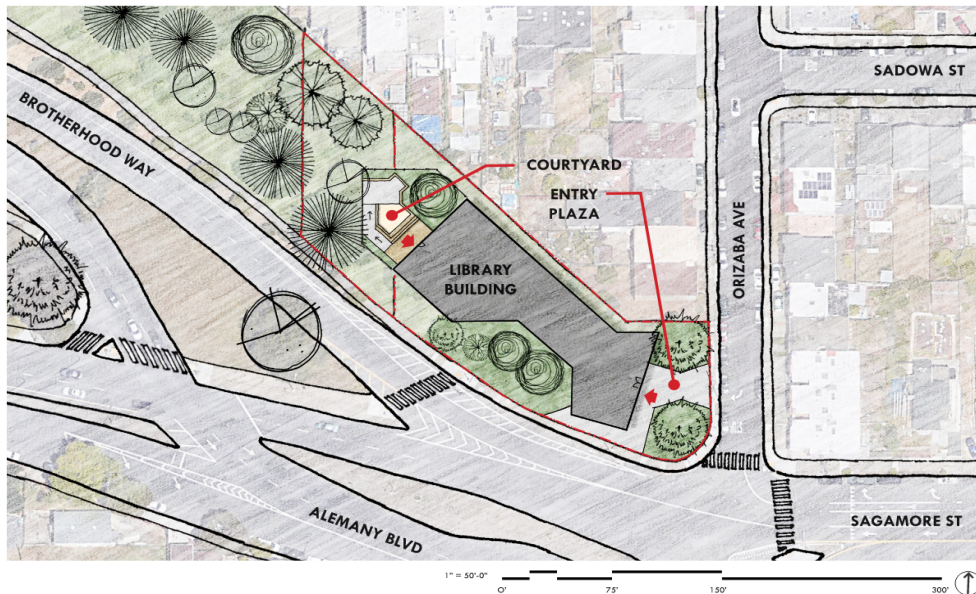


**NEW OCEAN VIEW BRANCH LIBRARY  
BROTHERHOOD WAY, SAN FRANCISCO**

**ESTIMATE OF PROBABLE CONSTRUCTION COST  
BASED ON  
PRELIMINARY CONCEPTUAL DESIGN**

**Date: 07/10/2024**



**OWNER:**

San Francisco Public Library

**PREPARED FOR:**

Andrew Sohn, Architect

Bureau of Architecture, San Francisco Public Works, CCSF  
49 South Van Ness, Ste 1100, San Francisco, CA 94103

**M LEE CORPORATION**

Construction Management Consulting  
Estimating Scheduling  
Since 1992

**NEW OCEAN VIEW BRANCH LIBRARY  
BROTHERHOOD WAY, SAN FRANCISCO**

**ESTIMATE OF PROBABLE CONSTRUCTION COST  
BASED ON  
PRELIMINARY CONCEPTUAL DESIGN**

**OWNER:**

San Francisco Public Library

Prepared for:

**Bureau of Architecture, San Francisco Public Works, CCSF**

49 South van Ness, Ste 1100

San Francisco, CA 94103

Attention: Andrew Sohn

Architect

Phone: 628-271-2877

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Prepared by:

**M LEE CORPORATION**

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Attention: Franklin Lee, PE, LEED AP, CEP, Estimating Manager

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**Date: 07/10/2024**

1674 Ocean View Library ROM Concept Estimate 20240710

**NEW OCEAN VIEW BRANCH LIBRARY  
BROTHERHOOD WAY, SAN FRANCISCO**

**ESTIMATE OF PROBABLE CONSTRUCTION COST  
BASED ON  
PRELIMINARY CONCEPTUAL DESIGN**

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**Date: 07/10/2024**

**NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
1.0 BASIS OF ESTIMATE**

**Date: 07/10/2024**

**1 Purpose of the Estimate**

This estimate has been prepared for the purpose of establishing a probable cost of construction at the preliminary conceptual design phase.

**2 Basis Documents and Information Used for Estimate**

The scope of estimate is based on the following:

- a Ocean View Public Library - Planning Department Preliminary Project Assessment Package dated February 2022, total 20 slides power point presentation
- b Ocean View Branch Library Preliminary Timeline dated 5/23/2024
- c New Ocean View Branch Library Space Summary, prepared by Bureau of Architecture, San Francisco Public Works, CCSF
- d Ocean View Library meeting notes - M Lee Corp, dated 7/3/2024
- e Verbal clarifications with designers.
- f Incorporation of relevant comments and discussion from team members.

**3 Project Scope**

The estimate includes the following general scope of work:

- a New Library Building, 2 story, total 20,000 GSF
- b Associated sitework of approximately 21,620 SF

**4 Exclusions**

The estimate specifically excludes the following items:

- a Furniture fitting and equipment (FFE) except that is an integrated part of the building
- b Hazmat abatement, if any
- c Legal fees and finance costs
- d Permit & plan check fees
- e Utility connection fees
- f Owner's administration costs
- g Design services
- h Survey services, materials lab
- i Project/Construction management
- j Change orders during construction

It is assumed that the above items, if needed, are included elsewhere in the owner's overall project budget.

**6 Construction Schedule**

Assumed construction period of 27 months from July 2028 to September 2030, with mid-point in August 2029.

The work will be constructed in single phases with a normal construction period.

All work to be performed during regular working hours. No overtime work allowed in the estimate.

**7 Procurement Method**

The estimate reflects probable construction costs obtainable in the project locality on the date of this estimate under competitive bidding for a lump sum contract with 4 to 6 responsible and responsive general bidders and a minimum of 4 bidders for every major portion of the construction work (a fair market condition).

**NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
1.0 BASIS OF ESTIMATE**

**Date: 07/10/2024**

**8 Bid Conditions**

Experience shows fewer bidders may result in higher bids, and conversely more bidders may result in lower bids. Therefore it is important to obtain as many bids as possible.

The following table provides a general guideline for probable impacts due to number of bids:

<b>Number of Bids</b>	<b>Impact on Estimated Cost</b>
1	+20% to 50%
2-3	+10% to +20%
4-5	0% to 10%
6-7	0% to -10%
8 or more	-10% to -20%

**9 Basis of Quantities**

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

Due to the very early preliminary stage of the concept idea with limited design available to the estimating team, most all the cost items are based on cost data available for the similar building type as a reference.

**10 Basis of Direct Cost Pricing**

The unit prices used in the direct cost estimate section are composite unit prices which include costs for material, labor, equipment and subcontractor's/supplier's mark-ups and sales tax.

Subcontractor's overhead and profit is included in each line item unit cost.

Labor costs are based on State of California prevailing wages for City and County of San Francisco

In pricing the estimate, we have made references to the following sources for cost data:

- Historical cost data of similar projects
- 2024 RS Means Building Construction Cost Data by RS Means
- 2024 RS Means Heavy Construction Cost Data by RS Means
- 2024 National Construction Estimator by Craftsman
- Construction Economics in Engineering-News-Record (ENR)
- Walker's Building Estimator's Reference Book by Frank R. Walker Company
- Prevailing wage rates for constructions workers for City and County of San Francisco.

Based on the above cost sources, our analysis of the project specific requirements and judgment of the current market conditions, we have determined the unit costs specifically for this project.

**11 Indirect Costs**

Indirect Costs (Markups) are added in the Summary to cover the following needed costs:

- General Contractor's general conditions and general requirements
- General contractor's overhead and profit, bonds and insurance
- Allowance for LEED Gold Premium
- Design phase contingency
- Cost escalation
- Other indirect costs which may be needed to complete the project.

**NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
1.0 BASIS OF ESTIMATE**

**Date: 07/10/2024**

**12 Cost Escalation**

Based on current market conditions, we have included a cost escalation allowance at 5% per year compounded annually from today to the mid-point of construction.

**13 Items Impacting Costs**

The following is a list of some items that may affect the cost estimate:

- a Modifications to the scope of work or assumptions included in this estimate
- b Unforeseen sub-surface conditions such rock and hazardous material
- c Special phasing requirements
- d Restrictive technical specifications or excessive contract conditions
- e Any specified item of equipment, material, or product that cannot be obtained from at least three different sources
- f Any other non-competitive bid situations.

**14 Limitation/Disclaimer**

- a Our estimating service is consistent with and limited to the standard of care applicable to such services, which is that we provide our services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. Since we have no control over market conditions, costs of labor, materials, equipment and other factors which may affect the bid prices, we cannot and do not warrant or guarantee that bids or ultimate construction costs will not vary from the cost estimate. We make no other warranties, either expressed or implied, and are not responsible for the interpretation by others of the contents herein the cost estimate. As such this estimate deliverable is based on normal market conditions, defined by stable resource supply/demand relationships, and does not account for extreme inflationary or deflationary market cycles.
  
- b This cost estimate is a "snapshot in time" and that the reliability of this estimate will inherently degrade over time. The estimate should be updated as design progresses or when market condition has been changed.
  
- c Please note that the estimate has been prepared based on preliminary information and design assumptions which are subject to verifications and changes as the design progresses. An updated estimate should be prepared when more specific and detailed design information is available.

**15 Abbreviations used in the estimate:**

CY = cubic yard  
EA= each  
GSF = gross square foot  
LB = pound  
LF = linear foot  
LOC=location  
LS = lump sum  
SF = square foot

**NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
1.1 PROJECT KEY QUANTITIES & DESCRIPTION**

**Date: 07/10/2024**

The following key quantities have been used for estimating purposes:

Building Footprint	10,000	GSF
Building Area (2 stories)	20,000	GSF
Building Perimeter	540	LF
Building Height	28 to 30	LF
Sitework Area (does not include building footprint)	21,620	GSF
Substructure:	0	SF
Shell:	17,550	SF
Finish Exterior Wall (allow 65%)	11,410	SF
Storefront and Glazing (allow 35%)	6,150	SF
Interiors:	20,000	SF
Vertical Circulation:		
Elevators	2	EA
Stairs	3	EA
Fire Suppression:	20,000	SF
HVAC:	20,000	SF
Plumbing:	20,000	SF
Electrical:	20,000	SF
Equipment & Furnishings:	20,000	SF

**NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
1.2 ESCALATION CALCULATION**

**Date: 07/10/2024**

Estimate Pricing Date	7/15/2024
Construction Start	7/1/2028
Construction End	9/30/2030
Construction Duration	821 days 27 months
Construction Mid-Point	8/15/2029
Estimate Pricing Date to Construction Mid-Point	1857.5 days 62 months
Annual Escalation	5.0%
<b>Total Escalation to Construction Mid-Point</b>	<b>28.70%</b>



NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
 PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
 2.0 GRAND SUMMARY OF CONSTRUCTION COST

Date: 07/10/2024

Element	Total Construction Cost \$ (in 2024 Dollars)	Total Construction Cost \$ (Escalated to Mid-Point of Construction)	GSF	\$/GSF (escalated)
Building	36,300,000	46,700,000	20,000	2,335
Sitework	4,600,000	5,900,000	21,620	273
<b>Total Construction Cost</b>	<b>40,900,000</b>	<b>52,600,000</b>	<b>20,000</b>	<b>2,630</b>
Low range	-20% \$33,000,000	\$42,000,000	20,000	2,100
High range	16% \$47,000,000	\$61,000,000	20,000	3,050

NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
3.1 BUILDING ESTIMATE SUMMARY

Date: 07/10/2024

20,000 GSF				
Code	Element	Estimated Cost \$	\$/GSF	%
<b>A</b>	<b>SUBSTRUCTURE</b>	<b>1,360,000</b>	68.00	6%
<b>A10</b>	<b>Foundations</b>	<b>1,360,000</b>	68.00	6%
	A1010 Standard Foundations	480,000	24.00	2%
	A1020 Special Foundations	100,000	5.00	0%
	A1030 Slab on Grade	780,000	39.00	4%
<b>A20</b>	<b>Basement Construction</b>	<b>0</b>	0.00	0%
	A2010 Basement Excavation	0	0.00	0%
	A2020 Basement Walls	0	0.00	0%
<b>B</b>	<b>SHELL</b>	<b>8,007,600</b>	400.38	37%
<b>B10</b>	<b>Superstructure</b>	<b>3,110,000</b>	155.50	14%
	B1010 Floor Construction	1,600,000	80.00	7%
	B1020 Roof Construction	1,510,000	75.50	7%
<b>B20</b>	<b>Exterior Enclosure</b>	<b>4,168,600</b>	208.43	19%
	B2010 Exterior Walls	3,001,100	150.06	14%
	B2020 Exterior Windows	1,077,500	53.88	5%
	B2030 Exterior Doors	90,000	4.50	0%
<b>B30</b>	<b>Roofing</b>	<b>729,000</b>	36.45	3%
	B3010 Roof Coverings	635,000	31.75	3%
	B3020 Roof Openings	94,000	4.70	0%
<b>C</b>	<b>INTERIORS</b>	<b>5,650,000</b>	282.50	26%
<b>C10</b>	<b>Interior Construction</b>	<b>2,840,000</b>	142.00	13%
	C1010 Partitions	810,000	40.50	4%
	C1020 Interior Doors	205,000	10.25	1%
	C1030 Fittings	1,825,000	91.25	8%
<b>C20</b>	<b>Stairs</b>	<b>490,000</b>	24.50	2%
	C2010 Stair Construction	490,000	24.50	2%
	C2020 Stair Finishes	0	0.00	0%
<b>C30</b>	<b>Interior Finishes</b>	<b>2,320,000</b>	116.00	11%
	C3010 Wall Finishes	640,000	32.00	3%
	C3020 Floor Finishes	900,000	45.00	4%
	C3030 Ceiling Finishes	780,000	39.00	4%

NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
3.1 BUILDING ESTIMATE SUMMARY

Date: 07/10/2024

		20,000 GSF		
Code	Element	Estimated Cost \$	\$/GSF	%
<b>D</b>	<b>SERVICES</b>	<b>5,470,000</b>	273.50	25%
<b>D10</b>	<b>Conveying</b>	<b>580,000</b>	29.00	3%
	D1010 Elevators & Lifts	580,000	29.00	3%
	D1020 Escalators & Moving Walks	0	0.00	0%
	D1090 Other Conveying Systems	0	0.00	0%
<b>D20</b>	<b>Plumbing</b>	<b>480,000</b>	24.00	2%
	D2010 Plumbing Fixtures	90,000	4.50	0%
	D2020 Domestic Water Distribution	140,000	7.00	1%
	D2030 Sanitary Waste	170,000	8.50	1%
	D2040 Rain Water Drainage	80,000	4.00	0%
<b>D30</b>	<b>HVAC</b>	<b>1,990,000</b>	99.50	9%
	D3010 Energy Supply	120,000	6.00	1%
	D3020 Heat Generating Systems	400,000	20.00	2%
	D3030 Cooling Generating Systems	360,000	18.00	2%
	D3040 Distribution Systems	640,000	32.00	3%
	D3050 Terminal & Package Units	100,000	5.00	0%
	D3060 Controls & Instrumentation	220,000	11.00	1%
	D3070 Systems Testing & Balancing	50,000	2.50	0%
	D3090 Other HVAC Systems & Equipment	100,000	5.00	0%
<b>D40</b>	<b>Fire Protection</b>	<b>260,000</b>	13.00	1%
	D4010 Sprinklers	230,000	11.50	1%
	D4020 Standpipes	15,000	0.75	0%
	D4030 Fire Protection Specialties	15,000	0.75	0%
	D4090 Other Fire Protection Systems	0	0.00	0%
<b>D50</b>	<b>Electrical</b>	<b>2,160,000</b>	108.00	10%
	D5010 Electrical Service & Distribution	300,000	15.00	1%
	D5020 Lighting & Branch Wiring	960,000	48.00	4%
	D5030 Communications & Security	640,000	32.00	3%
	D5090 Other Electrical Systems	260,000	13.00	1%

NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
3.1 BUILDING ESTIMATE SUMMARY

Date: 07/10/2024

		20,000 GSF			
Code	Element	Estimated Cost \$	\$/GSF	%	
<b>E</b>	<b>EQUIPMENT &amp; FURNISHINGS</b>	<b>1,019,500</b>	50.98	5%	
<b>E10</b>	<b>Equipment</b>	<b>435,000</b>	21.75	2%	
	E1010 Commercial Equipment	0	0.00	0%	
	E1020 Institutional Equipment	0	0.00	0%	
	E1030 Vehicular Equipment	0	0.00	0%	
	E1090 Other Equipment	435,000	21.75	2%	
<b>E20</b>	<b>Furnishings</b>	<b>584,500</b>	29.23	3%	
	E2010 Fixed Furnishings	584,500	29.23	3%	
	E2020 Movable Furnishings	0	0.00	0%	
<b>F</b>	<b>SPECIAL CONSTRUCTION &amp; BUILDING DEMOLITION</b>	<b>0</b>	0.00	0%	
<b>F10</b>	<b>Special Construction</b>	<b>0</b>	0.00	0%	
	F1010 Special Structures	0	0.00	0%	
	F1020 Integrated Construction	0	0.00	0%	
	F1030 Special Construction Systems	0	0.00	0%	
	F1040 Special Facilities	0	0.00	0%	
	F1050 Special Controls & Instrumentation	0	0.00	0%	
<b>F20</b>	<b>Selective Building Demolition</b>	<b>0</b>	0.00	0%	
	F2010 Building Elements Demolition	0	0.00	0%	
	F2020 Hazardous Components Abatement	0	0.00	0%	
<b>A to F</b>	<b>Total Direct Cost</b>	<b>21,507,100</b>	<b>1,075.36</b>	<b>100%</b>	
<b>Indirect Costs (Markups)</b>					
	Applied Cumulatively				
Z10	General Conditions & Requirements	15.0%	3,226,065	161.30	15%
Z20	Bonds and Insurance	2.5%	618,329	30.92	3%
Z30	Overhead and Profit	8.0%	2,028,120	101.41	9%
Z35	Allow for LEED Gold Standard Premium	2.0%	547,592	27.38	3%
Z40	<i>Total Construction Cost Prior to Contingency</i>		27,927,206	1,396.36	130%
Z50	Design Phase Estimating Contingency	30.0%	8,378,162	418.91	39%
Z60	<b>Total Construction Cost with Contingency 2024 \$</b>		<b>36,305,368</b>	<b>1,815.27</b>	<b>169%</b>
Z70	Escalation to Construction Midpoint	28.7%	10,419,641	520.98	48%
	<b>Construction Cost with Contingency Escalated to Construction Midpoint</b>		<b>46,725,009</b>	<b>2,336.25</b>	<b>217%</b>

NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
 PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
 3.2 SITEWORK ESTIMATE SUMMARY

Date: 07/10/2024

		21,620 GSF		
Code	Element	Total Cost \$	\$/GSF	%
<b>G</b>	<b>SITEWORK</b>	<b>2,707,040</b>	125.21	
<b>G10</b>	<b>Site Preparation</b>	<b>524,940</b>	24.28	19.39%
	G1010 Site Clearing	112,860	5.22	4.17%
	G1020 Site Demolition and Relocation	158,100	7.31	5.84%
	G1030 Site Earthwork	253,980	11.75	9.38%
	G1040 Hazardous Waste Remediation	0	0.00	0.00%
<b>G20</b>	<b>Site Improvements</b>	<b>1,131,500</b>	52.34	41.80%
	G2010 Roadways	150,000	6.94	5.54%
	G2020 Parking Lots	0	0.00	0.00%
	G2030 Pedestrian Paving	140,000	6.48	5.17%
	G2040 Site Development	685,000	31.68	25.30%
	G2050 Landscaping	156,500	7.24	5.78%
<b>G30</b>	<b>Site Mechanical Utilities</b>	<b>710,000</b>	32.84	26.23%
	G3010 Water Supply	230,000	10.64	8.50%
	G3020 Sanitary Sewer	180,000	8.33	6.65%
	G3030 Storm Sewer	300,000	13.88	11.08%
	G3040 Heating Distribution	0	0.00	0.00%
	G3050 Cooling Distribution	0	0.00	0.00%
	G3060 Fuel Distribution	0	0.00	0.00%
	G3090 Other Site Mechanical Utilities	0	0.00	0.00%
<b>G40</b>	<b>Site Electrical Utilities</b>	<b>340,600</b>	15.75	12.58%
	G4010 Electrical Distribution	250,000	11.56	9.24%
	G4020 Site Lighting	65,600	3.03	2.42%
	G4030 Site Communications & Security	25,000	1.16	0.92%
	G4090 Other Site Electrical Utilities	0	0.00	0.00%
<b>G90</b>	<b>Other Site Construction</b>	<b>0</b>	0.00	0.00%
	G9010 Service and Pedestrian Tunnels	0	0.00	0.00%
	G090 Other Site Systems & Equipment	0	0.00	0.00%
<b>G10 to G90</b>	<b>Total Direct Cost</b>	<b>2,707,040</b>	125.21	100.00%

NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
 PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
 3.2 SITEWORK ESTIMATE SUMMARY

Date: 07/10/2024

		21,620 GSF			
Code	Element		Total Cost \$	\$/GSF	%
<b>G</b>	<b>SITEWORK</b>		<b>2,707,040</b>	125.21	
<b>Markups (Cumulative)</b>					
Z10	General Conditions & Requirements	15.0%	406,056	18.78	15.00%
Z20	Bonds and Insurance	2.5%	77,827	3.60	2.87%
Z30	Overhead and Profit	8.0%	255,274	11.81	9.43%
Z35	Allow for LEED Gold Standard Premium	2.0%	68,924	3.19	#DIV/0!
Z40	<i>Total Construction Cost Prior to Contingency</i>		3,515,121	162.59	129.85%
Z50	Design Phase Estimating Contingency	30.0%	1,054,536	48.78	38.96%
Z60	<b>Total Construction Cost with Contingency 2024 \$</b>		<b>4,569,657</b>	211.36	168.81%
Z70	Escalation to Construction Midpoint	28.7%	1,311,492	60.66	48.45%
<b>Construction Cost with Contingency Escalated to Construction Midpoint</b>			<b>5,881,149</b>	272.02	217.25%

NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
4.1 BUILDING ESTIMATE DETAILS

Date: 07/10/2024

GSF: 20,000

Elem	Description	Quantity	Unit	Unit Cost \$	Estimated Cost \$
<b>A10</b>	<b>Foundations</b>			<b>68.00</b>	<b>1,360,000</b>
	<b>A1010 Standard Foundations</b>				
	Allow for drilled piers, pile caps etc.	10,000	SF	20.00	200,000
	Grade beams, isolated footings	1	LS	150,000.00	150,000
	Elevator pits	2	EA	50,000.00	100,000
	Misc. concrete footing for canopy support	1	LS	30,000.00	30,000
	<b>A1010 Standard Foundations Total</b>				<b>480,000</b>
	<b>A1020 Special Foundations</b>				
	Allowance for special foundation / soil treatment etc.	1	LS	100,000.00	100,000
	<b>A1020 Special Foundations Total</b>				<b>100,000</b>
	<b>A1030 Slab on Grade</b>	10,000	SF		
	Fine grading with compaction	10,000	SF	5.00	50,000
	Mat slab construction, assume 12" thick	10,000	SF	65.00	650,000
	Misc. concrete curb, pad and depressed slab etc.	10,000	SF	8.00	80,000
	<b>A1030 Slab on Grade Total</b>				<b>780,000</b>
<b>A20</b>	<b>Basement Construction</b>			<b>0.00</b>	<b>0</b>
	<b>A2010 Basement Excavation</b>				
	No work this Section				0
	<b>A2010 Basement Excavation Total</b>		<b>NA</b>		<b>0</b>
	<b>A2020 Basement Walls</b>				
	No work this Section				0
	<b>A2020 Basement Walls Total</b>		<b>NA</b>		<b>0</b>
<b>B10</b>	<b>Superstructure</b>			<b>155.50</b>	<b>3,110,000</b>
	<b>B1010 Floor Construction</b>				
	Structural steel frame / metal deck concrete fill slab, 2/F	10,000	SF	120.00	1,200,000
	Fire proofing steel frame and metal deck	10,000	SF	15.00	150,000
	Misc. rough carpentry	10,000	SF	15.00	150,000
	Elevator shaft	2	EA	50,000.00	100,000
	<b>B1010 Floor Construction Total</b>				<b>1,600,000</b>
	<b>B1020 Roof Construction</b>				
	Structural steel frame / metal deck concrete fill slab, roof	10,000	SF	105.00	1,050,000
	Fire proofing steel frame and metal deck	10,000	SF	15.00	150,000
	Misc. concrete pad for mechanical equipment	1	LS	60,000.00	60,000
	Elevator penthouse	2	EA	45,000.00	90,000
	Roof parapet framing and misc. roof safety anchors	1	EA	80,000.00	80,000
	Allowance for misc. entry canopy structure	1	LS	80,000.00	80,000
	<b>B1020 Roof Construction Total</b>				<b>1,510,000</b>

NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
 PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
 4.1 BUILDING ESTIMATE DETAILS

Date: 07/10/2024

GSF: 20,000

Elem	Description	Quantity	Unit	Unit Cost \$	Estimated Cost \$
<b>B20</b>	<b>Exterior Enclosure</b>			<b>208.43</b>	<b>4,168,600</b>
	<b>B2010 Exterior Walls</b>				
	Exterior wall finishes, high end rain-screen stone cladding	11,410	SF	180.00	2,053,800
	Inside of exterior wall finishes	11,410	SF	50.00	570,500
	Back of parapet exterior wall finishes	1,890	SF	120.00	226,800
	Allowance for sun shade	1	LS	70,000.00	70,000
	Allowance for exterior ceiling/soffits finishes	1	LS	80,000.00	80,000
	<b>B2010 Exterior Walls Total</b>				<b>3,001,100</b>
	<b>B2020 Exterior Windows</b>				
	Storefront glazing, windows	6,150	SF	150.00	922,500
	Front entrance door system	1	AL	80,000.00	80,000
	Misc. window trims and molding	1	LS	75,000.00	75,000
	<b>B2020 Exterior Windows Total</b>				<b>1,077,500</b>
	<b>B2030 Exterior Doors</b>				
	Allow for exterior exit doors and hardware	6	EA	15,000.00	90,000
	<b>B2030 Exterior Doors Total</b>				<b>90,000</b>
<b>B30</b>	<b>Roofing</b>			<b>36.45</b>	<b>729,000</b>
	<b>B3010 Roof Coverings</b>				
	TPO roofing system with roof insulation	10,000	SF	45.00	450,000
	Galvanized metal flashings	10,000	SF	15.00	150,000
	Roof accessories	1	AL	35,000.00	35,000
	<b>B3010 Roof Coverings Total</b>				<b>635,000</b>
	<b>B3020 Roof Openings</b>				
	Allowance for skylights	300	SF	300.00	90,000
	Sheetmetal flashing for skylights	80	LF	50.00	4,000
	<b>B3020 Roof Openings Total</b>				<b>94,000</b>
<b>C10</b>	<b>Interior Construction</b>			<b>142.00</b>	<b>2,840,000</b>
	<b>C1010 Partitions</b>				
	Interior partitions, metal stud framing, gypsum board both side with sound insulation	20,000	SF	18.00	360,000
	Allow for acoustical treatment	1	AL	100,000.00	100,000
	Allow for operable partition	1	AL	250,000.00	250,000
	Interior storefront, glazing	1	AL	100,000.00	100,000
	<b>C1010 Partitions Total</b>				<b>810,000</b>
	<b>C1020 Interior Doors</b>				
	Allow for interior doors, single and double	20,000	SF	7.00	140,000
	Special door hardware, ADA compliance	1	AL	50,000.00	50,000
	Misc. access doors	1	LS	15,000.00	15,000
	<b>C1020 Interior Doors Total</b>				<b>205,000</b>



NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
4.1 BUILDING ESTIMATE DETAILS

Date: 07/10/2024

GSF: 20,000

Elem	Description	Quantity	Unit	Unit Cost \$	Estimated Cost \$
<b>C1030 Fittings</b>					
	Special interior feathery, children section	5,000	SF	45.00	225,000
	Building specialties, toilet room partitions and specialties	20,000	SF	20.00	400,000
	Chalkboards, insignia and graphics	20,000	SF	25.00	500,000
	Cabinetry, millworks and shelving	20,000	SF	35.00	700,000
<b>C1030 Fittings Total</b>					<b>1,825,000</b>
<b>C20</b>	<b>Stairs</b>			<b>24.50</b>	<b>490,000</b>
<b>C2010 Stair Construction</b>					
	Library grand stairs construction including finishes	1	EA	250,000.00	250,000
	Fire exit stairs	2	EA	120,000.00	240,000
<b>C2010 Stair Construction Total</b>					<b>490,000</b>
<b>C2020 Stair Finishes</b>					
	Included with above				0
<b>C2020 Stair Finishes Total</b>					<b>0</b>
<b>C30</b>	<b>Interior Finishes</b>			<b>116.00</b>	<b>2,320,000</b>
<b>C3010 Wall Finishes</b>					
	Interior wall finishes, tiles at restroom, acoustical panels, special wall panels	20,000	SF	32.00	640,000
<b>C3010 Wall Finishes Total</b>					<b>640,000</b>
<b>C3020 Floor Finishes</b>					
	Library floor finishes including carpet tile, walk-off carpet tile, porcelain tile at restroom, resilient flooring, entrance floor mat and bases	20,000	SF	45.00	900,000
<b>C3020 Floor Finishes Total</b>					<b>900,000</b>
<b>C3030 Ceiling Finishes</b>					
	Library ceiling finishes including acoustical tile ceiling, interior ceiling soffit, gypsum board ceiling and soffits	20,000	SF	35.00	700,000
	Other custom ceiling feathery	1	LS	80,000.00	80,000
<b>C3030 Ceiling Finishes Total</b>					<b>780,000</b>
<b>D10</b>	<b>Conveying</b>			<b>29.00</b>	<b>580,000</b>
<b>D1010 Elevators &amp; Lifts</b>					
	Electric traction elevators, 2 stops	2	EA	250,000.00	500,000
	Smoke fire curtain, at each stops	4	EA	20,000.00	80,000
<b>D1010 Elevators &amp; Lifts Total</b>					<b>580,000</b>

NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
 PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
 4.1 BUILDING ESTIMATE DETAILS

Date: 07/10/2024  
 GSF: 20,000

Elem	Description	Quantity	Unit	Unit Cost \$	Estimated Cost \$
<b>D20</b>	<b>Plumbing</b>			<b>24.00</b>	<b>480,000</b>
	<b>D2010 Plumbing Fixtures</b>				
	Allowance for plumbing fixtures	20,000	SF	4.50	90,000
	<b>D2010 Plumbing Fixtures Total</b>				<b>90,000</b>
	<b>D2020 Domestic Water Distribution</b>				
	Domestic water distribution system	20,000	SF	7.00	140,000
	<b>D2020 Domestic Water Distribution Total</b>				<b>140,000</b>
	<b>D2030 Sanitary Waste</b>				
	Sanitary waste system, general \$/SF allowance	20,000	SF	8.50	170,000
	<b>D2030 Sanitary Waste Total</b>				<b>170,000</b>
	<b>D2040 Rain Water Drainage</b>				
	Allow for rain water drainage system	20,000	SF	4.00	80,000
	<b>D2040 Rain Water Drainage Total</b>				<b>80,000</b>
<b>D30</b>	<b>HVAC</b>			<b>99.50</b>	<b>1,990,000</b>
	<b>D3010 Energy Supply</b>				
	Energy supply system	20,000	SF	6.00	120,000
	<b>D3010 Energy Supply Total</b>				<b>120,000</b>
	<b>D3020 Heat Generating Systems</b>				
	HVAC equipment heating	20,000	SF	20.00	400,000
	<b>D3020 Heat Generating Systems Total</b>				<b>400,000</b>
	<b>D3030 Cooling Generating Systems</b>				
	HVAC equipment cooling	20,000	SF	18.00	360,000
	<b>D3030 Cooling Generating Systems Total</b>				<b>360,000</b>
	<b>D3040 Distribution Systems</b>				
	Galvanized sheet metal ductwork, dampers, duct insulation etc.	20,000	SF	32.00	640,000
	<b>D3040 Distribution Systems Total</b>				<b>640,000</b>
	<b>D3050 Terminal &amp; Package Units</b>				
	Terminal & package units	20,000	SF	5.00	100,000
	<b>D3050 Terminal &amp; Package Units Total</b>				<b>100,000</b>
	<b>D3060 Controls &amp; Instrumentation</b>				
	Controls and instrumentation	20,000	SF	11.00	220,000
	<b>D3060 Controls &amp; Instrumentation Total</b>				<b>220,000</b>

NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
 PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
 4.1 BUILDING ESTIMATE DETAILS

Date: 07/10/2024  
 GSF: 20,000

Elem	Description	Quantity	Unit	Unit Cost \$	Estimated Cost \$
<b>D3070 Systems Testing &amp; Balancing</b>					
	System testing and balancing	20,000	SF	2.50	50,000
<b>D3070 Systems Testing &amp; Balancing Total</b>					<b>50,000</b>
<b>D3090 Other HVAC Systems &amp; Equipment</b>					
	Miscellaneous HVAC system & equipment	20,000	SF	5.00	100,000
<b>D3090 Other HVAC Systems &amp; Equipment Total</b>					<b>100,000</b>
<b>D40</b>	<b>Fire Protection</b>			<b>13.00</b>	<b>260,000</b>
<b>D4010 Sprinklers</b>					
	Wet sprinkler system	20,000	SF	11.50	230,000
<b>D4010 Sprinklers Total</b>					<b>230,000</b>
<b>D4020 Standpipes</b>					
	Standpipe distribution pipework	20,000	SF	0.75	15,000
<b>D4020 Standpipes Total</b>					<b>15,000</b>
<b>D4030 Fire Protection Specialties</b>					
	Fire protection specialties	20,000	SF	0.75	15,000
<b>D4030 Fire Protection Specialties Total</b>					<b>15,000</b>
<b>D50</b>	<b>Electrical</b>			<b>108.00</b>	<b>2,160,000</b>
<b>D5010 Electrical Service &amp; Distribution</b>					
	Electrical services and distribution	20,000	SF	15.00	300,000
<b>D5010 Electrical Service &amp; Distribution Total</b>					<b>300,000</b>
<b>D5020 Lighting &amp; Branch Wiring</b>					
	Lighting and branch wiring	20,000	SF	48.00	960,000
<b>D5020 Lighting &amp; Branch Wiring Total</b>					<b>960,000</b>
<b>D5030 Communications &amp; Security</b>					
	Communications and security	20,000	SF	32.00	640,000
<b>D5030 Communications &amp; Security Total</b>					<b>640,000</b>
<b>D5090 Other Electrical Systems</b>					
	Other electrical systems	20,000	SF	13.00	260,000
<b>D5090 Other Electrical Systems Total</b>					<b>260,000</b>

NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
 PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
 4.1 BUILDING ESTIMATE DETAILS

Date: 07/10/2024

GSF: 20,000

Elem	Description	Quantity	Unit	Unit Cost \$	Estimated Cost \$
<b>E10</b>	<b>Equipment</b>			<b>21.75</b>	<b>435,000</b>
	<b>E1090 Other Equipment</b>				
	Kitchen and breakroom appliance	1	LS	25,000.00	25,000
	Audio-Visual equipment	1	LS	350,000.00	350,000
	Allow for library and office equipment	20,000	SF	3.00	60,000
	<b>E1090 Other Equipment Total</b>				<b>435,000</b>
<b>E20</b>	<b>Furnishings</b>			<b>29.23</b>	<b>584,500</b>
	<b>E2010 Fixed Furnishings</b>				
	Library stacks system	20,000	SF	20.00	400,000
	Window treatments, roller shade etc.	6,150	SF	30.00	184,500
	<b>E2010 Fixed Furnishings Total</b>				<b>584,500</b>
	<b>E2020 Movable Furnishings</b>				
	Movable furnishing - Excluded, see FF&E Budget by owner		NA		0
	<b>E2020 Movable Furnishings Total</b>				<b>0</b>
<b>F10</b>	<b>Special Construction</b>			<b>0.00</b>	<b>0</b>
	<b>F1010 Special Structures</b>				
	No work anticipated		NA		0
	<b>F1010 Special Structures Total</b>				<b>0</b>
<b>F20</b>	<b>Selective Building Demolition</b>			<b>0.00</b>	<b>0</b>
	<b>F2010 Building Elements Demolition</b>				
	No work anticipated		NA		0
	<b>F2010 Building Elements Demolition Total</b>				<b>0</b>
	<b>F2020 Hazardous Components Abatement</b>				
	Excluded in this estimate		NA		0
	<b>F2020 Hazardous Components Abatement Total</b>				<b>0</b>

**NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
4.2 ESTIMATE DETAILS - SITE**

Date: 07/10/2024

Total Site Area 31,620  
Finished Site Area 21,620

Elem	Description	Quantity	Unit	Unit Cost \$	Total Cost \$
<b>G10</b>	<b>Site Preparation</b>			<b>24.28</b>	<b>524,940</b>
	<b>G1010 Site Clearing</b>				
	General site clearing	31,620	SF	3.00	94,860
	Cut and remove existing trees	15	EA	1,200.00	18,000
	<b>G1010 Site Clearing Total</b>				<b>112,860</b>
	<b>G1020 Site Demolition and Relocation</b>				
	Site utility relocation, allowance	31,620	SF	5.00	158,100
	<b>G1020 Site Demolition and Relocation Total</b>				<b>158,100</b>
	<b>G1030 Site Earthwork</b>				
	General site grading, remove existing vegetation on site	31,620	SF	4.00	126,480
	Haul away dirt, allow	600	CY	150.00	90,000
	Remove existing concrete paving	2500	SF	15.00	37,500
	<b>G1030 Site Earthwork Total</b>				<b>253,980</b>
	<b>G1040 Hazardous Waste Remediation</b>				
	Hazardous waste remediation - Excluded		NA		0
	<b>G1040 Hazardous Waste Remediation Total</b>				<b>0</b>
<b>G20</b>	<b>Site Improvements</b>				<b>150,000</b>
	<b>G2010 Roadways</b>				
	Roadway paving around new entrance	1	LS	120,000.00	120,000
	Misc. patch and repair concrete curbs and gutter	1	LS	30,000.00	30,000
	<b>G2010 Roadways Total</b>				<b>150,000</b>
	<b>G2020 Parking Lots</b>				
	No parking lot on site		NA		0
	<b>G2020 Parking Lots Total</b>				<b>0</b>
	<b>G2030 Pedestrian Paving</b>				
	Patch and repair existing pedestrian paving	4,000	SF	35.00	140,000
	<b>G2030 Pedestrian Paving Total</b>				<b>140,000</b>
	<b>G2040 Site Development</b>				
	Fencing and gates	800	LF	300.00	240,000
	Library entry plaza	4,500	SF	40.00	180,000
	Trash enclosure	1	LS	85,000.00	85,000
	Children play area including site furniture	1	LS	150,000.00	150,000
	Exterior Building signage	1	EA	30,000.00	30,000

**NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
4.2 ESTIMATE DETAILS - SITE**

Date: 07/10/2024

Total Site Area 31,620  
Finished Site Area 21,620

Elem	Description	Quantity	Unit	Unit Cost \$	Total Cost \$
<b>G2040 Site Development Total</b>					<b>685,000</b>
<b>G2050 Landscaping</b>					
	Allowance for landscape around new library, including soil mix, shrubs	14,000	SF	5.00	70,000
	New trees	15	EA	2,500.00	37,500
	Irrigation system	14,000	SF	3.50	49,000
<b>G2050 Landscaping Total</b>					<b>156,500</b>
<b>G30</b>	<b>Site Mechanical Utilities</b>			<b>18.96</b>	<b>410,000</b>
<b>G3010 Water Supply</b>					
	Trade demo existing site utilities	1	LS	80,000.00	80,000
	New water supply to library building, domestic and fire water	1	LS	150,000.00	150,000
<b>G3010 Water Supply Total</b>					<b>230,000</b>
<b>G3020 Sanitary Sewer</b>					
	New sewer line including connection to existing system including patch and repair roadway for new sewer work	1	LS	180,000.00	180,000
<b>G3020 Sanitary Sewer Total</b>					<b>180,000</b>
<b>G3030 Storm Sewer</b>					
	New storm sewer piping and connection to existing sewer system nearby	1	LS	300,000.00	300,000
<b>G3030 Storm Sewer Total</b>					<b>300,000</b>
<b>G40</b>	<b>Site Electrical Utilities</b>			<b>15.75</b>	<b>340,600</b>
<b>G4010 Electrical Distribution</b>					
	Trade demo existing site electrical system	1	LS	80,000.00	80,000
	Electrical distribution to new building including transformer, pad, pull boxes, conduits	1	LS	170,000.00	170,000
<b>G4010 Electrical Distribution Total</b>					<b>250,000</b>
<b>G4020 Site Lighting</b>					
	Allow for site lighting	13,120	SF	5.00	65,600
<b>G4020 Site Lighting Total</b>					<b>65,600</b>
<b>G4030 Site Communications &amp; Security</b>					
	Misc. site communications system	1	LS	25,000.00	25,000
<b>G4030 Site Communications &amp; Security Total</b>					<b>25,000</b>

**NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
 PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
 4.2 ESTIMATE DETAILS - SITE**

**Date: 07/10/2024**

Total Site Area 31,620  
 Finished Site Area 21,620

<b>Elem</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost \$</b>	<b>Total Cost \$</b>
	<b>G4090 Other Site Electrical Utilities</b>				
	No work anticipated				0
	<b>G4090 Other Site Electrical Utilities Total</b>				<b>0</b>
<b>G90</b>	<b>Other Site Construction</b>			<b>0.00</b>	<b>0</b>
	<b>G9010 Service and Pedestrian Tunnels</b>				
	No work anticipated				0
	<b>G9010 Service and Pedestrian Tunnels Total</b>				<b>0</b>
	<b>G090 Other Site Systems &amp; Equipment</b>				
	No work anticipated				0
	<b>G090 Other Site Systems &amp; Equipment Total</b>				<b>0</b>

**NEW OCEAN VIEW LIBRARY, SAN FRANCISCO  
PRELIMINARY CONCEPTUAL DESIGN COST ESTIMATE  
5.0 LAYOUT PLANS**

**Date: 07/10/2024**

