SILVA COST CONSULTING, INC.
1521 Corporate Way, Suite 210
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Guerneville School Modernization

Guerneville, CA

Schematic Design Cost Estimate

March 2, 2018

Prepared for:
WLC Architects
2600 Tenth Street, Suite 500
Berkeley, CA 94710

SILVA COST CONSULTING, INC.
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Sacramento, CA 95831

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March 2, 2018

Ector Mojica
WLC Architects
2600 Tenth Street, Suite 500
Berkeley, CA 94710

Reference: **Guerneville School Modernization**

Subject: **Schematic Design Cost Estimate**

Dear Ector,

Thank you for the opportunity to provide you with this Cost Estimate for the above referenced project. The estimate is broken up into several sections as follows:

The narrative portion, which lists:
- The information used in preparing the estimate
- The estimate qualifications and assumptions
- The exclusions to the estimate

The estimate portion, which contains:
- The Project Summary (which summarizes the estimate items in the estimate)
  - The Estimate Summary (which summarizes the various sections for each item)
    - The Estimate Detail (which lists the line items and unit prices for the estimate)

Once again I would like to thank you for this opportunity to offer my services. Please review the attached estimate and comment. Feel free to call me at 916-444-1130 should you have any questions, comments or concerns. Thank you.

Sincerely,
SILVA COST CONSULTING, INC.

Javier Silva
Principal

ITEMS USED IN PREPARING THE ESTIMATE

Specifications:	None	
Reports:	Narrative via email describing the scope of work	
Civil Drawings:	None	
Landscape Drawings:	None	
Architectural Drawings:	A0.1, A0.4, A0.5, A1.1, A2.1, A2.2, A2.3, A2.4, A3.1, A3.2, A3.3, prepared by WLC Architects	
Structural Drawings:	None	
Mechanical Drawings:	None	
Plumbing Drawings:	None	
Electrical Drawings:	None	

ESTIMATE QUALIFICATIONS

- The project is located in Guerneville, CA.
- The estimate was priced using prevailing wage rates.
- We assume the project will be competitively bid with at least 4 contractors. If the delivery method changes, then this estimate is null and void.
- Start date of construction is assumed to be in the summer of 2018.
- Construction duration is assumed to be 6 months.
- The project will be done in one continuous phase.
- Work areas are to be un-occupied during construction.
- Work to be performed during normal business hours, 8 hours per day, 40 hours per week
- We include a design contingency of 15%.
- The estimate is escalated 2.54%.
- Due to the nature of construction pricing this estimate is deemed to be accurate for a period of 90 days. After 90 days, please contact us to see if the estimate needs a pricing update.

ITEMS SPECIFICALLY EXCLUDED FROM THE ESTIMATE

- Fees for architectural, structural, civil, mechanical, electrical, or other design fees.
- Permit fees, or inspection fees.
- Utility hook up fees.
- Premiums for overtime work.
- Off-site work.
- Site improvements and site utilities.
- Hazardous materials abatement.
- Structural upgrades.
- Demolition
- Masonry
- Metals
- Equipment
- Furnishings
- Special Construction
- Conveying
- Items not specifically shown in estimate.

PREFACE TO THE ESTIMATE

The estimate hereunder has been compiled from drawings and specifications (if available) believed to be an accurate portrayal of the project as drawn and indicated by the architect and/or engineers. If said drawings and specifications are incomplete, the project cost engineer has included those items as would usually appear in final drawings and specifications for a complete project in a manner ordinarily prudent under the circumstances. Specialty items unknown to the cost engineer will not normally be included unless communicated through the architect and/or engineer.

The user is cautioned that changes in the scope of the project or the drawings and specifications after the estimate has been submitted can cause cost changes and the cost engineer should be notified for appropriate addenda to be issued to the estimate.

The estimate has also been adjusted for geographical location based on local material and labor rates as well as local construction practice.

Estimates based on a competitive bid situation, involving 4 or more bidders with 4 sub bids per trade, is considered a normalized estimate. Costs may increase or decrease significantly depending on the actual number of bidders. Use the following percentages as a guide:

1 bid	+15% to +40%
2-3 bids	+5% to +15%
4-5 bids	+5% to -5%
6-7 bids	-5% to -15%
7+ bids	-15% or more

PROJECT SUMMARY				
PROJECT:	Guerneville School Modernization		**DATE:**	3/2/2018
LEVEL:	Schematic Design		**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects		**SCHEDULE:**	6 Months
ITEM NO.	**ITEM DESCRIPTION**	**AREA (SF)**	**ITEM COST**	**$/SF**
1	Sitework, Covered Walk, Lunch Shelter		288,187	
2	Building A Remodel	1,533	450,819	294
3	Building C Remodel	1,760	159,916	91
4	Building E Remodel	1,291	114,936	89
5	Building G Remodel	7,935	250,042	32
6	Building H Remodel	8,940	674,386	75
	TOTAL CONSTRUCTION COST:	**21,459**	**1,938,286**	**90**
ALT. NO.	**ALTERNATE DESCRIPTION**	**AREA (SF)**	**ALT COST**	**$/SF**
1				
2				
3				
	TOTAL ALTERNATES COST:			

ESTIMATE SUMMARY					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Sitework, Covered Walk, Lunch Shelter			**AREA (SF):**	
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
1.0	**Sitework, Covered Walk, Lunch Shelter**				
	Demolition	150	sf	6.67	1,000
	Grading	150	sf	5.33	800
	Concrete ramp	150	sf	80.63	12,094
	Patch landscaping	105	sf	10.00	1,050
	Covered walkway, per NSP3 quote 2/20/18	1	ea	63,842.54	63,843
	Lunch shelter, per NSP3 quote 2/20/18	2	ea	56,056.53	112,113
	SUBTOTAL				**190,899**
	GENERAL CONDITIONS			10.0%	19,090
	BONDS & INSURANCE			2.0%	4,200
	OVERHEAD AND PROFIT			14.1%	30,201
	DESIGN CONTINGENCY			15.0%	36,658
	ESCALATION			2.5%	7,139
	TOTAL CONSTRUCTION COST				**288,187**
				TOTAL $/SF:	

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building A Remodel			**AREA (SF):**	1,533
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
1.0	**GENERAL CONDITIONS**		$/SF:		
2.0	**DEMOLITION**		$/SF:	16.79	25,740
3.0	**CONCRETE**		$/SF:		
4.0	**MASONRY**		$/SF:		
5.0	**METALS**		$/SF:		
6.R	**ROUGH CARPENTRY**		$/SF:	17.17	26,320
6.F	**FINISH CARPENTRY**		$/SF:		
7.0	**THERMAL & MOISTURE PROTECTION**		$/SF:	2.92	4,480
8.0	**OPENINGS**		$/SF:	32.92	50,471
9.0	**FINISHES**		$/SF:	41.11	63,015
10.0	**SPECIALTIES**		$/SF:	1.94	2,972
11.0	**EQUIPMENT**		$/SF:		
12.0	**FURNISHINGS**		$/SF:		
13.0	**SPECIAL CONSTRUCTION**		$/SF:		
14.0	**CONVEYING**		$/SF:		
21.0	**FIRE SUPPRESSION**		$/SF:	7.59	11,634
22.0	**PLUMBING**		$/SF:		
23.0	**MECHANICAL**		$/SF:	37.65	57,720
26.0	**ELECTRICAL**		$/SF:	23.53	36,075
27.0	**COMMUNICATIONS**		$/SF:	5.65	8,658
28.0	**ELECTRONIC SAFETY & SECURITY**		$/SF:	7.53	11,544
	SUBTOTAL				**298,629**
	GENERAL CONDITIONS			10.0%	29,863
	BONDS & INSURANCE			2.0%	6,570
	OVERHEAD AND PROFIT			14.1%	47,244
	DESIGN CONTINGENCY			15.0%	57,346
	ESCALATION			2.5%	11,167
	TOTAL CONSTRUCTION COST				**450,819**
				TOTAL $/SF:	**294.08**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building A Remodel			**AREA (SF):**	1,533
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
2.0	**DEMOLITION**				
	Demolition at offices	1,443	sf	16.13	23,268
	Remove floor finishes	1,533	sf	1.61	2,472
	Subtotal Demolition		**$/SF:**	16.79	**25,740**
6.R	**ROUGH CARPENTRY**				
	Interior wall framing	1,740	sf	12.19	21,211
	Exterior wall framing and sheathing	300	sf	17.03	5,108
	Subtotal Rough Carpentry		**$/SF:**	17.17	**26,320**
7.0	**THERMAL & MOISTURE PROTECTION**				
	Exterior wall insulation	300	sf	2.42	726
	Interior wall insulation	1,740	sf	2.02	3,507
	Sealants and caulking	1,533	sf	0.16	247
	Subtotal Thermal & Moisture Protection		**$/SF:**	2.92	**4,480**
8.0	**OPENINGS**				
	Exterior doors, frames and hardware	3	ea	5,643.75	16,931
	Interior doors, frames and hardware	5	ea	2,418.75	12,094
	Exterior windows	84	sf	120.94	10,159
	Exterior sidelight	1	ea	1,693.13	1,693
	Interior storefront	119	sf	80.63	9,594
	Subtotal Openings		**$/SF:**	32.92	**50,471**
9.0	**FINISHES**				
	Stucco finish	300	sf	12.90	3,870
	Drywall to wall framing	3,780	sf	4.03	15,238
	Carpet	1,443	sf	8.06	11,634
	Rubber base	764	lf	4.84	3,698
	Paint walls	7,644	sf	2.02	15,407
	Acoustic ceilings	1,443	sf	8.06	11,634
	Patching and repairing	1,533	sf	1.00	1,533
	Subtotal Finishes		**$/SF:**	41.11	**63,015**
10.0	**SPECIALTIES**				
	Signage	1,443	sf	1.61	2,327
	Fire extinguishers	1	ea	645.00	645
	Subtotal Specialties		**$/SF:**	1.94	**2,972**
21.0	**FIRE SUPPRESSION**				

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building A Remodel			**AREA (SF):**	1,533
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
	Wet pipe fire sprinkler system	1,443	sf	8.06	11,634
	Subtotal Fire Suppression		**$/SF:**	7.59	**11,634**
23.0	**MECHANICAL**				
	Mechanical system allowance	1,443	sf	40.00	57,720
	Subtotal Mechanical		**$/SF:**	37.65	**57,720**
26.0	**ELECTRICAL**				
	Equipment				
	Equipment allowance	1,443	sf	5.00	7,215
	Power				
	Power allowance	1,443	sf	5.00	7,215
	Lighting				
	Lighting allowance	1,443	sf	15.00	21,645
	Subtotal Electrical		**$/SF:**	23.53	**36,075**
27.0	**COMMUNICATIONS**				
	Telecom				
	Telecom system allowance	1,443	sf	3.00	4,329
	Clock/Speaker				
	Clock/speaker allowance	1,443	sf	3.00	4,329
	Subtotal Communications		**$/SF:**	5.65	**8,658**
28.0	**ELECTRONIC SAFETY & SECURITY**				
	Fire Alarm				
	Fire alarm system	1,443	sf	5.00	7,215
	Security				
	Security system allowance	1,443	sf	3.00	4,329
	Subtotal Electronic Safety & Security		**$/SF:**	7.53	**11,544**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building C Remodel			**AREA (SF):**	1,760
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
1.0	**GENERAL CONDITIONS**		$/SF:		
2.0	**DEMOLITION**		$/SF:	5.00	8,800
3.0	**CONCRETE**		$/SF:	0.92	1,613
4.0	**MASONRY**		$/SF:		
5.0	**METALS**		$/SF:		
6.R	**ROUGH CARPENTRY**		$/SF:	0.46	806
6.F	**FINISH CARPENTRY**		$/SF:	3.21	5,644
7.0	**THERMAL & MOISTURE PROTECTION**		$/SF:	0.16	284
8.0	**OPENINGS**		$/SF:	14.11	24,833
9.0	**FINISHES**		$/SF:	17.32	30,477
10.0	**SPECIALTIES**		$/SF:	1.61	2,838
11.0	**EQUIPMENT**		$/SF:		
12.0	**FURNISHINGS**		$/SF:		
13.0	**SPECIAL CONSTRUCTION**		$/SF:		
14.0	**CONVEYING**		$/SF:		
21.0	**FIRE SUPPRESSION**		$/SF:		
22.0	**PLUMBING**		$/SF:	17.41	30,638
23.0	**MECHANICAL**		$/SF:		
26.0	**ELECTRICAL**		$/SF:		
27.0	**COMMUNICATIONS**		$/SF:		
28.0	**ELECTRONIC SAFETY & SECURITY**		$/SF:		
	SUBTOTAL				**105,931**
	GENERAL CONDITIONS			10.0%	10,593
	BONDS & INSURANCE			2.0%	2,330
	OVERHEAD AND PROFIT			14.1%	16,759
	DESIGN CONTINGENCY			15.0%	20,342
	ESCALATION			2.5%	3,961
	TOTAL CONSTRUCTION COST				**159,916**
				TOTAL $/SF:	**90.86**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building C Remodel			**AREA (SF):**	1,760
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
2.0	**DEMOLITION**				
	Minor building demolition	1,760	sf	5.00	8,800
	Subtotal Demolition		**$/SF:**	5.00	**8,800**
3.0	**CONCRETE**				
	Remove/replace slab on grade for plumbing	50	sf	32.25	1,613
	Subtotal Concrete		**$/SF:**	0.92	**1,613**
6.R	**ROUGH CARPENTRY**				
	Rough carpentry at new door opening	1	ea	806.25	806
	Subtotal Rough Carpentry		**$/SF:**	0.46	**806**
6.F	**FINISH CARPENTRY**				
	Casework	7	lf	806.25	5,644
	Subtotal Finish Carpentry		**$/SF:**	3.21	**5,644**
7.0	**THERMAL & MOISTURE PROTECTION**				
	Sealants and caulking	1,760	sf	0.16	284
	Subtotal Thermal & Moisture Protection		**$/SF:**	0.16	**284**
8.0	**OPENINGS**				
	Exterior doors, frames and hardware	2	ea	5,643.75	11,288
	Exterior windows	112	sf	120.94	13,545
	Subtotal Openings		**$/SF:**	14.11	**24,833**
9.0	**FINISHES**				
	Resilient flooring	1,760	sf	12.90	22,704
	Rubber base	241	lf	4.84	1,164
	Paint walls	2,406	sf	2.02	4,849
	Patching and repairing	1,760	sf	1.00	1,760
	Subtotal Finishes		**$/SF:**	17.32	**30,477**
10.0	**SPECIALTIES**				
	Signage	1,760	sf	1.61	2,838
	Subtotal Specialties		**$/SF:**	1.61	**2,838**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building C Remodel			**AREA (SF):**	1,760
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
22.0	**PLUMBING**				
	Plumbing, per fixture	1	ea	8,062.50	8,063
	Site waste and water to building	100	lf	225.75	22,575
	Subtotal Plumbing		**$/SF:**	17.41	**30,638**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building E Remodel			**AREA (SF):**	1,291
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
1.0	**GENERAL CONDITIONS**		$/SF:		
2.0	**DEMOLITION**		$/SF:	5.00	6,455
3.0	**CONCRETE**		$/SF:		
4.0	**MASONRY**		$/SF:		
5.0	**METALS**		$/SF:		
6.R	**ROUGH CARPENTRY**		$/SF:	3.12	4,023
6.F	**FINISH CARPENTRY**		$/SF:		
7.0	**THERMAL & MOISTURE PROTECTION**		$/SF:	0.68	873
8.0	**OPENINGS**		$/SF:	7.49	9,675
9.0	**FINISHES**		$/SF:	19.46	25,126
10.0	**SPECIALTIES**		$/SF:	1.61	2,082
11.0	**EQUIPMENT**		$/SF:		
12.0	**FURNISHINGS**		$/SF:		
13.0	**SPECIAL CONSTRUCTION**		$/SF:		
14.0	**CONVEYING**		$/SF:		
21.0	**FIRE SUPPRESSION**		$/SF:	1.61	2,082
22.0	**PLUMBING**		$/SF:		
23.0	**MECHANICAL**		$/SF:	10.00	12,910
26.0	**ELECTRICAL**		$/SF:	4.50	5,810
27.0	**COMMUNICATIONS**		$/SF:	2.00	2,582
28.0	**ELECTRONIC SAFETY & SECURITY**		$/SF:	3.50	4,519
	SUBTOTAL				**76,135**
	GENERAL CONDITIONS			10.0%	7,614
	BONDS & INSURANCE			2.0%	1,675
	OVERHEAD AND PROFIT			14.1%	12,045
	DESIGN CONTINGENCY			15.0%	14,620
	ESCALATION			2.5%	2,847
	TOTAL CONSTRUCTION COST				**114,936**
				TOTAL $/SF:	**89.03**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building E Remodel			**AREA (SF):**	1,291
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
2.0	**DEMOLITION**				
	Minor building demolition	1,291	sf	5.00	6,455
	Subtotal Demolition		**$/SF:**	5.00	**6,455**
6.R	**ROUGH CARPENTRY**				
	Interior wall framing	330	sf	12.19	4,023
	Subtotal Rough Carpentry		**$/SF:**	3.12	**4,023**
7.0	**THERMAL & MOISTURE PROTECTION**				
	Interior wall insulation	330	sf	2.02	665
	Sealants and caulking	1,291	sf	0.16	208
	Subtotal Thermal & Moisture Protection		**$/SF:**	0.68	**873**
8.0	**OPENINGS**				
	Interior doors, frames and hardware	4	ea	2,418.75	9,675
	Subtotal Openings		**$/SF:**	7.49	**9,675**
9.0	**FINISHES**				
	Drywall to wall framing	660	sf	4.03	2,661
	Resilient flooring	1,274	sf	12.90	16,435
	Rubber base	190	lf	4.84	917
	Paint walls	1,896	sf	2.02	3,822
	Patching and repairing	1,291	sf	1.00	1,291
	Subtotal Finishes		**$/SF:**	19.46	**25,126**
10.0	**SPECIALTIES**				
	Signage	1,291	sf	1.61	2,082
	Subtotal Specialties		**$/SF:**	1.61	**2,082**
21.0	**FIRE SUPPRESSION**				
	Wet pipe fire sprinkler system, modify existing	1,291	sf	1.61	2,082
	Subtotal Fire Suppression		**$/SF:**	1.61	**2,082**
23.0	**MECHANICAL**				
	Mechanical system allowance	1,291	sf	10.00	12,910
	Subtotal Mechanical		**$/SF:**	10.00	**12,910**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building E Remodel			**AREA (SF):**	1,291
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
26.0	**ELECTRICAL**				
	Equipment				
	Equipment allowance	1,291	sf	1.00	1,291
	Power				
	Power allowance	1,291	sf	1.00	1,291
	Lighting				
	Lighting allowance	1,291	sf	2.50	3,228
	Subtotal Electrical		**$/SF:**	4.50	**5,810**
27.0	**COMMUNICATIONS**				
	Telecom				
	Telecom system allowance	1,291	sf	1.00	1,291
	Clock/Speaker				
	Clock/speaker allowance	1,291	sf	1.00	1,291
	Subtotal Communications		**$/SF:**	2.00	**2,582**
28.0	**ELECTRONIC SAFETY & SECURITY**				
	Fire Alarm				
	Fire alarm system	1,291	sf	2.50	3,228
	Security				
	Security system allowance	1,291	sf	1.00	1,291
	Subtotal Electronic Safety & Security		**$/SF:**	3.50	**4,519**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building G Remodel			**AREA (SF):**	7,935
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
1.0	**GENERAL CONDITIONS**		$/SF:		
2.0	**DEMOLITION**		$/SF:	1.25	9,920
3.0	**CONCRETE**		$/SF:		
4.0	**MASONRY**		$/SF:		
5.0	**METALS**		$/SF:		
6.R	**ROUGH CARPENTRY**		$/SF:	0.16	1,280
6.F	**FINISH CARPENTRY**		$/SF:		
7.0	**THERMAL & MOISTURE PROTECTION**		$/SF:	0.19	1,491
8.0	**OPENINGS**		$/SF:	0.30	2,419
9.0	**FINISHES**		$/SF:	16.05	127,322
10.0	**SPECIALTIES**		$/SF:	1.61	12,795
11.0	**EQUIPMENT**		$/SF:		
12.0	**FURNISHINGS**		$/SF:		
13.0	**SPECIAL CONSTRUCTION**		$/SF:		
14.0	**CONVEYING**		$/SF:		
21.0	**FIRE SUPPRESSION**		$/SF:	0.16	1,280
22.0	**PLUMBING**		$/SF:		
23.0	**MECHANICAL**		$/SF:	0.25	1,984
26.0	**ELECTRICAL**		$/SF:	0.50	3,968
27.0	**COMMUNICATIONS**		$/SF:	0.20	1,587
28.0	**ELECTRONIC SAFETY & SECURITY**		$/SF:	0.20	1,587
	SUBTOTAL				**165,632**
	GENERAL CONDITIONS			10.0%	16,563
	BONDS & INSURANCE			2.0%	3,644
	OVERHEAD AND PROFIT			14.1%	26,203
	DESIGN CONTINGENCY			15.0%	31,806
	ESCALATION			2.5%	6,194
	TOTAL CONSTRUCTION COST				**250,042**
				TOTAL $/SF:	**31.51**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building G Remodel			**AREA (SF):**	7,935
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
2.0	**DEMOLITION**				
	Minor building demolition	840	sf	5.00	4,200
	Remove flooring	7,095	sf	0.81	5,720
	Subtotal Demolition		**$/SF:**	1.25	**9,920**
6.R	**ROUGH CARPENTRY**				
	Interior wall framing	105	sf	12.19	1,280
	Subtotal Rough Carpentry		**$/SF:**	0.16	**1,280**
7.0	**THERMAL & MOISTURE PROTECTION**				
	Interior wall insulation	105	sf	2.02	212
	Sealants and caulking	7,935	sf	0.16	1,280
	Subtotal Thermal & Moisture Protection		**$/SF:**	0.19	**1,491**
8.0	**OPENINGS**				
	Interior doors, frames and hardware	1	ea	2,418.75	2,419
	Subtotal Openings		**$/SF:**	0.30	**2,419**
9.0	**FINISHES**				
	Drywall to wall framing	210	sf	4.03	847
	Resilient flooring	7,095	sf	12.90	91,526
	Rubber base	1,081	lf	4.84	5,229
	Paint walls	10,809	sf	2.02	21,786
	Patching and repairing	7,935	sf	1.00	7,935
	Subtotal Finishes		**$/SF:**	16.05	**127,322**
10.0	**SPECIALTIES**				
	Signage	7,935	sf	1.61	12,795
	Subtotal Specialties		**$/SF:**	1.61	**12,795**
21.0	**FIRE SUPPRESSION**				
	Wet pipe fire sprinkler system, modify existing	7,935	sf	0.16	1,280
	Subtotal Fire Suppression		**$/SF:**	0.16	**1,280**
23.0	**MECHANICAL**				
	Mechanical system allowance	7,935	sf	0.25	1,984

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building G Remodel			**AREA (SF):**	7,935
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
	Subtotal Mechanical		**$/SF:**	0.25	**1,984**
26.0	**ELECTRICAL**				
	Power				
	Power allowance	7,935	sf	0.25	1,984
	Lighting				
	Lighting allowance	7,935	sf	0.25	1,984
	Subtotal Electrical		**$/SF:**	0.50	**3,968**
27.0	**COMMUNICATIONS**				
	Telecom				
	Telecom system allowance	7,935	sf	0.10	794
	Clock/Speaker				
	Clock/speaker allowance	7,935	sf	0.10	794
	Subtotal Communications		**$/SF:**	0.20	**1,587**
28.0	**ELECTRONIC SAFETY & SECURITY**				
	Fire Alarm				
	Fire alarm system	7,935	sf	0.10	794
	Security				
	Security system allowance	7,935	sf	0.10	794
	Subtotal Electronic Safety & Security		**$/SF:**	0.20	**1,587**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building H Remodel			**AREA (SF):**	8,940
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
1.0	**GENERAL CONDITIONS**		$/SF:		
2.0	**DEMOLITION**		$/SF:	1.00	8,940
3.0	**CONCRETE**		$/SF:		
4.0	**MASONRY**		$/SF:		
5.0	**METALS**		$/SF:		
6.R	**ROUGH CARPENTRY**		$/SF:		
6.F	**FINISH CARPENTRY**		$/SF:		
7.0	**THERMAL & MOISTURE PROTECTION**		$/SF:	25.16	224,942
8.0	**OPENINGS**		$/SF:		
9.0	**FINISHES**		$/SF:	14.37	128,426
10.0	**SPECIALTIES**		$/SF:	1.61	14,416
11.0	**EQUIPMENT**		$/SF:	7.83	70,000
12.0	**FURNISHINGS**		$/SF:		
13.0	**SPECIAL CONSTRUCTION**		$/SF:		
14.0	**CONVEYING**		$/SF:		
21.0	**FIRE SUPPRESSION**		$/SF:		
22.0	**PLUMBING**		$/SF:		
23.0	**MECHANICAL**		$/SF:		
26.0	**ELECTRICAL**		$/SF:		
27.0	**COMMUNICATIONS**		$/SF:		
28.0	**ELECTRONIC SAFETY & SECURITY**		$/SF:		
	SUBTOTAL				**446,724**
	GENERAL CONDITIONS			10.0%	44,672
	BONDS & INSURANCE			2.0%	9,828
	OVERHEAD AND PROFIT			14.1%	70,673
	DESIGN CONTINGENCY			15.0%	85,784
	ESCALATION			2.5%	16,705
	TOTAL CONSTRUCTION COST				**674,386**
				TOTAL $/SF:	**75.43**

ESTIMATE DETAIL					
PROJECT:	Guerneville School Modernization			**DATE:**	3/2/2018
LEVEL:	Schematic Design			**ESTIMATOR:**	Javier Silva
CLIENT:	WLC Architects			**SCHEDULE:**	6 Months
LOCATION:	Building H Remodel			**AREA (SF):**	8,940
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL AMOUNT**
2.0	**DEMOLITION**				
	Minor building demolition	8,940	sf	1.00	8,940
	Subtotal Demolition		**$/SF:**	1.00	**8,940**
7.0	**THERMAL & MOISTURE PROTECTION**				
	Re-structure roofing, re-locate roof drains	8,940	sf	25.00	223,500
	Sealants and caulking	8,940	sf	0.16	1,442
	Subtotal Thermal & Moisture Protection		**$/SF:**	25.16	**224,942**
9.0	**FINISHES**				
	Patching and repairing	8,940	sf	1.00	8,940
	Replace sports flooring	5,700	sf	20.96	119,486
	Subtotal Finishes		**$/SF:**	14.37	**128,426**
10.0	**SPECIALTIES**				
	Signage	8,940	sf	1.61	14,416
	Subtotal Specialties		**$/SF:**	1.61	**14,416**
11.0	**EQUIPMENT**				
	Large projection screen	1	ea	20,000.00	20,000
	Replace speakers, configure audio system limits and microphone connections	1	ls	25,000.00	25,000
	Address acoustic issues	1	ls	25,000.00	25,000
	Subtotal Equipment		**$/SF:**	7.83	**70,000**