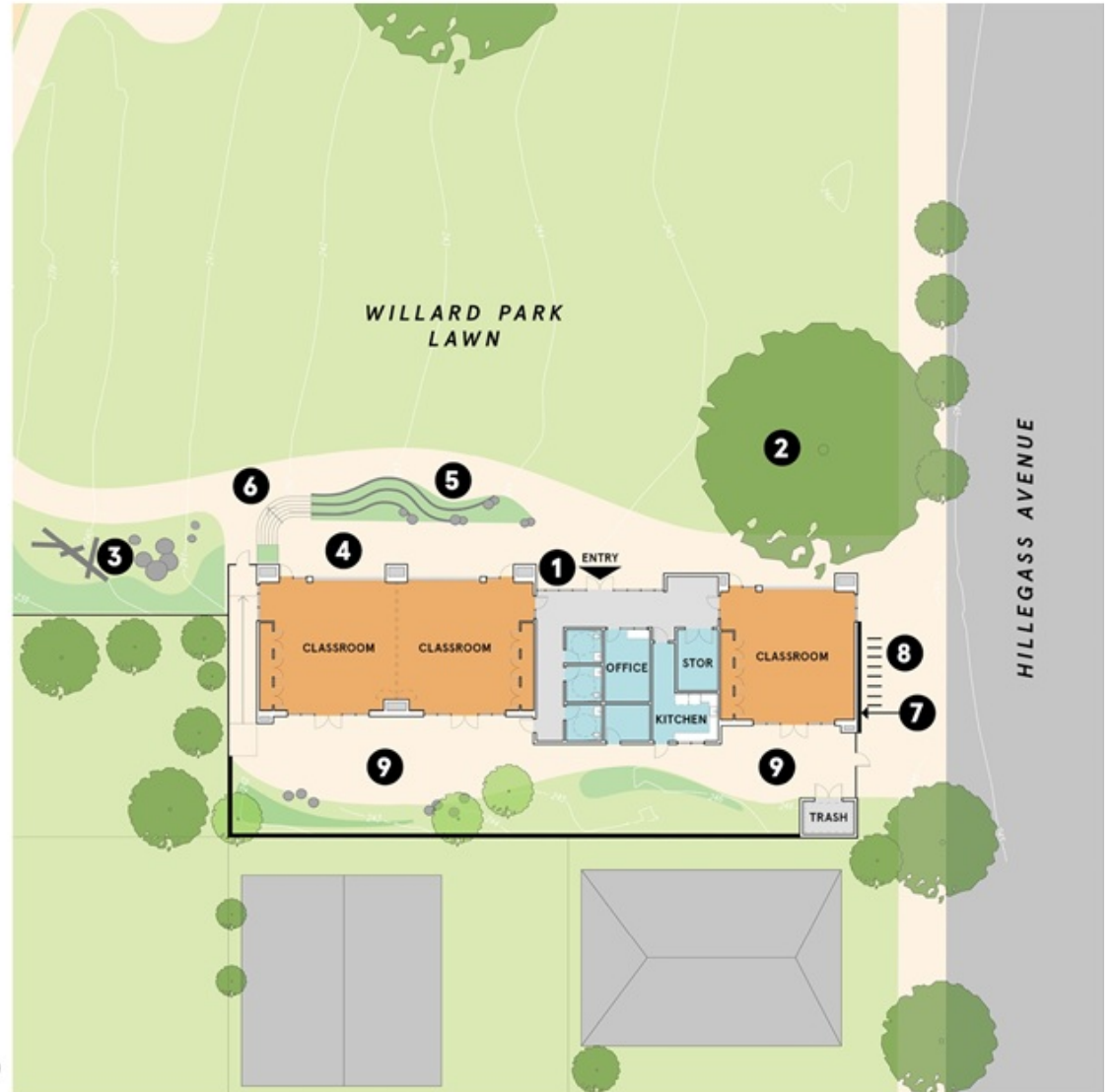


Option 1

WILLARD PARK CLUBHOUSE FLOOR PLAN - OPTION 1

NOTES

- 1 NEW WILLARD PARK CLUBHOUSE BUILDING
- 2 EXISTING FEATURE OAK TREE
- 3 FUTURE NATURE PLAY AREA, BOULDERS
- 4 CLUBHOUSE TERRACE
- 5 PLANTING AREA, SEAT WALL, BOULDERS
- 6 RELOCATED PATHWAY
- 7 ART WALL
- 8 BIKE RACKS
- 9 FENCED PATIO



ATTACHMENT 3

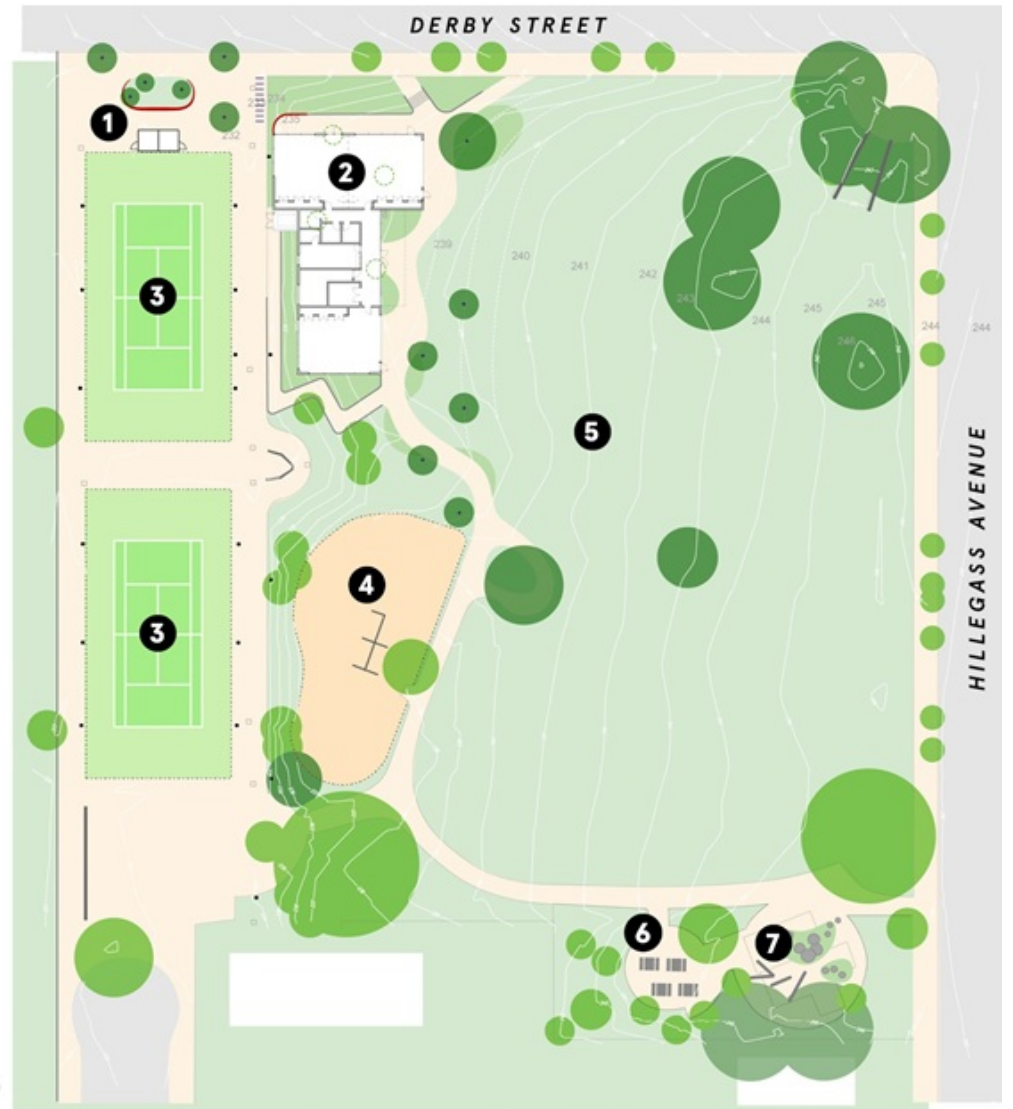
Design Option 2

Option 2

WILLARD PARK CLUBHOUSE SITE PLAN - OPTION 2

NOTES

- 1 NEW ENTRY AND PUBLIC TOILETS
- 2 NEW SINGLE STORY CLUBHOUSE
- 3 TENNIS COURTS
- 4 CHILDREN'S PLAYGROUND
- 5 WILLARD PARK LAWN
- 6 FUTURE PICNIC AREA
- 7 FUTURE OLDER KIDS' PLAYGROUND



Option 2

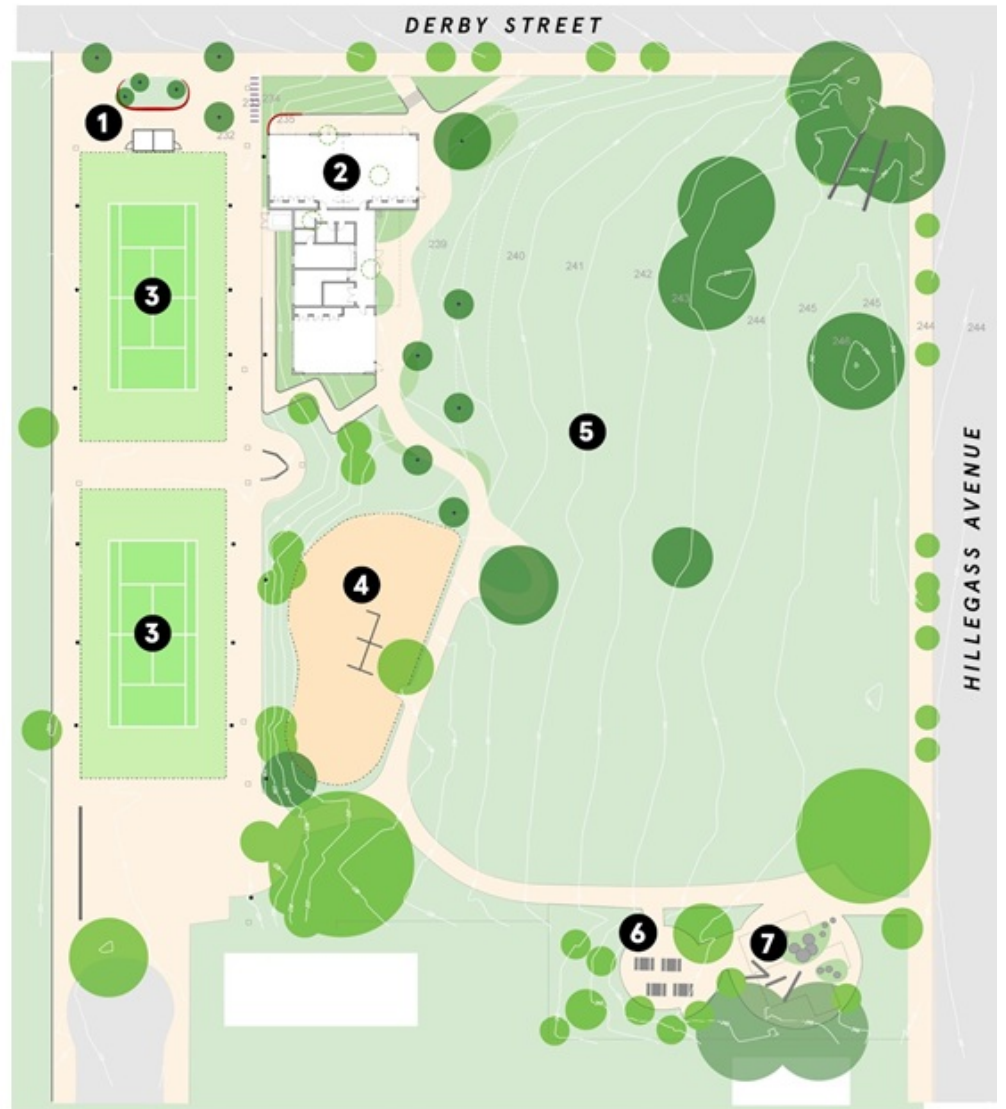
Option 2

Clubhouse located along
Derby Street near the tennis
courts

One story
L-shaped building

New public restrooms
separated from clubhouse

Existing site renovated for
future picnic site
and older kids play area



Option 2

WILLARD PARK CLUBHOUSE FLOOR PLAN - OPTION 2

NOTES

- 1 NEW WILLARD PARK CLUBHOUSE BUILDING
- 2 NEW FEATURE OAK TREE
- 3 PLANTING AREA/BIOSWALE
- 4 PLANTING AREA, SEAT WALL
- 5 SIGNAGE WALL
- 6 NEW PATHWAY
- 7 NEW PUBLIC RESTROOMS
- 8 BIKE RACKS
- 9 FEATURE PAVING
- 10 TERRACE
- 11 RAMP



ATTACHMENT 4

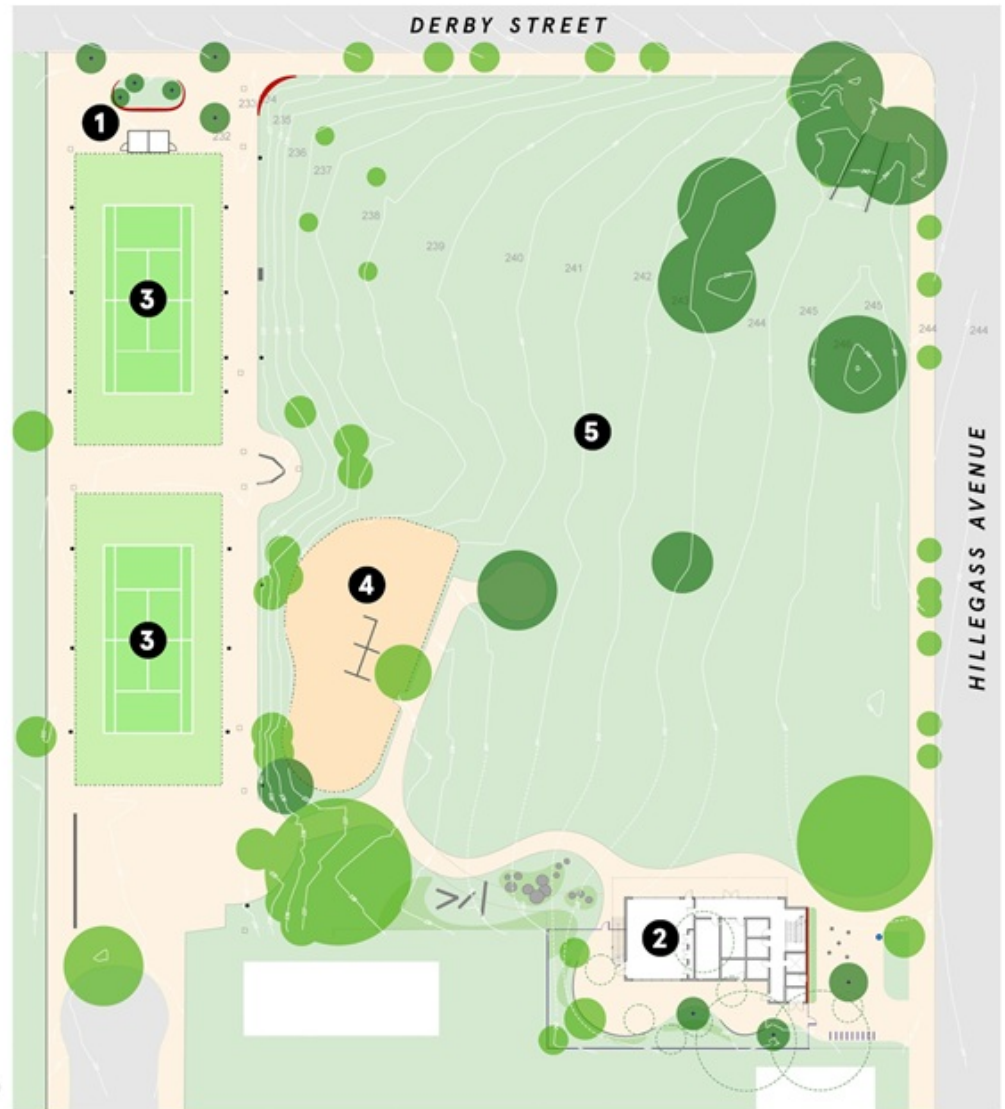
Design Option 3

Option 3

WILLARD PARK CLUBHOUSE SITE PLAN - OPTION 3

NOTES

- 1 NEW ENTRY AND PUBLIC TOILETS
- 2 NEW TWO STORY CLUBHOUSE
- 3 TENNIS COURTS
- 4 CHILDREN'S PLAYGROUND
- 5 WILLARD PARK LAWN



Option 3

Option 3

Clubhouse located at the site of the existing building

Two story building with great views towards campus

New public restrooms located off Derby Street near the tennis courts

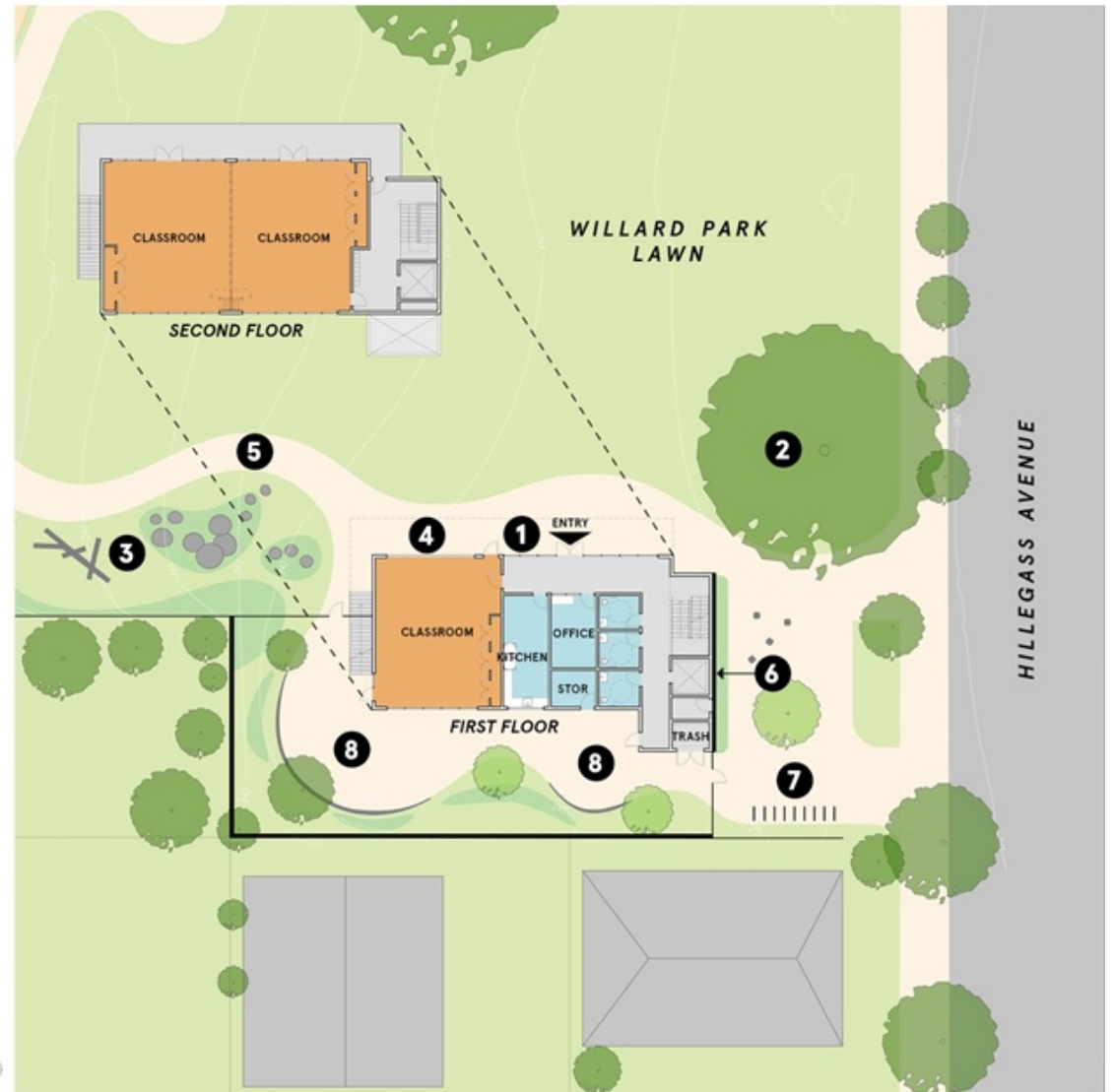
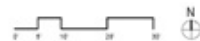


Option 3

WILLARD PARK CLUBHOUSE FLOOR PLAN - OPTION 3

NOTES

- 1 NEW WILLARD PARK CLUBHOUSE BUILDING
- 2 EXISTING FEATURE OAK TREE
- 3 FUTURE NATURE PLAY AREA, BOULDERS
- 4 CLUBHOUSE TERRACE
- 5 RELOCATED PATHWAY
- 6 ART WALL
- 7 BIKE RACKS
- 8 FENCED PATIO



ATTACHMENT 5

Possible Landscape Features

Possible Landscape Features:



Low Seat Wall at Derby Street Entry

Possible Landscape and Public Art Features:



Natural Play Area
For Older Children
(future phase)

ATTACHMENT 6

Cost Estimate



Conceptual Design Cost Plan

for

Willard Clubhouse Berkeley

June 10, 2020

mack⁵

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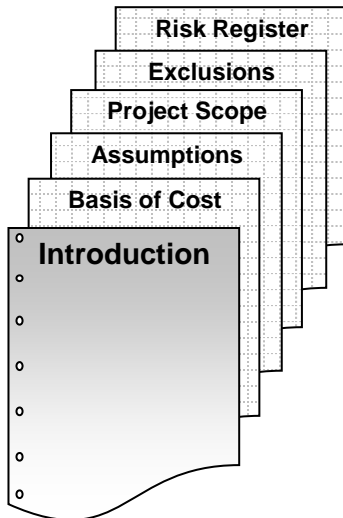
Conceptual Design Cost Plan

Commentary
Willard Clubhouse
Berkeley

Introduction
Basis of Cost
Assumptions
Exclusions

June 10, 2020

introduction

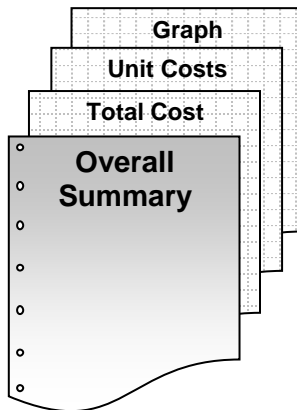


mack5 was requested to carry out a Conceptual Design Cost Plan for the proposed construction of new Willard Clubhouse, located at Berkeley CA.

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

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

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



project introduction

The project includes construction of new Clubhouse for Willard Park in Berkeley, CA.

There are 3-Alternative Designs:

- Option 1: One Story Clubhouse Building at South Site
- Option 2: One Story Clubhouse at North Site
- Option 3: Two Story Clubhouse Building at South Site

items used for cost estimate

architectural	Architectural drawings prepared by ELS+ South Site Park Entry (2-pages) 11x17 Willard Clubhouse labelled plants (7-pages) Conceptual Design Plan (11-pages), dated 02/24/2020
civil	Civil drawings prepared by BKF (13-pages), dated 05/26/2020
landscape	Landscape drawings prepared by BKF (9-pages), dated 05/26/2020
narrative	Conceptual Design Narrative for pricing prepared by ELS+, dated 05/26/2020

assumptions

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

exclusions

- (a) Cost escalation beyond a midpoint of November, 2021
- (b) Loose furniture and equipment except as specifically identified
- (c) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (d) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
- (e) Scope change and post contract contingencies
- (f) Environmental impact mitigation
- (g) Temporary housing for displaced management and staff
- (h) Moving and relocation cost
- (i) Solar/Photovoltaic (PV) System (see ADD Alternate)
- (j) Nature Play Area (see ADD Alternate)
- (k) Picnic area at South site

Conceptual Design Cost Plan

Overall Summary **Willard Clubhouse**

Gross Floor Areas
Overall Summary
Component Summary
Trade Summary

June 10, 2020

Option 1: 1-Story Clubhouse & South Site Improvement		%	\$/SF	\$,000
Option 1: 1-Story Clubhouse Bldg. & South Site Improvement	4,718	91%	\$1,087.67	\$5,132
Public Toilet & Entry (Typical to all Options)	180	9%	\$2,794.08	\$503
SUB-TOTAL CONSTRUCTION & SITEWORK	4,898	100%	\$1,150.38	\$5,635

Option 2: 1-Story Clubhouse & North Site Improvement		%	\$/SF	\$,000
Option 2: 1-Story Clubhouse Bldg. & North Site Improvement	5,093	92%	\$1,019.10	\$5,190
Public Toilet & Entry (Typical to all Options)	180	9%	\$2,794.08	\$503
TOTAL CONSTRUCTION & SITEWORK	5,273	100%	\$1,079.69	\$5,693

Option 3: 2-Story Building & South Site Improvement		%	\$/SF	\$,000
Option 3: 2-Story Clubhouse Bldg. & South Site Improvement	5,876	92%	\$997.27	\$5,860
Public Toilet & Entry (Typical to all Options)	180	9%	\$2,794.08	\$503
TOTAL CONSTRUCTION & SITEWORK	6,056	100%	\$1,050.68	\$6,363

ADD Alternate:		\$,000
ADD Alternate: Glazed garage door in lieu of 'Renlita Hinged Door' (Option #1 & #2)		\$169
ADD Alternate: Glazed garage door in lieu of 'Renlita Hinged Door' (Option #3)		\$113
ADD Alternate: Nature Play Area (Option #1)		\$42
ADD Alternate: Nature Play Area (Option #2)		\$147
ADD Alternate: Nature Play Area (Option #3)		\$117
ADD Alternate: Habitat Wall & Visual Barrier		\$73
ADD Alternate: Photovoltaic (PV) System 4,000SF (Option #1 & #2)		\$528
ADD Alternate: Photovoltaic (PV) System 2,600SF (Option #3)		\$343
ADD Alternate: Construction Start Date of June 2022 (In Lieu Of June 2021) - Option #1		\$257
ADD Alternate: Cold water service from existing service on Hillgrass Ave with poc to existing (Option #2)		\$103
ADD Alternate: Motorized Shade In Lieu Of Manual (Option #1)		\$24
ADD Alternate: Motorized Shade In Lieu Of Manual (Option #2)		\$34
ADD Alternate: Motorized Shade In Lieu Of Manual (Option #3)		\$32

<i>CSI UniFormat Summary</i>	<i>Option 1: 1-Story Clubhouse & South Site Improvement</i>		<i>Option 2: 1-Story Clubhouse & North Site Improvement</i>		<i>Option 3: 2-Story Building & South Site Improvement</i>		<i>Public Toilet</i>	
	<i>\$/SF</i>	<i>\$,000</i>	<i>\$/SF</i>	<i>\$,000</i>	<i>\$/SF</i>	<i>\$,000</i>	<i>\$/SF</i>	<i>\$,000</i>
Foundations	\$36.06	\$170	\$33.32	\$170	\$32.17	\$189	61.67	\$11
Superstructure	\$106.81	\$504	\$111.98	\$570	\$95.50	\$561	\$172.00	\$31
Enclosure	168.00	\$793	\$151.49	\$771	158.83	\$933	115.24	\$21
Roofing	33.46	\$158	\$35.21	\$179	\$23.68	\$139	30.00	\$5
Interior Construction	\$65.23	\$308	\$61.14	\$311	\$58.08	\$341	\$57.78	\$10
Stairs	-	-	-	-	\$12.76	\$75	-	-
Interior Finishes	33.84	\$160	\$31.55	\$161	\$29.07	\$171	\$21.33	\$4
Conveying	-	-	-	-	\$31.48	\$185	\$0.00	\$0
Plumbing	15.38	\$73	\$14.25	\$73	\$12.47	\$73	\$233.89	\$42
Heating, Ventilation, & Air Conditioning	42.31	\$200	\$39.52	\$201	\$39.93	\$235	\$27.78	\$5
Fire Protection	7.36	\$35	\$6.87	\$35	\$6.94	\$41	-	-
Electrical	\$65.98	\$311	\$61.61	\$314	\$62.03	\$365	\$42.00	\$8
Equipment	3.18	\$15	2.95	\$15	\$2.55	\$15	-	-
Furnishings	7.90	\$37	9.33	\$48	11.32	\$67	-	-
Subtotal - Building Construction	\$585.52	\$2,762	\$559.22	\$2,848	\$576.81	\$3,389	\$761.68	\$137
Site Preparation	29.01	\$137	20.44	\$104	19.59	\$115	146.89	\$26
Site Improvement	88.28	\$416	74.90	\$381	51.22	\$301	597.50	\$108
Site Mechanical Utilities	27.88	\$132	28.28	\$144	24.12	\$142	284.54	\$51
Site Electrical Utilities	11.55	\$55	12.60	\$64	8.82	\$52	116.11	\$21
Subtotal - Sitework	\$156.72	\$739	\$136.23	\$694	\$103.74	\$610	\$1,145.04	\$206
Total - Building and Sitework Construction	\$742.24	\$3,502	\$695.45	\$3,542	\$680.55	\$3,999	\$1,906.72	\$343
Bonds & Insurance	\$18.56	\$88	\$17.39	\$89	\$17.01	\$100	\$47.67	\$9
General Conditions	\$76.08	\$359	\$71.28	\$363	\$69.76	\$410	\$195.44	\$35
Contractor's Overhead & Profit	\$41.84	\$197	\$39.21	\$200	\$38.37	\$225	\$107.49	\$19
Contingency for Design Development	\$131.81	\$622	\$123.50	\$629	\$120.85	\$710	\$338.60	\$61
Cost Escalation	\$77.14	\$364	\$72.28	\$368	\$70.73	\$416	\$198.16	\$36
TOTAL CONSTRUCTION BUDGET	\$1,087.67	\$5,132	\$1,019.10	\$5,190	\$997.27	\$5,860	\$2,794.08	\$503
GROSS FLOOR AREA		4,718 SF		5,093 SF		5,876 SF		180 SF

**WILLARD PARK CLUBHOUSE
SITE PLAN - OPTION 1**

NOTES

- 1** ENTRY AND PUBLIC TOILETS
- 2** TENNIS COURTS
- 3** CHILDREN'S PLAYGROUND
- 4** WILLARD PARK LAWN
- 5** NEW SINGLE STORY CLUBHOUSE
- 6** NEIGHBORING HOMES



Conceptual Design Cost Plan

**Option 1: 1-Story Clubhouse Bldg. & South Site Improvement
Willard Clubhouse**

Control Quantities
Option 1: 1-Story Clubhouse Bldg. & South Site Improvement Summary
Detailed Cost Breakdown

June 10, 2020

Enclosed Areas		Height
Ground Floor	4,340	13.75

Subtotal of Enclosed Area	4,340
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Covered Area	
Roof Overhang, allow 2'deep	756

Subtotal of Covered Area at half value	378
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Total of Gross Floor Area	4,718
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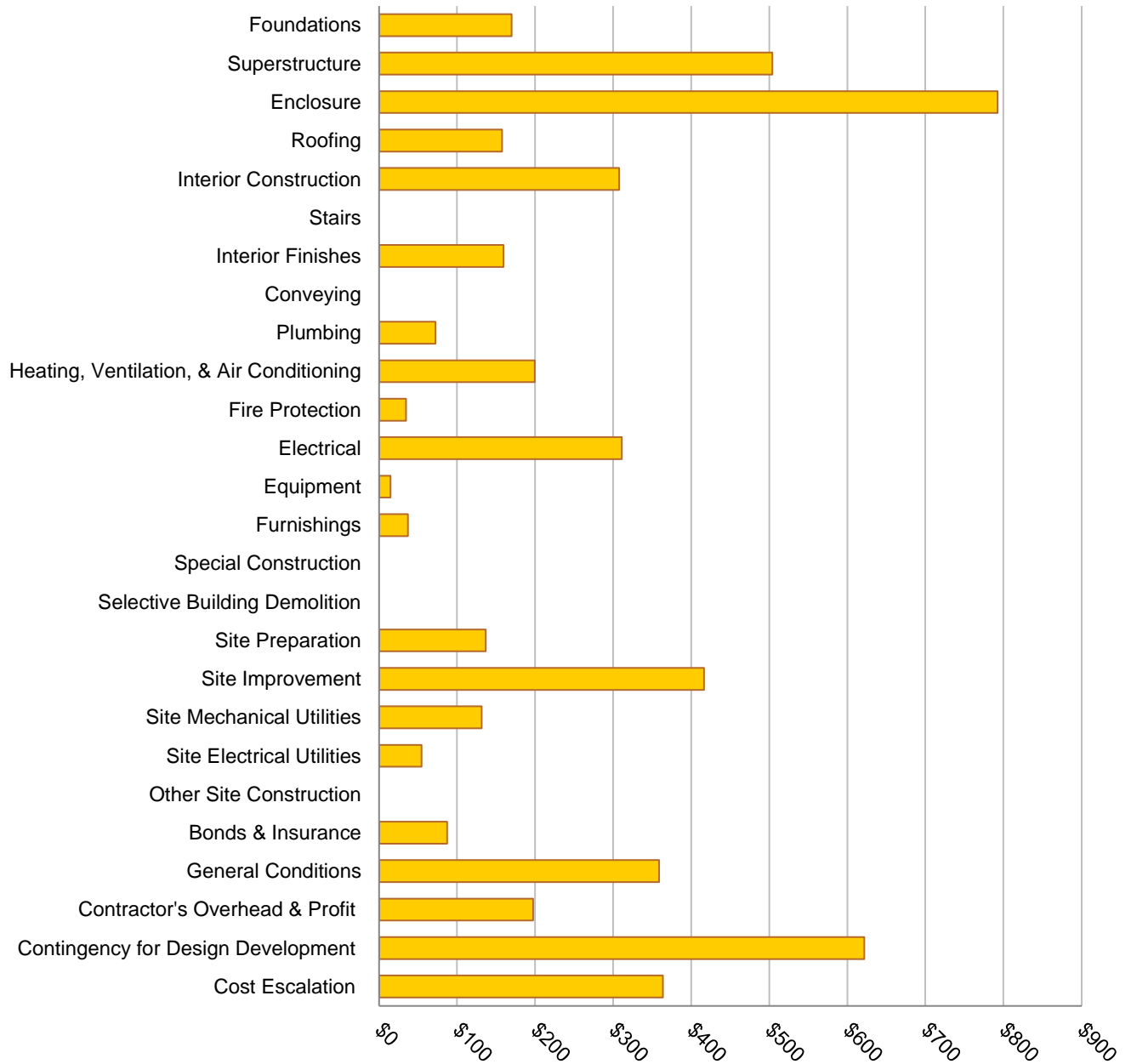
CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	1	EA	0.212
Gross Area	4,718	SF	1.000
Enclosed Area	4,340	SF	0.920
Covered Area	756	SF	0.160
Footprint Area	4,340	SF	0.920
Volume	59,675	CF	12.648
Gross Wall Area	5,198	SF	1.102
Finished Wall Area	68% 3,548	SF	0.752
Windows or Glazing Area	32% 1,650	SF	0.350
Roof Area - Flat	-	SF	0.000
Roof Area - Sloping	5,096	SF	1.080
Roof Area - Total	5,096	SF	1.080
Roof Glazing Area	-	SF	0.000
Interior Partition Length	300	LF	0.064
Elevators (x10,000)	-	EA	0.000
Plumbing Fixtures (x1,000)	8	EA	1.696
Site Area	11,500	SF	1.957

CSI UniFormat Summary	4,718 SF	%	\$/SF	,\$000
Foundations		3%	\$36.06	\$170
Superstructure		10%	\$106.81	\$504
Enclosure		15%	\$168.00	\$793
Roofing		3%	\$33.46	\$158
Interior Construction		6%	\$65.23	\$308
Stairs		0%	\$0.00	\$0
Interior Finishes		3%	\$33.84	\$160
Conveying		0%	\$0.00	\$0
Plumbing		1%	\$15.38	\$73
Heating, Ventilation, & Air Conditioning		4%	\$42.31	\$200
Fire Protection		1%	\$7.36	\$35
Electrical		6%	\$65.98	\$311
Equipment		0%	\$3.18	\$15
Furnishings		1%	\$7.90	\$37
Subtotal - Building Construction		54%	\$585.52	\$2,762
Site Preparation		3%	\$29.01	\$137
Site Improvement		8%	\$88.28	\$416
Site Mechanical Utilities		3%	\$27.88	\$132
Site Electrical Utilities		1%	\$11.55	\$55
Subtotal - Sitework		14%	\$156.72	\$739
Total - Building and Sitework Construction		68%	\$742.24	\$3,502
Bonds & Insurance	2.50%	2%	\$18.56	\$88
General Conditions	10.00%	7%	\$76.08	\$359
Contractor's Overhead & Profit	5.00%	4%	\$41.84	\$197
Subtotal		81%	\$878.72	\$4,146
Contingency for Design Development	15.00%	12%	\$131.81	\$622
Cost Escalation	7.63%	7%	\$77.14	\$364
TOTAL CONSTRUCTION BUDGET		100%	\$1,087.67	\$5,132

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete spread footings and wall footing/grade beams	4,340	SF	\$20.00	\$86,800
Slab On Grade				
5" thick Reinforced concrete slab on grade, over vapor retarder and compacted crushed rock	4,340	SF	\$15.00	\$65,100
Miscellaneous Concrete Works - Allowance				
Perimeter concrete curb	378	LF	\$35.00	\$13,230
Mechanical/housekeeping pad, allowance	1	LS	\$5,000.00	\$5,000
Subtotal For Foundations:				\$170,130

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Wood columns and shearwall	4,718	GSF	\$12.00	\$56,616
Roof Structure				
Structural roof framing/trusses/beams and miscellaneous connection	5,096	SF	\$75.00	\$382,200
Plywood sheathing	5,096	SF	\$10.00	\$50,960
Miscellaneous				
Miscellaneous rough carpentry	4,718	GSF	\$2.00	\$9,436
Miscellaneous metal	4,718	GSF	\$1.00	\$4,718
Subtotal For Superstructure:				\$503,930

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
Wood/Fiber cement board siding; complete with wood stud framing, water vapor membrane, batt insulation between framing and rigid continuous insulation at external of the studs	2,518	SF	\$65.00	\$163,654
Decorative insulated CMU or cast-in place concrete, allow 10%	520	SF	\$75.00	\$38,981

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Interior Finish To Exterior Wall				
Painted gypwall	3,038	SF	\$10.00	\$30,375
Exterior Windows				
Aluminum framed storefront and window system	1,650	SF	\$150.00	\$247,500
Fascia's, Bands and Trims				
Architectural detailing	5,198	GWA	\$3.00	\$15,593
Exterior Doors				
Main entry door, single leaf	5	EA	\$5,000.00	\$25,000
Main entry door, double leaf	4	PR	\$10,000.00	\$40,000
Roll-up garage door, 17'-6"wide x 10'high	3	EA	\$52,500.00	\$157,500
Exterior Soffit				
Soffit to roof overhang	756	SF	\$50.00	\$37,800
Entry Canopies	140	SF	\$150.00	\$21,000
Balustrades, Parapets & Roof Screens				
Allowance for roof screen	140	LF	\$75.00	\$10,500
Miscellaneous				
Caulking and sealants	4,718	GSF	\$1.00	\$4,718
Mock-Up				<i>NIC, Excluded</i>
Subtotal For Enclosure:				\$792,621

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Standing seam metal roof panels, over roof membrane and substrate board	5,096	SF	\$25.00	\$127,400
Roof Deck Surfaces				
Walkway pads, allow 10% of roof area	510	SF	\$10.00	\$5,096
Roofing Upstands and Sheetmetal				
Flashing, gutters and rainwater downpipes, roof area	5,096	SF	\$4.00	\$20,384

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Lights				
Solar tube with manufacturer curb mounted cap				<i>NIC, Not Required</i>
Roof Openings				
Roof access hatch and ladder	1	LS	\$5,000.00	\$5,000
Subtotal For Roofing:				\$157,880

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Wood stud framing with insulation and gypwall on both sides, non-rated - allow 12'high	3,600	SF	\$26.00	\$93,600
Blocking and backing	4,718	GSF	\$1.50	\$7,077
Operable Partition				
Movable partition, allow 10'high	260	SF	\$150.00	\$39,000
Window Walls				
Sidelight and interior glasswall	168	SF	\$125.00	\$21,000
Interior Doors & Door Hardware				
Wood veneer door, single leaf	7	EA	\$3,000.00	\$21,000
Wood veneer door, double leaf	10	PR	\$5,000.00	\$50,000
Fittings				
Protective guards, barriers and bumpers	4,718	GSF	\$0.50	\$2,359
Toilet accessories; including seat cover dispenser, toilet paper dispenser, soap dispenser, paper towel dispenser, vandal resistant mirror, grab bars	3	RM	\$2,000.00	\$6,000
Shelving and millwork; including storage shelving	340	SF	\$25.00	\$8,500
Cabinets and countertops				
Kitchen casework	20	LF	\$800.00	\$16,000
Office counter/base cabinet	5	LF	\$500.00	\$2,500

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Chalkboards, Signages and Graphics				
Code, directional & wayfinding signage	4,340	SF	\$2.00	\$8,680
Door signage	17	EA	\$200.00	\$3,400
Exterior building signage 'WILLARD PARK CLUBHOUSE'	1	LS	\$10,000.00	\$10,000
Tackboards & chalkboards at classrooms	3	EA	\$1,500.00	\$4,500
Miscellaneous				
Rough/finish carpentry	4,718	GSF	\$1.00	\$4,718
Miscellaneous caulking & fire safety	4,718	GSF	\$1.00	\$4,718
Acoustical treatment at doors & partitions	4,718	GSF	\$1.00	\$4,718
Subtotal For Interior Construction:				\$307,770

STAIRS	Quantity	Unit	Rate	Total (\$)
<i>No Work Anticipated In This Section</i>				
Subtotal For Stairs:				

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes Including Bases				
Polished concrete or linoleum	3,950	SF	\$10.00	\$39,500
Ceramic floor tile at restrooms	192	SF	\$30.00	\$5,760
Linoleum at kitchen	198	SF	\$10.00	\$1,980
Rubber base	978	LF	\$5.00	\$4,890
Wall Finishes				
Ceramic tile wainscot at restroom, allow 5'hi	480	SF	\$30.00	\$14,400
Acoustic absorption on walls - allowance				<i>NIC, Excluded</i>
Painted gypwall	7,200	SF	\$3.50	\$25,200
Ceiling Finishes				
Exposed ceiling with acoustic absorption or acoustic decking above	3,950	SF	\$15.00	\$59,250
Suspend gypsum board, painted	192	SF	\$35.00	\$6,720
ACT at kitchen	198	SF	\$10.00	\$1,980
Subtotal For Interior Finishes:				\$159,680

CONVEYING	Quantity	Unit	Rate	Total (\$)
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No Work Anticipated In This Section

Subtotal For Conveying:

PLUMBING	Quantity	Unit	Rate	Total (\$)
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Plumbing fixtures	8	FX		
Watercloset, wall, flush valve	3	EA	\$1,800.00	\$5,400
Lavatory, counter mtd, lever faucet	3	EA	\$1,600.00	\$4,800
Drinking fountain, (allowance)	1	EA	\$2,500.00	\$2,500
Sink	1	EA	\$1,500.00	\$1,500
Floor drain, allowance	4	EA	\$1,000.00	\$4,000
Sanitary waste, vent and service piping	12	FX	\$2,500.00	\$30,000
Domestic Water Distribution	8	FX	\$2,500.00	\$20,000
Roof drainage, roof area			<i>Included In Roofing Section</i>	
Equipment	4,340	SF	\$1.00	\$4,340

Subtotal For Plumbing: \$72,540

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
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Electric heat pumps for building heating & cooling	4,340	SF	\$18.00	\$78,120
Kitchen & General Exhaust systems	4,340	SF	\$1.50	\$6,510
Circulation "Big A" Fans in classrooms	4,340	SF	\$3.00	\$13,020
Distribution, natural ventilation	4,340	SF	\$15.00	\$65,100
Control	4,340	SF	\$6.00	\$26,040
HVAC related items	4,340	SF	\$2.50	\$10,850

Subtotal For Heating, Ventilation, & Air-Conditioning: \$199,640

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
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Sprinklers				
Automatic wet sprinklers - complete	4,340	SF	\$8.00	\$34,720

Subtotal For Fire Protection: \$34,720

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Normal Power	4,340	SF	\$15.00	\$65,100
Equipment wiring	4,340	SF	\$5.00	\$21,700
Photovoltaic System				
PV infrastructure for future PV power system	1	LS	\$7,500.00	\$7,500
Solar panel			<i>NIC, See ADD Alternate</i>	
Lighting and Power Specialties Wiring				
LED lighting and branch wiring	4,340	SF	\$26.00	\$112,840
Lighting switching and control system	4,340	SF	\$8.00	\$34,720
Fire Alarm, Communications and Security				
Fire alarm system	4,340	SF	\$4.00	\$17,360
Telecom rough-in & devices and cabling	4,340	SF	\$3.00	\$13,020
Security equipment's; including installation, cable and programming	4,340	SF	\$5.00	\$21,700
Audio Visual system rough-in and power	4,340	SF	\$2.00	\$8,680
Other Electrical Systems; including fees & permits. Temp power & lighting, testing & studies, seismic bracing, coordination & management				
	4,340	SF	\$2.00	\$8,680
Subtotal For Electrical:				\$311,300

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Allowance for kitchen equipment; including microwave, refrigerator, oven and dishwasher	1	LS	\$15,000.00	\$15,000
AV equipments at each classroom; allowance for projection screen/video display, laptop AV connections, simple control system and audio playback			<i>NIC, FF&E Budget By Owner</i>	
Subtotal For Equipment:				\$15,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Light Control and Vision Equipment				
Window shade, allowance for manual	1,650	SF	\$15.00	\$24,750
Amenities and Convenience Items - Allowance				
Fire extinguisher cabinets	1	LS	\$5,000.00	\$5,000
Entrance floor mats and frames at each classroom	3	EA	\$2,500.00	\$7,500
Moveable Furnishings			<i>NIC, FF&E are Excluded</i>	
Subtotal For Furnishings:				\$37,250

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Demolition Of Building				
Demo & removal of existing clubhouse & public toilet	679	SF	\$12.00	\$8,148
Demo & removal of existing trellis	486	SF	\$6.00	\$2,916
Site Clearing and Demolition				
Fell and remove (E) tree	12	EA	\$1,000.00	\$12,000
Fell and remove (E) large redwood & douglas fir trees	2	EA	\$8,000.00	\$16,000
Demo and remove (E) paving and landscaping	11,500	SF	\$3.00	\$34,500
Site Protective Construction				
Erosion control	11,500	SF	\$1.00	\$11,500
Earthwork				
Rough grading, +/-4' (FFE +245)	11,500	SF	\$4.00	\$46,000
Hazardous Materials Abatement				
Building - allowance	1,165	SF	\$5.00	\$5,825
Subtotal For Site Preparation:				\$136,889

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Pedestrian Paving				
Re-aligned pathway, connect to (E)	2,250	SF	\$25.00	\$56,250
Raised terrace; concrete paving with etch finish	920	SF	\$30.00	\$27,600
Outdoor activity space/courtyard; concrete paving with etch finish	2,140	SF	\$30.00	\$64,200
Site Structures/Site Development				
Trash enclosure	110	SF	\$150.00	\$16,500
Reinforced concrete steps	96	LF	\$100.00	\$9,600
Premium for ramp, complete with handrail	145	SF	\$50.00	\$7,250
CIP concrete seatwall	100	LF	\$350.00	\$35,000
CIP concrete planter wall	100	LF	\$350.00	\$35,000
CIP concrete retaining wall, 4'hi max	175	LF	\$350.00	\$61,250
Boulders	1	LS	\$5,000.00	\$5,000
Landscaping & Irrigation				
Planting area	400	SF	\$15.00	\$6,000
Clubhouse garden 1&2	1,320	SF	\$15.00	\$19,800
Trees	3	EA	\$1,000.00	\$3,000
Miscellaneous headers and edging	1,720	SF	\$2.00	\$3,440
Automatic irrigation system	1,720	SF	\$5.00	\$8,600
Fencing & Miscellaneous Accessories				
Perimeter fence, including foundation	215	LF	\$200.00	\$43,000
Gate, single leaf	2	EA	\$2,500.00	\$5,000
Bike parking	1	LS	\$5,000.00	\$5,000
Misc Site furnishing allowance; including trash receptacle, benches	1	LS	\$5,000.00	\$5,000
Artwall				<i>NIC, Excluded</i>
Subtotal For Site Improvement:				\$416,490

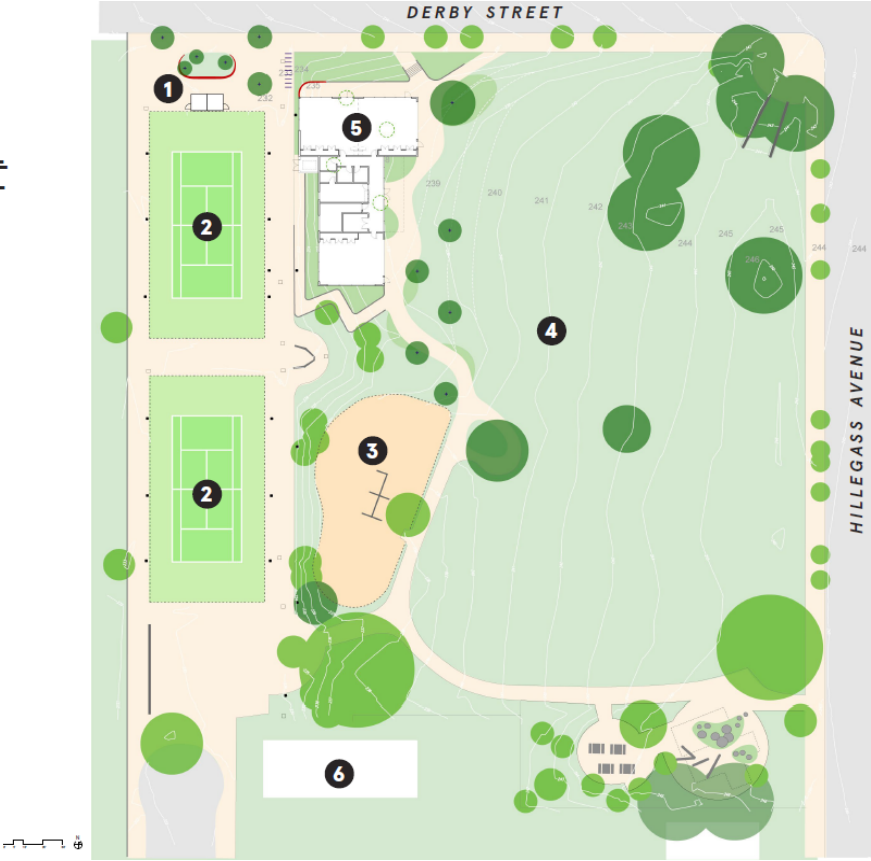
SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Domestic Water				
Cold water service with poc to existing	50	LF	\$100.00	\$5,000
Remove & replace Backflow prevention device	1	EA	\$850.00	\$850
EBMUD Water Service Installation with meter	1	EA	\$12,247.00	\$12,247
Water, Fire				
New Fire main service with poc to existing Hydrant	50	LF	\$160.00	\$8,000
Fire dept connection	1	EA	\$3,500.00	\$3,500
Backflow prevention device	1	EA	\$1,800.00	\$1,800
EBMUD Water Service Installation with meter, 6" dia?	1	EA	\$6,000.00	\$6,000
Sanitary Sewer				
Reroute existing sewer connect to existing	50	LF	\$94.00	\$4,700
Trash enclosure drainage	1	LS	\$3,500.00	\$3,500
Storm Drainage				
Piping & Points of connection	100	LF	\$94.00	\$9,400
Area Drains	2	EA	\$1,400.00	\$2,800
Site drainage	11,500	SF	\$0.50	\$5,750
Allowance - Bio Retention	400	SF	\$80.00	\$32,000
Subtotal For Site Mechanical Utilities:				\$131,547

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Connection to existing	1	LS	\$10,000.00	\$10,000
Site Lighting				
Allowance	11,500	SF	\$3.00	\$34,500
Site Communications and Security				
Telecom ductbank and connection	1	LS	\$10,000.00	\$10,000
Subtotal For Site Electrical Utilities:				\$54,500

WILLARD PARK CLUBHOUSE SITE PLAN - OPTION 2

NOTES

- 1 ENTRY AND PUBLIC TOILETS
- 2 TENNIS COURTS
- 3 CHILDREN'S PLAYGROUND
- 4 WILLARD PARK LAWN
- 5 NEW SINGLE STORY CLUBHOUSE
- 6 NEIGHBORING HOMES



Conceptual Design Cost Plan

Option 2: 1-Story Clubhouse Bldg. & North Site Improvement Willard Clubhouse

Control Quantities
Option 2: 1-Story Clubhouse Bldg. & North Site Improvement Summary
Detailed Cost Breakdown

June 10, 2020

Enclosed Areas		Height
Ground Floor (including Trash Enclosure)	4,375	14.415

Subtotal of Enclosed Area	4,375	14.42
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Covered Area

Roof Overhang	1,435
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Subtotal of Covered Area at half value	718
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Total of Gross Floor Area	5,093
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CONTROL QUANTITIES

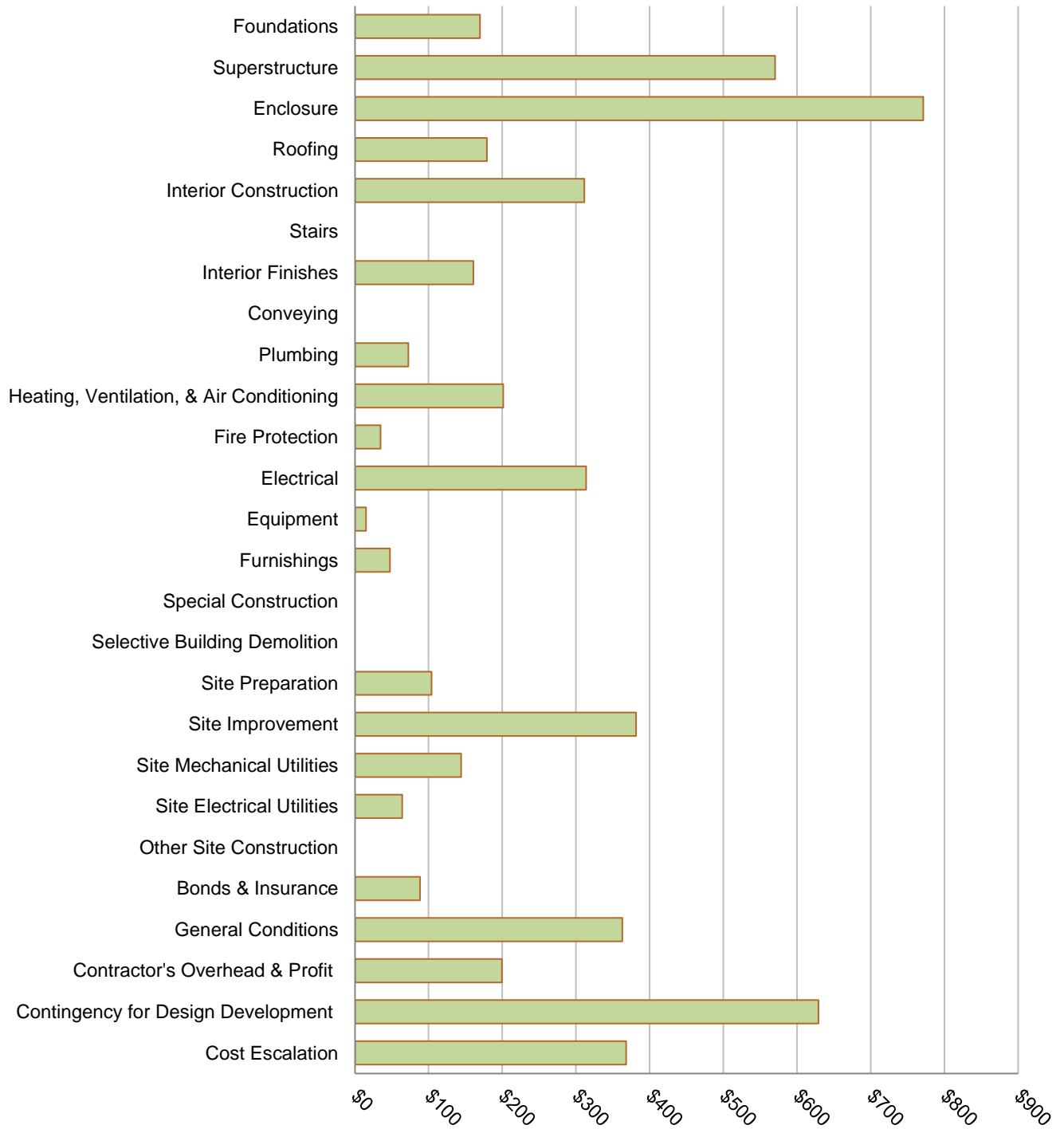
Ratio to
Gross Area

Number of stories (x1,000)		1	EA	0.196
Gross Area		5,093	SF	1.000
Enclosed Area		4,375	SF	0.859
Covered Area		1,435	SF	0.282
Footprint Area		4,375	SF	0.859
Volume		63,066	CF	12.384
Gross Wall Area		4,757	SF	0.934
Finished Wall Area	51%	2,422	SF	0.476
Windows or Glazing Area	49%	2,335	SF	0.459
Roof Area - Flat			SF	0.000
Roof Area - Sloping		5,810	SF	1.141
Roof Area - Total		5,810	SF	1.141
Roof Glazing Area		-	SF	0.000
Interior Partition Length		304	LF	0.060
Elevators (x10,000)		-	EA	0.000
Plumbing Fixtures (x1,000)		8	EA	1.571
Site Area		14,725	SF	2.506

CSI UniFormat Summary	5,093 SF	%	\$/SF	\$,000
Foundations		3%	\$33.32	\$170
Basement Construction		0%	\$0.00	\$0
Superstructure		11%	\$111.98	\$570
Enclosure		15%	\$151.49	\$771
Roofing		3%	\$35.21	\$179
Interior Construction		6%	\$61.14	\$311
Stairs		0%	\$0.00	\$0
Interior Finishes		3%	\$31.55	\$161
Conveying		0%	\$0.00	\$0
Plumbing		1%	\$14.25	\$73
Heating, Ventilation, & Air Conditioning		4%	\$39.52	\$201
Fire Protection		1%	\$6.87	\$35
Electrical		6%	\$61.61	\$314
Equipment		0%	\$2.95	\$15
Furnishings		1%	\$9.33	\$48
Special Construction		0%	\$0.00	\$0
Selective Building Demolition		0%	\$0.00	\$0
Subtotal - Building Construction		55%	\$559.22	\$2,848
Site Preparation		2%	\$20.44	\$104
Site Improvement		7%	\$74.90	\$381
Site Mechanical Utilities		3%	\$28.28	\$144
Site Electrical Utilities		1%	\$12.60	\$64
Subtotal - Sitework		13%	\$136.23	\$694
Total - Building and Sitework Construction		68%	\$695.45	\$3,542
Bonds & Insurance	2.50%	2%	\$17.39	\$89
General Conditions	10.00%	7%	\$71.28	\$363
Contractor's Overhead & Profit	5.00%	4%	\$39.21	\$200
Subtotal		81%	\$823.32	\$4,193
Contingency for Design Development	15.00%	12%	\$123.50	\$629
Cost Escalation	7.63%	7%	\$72.28	\$368
TOTAL CONSTRUCTION BUDGET		100%	\$1,019.10	\$5,190

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete spread footings and wall footing/grade beams	4,375	SF	\$20.00	\$87,500
Slab On Grade				
5" thick Reinforced concrete slab on grade, over vapor retarder and compacted crushed rock	4,375	SF	\$15.00	\$65,625
Miscellaneous Concrete Works - Allowance				
Perimeter concrete curb	330	LF	\$35.00	\$11,550
Mechanical/housekeeping pad, allowance	1	LS	\$5,000.00	\$5,000
Subtotal For Foundations:				\$169,675

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Wood columns and shearwall	5,093	GSF	\$12.00	\$61,110
Roof Structure				
Structural roof framing/trusses/beams and miscellaneous connection	5,810	SF	\$75.00	\$435,750
Plywood sheathing	5,810	SF	\$10.00	\$58,100
Miscellaneous				
Miscellaneous rough carpentry	5,093	GSF	\$2.00	\$10,185
Miscellaneous metal	5,093	GSF	\$1.00	\$5,093
Subtotal For Superstructure:				\$570,238

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
Wood/Fiber cement board siding; complete with wood stud framing, water vapor membrane, batt insulation between framing and rigid continuous insulation at external of the studs	1,840	SF	\$65.00	\$119,571
Decorative insulated CMU or cast-in place concrete, allow 10%	242	SF	\$75.00	\$18,163

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Interior Finish To Exterior Wall Painted gypwall	2,082	SF	\$10.00	\$20,817
Exterior Windows Aluminum framed storefront and window system	2,335	SF	\$150.00	\$350,285
Fascia's, Bands and Trims Architectural detailing	4,757	GWA	\$3.00	\$14,271
Exterior Doors Main entry door, single leaf	4	EA	\$5,000.00	\$20,000
Main entry door, double leaf	1	PR	\$10,000.00	\$10,000
Double leaf gate at trash enclosure	1	PR	\$5,000.00	\$5,000
Roll-up garage door, 17'-6"wide x 10'high	2	EA	\$52,500.00	\$105,000
Exterior Soffit Soffit to roof overhang	1,435	SF	\$50.00	\$71,750
Entry Canopies	140	SF	\$150.00	\$21,000
Balustrades, Parapets & Roof Screens Allowance for roof screen	140	LF	\$75.00	\$10,500
Miscellaneous Caulking and sealants	5,093	GSF	\$1.00	\$5,093
Mock-Up				<i>NIC, Excluded</i>
Subtotal For Enclosure:				\$771,449

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings Standing seam metal roof panels, over roof membrane and substrate board	5,810	SF	\$25.00	\$145,250
Roof Deck Surfaces Walkway pads, allow 10% of roof area	581	SF	\$10.00	\$5,810
Roofing Upstands and Sheetmetal Flashing, gutters and rainwater downpipes, roof area	5,810	SF	\$4.00	\$23,240

ROOFING	Quantity	Unit	Rate	Total (\$)	
Roof Lights					
Solar tube with manufacturer curb mounted cap				<i>NIC, Not Required</i>	
Roof Openings					
Roof access hatch and ladder		1	LS	\$5,000.00	\$5,000
Subtotal For Roofing:				\$179,300	

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)	
Interior Partitions					
Wood stud framing with insulation and gypwall on both sides, non-rated - allow 12'high		3,648	SF	\$26.00	\$94,848
Blocking and backing		5,093	GSF	\$1.50	\$7,639
Operable Partition					
Movable partition, allow 10'high		260	SF	\$150.00	\$39,000
Window Walls					
Sidelight and interior glasswall		120	SF	\$125.00	\$15,000
Interior Doors & Door Hardware					
Wood veneer door, single leaf		9	EA	\$3,000.00	\$27,000
Wood veneer door, double leaf		10	PR	\$5,000.00	\$50,000
Fittings					
Protective guards, barriers and bumpers		5,093	GSF	\$0.50	\$2,546
Toilet accessories; including seat cover dispenser, toilet paper dispenser, soap dispenser, paper towel dispenser, vandal resistant mirror, grab bars		3	RM	\$2,000.00	\$6,000
Shelving and millwork; including storage shelving		340	SF	\$25.00	\$8,500
Cabinets and countertops				\$0.00	
Kitchen casework		20	LF	\$800.00	\$16,000
Office counter/base cabinet		5	LF	\$500.00	\$2,500

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Chalkboards, Signages and Graphics				
Code, directional & wayfinding signage	4,375	SF	\$2.00	\$8,750
Door signage	19	EA	\$200.00	\$3,800
Exterior building signage 'WILLARD PARK CLUBHOUSE'	1	LS	\$10,000.00	\$10,000
Tackboards & chalkboards at classrooms	3	EA	\$1,500.00	\$4,500
Miscellaneous				
Rough/finish carpentry	5,093	GSF	\$1.00	\$5,093
Miscellaneous caulking & fire safety	5,093	GSF	\$1.00	\$5,093
Acoustical treatment at doors & partitions	5,093	GSF	\$1.00	\$5,093
Subtotal For Interior Construction:				\$311,361

STAIRS	Quantity	Unit	Rate	Total (\$)
<i>No Work Anticipated In This Section</i>				
Subtotal For Stairs:				

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes Including Bases				
Polished concrete or linoleum	3,985	SF	\$10.00	\$39,850
Ceramic floor tile at restrooms	192	SF	\$30.00	\$5,760
Linoleum at kitchen	198	SF	\$10.00	\$1,980
Rubber base	938	LF	\$5.00	\$4,690
Wall Finishes				
Ceramic tile wainscot at restroom, allow 5'hi	480	SF	\$30.00	\$14,400
Acoustic absorption on walls - allowance				<i>NIC, Excluded</i>
Painted gypwall	7,296	SF	\$3.50	\$25,536
Ceiling Finishes				
Exposed ceiling with acoustic absorption or acoustic decking above	3,985	SF	\$15.00	\$59,775
Suspend gypsum board, painted	192	SF	\$35.00	\$6,720
ACT at kitchen	198	SF	\$10.00	\$1,980
Subtotal For Interior Finishes:				\$160,691

CONVEYING	Quantity	Unit	Rate	Total (\$)
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No Work Anticipated In This Section

Subtotal For Conveying:

PLUMBING	Quantity	Unit	Rate	Total (\$)
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Plumbing fixtures	8	FX		
Watercloset, wall, flush valve	3	EA	\$1,800.00	\$5,400
Lavatory, counter mtd, lever faucet	3	EA	\$1,600.00	\$4,800
Drinking fountain, (allowance)	1	EA	\$2,500.00	\$2,500
Sink	1	EA	\$1,500.00	\$1,500
Floor drain, allowance	4	EA	\$1,000.00	\$4,000
Sanitary waste, vent and service piping	12	FX	\$2,500.00	\$30,000
Domestic Water Distribution	8	FX	\$2,500.00	\$20,000
Roof drainage, roof area			<i>Included In Roofing Section</i>	
Equipment	4,375	SF	\$1.00	\$4,375

Subtotal For Plumbing: \$72,575

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
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Electric heat pumps for building heating & cooling	4,375	SF	\$18.00	\$78,750
Kitchen & General Exhaust systems	4,375	SF	\$1.50	\$6,563
Circulation "Big A" Fans in classrooms	4,375	SF	\$3.00	\$13,125
Distribution, natural ventilation	4,375	SF	\$15.00	\$65,625
Control	4,375	SF	\$6.00	\$26,250
HVAC related items	4,375	SF	\$2.50	\$10,938

Subtotal For Heating, Ventilation, & Air-Conditioning: \$201,250

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
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Sprinklers				
Automatic wet sprinklers - complete	4,375	SF	\$8.00	\$35,000

Subtotal For Fire Protection: \$35,000

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Normal Power	4,375	SF	\$15.00	\$65,625
Equipment wiring	4,375	SF	\$5.00	\$21,875
Photovoltaic System				
PV infrastructure for future PV power system	1	LS	\$7,500.00	\$7,500
Solar panel			<i>NIC, See ADD Alternate</i>	
Lighting and Power Specialties Wiring				
LED lighting and branch wiring	4,375	SF	\$26.00	\$113,750
Lighting switching and control system	4,375	SF	\$8.00	\$35,000
Fire Alarm, Communications and Security				
Fire alarm system	4,375	SF	\$4.00	\$17,500
Telecom rough-in & devices and cabling	4,375	SF	\$3.00	\$13,125
Security equipment's; including installation, cable and programming	4,375	SF	\$5.00	\$21,875
Audio Visual system rough-in and power	4,375	SF	\$2.00	\$8,750
Other Electrical Systems; including fees & permits. Temp power & lighting, testing & studies, seismic bracing, coordination & management				
	4,375	SF	\$2.00	\$8,750
Subtotal For Electrical:				\$313,750

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Allowance for kitchen equipment; including microwave, refrigerator, oven and dishwasher	1	LS	\$15,000.00	\$15,000
AV equipments at each classroom; allowance for projection screen/video display, laptop AV connections, simple control system and audio playback				
<i>NIC, FF&E Budget By Owner</i>				
Subtotal For Equipment:				\$15,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Light Control and Vision Equipment				
Window shade, allowance for motorized	2,335	SF	\$15.00	\$35,028
Amenities and Convenience Items - Allowance				
Fire extinguisher cabinets	1	LS	\$5,000.00	\$5,000
Entrance floor mats and frames at each classroom	3	EA	\$2,500.00	\$7,500
Moveable Furnishings			<i>NIC, FF&E are Excluded</i>	
Subtotal For Furnishings:				\$47,528

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Demolition Of Building				
Demo & removal of existing clubhouse & public toilet	679	SF	\$12.00	\$8,148
Demo & removal of existing trellis	486	SF	\$6.00	\$2,916
Site Clearing and Demolition				
Fell and remove (E) large redwood & douglas fir trees	2	EA	\$8,000.00	\$16,000
Demo and remove (E) landscaping	14,725	SF	\$1.00	\$14,725
Site Protective Construction				
Erosion control	14,725	SF	\$1.00	\$14,725
Earthwork				
Rough grading including regarding of selected area of Willard Park Lawn, +/-3' (FFE +237)	14,725	SF	\$3.00	\$44,175
Hazardous Materials Abatement				
Building - allowance	679	SF	\$5.00	\$3,395
Subtotal For Site Preparation:				\$104,084

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Pedestrian Paving				
(N) Pathway	4,030	SF	\$25.00	\$100,750
Raised terrace; concrete paving with etch finish	520	SF	\$30.00	\$15,600
Decomposed granite at the demolished old clubhouse	2,000	SF	\$8.00	\$16,000
Site Structures/Site Development				
Signage wall	1	LS	\$10,000.00	\$10,000
Reinforced concrete retaining wall	312	LF	\$400.00	\$124,800
Premium for ramp, complete with handrail	250	SF	\$50.00	\$12,500
Trash enclosure			<i>Attached to the Clubhouse</i>	
Reinforced concrete steps			<i>NIC, Not Required</i>	
Natural stone seatwall			<i>NIC, Not Required</i>	
Planter wall			<i>NIC, Not Required</i>	
Boulders			<i>NIC, Not Required</i>	
Landscaping & Irrigation				
Willard park lawn, re-plant lawn	5,000	SF	\$5.00	\$25,000
Planting area	400	SF	\$15.00	\$6,000
Planting at the demolished old clubhouse	400	SF	\$8.00	\$3,200
Bio-retention area			<i>Included In Site Mechanical</i>	
(N) Feature Oak tree	1	EA	\$3,000.00	\$3,000
(N) Trees along the path	4	EA	\$1,000.00	\$4,000
Miscellaneous headers and edging	5,800	SF	\$2.00	\$11,600
Automatic irrigation system	5,800	SF	\$5.00	\$29,000
Fencing & Miscellaneous Accessories				
Perimeter fence, including foundation			<i>NIC, Not Required</i>	
Gate, single leaf	2	EA	\$2,500.00	\$5,000
Bike parking	1	LS	\$5,000.00	\$5,000
Picnic tables at the demolished old clubhouse - allowance	1	LS	\$5,000.00	\$5,000
Misc Site furnishing allowance; including trash receptacle, benches	1	LS	\$5,000.00	\$5,000
Artwall			<i>NIC, Excluded</i>	
Subtotal For Site Improvement:				\$381,450

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Domestic Water				
Cold water service with new poc on Derby St. device	70	LF	\$100.00	\$7,000
	1	EA	\$850.00	\$850
EBMUD Water Service Installation with meter	1	EA	\$12,247.00	\$12,247
Water, Fire				
Fire main service with new poc on Derby St. Hydrant	70	LF	\$120.00	\$8,400
	1	EA	\$3,500.00	\$3,500
Fire dept connection	1	EA	\$1,800.00	\$1,800
Backflow prevention device	1	EA	\$6,000.00	\$6,000
EBMUD Water Service Installation with meter, 6" dia?	1	EA	\$36,000.00	\$36,000
Sanitary Sewer				
New Sanitary sewer connect on Derby St.	70	LF	\$94.00	\$6,580
Trash enclosure drainage	1	LS	\$3,500.00	\$3,500
Storm Drainage				
Piping & Points of connection to Regrade Area	100	LF	\$94.00	\$9,400
Area Drains	1	EA	\$1,400.00	\$1,400
Site drainage	14,725	SF	\$0.50	\$7,363
Allowance - Bio Retention	500	SF	\$80.00	\$40,000
Subtotal For Site Mechanical Utilities:				\$144,040

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Connection to existing	1	LS	\$10,000.00	\$10,000
Site Lighting				
Allowance	14,725	SF	\$3.00	\$44,175
Site Communications and Security				
Telecom ductbank and connection	1	LS	\$10,000.00	\$10,000
Subtotal For Site Electrical Utilities:				\$64,175

**WILLARD PARK CLUBHOUSE
SITE PLAN - OPTION 3**

NOTES

- 1 ENTRY AND PUBLIC TOILETS
- 2 TENNIS COURTS
- 3 CHILDREN'S PLAYGROUND
- 4 WILLARD PARK LAWN
- 5 NEW TWO STORY CLUBHOUSE
- 6 NEIGHBORING HOMES



Conceptual Design Cost Plan

**Option 3: 2-Story Clubhouse Bldg. & South Site Improvement
Willard Clubhouse**

Option 3: 2-Story Clubhouse Bldg. & South Site Improvement Summary
Detailed Cost Breakdown

June 10, 2020

Enclosed Areas		height
Level 1	2,580	12.00
Level 2	2,520	11.75
Subtotal of Enclosed Area	5,100	23.75

Covered Area	
Balcony	600
Roof Overhang, allow 4'wide	952

Subtotal of Covered Area at half value	776
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Total of Gross Floor Area	5,876
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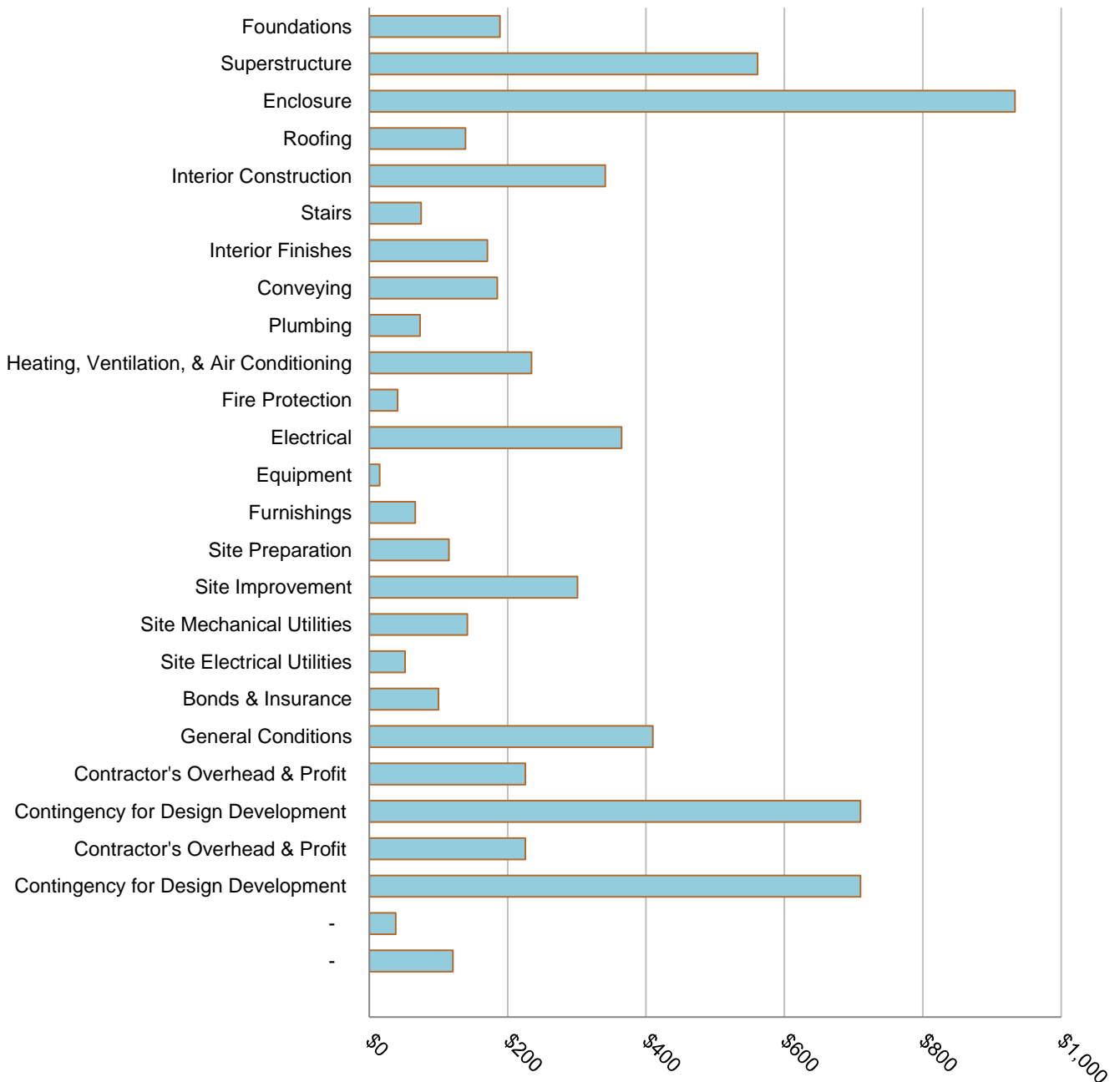
CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.340
Gross Area	5,876	SF	1.000
Enclosed Area	5,100	SF	0.868
Covered Area	1,552	SF	0.264
Footprint Area	2,580	SF	0.439
Volume	60,570	CF	10.308
Gross Wall Area	5,653	SF	0.962
Finished Wall Area	62%	3,492	SF 0.594
Windows or Glazing Area	38%	2,161	SF 0.368
Roof Area - Flat	0	SF	0.000
Roof Area - Sloping	3,472	SF	0.591
Roof Area - Total	3,472	SF	0.591
Roof Glazing Area	-	SF	0.000
Interior Partition Length	352	LF	0.060
Elevators (x10,000)	1	EA	1.702
Plumbing Fixtures (x1,000)	8	EA	1.361
Site Area	10,605	SF	1.805

CSI UniFormat Summary	5,876 SF	%	\$/SF	,\$,000
Foundations		3%	\$32.17	\$189
Superstructure		10%	\$95.50	\$561
Enclosure		16%	\$158.83	\$933
Roofing		2%	\$23.68	\$139
Interior Construction		6%	\$58.08	\$341
Stairs		1%	\$12.76	\$75
Interior Finishes		3%	\$29.07	\$171
Conveying		3%	\$31.48	\$185
Plumbing		1%	\$12.47	\$73
Heating, Ventilation, & Air Conditioning		4%	\$39.93	\$235
Fire Protection		1%	\$6.94	\$41
Electrical		6%	\$62.03	\$365
Equipment		0%	\$2.55	\$15
Furnishings		1%	\$11.32	\$67
Subtotal - Building Construction		58%	\$576.81	\$3,389
Site Preparation		2%	\$19.59	\$115
Site Improvement		5%	\$51.22	\$301
Site Mechanical Utilities		2%	\$24.12	\$142
Site Electrical Utilities		1%	\$8.82	\$52
Subtotal - Sitework		10%	\$103.74	\$610
Total - Building and Sitework Construction		68%	\$680.55	\$3,999
Bonds & Insurance	2.50%	2%	\$17.01	\$100
General Conditions	10.00%	7%	\$69.76	\$410
Contractor's Overhead & Profit	5.00%	4%	\$38.37	\$225
Subtotal		81%	\$805.69	\$4,734
Contingency for Design Development	15.00%	12%	\$120.85	\$710
Cost Escalation	7.63%	8%	\$70.73	\$416
TOTAL CONSTRUCTION BUDGET		100%	\$997.27	\$5,860

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete spread footings and wall footing/grade beams	5,100	SF	\$20.00	\$102,000
Slab On Grade				
5" thick Reinforced concrete slab on grade, over vapor retarder and compacted crushed rock	2,580	SF	\$15.00	\$38,700
Miscellaneous Concrete Works - Allowance				
Perimeter concrete curb	238	LF	\$35.00	\$8,330
Mechanical/housekeeping pad, allowance	1	LS	\$5,000.00	\$5,000
Elevator pit and sump pit, including excavation and waterproofing membrane	1	EA	\$35,000.00	\$35,000
Subtotal For Foundations:				\$189,030

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Wood columns and shearwall	5,100	GSF	\$12.00	\$61,200
Suspended Floor (Level 2 & Balcony)				
Structural floor framing/beams and miscellaneous connection	3,120	SF	\$50.00	\$156,000
Plywood sheathing	3,120	SF	\$10.00	\$31,200
Roof Structure				
Structural roof framing/trusses/beams and miscellaneous connection	3,472	SF	\$75.00	\$260,400
Plywood sheathing	3,472	SF	\$10.00	\$34,720
Miscellaneous				
Miscellaneous rough carpentry	5,876	GSF	\$2.00	\$11,752
Miscellaneous metal	5,876	GSF	\$1.00	\$5,876
Subtotal For Superstructure:				\$561,148

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
Wood/Fiber cement board siding; complete with wood stud framing, water vapor membrane, batt insulation between framing and rigid continuous insulation at external of the studs	2,803	SF	\$65.00	\$182,182
Decorative insulated CMU or cast-in place concrete, allow 10%	349	SF	\$80.00	\$27,936
Interior Finish To Exterior Wall				
Painted gypwall	3,152	SF	\$10.00	\$31,520
Exterior Windows				
Aluminum framed storefront and window system	2,161	SF	\$150.00	\$324,075
Fascia's, Bands and Trims				
Architectural detailing	5,653	GWA	\$3.50	\$19,784
Exterior Doors				
Main entry door, single leaf	6	EA	\$5,000.00	\$30,000
Main entry door, double leaf	3	PR	\$10,000.00	\$30,000
Double leaf gate at trash enclosure	1	PR	\$5,000.00	\$5,000
Roll-up garage door, 17'wide x 10'high	2	EA	\$52,500.00	\$105,000
Exterior Soffit				
Soffit to balcony & roof overhang	1,552	SF	\$75.00	\$116,400
Entry Canopies				<i>NIC, Not Required</i>
Balustrades, Parapets & Roof Screens				
Allowance for roof screen	140	LF	\$75.00	\$10,500
Balcony guardrail/handrail	100	LF	\$450.00	\$45,000
Miscellaneous				
Caulking and sealants	5,876	GSF	\$1.00	\$5,876
Mock-Up				<i>NIC, Excluded</i>
Subtotal For Enclosure:				\$933,273

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Standing seam metal roof panels, over roof membrane and substrate board	3,472	SF	\$25.00	\$86,800
Roof Deck Surfaces				
Walkway pads, allow 10% of roof area	347	SF	\$10.00	\$3,472
Balcony paver on pedestal, over waterproofing membrane	600	SF	\$50.00	\$30,000
Roofing Upstands and Sheetmetal				
Flashing, gutters and rainwater downpipes, roof area	3,472	SF	\$4.00	\$13,888
Roof Lights				
Solar tube with manufacturer curb mounted cap				<i>NIC, Not Required</i>
Roof Openings				
Roof access hatch and ladder	1	LS	\$5,000.00	\$5,000
Subtotal For Roofing:				\$139,160

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Wood stud framing with insulation and gypwall on both sides, non-rated - allow 12'high	3,607	SF	\$26.00	\$93,769
Elevator shaftwall	618	SF	\$30.00	\$18,525
Blocking and backing	5,876	GSF	\$1.50	\$8,814
Operable Partition				
Movable partition, allow 10'high	340	SF	\$150.00	\$51,000
Window Walls				
Sidelight and interior glasswall, allowance	168	SF	\$125.00	\$21,000

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Doors & Door Hardware				
Wood veneer door, single leaf	7	EA	\$3,000.00	\$21,000
Wood veneer door, double leaf	8	PR	\$5,000.00	\$40,000
Fittings				
Protective guards, barriers and bumpers	5,876	GSF	\$0.50	\$2,938
Toilet accessories; including seat cover dispenser, toilet paper dispenser, soap dispenser, paper towel dispenser, vandal resistant mirror, grab bars	3	RM	\$2,000.00	\$6,000
Shelving and millwork; including storage shelving	340	SF	\$25.00	\$8,500
Cabinets and countertops				
Kitchen casework	20	LF	\$800.00	\$16,000
Office counter/base cabinet	5	LF	\$500.00	\$2,500
Chalkboards, Signages and Graphics				
Code, directional & wayfinding signage	5,100	SF	\$2.00	\$10,200
Door signage	15	EA	\$200.00	\$3,000
Exterior building signage 'WILLARD PARK CLUBHOUSE'	1	LS	\$10,000.00	\$10,000
Tackboards & chalkboards at classrooms	3	EA	\$1,500.00	\$4,500
Miscellaneous				
Rough/finish carpentry	5,876	GSF	\$2.00	\$11,752
Miscellaneous caulking & fire safety	5,876	GSF	\$1.00	\$5,876
Acoustical treatment at doors & partitions	5,876	GSF	\$1.00	\$5,876
Subtotal For Interior Construction:				\$341,250

STAIRS	Quantity	Unit	Rate	Total (\$)
Stair Construction				
Exit stair #1, complete with finishes and handrail/guardrail	1	EA	\$30,000.00	\$30,000
Exterior stairs #2, complete with finishes and handrail/guardrail	1	EA	\$35,000.00	\$35,000
Ladders and Fire Escapes				
Elevator pit ladder and roof access ladder	1	EA	\$10,000.00	\$10,000
Subtotal For Stairs:				\$75,000

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes Including Bases				
Polished concrete or linoleum	4,663	SF	\$10.00	\$46,630
Ceramic floor tile at restrooms	192	SF	\$30.00	\$5,760
Linoleum at kitchen	245	SF	\$10.00	\$2,450
Rubber base	1,180	LF	\$5.00	\$5,900
Wall Finishes				
Ceramic tile wainscot at restroom, allow 5'hi	480	SF	\$30.00	\$14,400
Acoustic absorption on walls - allowance				<i>NIC, Excluded</i>
Painted gypwall	7,831	SF	\$3.50	\$27,407
Ceiling Finishes				
Exposed ceiling with acoustic absorption or acoustic decking above	3,938	SF	\$15.00	\$59,070
Suspend gypsum board, painted	192	SF	\$35.00	\$6,720
ACT at kitchen	245	SF	\$10.00	\$2,450
Subtotal For Interior Finishes:				\$170,787

CONVEYING	Quantity	Unit	Rate	Total (\$)
Elevators and Lifts				
Passenger elevator, traction, 2-stops	1	EA	\$185,000.00	\$185,000
Subtotal For Conveying:				\$185,000

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing fixtures				
Watercloset, wall, flush valve	3	EA	\$1,800.00	\$5,400
Lavatory, counter mtd, lever faucet	3	EA	\$1,600.00	\$4,800
Drinking fountain, (allowance)	1	EA	\$2,500.00	\$2,500
Sink	1	EA	\$1,500.00	\$1,500
Floor drain, allowance	4	EA	\$1,000.00	\$4,000
Sanitary waste, vent and service piping	12	FX	\$2,500.00	\$30,000
Domestic Water Distribution	8	FX	\$2,500.00	\$20,000
Roof drainage, roof area				<i>Included In Roofing Section</i>
Equipment	5,100	SF	\$1.00	\$5,100
Subtotal For Plumbing:				\$73,300

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Electric heat pumps for building htg and clg	5,100	SF	\$18.00	\$91,800
Kitchen & General Exhaust systems	5,100	SF	\$1.50	\$7,650
Circulation "Big A" Fans in classrooms	5,100	SF	\$3.00	\$15,300
Distribution, natural ventilation	5,100	SF	\$15.00	\$76,500
Control	5,100	SF	\$6.00	\$30,600
HVAC related items	5,100	SF	\$2.50	\$12,750

Subtotal For Heating, Ventilation, & Air-Conditioning: \$234,600

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Fire Sprinkler System Automatic fire sprinkler system	5,100	SF	\$8.00	\$40,800

Subtotal For Fire Protection: \$40,800

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Normal Power	5,100	SF	\$15.00	\$76,500
Equipment wiring	5,100	SF	\$5.00	\$25,500
Photovoltaic System				
PV infrastructure for future PV power system	1	LS	\$7,500.00	\$7,500
Solar panel				<i>NIC, See ADD Alternate</i>
Lighting and Power Specialties Wiring				
LED lighting and branch wiring	5,100	SF	\$26.00	\$132,600
Lighting switching and control system	5,100	SF	\$8.00	\$40,800
Fire Alarm, Communications and Security				
Fire alarm system	5,100	SF	\$4.00	\$20,400
Telecom rough-in & devices and cabling	5,100	SF	\$3.00	\$15,300
Security equipment's; including installation, cable and programming	5,100	SF	\$5.00	\$25,500
Audio Visual system rough-in and power	5,100	SF	\$2.00	\$10,200
Other Electrical Systems; including fees & permits. Temp power & lighting, testing & studies, seismic bracing, coordination & management	5,100	SF	\$2.00	\$10,200

Subtotal For Electrical: \$364,500

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Allowance for kitchen equipment; including microwave, refrigerator, oven and dishwasher	1	LS	\$15,000.00	\$15,000
AV equipments at each classroom; allowance for projection screen/video display, laptop AV connections, simple control system and audio playback				
<i>NIC, FF&E Budget By Owner</i>				
Subtotal For Equipment:				\$15,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Light Control and Vision Equipment				
Window shade, allowance for motorized	2,161	SF	\$25.00	\$54,013
Amenities and Convenience Items - Allowance				
Fire extinguisher cabinets	1	LS	\$5,000.00	\$5,000
Entrance floor mats and frames at each classroom	3	EA	\$2,500.00	\$7,500
Moveable Furnishings				
<i>NIC, FF&E are Excluded</i>				
Subtotal For Furnishings:				\$66,513

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Demolition Of Building				
Demo & removal of existing clubhouse & public toilet	679	SF	\$12.00	\$8,148
Demo & removal of existing trellis	486	SF	\$6.00	\$2,916
Site Clearing and Demolition				
Fell and remove (E) tree	8	EA	\$1,000.00	\$8,000
Fell and remove (E) large redwood & douglas fir trees	2	EA	\$8,000.00	\$16,000
Demo and remove (E) paving and landscaping	10,605	SF	\$3.00	\$31,815
Site Protective Construction				
Erosion control	10,605	SF	\$1.00	\$10,605

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Earthwork				
Rough grading, +/-3' (FFE +244)	10,605	SF	\$3.00	\$31,815
Hazardous Materials Abatement				
Building - allowance	1,165	SF	\$5.00	\$5,825
Subtotal For Site Preparation:				\$115,124

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Pedestrian Paving				
Re-aligned pathway, connect to (E)	2,400	SF	\$25.00	\$60,000
Raised terrace; concrete paving with etch finish	500	SF	\$30.00	\$15,000
Outdoor activity space/courtyard; concrete paving with etch finish	3,650	SF	\$30.00	\$109,500
Site Structures/Site Development				
Trash enclosure	110	SF	<i>Attached to the Clubhouse</i>	
Reinforced concrete steps	96	LF	<i>NIC, Not Required</i>	
Premium for ramp, complete with handrail	145	SF	<i>NIC, Not Required</i>	
Natural stone seatwall	100	LF	<i>NIC, Not Required</i>	
Planter wall	100	LF	<i>NIC, Not Required</i>	
Boulders	1	LS	<i>NIC, Not Required</i>	
Landscaping & Irrigation				
Clubhouse garden 1&2	1,475	SF	\$15.00	\$22,125
Trees	4	EA	\$1,000.00	\$4,000
Miscellaneous headers and edging	1,475	SF	\$2.00	\$2,950
Automatic irrigation system	1,475	SF	\$5.00	\$7,375
Fencing & Miscellaneous Accessories				
Perimeter fence, including foundation	300	LF	\$200.00	\$60,000
Gate, single leaf	2	EA	\$2,500.00	\$5,000
Bike parking	1	LS	\$5,000.00	\$5,000
Misc Site furnishing allowance; including trash receptacle, benches, inofrmal seating/large boulders	1	LS	\$10,000.00	\$10,000
Artwall				<i>NIC, Excluded</i>
Subtotal For Site Improvement:				\$300,950

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Domestic Water				
Cold water service with poc to existing	70	LF	\$100.00	\$7,000
Remove & replace Backflow prevention device	1	EA	\$850.00	\$850
EBMUD Water Service Installation with meter	1	EA	\$12,247.00	\$12,247
Water, Fire				
Fire main service with poc to existing	70	LF	\$120.00	\$8,400
Hydrant	1	EA	\$3,500.00	\$3,500
Fire dept connection	1	EA	\$1,800.00	\$1,800
Backflow prevention device	1	EA	\$6,000.00	\$6,000
EBMUD Water Service Installation with meter, 6" dia?	1	EA	\$36,000.00	\$36,000
Sanitary Sewer				
Reroute existing sewer connect to existing	50	LF	\$94.00	\$4,700
Trash enclosure drainage	1	LS	\$3,500.00	\$3,500
Storm Drainage				
Piping & Points of connection	200	LF	\$94.00	\$18,800
Area Drains	2	EA	\$1,400.00	\$2,800
Site drainage	10,600	SF	\$0.60	\$6,360
Allowance - Bio Retention	350	SF	\$85.00	\$29,750
Subtotal For Site Mechanical Utilities:				\$141,707

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Connection to existing	1	LS	\$10,000.00	\$10,000
Site Lighting				
Allowance	10,600	SF	\$3.00	\$31,800
Site Communications and Security				
Telecom ductbank and connection	1	LS	\$10,000.00	\$10,000
Subtotal For Site Electrical Utilities:				\$51,800

Conceptual Design Cost Plan

Public Toilet & Entry (Typical to all Options) Willard Clubhouse

Control Quantities
Public Toilet & Entry (Typical to all Options) Summary
Detailed Cost Breakdown

June 10, 2020

Enclosed Areas		height
Ground floor	180	10.00

Subtotal of Enclosed Area	180
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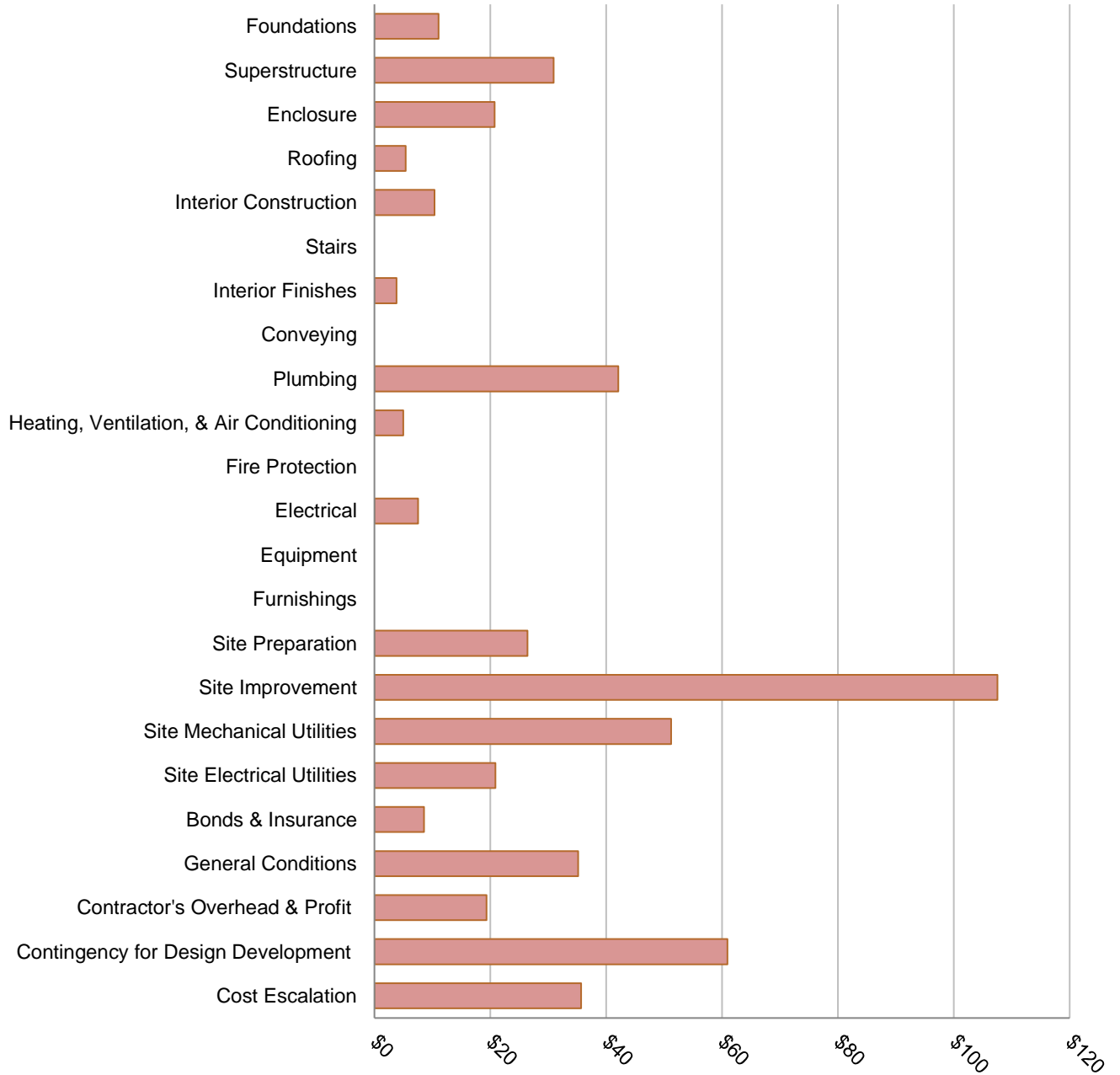
CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	1	EA	5.556
Gross Area	180	SF	1.000
Enclosed Area	180	SF	1.000
Covered Area	-	SF	0.000
Footprint Area	180	SF	1.000
Volume	1,800	CF	10.000
Gross Wall Area	560	SF	3.111
Finished Wall Area	90% 504	SF	2.800
Windows or Glazing Area	10% 56	SF	0.311
Roof Area - Flat	-	SF	0.000
Roof Area - Sloping	180	SF	1.000
Roof Area - Total	180	SF	1.000
Roof Glazing Area	-	SF	0.000
Interior Partition Length	9	LF	0.050
Elevators (x10,000)	-	EA	0.000
Plumbing Fixtures (x1,000)	4	EA	22.222
Site Area	3,180	SF	0.541

CSI Unformat Summary	180 SF	%	\$/SF	\$,000
Foundations		2%	\$61.67	\$11
Superstructure		6%	\$172.00	\$31
Enclosure		4%	\$115.24	\$21
Roofing		1%	\$30.00	\$5
Interior Construction		2%	\$57.78	\$10
Stairs		0%	\$0.00	\$0
Interior Finishes		1%	\$21.33	\$4
Conveying		0%	\$0.00	\$0
Plumbing		8%	\$233.89	\$42
Heating, Ventilation, & Air Conditioning		1%	\$27.78	\$5
Fire Protection		0%	\$0.00	\$0
Electrical		2%	\$42.00	\$8
Equipment		0%	\$0.00	\$0
Furnishings		0%	\$0.00	\$0
Selective Building Demolition		0%	\$0.00	\$0
Subtotal - Building Construction		27%	\$761.68	\$137
Site Preparation		5%	\$146.89	\$26
Site Improvement		21%	\$597.50	\$108
Site Mechanical Utilities		10%	\$284.54	\$51
Site Electrical Utilities		4%	\$116.11	\$21
Subtotal - Sitework		41%	\$1,145.04	\$206
Total - Building and Sitework Construction		68%	\$1,906.72	\$343
Bonds & Insurance	2.50%	2%	\$47.67	\$9
General Conditions	10.00%	7%	\$195.44	\$35
Contractor's Overhead & Profit	5.00%	4%	\$107.49	\$19
Subtotal		81%	\$2,257.32	\$406
Contingency for Design Development	15.00%	12%	\$338.60	\$61
Cost Escalation	7.63%	7%	\$198.16	\$36
TOTAL CONSTRUCTION BUDGET		100%	\$2,794.08	\$503

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI Unformat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete wall footing, allow 18"wide x 24" deep	56	LF	\$150.00	\$8,400
Slab On Grade				
5" thick Reinforced concrete slab on grade, over vapor retarder and compacted crushed rock	180	SF	\$15.00	\$2,700
Subtotal For Foundations:				\$11,100

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Glazed CMU Block wall, fully grouted and reinforced	353	SF	\$50.00	\$17,640
Roof Construction				
Structural roof framing/beams and miscellaneous connection	216	SF	\$50.00	\$10,800
Plywood sheathing	216	SF	\$10.00	\$2,160
Miscellaneous				
Miscellaneous metal	180	GSF	\$1.00	\$180
Miscellaneous rough carpentry	180	GSF	\$1.00	\$180
Subtotal For Superstructure:				\$30,960

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls (N)				
Wood/Fiber cement board siding; complete with wood stud framing, water vapor membrane, batt insulation between framing and rigid continuous insulation at external of the studs	101	SF	\$65.00	\$6,552
Paint to CMU wall	353	SF	\$4.00	\$1,411
Exterior Windows				
Aluminum framed window, allow 10%	56	SF	\$125.00	\$7,000

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Doors				
Hollow metal, single leaf	2	EA	\$2,800.00	\$5,600
Miscellaneous				
Caulking and sealants	180	GSF	\$1.00	\$180
Subtotal For Enclosure:				\$20,743

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Standing seam metal roof panels, over roof membrane and substrate board	216	SF	\$25.00	\$5,400
Subtotal For Roofing:				\$5,400

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
CMU Block wall, fully grouted and reinforced	100	SF	\$50.00	\$5,000
Fittings				
Toilet accessories; including seat cover dispenser, toilet paper dispenser, soap dispenser, paper towel dispenser, vandal resistant mirror, grab bars	2	RM	\$2,500.00	\$5,000
Door mounted signage	2	EA	\$200.00	\$400
Subtotal For Interior Construction:				\$10,400

STAIRS	Quantity	Unit	Rate	Total (\$)
<i>No Work Anticipated In This Section</i>				
Subtotal For Stairs:				

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes				
Resinous flooring w/ integral covered base	180	SF	\$15.00	\$2,700
Paint				
Interior walls	200	SF	\$3.00	\$600
Ceilings	180	SF	\$3.00	\$540
Subtotal For Interior Finishes:				\$3,840

CONVEYING	Quantity	Unit	Rate	Total (\$)
<i>No Work Anticipated In This Section</i>				
Subtotal For Conveying:				

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing fixtures				
SS Watercloset, wall, flush valve	2	EA	\$2,000.00	\$4,000
SS Lavatory, counter mtd, lever faucet	2	EA	\$1,800.00	\$3,600
Drinking fountain, (allowance)	1	EA	\$2,500.00	\$2,500
Floor drain	2	EA	\$1,000.00	\$2,000
Sanitary waste, and vent piping	7	FX	\$2,500.00	\$17,500
Domestic Water Distribution	5	FX	\$2,500.00	\$12,500
Subtotal For Plumbing:				\$42,100

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Terminal and Package Units				
General exhaust - allowance	1	LS	\$5,000.00	\$5,000
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$5,000

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
<i>No Work Anticipated In This Section</i>				

Subtotal For Fire Protection:				
ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Normal Power	180	SF	\$20.00	\$3,600
Lighting and Power Specialties Wiring				
LED lighting and branch wiring	180	SF	\$20.00	\$3,600
Lighting switching and control system	180	SF	\$2.00	\$360
Subtotal For Electrical:				\$7,560
EQUIPMENT	Quantity	Unit	Rate	Total (\$)
<i>No Work Anticipated In This Section</i>				
Subtotal For Equipment:				
FURNISHINGS	Quantity	Unit	Rate	Total (\$)
<i>No Work Anticipated In This Section</i>				
Subtotal For Furnishings:				
SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Site Clearing and Demolition				
Demo and remove (E) ceramic tile seat wall	1	LS	\$1,000.00	\$1,000
Demo and remove (E) paving and landscaping	3,180	SF	\$3.00	\$9,540
Site Protective Construction				
Erosion control	3,180	SF	\$1.00	\$3,180
Earthwork				
Rough grading, +/-4' (FFE +245)	3,180	SF	\$4.00	\$12,720
Subtotal For Site Preparation:				\$26,440

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Pedestrian Paving				
Feature paving	500	SF	\$30.00	\$15,000
Replace adjacent paving	2,000	SF	\$20.00	\$40,000
Site Structures/Site Development				
CIP Concrete Seatwall	50	LF	\$350.00	\$17,500
Park entry feature wall	1	LS	\$10,000.00	\$10,000
Landscaping & Irrigation				
Planting area	500	SF	\$15.00	\$7,500
Small trees	3	EA	\$750.00	\$2,250
Big Trees	3	EA	\$1,500.00	\$4,500
Miscellaneous headers and edging	500	SF	\$2.00	\$1,000
Automatic irrigation system	500	SF	\$5.00	\$2,500
Fencing & Miscellaneous Accessories				
Chainlink fence, 8'high	24	LF	\$200.00	\$4,800
Gate, single leaf	1	EA	\$2,500.00	\$2,500
Subtotal For Site Improvement:				\$107,550
SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Storm Drainage				
Allowance - Bio Retention	100	SF	\$150.00	\$15,000
Site drainage	3,180	SF	\$3.00	\$9,540
Water, Domestic				
Cold water service with poc to existing	70	LF	\$100.00	\$7,000
Remove & replace Backflow prevention device	1	EA	\$850.00	\$850
EBMUD Water Service Installation with meter	1	EA	\$12,247.00	\$12,247
Sanitary Sewer				
Sanitary sewer piping with poc to existing	70	LF	\$94.00	\$6,580
Subtotal For Site Mechanical Utilities:				\$51,217

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution Connection to existing	1	LS	\$5,000.00	\$5,000
Site Lighting Allowance	3,180	SF	\$5.00	\$15,900
Subtotal For Site Electrical Utilities:				\$20,900

Conceptual Design Cost Plan

Alternates
Willard Clubhouse

Alternates Cost Breakdown

June 10, 2020

ADD Alternate: Glazed garage door in lieu of 'Renlita Hinged Door' (Option #1 & #2)

	Quantity	Unit	Rate	Total (\$)
DELETE:				
Roll-up garage door, 17'-6"wide x 10'high	(3)	EA	\$52,500.00	(\$157,500)
ADD:				
Roll-up garage doors in each classroom 'Renlita S-2000 Hingeway', motorized 17'-6"wide x 10' high	3	EA	\$91,000.00	\$273,000
Mark-up's per Overall Summary	46.54%			\$53,752
Subtotal For Add Alternate: Glazed Garage Door In Lieu Of 'Renlita Hinged Door' (Option #1 & #2):				\$169,252

ADD Alternate: Glazed garage door in lieu of 'Renlita Hinged Door' (Option #3)

	Quantity	Unit	Rate	Total (\$)
DELETE:				
Roll-up garage door, 17'-6"wide x 10'high	(2)	EA	\$52,500.00	(\$105,000)
ADD:				
Roll-up garage doors in each classroom 'Renlita S-2000 Hingeway', motorized 17'-6"wide x 10' high	2	EA	\$91,000.00	\$182,000
Mark-up's per Overall Summary	46.54%			\$35,835
Subtotal For Add Alternate: Glazed Garage Door In Lieu Of 'Renlita Hinged Door' (Option #3):				\$112,835

ADD Alternate: Nature Play Area (Option #1)

	Quantity	Unit	Rate	Total (\$)
ADD:				
Allowance for Option 1	571	SF	\$50.00	\$28,550
Mark-up's per Overall Summary	46.54%			\$13,287
Subtotal For Add Alternate: Nature Play Area (Option #1):				\$41,837

ADD Alternate: Nature Play Area (Option #2)	Quantity	Unit	Rate	Total (\$)
ADD:				
Allowance for Option 2	2,000	SF	\$50.00	\$100,000
Mark-up's per Overall Summary			46.54%	\$46,538
Subtotal For Add Alternate: Nature Play Area (Option #2):				\$146,538

ADD Alternate: Nature Play Area (Option #3)	Quantity	Unit	Rate	Total (\$)
ADD:				
Allowance for Option 3	1,600	SF	\$50.00	\$80,000
Mark-up's per Overall Summary			46.54%	\$37,231
Subtotal For Add Alternate: Nature Play Area (Option #3):				\$117,231

ADD Alternate: Habitat Wall & Visual Barrier	Quantity	Unit	Rate	Total (\$)
ADD:				
Allowance (ref. Landscape)	1	LS	\$50,000.00	\$50,000
Mark-up's per Overall Summary			46.54%	\$23,269
Subtotal For Add Alternate: Habitat Wall & Visual Barrier:				\$73,269

ADD Alternate: Photovoltaic (PV) System 4,000SF (Option #1 & #2)	Quantity	Unit	Rate	Total (\$)
ADD:				
Photovoltaic solar panel system; complete with inverters, control panels and all necessary conduit and wiring	4,000	SF	\$75.00	\$300,000
Structural steel support	4,000	SF	\$15.00	\$60,000
Mark-up's per Overall Summary			46.54%	\$167,538
Subtotal for ADD Alternate: Photovoltaic (PV) System 4,000SF (Option #1 & #2):				\$527,538

**ADD Alternate: Photovoltaic (PV) System
2,600SF (Option #3)**

	Quantity	Unit	Rate	Total (\$)
ADD:				
Photovoltaic solar panel system; complete with inverters, control panels and all necessary conduit and wiring	2,600	SF	\$75.00	\$195,000
Structural steel support	2,600	SF	\$15.00	\$39,000
Mark-up's per Overall Summary			46.54%	\$108,900
Subtotal for ADD Alternate: Photovoltaic (PV) System 2,600SF (Option #3):				\$342,900

ADD Alternate: Construction Start Date of June 2022 (In Lieu Of June 2021) - Option #1

	Quantity	Unit	Rate	Total (\$)
ADD:				
Cost Escalation, add 5% (from June 2021 to June 2022)	5%		\$5,131,609.73	\$256,580
Mark-up's per Overall Summary				
Subtotal For Add Alternate: Construction Start Date Of June 2022 (In Lieu Of June 2021) - Option #1:				\$256,580

ADD Alternate: Cold water service from existing service on Hillgrass Ave with poc to existing (Option #2)

	Quantity	Unit	Rate	Total (\$)
ADD:				
Domestic Water				
Cold water service from existing service on Hillgrass Ave with poc to existing (including trenching and backfill)	500	LF	\$100.00	\$50,000
Cut/patch (E) paver & landscape area, allow 2'wide	1,000	SF	\$20.00	\$20,000
Mark-up's per Overall Summary			46.54%	\$32,577
Subtotal For Add Alternate: Cold Water Service From Existing Service On Hillgrass Ave With Poc To Existing (Option #2):				\$102,577

ADD Alternate: Motorized Shade In Lieu Of Manual (Option #1)

	Quantity	Unit	Rate	Total (\$)
DELETE:				
Light Control and Vision Equipment Window shade, allowance for manual	(1,650)	SF	\$15.00	(\$24,750)
ADD:				
Light Control and Vision Equipment Window shade, motorized	1,650	SF	\$25.00	\$41,250
Mark-up's per Overall Summary	46.54%			\$7,679

Subtotal For Add Alternate: Motorized Shade In Lieu Of Manual (Option #1): \$24,179

ADD Alternate: Motorized Shade In Lieu Of Manual (Option #2)

	Quantity	Unit	Rate	Total (\$)
DELETE:				
Light Control and Vision Equipment Window shade, allowance for manual	(2,335)	SF	\$15.00	(\$35,028)
ADD:				
Light Control and Vision Equipment Window shade, motorized	2,335	SF	\$25.00	\$58,381
Mark-up's per Overall Summary	46.54%			\$10,868

Subtotal For Add Alternate: Motorized Shade In Lieu Of Manual (Option #2): \$34,220

ADD Alternate: Motorized Shade In Lieu Of Manual (Option #3)

	Quantity	Unit	Rate	Total (\$)
DELETE:				
Light Control and Vision Equipment Window shade, allowance for manual	(2,161)	SF	\$15.00	(\$32,408)
ADD:				
Light Control and Vision Equipment Window shade, motorized	2,161	SF	\$25.00	\$54,013
Mark-up's per Overall Summary	46.54%			\$10,055

Subtotal For Add Alternate: Motorized Shade In Lieu Of Manual (Option #3): \$31,660