

**Cumming - Pomona City Stable ROM Estimate Options 1-11**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**EXECUTIVE SUMMARY****1.1 Introduction**

City Stable ROM Estimates Options 1-11

|         | Description  | Environmental Remediation | All Other Costs | Total       |
|---------|--|---------------------------|-----------------|-------------|
| Options |  |                           |                 |             |
| 1.0     | Preservation and reconstruction in place to stop further deterioration – restoring it to its pre-collapse state  | \$50,000                  | \$3,132,393     | \$3,182,393 |
| 2.0     | Preservation and reconstruction in place including improvements to make the space usable for offices/storage (adaptive reuse)  | \$50,000                  | \$5,062,440     | \$5,112,440 |
| 3.0     | Standard demolition of building – no preservation of bricks or internal contents   | \$25,000                  | \$284,927       | \$309,927   |
| 4.0     | Standard demolition of building - preservation of internal contents of building including inventory of items and relocation to allow for storage at an off-site location                                 | \$25,000                  | \$370,068       | \$395,068   |
| 5.0     | Removal of structure and placement of bricks at an off-site location to allow for future reconstruction of the Stable at another location to include brick numbering and plans for reconstruction        | \$25,000                  | \$463,460       | \$488,460   |
| 6.0     | Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: <b>West wall estimate</b>                     | \$25,000                  | \$307,437       | \$332,437   |
| 6.1     | Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: <b>East wall estimate</b>                     | \$25,000                  | \$307,437       | \$332,437   |
| 6.2     | Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: <b>North wall estimate</b>                    | \$25,000                  | \$326,285       | \$351,285   |
| 6.3     | Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: <b>South wall estimate</b>                    | \$25,000                  | \$326,285       | \$351,285   |
| 7.0     | Removal of structure and placement of bricks at an off-site location to allow re-use of bricks (whether for sale of bricks to interested parties as a fundraiser or for reuse in another future project) | \$25,000                  | \$432,712       | \$457,712   |

|      |   |       |         |          |
|------|---|-------|---------|----------|
| 8.0  | Removal and preservation of cupola(s) (in a reconstructed state) including move to allow for storage at an off-site<br><b>West Cupola estimate</b>  | \$0   | \$0     | \$38,759 |
| 8.1  | Removal and preservation of cupola(s) (in a reconstructed state) including move to allow for storage at an off-site<br><b>East Cupola estimate</b>  | \$0   | \$0     | \$48,448 |
| 9.0  | Removal and preservation of exterior windows and doors, including move to allow for storage at an off-site location<br><b>Per window</b>  | \$500 | \$5,179 | \$5,679  |
| 9.1  | Removal and preservation of exterior windows and doors, including move to allow for storage at an off-site location<br><b>Per set of doors</b>  | \$500 | \$5,888 | \$6,388  |
| 10.0 | Removal and preservation of portion of building that includes "Pomona City Stable" wording from south side and west side of building, including move to allow for storage at an off-site location<br><b>Per side estimate West Side</b> | \$0   | \$0     | \$10,474 |
| 10.1 | Removal and preservation of portion of building that includes "Pomona City Stable" wording from south side and west side of building, including move to allow for storage at an off-site location<br><b>Per side estimate East Side</b> | \$0   | \$0     | \$10,474 |
| 11.0 | Preservation of exterior iron works on building, including move to allow for storage at an off-site location  | \$0   | \$0     | \$19,165 |
|      |   |       |         |          |

### 1.3 Project Schedule

|                      |               |
|----------------------|---------------|
| Design & Engineering | See Estimates |
| Construction         | See Estimates |

### 1.4 Key Assumptions & Exclusions

See Estimates

#### Key Assumptions

See Estimates

#### Key Exclusions

See Estimates

## EXECUTIVE SUMMARY

### 1.1 Introduction

Option 1 Preservation and reconstruction in place to stop further deterioration – restoring it to its pre-collapse state

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description  | Total              |
|--|--------------------|
| Direct Costs   |                    |
| Option 1 Preservation and reconstruction in place to stop further deterioration – restoring it to its pre-collapse state | \$1,912,230        |
| <b>Subtotal Direct Costs</b>   | <b>\$1,912,230</b> |
| Indirect Costs   |                    |
| General Conditions 10.00%  | \$191,223          |
| General Requirements 5.00%   | \$105,173          |
| Bonds & Insurance 4.00%  | \$76,489           |
| GC Fee 10.00%  | \$228,511          |
| Design Design Fee 10.00%   | \$251,363          |
| Construction Contingency 10.00%  | \$276,499          |
| Escalation 4.63%   | \$140,905          |
| <b>Subtotal Indirect Costs</b>   | <b>\$1,270,163</b> |
|  |                    |
| <b>Total Construction Costs</b>  | <b>\$3,182,393</b> |

### 1.3 Project Schedule

|                      |           |
|----------------------|-----------|
| Design & Engineering | 3 Months  |
| Construction         | 12 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 1 Restore To Pre-Collapse State**

Pomona, CA

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**SUMMARY - OPTION 1 RESTORE TO PRE-COLLAPSE STATE**

| Element                                  |                                 | Total              | Cost / SF       |
|--|---------------------------------|--------------------|-----------------|
| 01                                       | General Requirements            | \$50,000           | \$1.00          |
| 02                                       | Existing Conditions             | \$235,970          | \$4.72          |
| 03                                       | Concrete                        | \$154,548          | \$3.09          |
| 04                                       | Masonry                         | \$553,141          | \$11.06         |
| 05                                       | Metals                          | \$397,500          | \$7.95          |
| 06                                       | Wood, Plastics, And Composites  | \$358,852          | \$7.18          |
| 07                                       | Thermal And Moisture Protection | \$111,836          | \$2.24          |
| 08                                       | Openings                        | \$12,522           | \$0.25          |
| 26                                       | Electrical                      | \$30,184           | \$0.60          |
| 32                                       | Exterior Improvements           | \$7,677            | \$0.15          |
|  | Subtotal                        | \$1,912,230        | \$38.24         |
|  | General Conditions              | 10.00% \$191,223   | \$3.82          |
|  | Subtotal                        | \$2,103,453        | \$42.07         |
|  | General Requirements            | 5.00% \$105,173    | \$2.10          |
|  | Subtotal                        | \$2,208,626        | \$44.17         |
|  | Bonds & Insurance               | 4.00% \$76,489     | \$1.53          |
|  | Subtotal                        | \$2,285,115        | \$45.70         |
|  | Contractor's Fee                | 10.00% \$228,511   | \$4.57          |
|  | Subtotal                        | \$2,513,626        | \$50.27         |
|  | Design Fee                      | 10.00% \$251,363   | \$5.03          |
|  | Subtotal                        | \$2,764,989        | \$55.30         |
|  | Construction Contingency        | 10.00% \$276,499   | \$5.53          |
|  | Subtotal                        | \$3,041,488        | \$60.83         |
|  | Escalation to MOC, 12/30/19     | 4.63% \$140,905    | \$2.82          |
| <b>TOTAL ESTIMATED CONSTRUCTION COST</b> |                                 | <b>\$3,182,393</b> | <b>\$369.02</b> |

Total Area: 8,624 SF

**Option 1 Restore To Pre-Collapse State**

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**DETAIL ELEMENTS - OPTION 1 RESTORE TO PRE-COLLAPSE STATE**

| Element                        | Quantity | Unit  | Unit Cost   | Total    |
|--------------------------------|----------|-------|-------------|----------|
| Element                        | Quantity | Unit  | Unit Cost   | Total    |
| <b>01 General Requirements</b> |          |       |             |          |
| <u>General Requirements</u>    |          |       |             |          |
| Environmental Remediation Cost | 1        | Allow | \$50,000.00 | \$50,000 |

**Total - General Requirements****\$50,000****02 Existing Conditions**Demo

|  |       |     |            |           |
|--|-------|-----|------------|-----------|
| Demo Existing Roof                                 | 4,900 | SF  | \$25.00    | \$122,500 |
| Saw Cut For New Spread Footing 6' OC               | 80    | EA  | \$550.00   | \$44,000  |
| Demo 2nd Floor Plywood                             | 4,410 | SF  | \$2.00     | \$8,820   |
| Remove Debris @ Premiter Of Building               | 160   | HRS | \$125.00   | \$20,000  |
| Remove Plywood, Windows, Doors @ Exterior Openings | 70    | EA  | \$125.00   | \$8,750   |
| Remove Cupolas For New Roof                        | 2     | EA  | \$6,500.00 | \$13,000  |
| Remove Exterior Shoring                            | 54    | EA  | \$350.00   | \$18,900  |

**Total - Existing Conditions****\$235,970****03 Concrete**Concrete

|  |       |    |          |          |
|--|-------|----|----------|----------|
| Spread Footings                        | 80    | EA | \$850.00 | \$68,000 |
| Epoxy Dowells 8 ea Per Footing Level 1 | 640   | EA | \$75.00  | \$48,000 |
| Epoxy Dowells Level 2 Perimeter 12" OC | 284   | EA | \$75.00  | \$21,300 |
| Light Wt Conc Level 2                  | 4,312 | EA | \$4.00   | \$17,248 |

**Total - Concrete****\$154,548****04 Masonry**Masonry

|                             |        |    |         |           |
|-----------------------------|--------|----|---------|-----------|
| Clean - Prep Existing Brick | 7,555  | SF | \$10.00 | \$75,550  |
| Rebuild Missing Brick       | 7,008  | SF | \$45.00 | \$315,360 |
| Scaffolding                 | 7,555  | SF | \$5.00  | \$37,775  |
| Repair Existing Brick Wall  | 15,557 | SF | \$8.00  | \$124,456 |

**Total - Masonry****\$553,141****05 Metals**Metals

|  |    |      |             |           |
|--|----|------|-------------|-----------|
| Structural Steel Cols - Brace Frames Level 1 | 35 | TONS | \$8,500.00  | \$297,500 |
| Misc Steel                                   | 10 | TONS | \$10,000.00 | \$100,000 |

**Total - Metals****\$397,500****06 Wood, Plastics, And Composites**Rough Carpentry

**Option 1 Restore To Pre-Collapse State**

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**DETAIL ELEMENTS - OPTION 1 RESTORE TO PRE-COLLAPSE STATE**

| Element  | Quantity | Unit | Unit Cost   | Total    |
|--|----------|------|-------------|----------|
| Repair - Reinstall Cupolas                       | 2        | EA   | \$22,000.00 | \$44,000 |
| Second Floor Perimeter Seismic upgrade           | 284      | LF   | \$250.00    | \$71,000 |
| Second Floor Perimeter Top Plate Seismic Upgrade | 284      | LF   | \$300.00    | \$85,200 |
| New 2nd Floor Plywood 3/4" T&G                   | 4,312    | SF   | \$8.50      | \$36,652 |
| New Plywood For Roofing                          | 4,900    | SF   | \$8.00      | \$39,200 |
| New Trusses Timber Framing                       | 46       | EA   | \$1,800.00  | \$82,800 |

**Total - Wood, Plastics, And Composites****\$358,852****07 Thermal And Moisture Protection****Self-Adhering Sheet Waterproofing**

|  |       |    |        |          |
|--|-------|----|--------|----------|
| Roof Self-Adhering Sheet Waterproofing | 4,900 | SF | \$8.50 | \$41,650 |
|--|-------|----|--------|----------|

**Asphalt Shingles**

|                      |       |    |        |          |
|----------------------|-------|----|--------|----------|
| New Asphalt Shingles | 4,900 | SF | \$4.50 | \$22,050 |
|----------------------|-------|----|--------|----------|

**Flashing and Sheet Metal**

|                               |     |    |            |          |
|-------------------------------|-----|----|------------|----------|
| Flashing and Counter Flashing | 568 | LF | \$25.00    | \$14,200 |
| Roof Drains                   | 6   | EA | \$3,500.00 | \$21,000 |

**Joint Sealants**

|                |       |    |        |          |
|----------------|-------|----|--------|----------|
| Joint Sealants | 8,624 | LF | \$1.50 | \$12,936 |
|----------------|-------|----|--------|----------|

**Total - Thermal And Moisture Protection****\$111,836****08 Openings****Openings**

|   |     |    |         |         |
|---|-----|----|---------|---------|
| New Fire Treated Plywood For Existing Windows | 511 | EA | \$12.00 | \$6,132 |
| New Fire Treated Plywood For Existing Doors   | 426 | SF | \$15.00 | \$6,390 |

**Total - Openings****\$12,522****09 Finishes****NOT USED****Total - Finishes****10 Specialties****NOT USED****Total - Specialties****11 Equipment****NOT USED**

**Option 1 Restore To Pre-Collapse State**

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**DETAIL ELEMENTS - OPTION 1 RESTORE TO PRE-COLLAPSE STATE**

| Element                         | Quantity | Unit | Unit Cost | Total    |
|---------------------------------|----------|------|-----------|----------|
| Total - Equipment               |          |      |           |          |
| 12 Furnishings                  |          |      |           |          |
| <u>NOT USED</u>                 |          |      |           |          |
| Total - Furnishings             |          |      |           |          |
| 13 Special Construction         |          |      |           |          |
| <u>NOT USED</u>                 |          |      |           |          |
| Total - Special Construction    |          |      |           |          |
| 14 Conveying Systems            |          |      |           |          |
| <u>NOT USED</u>                 |          |      |           |          |
| Total - Conveying Systems       |          |      |           |          |
| 21 Fire Suppression             |          |      |           |          |
| <u>NOT USED</u>                 |          |      |           |          |
| Total - Fire Suppression        |          |      |           |          |
| 22 Plumbing                     |          |      |           |          |
| <u>NOT USED</u>                 |          |      |           |          |
| Total - Plumbing                |          |      |           |          |
| 23 HVAC                         |          |      |           |          |
| <u>NOT USED</u>                 |          |      |           |          |
| Total - HVAC                    |          |      |           |          |
| 25 Integrated Automation        |          |      |           |          |
| <u>NOT USED</u>                 |          |      |           |          |
| Total - Integrated Automation   |          |      |           |          |
| 26 Electrical                   |          |      |           |          |
| <u>Temporary Power - Lights</u> |          |      |           |          |
| Temp Power                      | 8,624    | SF   | \$3.00    | \$25,872 |
| Temp Lights                     | 8,624    | SF   | \$0.50    | \$4,312  |

**Option 1 Restore To Pre-Collapse State**

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**DETAIL ELEMENTS - OPTION 1 RESTORE TO PRE-COLLAPSE STATE**

| Element                                | Quantity | Unit | Unit Cost | Total    |
|--|----------|------|-----------|----------|
| Total - Electrical                     |          |      |           | \$30,184 |
| 27 Communications                      |          |      |           |          |
| <u>NOT USED</u>                        |          |      |           |          |
| Total - Communications                 |          |      |           |          |
| 28 Electrical Safety And Security      |          |      |           |          |
| <u>NOT USED</u>                        |          |      |           |          |
| Total - Electrical Safety And Security |          |      |           |          |
| 31 Earthwork                           |          |      |           |          |
| <u>NOT USED</u>                        |          |      |           |          |
| Total - Earthwork                      |          |      |           |          |
| 32 Exterior Improvements               |          |      |           |          |
| <u>Asphalt</u>                         |          |      |           |          |
| Repair Asphalt                         | 1,706    | SF   | \$4.50    | \$7,677  |
| Total - Exterior Improvements          |          |      |           | \$7,677  |
| 33 Utilities                           |          |      |           |          |
| <u>NOT USED</u>                        |          |      |           |          |
| Total - Utilities                      |          |      |           |          |



## EXECUTIVE SUMMARY

### 1.1 Introduction

Option 2 Preservation and reconstruction in place including improvements to make the space usable for offices/storage (adaptive reuse)

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description   | Total              |
|---|--------------------|
| A. Direct Costs   |                    |
| A1 - Option 2 Preservation and reconstruction in place including improvements to make the space usable for offices/storage (adaptive reuse) | \$3,051,332        |
| <b>Subtotal Direct Costs</b>  | <b>\$3,051,332</b> |
| B. Indirect Costs   |                    |
| General Conditions 10.00%   | \$305,133          |
| General Requirements 5.00%  | \$167,823          |
| Bonds & Insurance 4.00%   | \$122,053          |
| GC Fee 10.00%   | \$364,634          |
| Design Design Fee 10.00%  | \$401,098          |
| Construction Contingency 10.00%   | \$441,207          |
| Escalation 5.34%  | \$259,160          |
| <b>Subtotal Indirect Costs</b>  | <b>\$2,061,109</b> |
| <b>Total Construction Costs</b>   | <b>\$5,112,440</b> |

### 1.3 Project Schedule

|                      |           |
|----------------------|-----------|
| Design & Engineering | 3 Months  |
| Construction         | 16 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance
- MEP Cost Allowance

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report

**Option 2 Restore To Offices & Storage**

Pomona, CA

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**SUMMARY - OPTION 2 RESTORE TO OFFICES & STORAGE**

| Element                                  |                                 | Total              | Cost / SF       |
|--|---------------------------------|--------------------|-----------------|
| 01                                       | General Requirements            | \$50,000           | \$1.00          |
| 02                                       | Existing Conditions             | \$235,970          | \$4.72          |
| 03                                       | Concrete                        | \$154,548          | \$3.09          |
| 04                                       | Masonry                         | \$564,474          | \$11.29         |
| 05                                       | Metals                          | \$397,500          | \$7.95          |
| 06                                       | Wood, Plastics, And Composites  | \$398,036          | \$7.96          |
| 07                                       | Thermal And Moisture Protection | \$111,836          | \$2.24          |
| 08                                       | Openings                        | \$72,690           | \$1.45          |
| 09                                       | Finishes                        | \$283,730          | \$5.67          |
| 10                                       | Specialties                     | \$4,916            | \$0.10          |
| 14                                       | Conveying Systems               | \$56,000           | \$1.12          |
| 21                                       | Fire Suppression                | \$42,689           | \$0.85          |
| 22                                       | Plumbing                        | \$144,883          | \$2.90          |
| 23                                       | HVAC - Not Used                 | \$206,976          | \$4.14          |
| 26                                       | Electrical - Not Used           | \$254,408          | \$5.09          |
| 32                                       | Exterior Improvements           | \$7,677            | \$0.15          |
| 33                                       | Utilities                       | \$65,000           | \$1.30          |
|  | Subtotal                        | \$3,051,332        | \$61.03         |
|  | General Conditions              | 10.00% \$305,133   | \$6.10          |
|  | Subtotal                        | \$3,356,465        | \$67.13         |
|  | General Requirements            | 5.00% \$167,823    | \$3.36          |
|  | Subtotal                        | \$3,524,288        | \$70.49         |
|  | Bonds & Insurance               | 4.00% \$122,053    | \$2.44          |
|  | Subtotal                        | \$3,646,341        | \$72.93         |
|  | Contractor's Fee                | 10.00% \$364,634   | \$7.29          |
|  | Subtotal                        | \$4,010,976        | \$80.22         |
|  | Design Fee                      | 10.00% \$401,098   | \$8.02          |
|  | Subtotal                        | \$4,412,073        | \$88.24         |
|  | Construction Contingency        | 10.00% \$441,207   | \$8.82          |
|  | Subtotal                        | \$4,853,281        | \$97.07         |
|  | Escalation to MOC, 02/29/20     | 5.34% \$259,160    | \$5.18          |
| <b>TOTAL ESTIMATED CONSTRUCTION COST</b> |                                 | <b>\$5,112,440</b> | <b>\$592.82</b> |

Total Area: 8,624 SF

**Option 2 Restore To Offices & Storage**

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**DETAIL ELEMENTS - OPTION 2 RESTORE TO OFFICES & STORAGE**

| Element                        | Quantity | Unit  | Unit Cost   | Total    |
|--------------------------------|----------|-------|-------------|----------|
| Element                        | Quantity | Unit  | Unit Cost   | Total    |
| <b>01 General Requirements</b> |          |       |             |          |
| <u>General Requirements</u>    |          |       |             |          |
| Environmental Remediation Cost | 1        | Allow | \$50,000.00 | \$50,000 |

**Total - General Requirements****\$50,000****02 Existing Conditions**Demo

|  |       |     |            |           |
|--|-------|-----|------------|-----------|
| Demo Existing Roof                                 | 4,900 | SF  | \$25.00    | \$122,500 |
| Saw Cut For New Spread Footing 6' OC               | 80    | EA  | \$550.00   | \$44,000  |
| Demo 2nd Floor Plywood                             | 4,410 | SF  | \$2.00     | \$8,820   |
| Remove Debris @ Premiter Of Building               | 160   | HRS | \$125.00   | \$20,000  |
| Remove Plywood, Windows, Doors @ Exterior Openings | 70    | EA  | \$125.00   | \$8,750   |
| Remove Cupolas For New Roof                        | 2     | EA  | \$6,500.00 | \$13,000  |
| Remove Exterior Shoring                            | 54    | EA  | \$350.00   | \$18,900  |

**Total - Existing Conditions****\$235,970****03 Concrete**Concrete

|  |       |    |          |          |
|--|-------|----|----------|----------|
| Spread Footings                        | 80    | EA | \$850.00 | \$68,000 |
| Epoxy Dowells 8 ea Per Footing Level 1 | 640   | EA | \$75.00  | \$48,000 |
| Epoxy Dowells Level 2 Perimeter 12" OC | 284   | EA | \$75.00  | \$21,300 |
| Light Wt Conc Level 2                  | 4,312 | EA | \$4.00   | \$17,248 |

**Total - Concrete****\$154,548****04 Masonry**Masonry

|  |        |    |         |           |
|--|--------|----|---------|-----------|
| Clean - Prep Existing Brick SF Of Surface        | 7,555  | SF | \$10.00 | \$75,550  |
| Rebuild Missing Brick Wall - Use Existing Bricks | 7,008  | SF | \$45.00 | \$315,360 |
| Scaffolding                                      | 7,555  | SF | \$5.00  | \$37,775  |
| Repair Existing Brick Wall Includes 3 rows       | 15,557 | SF | \$8.00  | \$124,456 |
| Seal Brick Wall SF Of Surface                    | 7,555  | SF | \$1.50  | \$11,333  |

**Total - Masonry****\$564,474****05 Metals**Metals

|  |    |      |             |           |
|--|----|------|-------------|-----------|
| Structural Steel Cols - Brace Frames Level 1 | 35 | TONS | \$8,500.00  | \$297,500 |
| Misc Steel                                   | 10 | TONS | \$10,000.00 | \$100,000 |

**Total - Metals****\$397,500****06 Wood, Plastics, And Composites**

**Option 2 Restore To Offices & Storage**

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**DETAIL ELEMENTS - OPTION 2 RESTORE TO OFFICES & STORAGE**

| Element  | Quantity | Unit | Unit Cost   | Total    |
|--|----------|------|-------------|----------|
| <b><u>Rough Carpentry</u></b>                    |          |      |             |          |
| Repair - Reinstall Cupolas                       | 2        | EA   | \$22,000.00 | \$44,000 |
| Second Floor Perimeter Seismic upgrade           | 284      | LF   | \$250.00    | \$71,000 |
| Second Floor Perimeter Top Plate Seismic Upgrade | 284      | LF   | \$300.00    | \$85,200 |
| New 2nd Floor Plywood 3/4" T&G                   | 4,312    | SF   | \$8.50      | \$36,652 |
| New Stairs                                       | 2        | FLT  | \$4,500.00  | \$9,000  |
| New Plywood For Roofing                          | 4,900    | SF   | \$8.00      | \$39,200 |
| New Trusses Timber Framing                       | 46       | EA   | \$1,800.00  | \$82,800 |
| Millwork   | 8,624    | SF   | \$3.50      | \$30,184 |

**Total - Wood, Plastics, And Composites****\$398,036****07 Thermal And Moisture Protection****Self-Adhering Sheet Waterproofing**

|  |       |    |        |          |
|--|-------|----|--------|----------|
| Roof Self-Adhering Sheet Waterproofing | 4,900 | SF | \$8.50 | \$41,650 |
|--|-------|----|--------|----------|

**Asphalt Shingles**

|                      |       |    |        |          |
|----------------------|-------|----|--------|----------|
| New Asphalt Shingles | 4,900 | SF | \$4.50 | \$22,050 |
|----------------------|-------|----|--------|----------|

**Flashing and Sheet Metal**

|                               |     |    |            |          |
|-------------------------------|-----|----|------------|----------|
| Flashing and Counter Flashing | 568 | LF | \$25.00    | \$14,200 |
| Roof Drains                   | 6   | EA | \$3,500.00 | \$21,000 |

**Joint Sealants**

|                |       |    |        |          |
|----------------|-------|----|--------|----------|
| Joint Sealants | 8,624 | SF | \$1.50 | \$12,936 |
|----------------|-------|----|--------|----------|

**Total - Thermal And Moisture Protection****\$111,836****08 Openings****Doors & Windows**

|                    |     |    |            |          |
|--------------------|-----|----|------------|----------|
| New Doors 6070     | 10  | EA | \$4,500.00 | \$45,000 |
| New Windows - Trim | 426 | SF | \$65.00    | \$27,690 |

**Total - Openings****\$72,690****09 Finishes****Finishes**

|          |       |    |         |           |
|----------|-------|----|---------|-----------|
| Drywall  | 8,624 | SF | \$15.00 | \$129,360 |
| Flooring | 8,624 | SF | \$12.10 | \$104,350 |
| Painting | 8,624 | SF | \$5.80  | \$50,019  |

**Total - Finishes****\$283,730****10 Specialties****Specialties**

|                      |       |    |        |         |
|----------------------|-------|----|--------|---------|
| Identifying Devices  | 8,624 | SF | \$0.32 | \$2,760 |
| Bathroom Accessories | 8,624 | SF | \$0.25 | \$2,156 |

**Option 2 Restore To Offices & Storage**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**DETAIL ELEMENTS - OPTION 2 RESTORE TO OFFICES & STORAGE**

| Element                         | Quantity | Unit | Unit Cost   | Total     |
|---------------------------------|----------|------|-------------|-----------|
| Total - Specialties             |          |      |             | \$4,916   |
| <b>14 Conveying Systems</b>     |          |      |             |           |
| <u>Elevator</u>                 |          |      |             |           |
| Elevator                        | 2        | Stps | \$28,000.00 | \$56,000  |
| Total - Conveying Systems       |          |      |             | \$56,000  |
| <b>21 Fire Suppression</b>      |          |      |             |           |
| <u>Fire Protection</u>          |          |      |             |           |
| Fire Protection                 | 8,624    | SF   | \$4.95      | \$42,689  |
| Total - Fire Suppression        |          |      |             | \$42,689  |
| <b>22 Plumbing</b>              |          |      |             |           |
| <u>Plumbing</u>                 |          |      |             |           |
| Plumbing                        | 8,624    | SF   | \$16.80     | \$144,883 |
| Total - Plumbing                |          |      |             | \$144,883 |
| <b>23 HVAC</b>                  |          |      |             |           |
| <u>H.V.A.C.</u>                 |          |      |             |           |
| H.V.A.C.                        | 8,624    | SF   | \$24.00     | \$206,976 |
| Total - HVAC                    |          |      |             | \$206,976 |
| <b>26 Electrical</b>            |          |      |             |           |
| <u>H.V.A.C.</u>                 |          |      |             |           |
| Electrical                      | 8,624    | SF   | \$26.00     | \$224,224 |
| Temp Power                      | 8,624    | SF   | \$3.00      | \$25,872  |
| Temp Lights                     | 8,624    | SF   | \$0.50      | \$4,312   |
| Total - Electrical              |          |      |             | \$254,408 |
| <b>32 Exterior Improvements</b> |          |      |             |           |
| <u>Asphalt</u>                  |          |      |             |           |
| Repair Asphalt                  | 1,706    | SF   | \$4.50      | \$7,677   |
| Total - Exterior Improvements   |          |      |             | \$7,677   |
| <b>33 Utilities</b>             |          |      |             |           |
| <u>Utilities</u>                |          |      |             |           |
| Utilities Site Allowance        | 1        | LS   | \$65,000.00 | \$65,000  |

**Option 2 Restore To Offices & Storage**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

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**DETAIL ELEMENTS - OPTION 2 RESTORE TO OFFICES & STORAGE**

---

| Element | Quantity | Unit | Unit Cost | Total |
|---------|----------|------|-----------|-------|
|---------|----------|------|-----------|-------|

|                   |  |  |  |  |
|-------------------|--|--|--|--|
| Total - Utilities |  |  |  |  |
|-------------------|--|--|--|--|

|                   |  |  |  |          |
|-------------------|--|--|--|----------|
| Total - Utilities |  |  |  | \$65,000 |
|-------------------|--|--|--|----------|

## Option 3 Demo Building No Salvage

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

### EXECUTIVE SUMMARY

#### 1.1 Introduction

Option 3 Standard demolition of building – no preservation of bricks or internal contents

#### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description   | Total            |
|---|------------------|
| Direct Costs  |                  |
| Option 3 Standard demolition of building – no preservation of bricks or internal contents | \$189,289        |
| <b>Subtotal Direct Costs</b>  | <b>\$189,289</b> |
| Indirect Costs  |                  |
| General Conditions 10.00%   | \$18,929         |
| General Requirements 5.00%  | \$10,411         |
| Bonds & Insurance 4.00%   | \$7,572          |
| GC Fee 10.00%   | \$22,620         |
| Design Design Fee 10.00%  | \$24,882         |
| Construction Contingency 10.00%   | \$27,370         |
| Escalation 2.94%  | \$8,855          |
| <b>Subtotal Indirect Costs</b>  | <b>\$120,638</b> |
|   |                  |
| <b>Total Construction Costs</b>   | <b>\$309,927</b> |

#### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 3 Months |

#### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

##### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

##### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 3 Demo Building No Salvage**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                             | Total           | Cost / SF |
|---------|-----------------------------|-----------------|-----------|
| 01      | General Requirements        | \$25,000        | \$0.50    |
| 02      | Existing Conditions         | \$122,041       | \$2.44    |
| 26      | Electrical                  | \$4,312         | \$0.09    |
| 31      | Earthwork                   | \$2,156         | \$0.04    |
| 32      | Exterior Improvements       | \$10,780        | \$0.22    |
| 33      | Utilities                   | \$25,000        | \$0.50    |
|         | Subtotal                    | \$189,289       | \$3.79    |
|         | General Conditions          | 10.00% \$18,929 | \$0.38    |
|         | Subtotal                    | \$208,217       | \$4.16    |
|         | General Requirements        | 5.00% \$10,411  | \$0.21    |
|         | Subtotal                    | \$218,628       | \$4.37    |
|         | Bonds & Insurance           | 4.00% \$7,572   | \$0.15    |
|         | Subtotal                    | \$226,200       | \$4.52    |
|         | Contractor's Fee            | 10.00% \$22,620 | \$0.45    |
|         | Subtotal                    | \$248,820       | \$4.98    |
|         | Design Fee                  | 10.00% \$24,882 | \$0.50    |
|         | Subtotal                    | \$273,702       | \$5.47    |
|         | Construction Contingency    | 10.00% \$27,370 | \$0.55    |
|         | Subtotal                    | \$301,072       | \$6.02    |
|         | Escalation to MOC, 08/15/19 | 2.94% \$8,855   | \$0.18    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$309,927****\$35.94**

Total Area: 8,624 SF



**Option 3 Demo Building No Salvage**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**DETAIL ELEMENTS -**

| Element                                  | Quantity | Unit  | Unit Cost   | Total     |
|--|----------|-------|-------------|-----------|
| Element                                  | Quantity | Unit  | Unit Cost   | Total     |
| <b>01 General Requirements</b>           |          |       |             |           |
| Environmental Remediation Cost Allowance | 1        | Allow | \$25,000.00 | \$25,000  |
| Total - General Requirements             |          |       |             | \$25,000  |
| <b>02 Existing Conditions</b>            |          |       |             |           |
| <u>Demo</u>                              |          |       |             |           |
| Demo Existing Roof                       | 4,900    | SF    | \$5.00      | \$24,500  |
| Demo Interior Walls                      | 8,624    | EA    | \$2.50      | \$21,560  |
| Demo 2nd Level Floor                     | 4,312    | SF    | \$1.50      | \$6,468   |
| Demo Exterior Brick                      | 22,565   | SF    | \$2.50      | \$56,413  |
| Remove Cupolas                           | 2        | EA    | \$2,500.00  | \$5,000   |
| Remove Exterior Shoring                  | 54       | EA    | \$150.00    | \$8,100   |
| Total - Existing Conditions              |          |       |             | \$122,041 |
| <b>26 Electrical</b>                     |          |       |             |           |
| Temp Power                               | 8,624    | SF    | \$0.50      | \$4,312   |
| Total - Electrical                       |          |       |             | \$4,312   |
| <b>31 Earthwork</b>                      |          |       |             |           |
| <u>Earthwork</u>                         |          |       |             |           |
| Prep For New Asphalt                     | 4,312    | SF    | \$0.50      | \$2,156   |
| Total - Earthwork                        |          |       |             | \$2,156   |
| <b>32 Exterior Improvements</b>          |          |       |             |           |
| <u>Asphalt</u>                           |          |       |             |           |
| Repair Asphalt                           | 4,312    | SF    | \$2.50      | \$10,780  |
| Total - Exterior Improvements            |          |       |             | \$10,780  |
| <b>33 Utilities</b>                      |          |       |             |           |
| Utilities Safe Off - Cap                 | 1        | Allow | \$25,000.00 | \$25,000  |
| Total - Utilities                        |          |       |             | \$25,000  |

## EXECUTIVE SUMMARY

### 1.1 Introduction

Option 4 Standard demolition of building - preservation of internal contents of building including inventory of items and relocation to allow for storage at an off-site location

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description   | Total            |
|---|------------------|
| Direct Costs  |                  |
| Option 4 Standard demolition of building - preservation of internal contents of building including inventory of items and relocation to allow for storage at an off-site location | \$241,289        |
| <b>Subtotal Direct Costs</b>  | <b>\$241,289</b> |
| Indirect Costs  |                  |
| General Conditions 10.00%   | \$24,129         |
| General Requirements 5.00%  | \$13,271         |
| Bonds & Insurance 4.00%   | \$9,652          |
| GC Fee 10.00%   | \$28,834         |
| Design Design Fee 10.00%  | \$31,717         |
| Construction Contingency 10.00%   | \$34,889         |
| Escalation 2.94%  | \$11,288         |
| <b>Subtotal Indirect Costs</b>  | <b>\$153,779</b> |
| <b>Total Construction Costs</b>   | <b>\$395,068</b> |

### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 3 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 4 Demo Building Preservation Of Internal Items**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                             | Total           | Cost / SF |
|---------|-----------------------------|-----------------|-----------|
| 01      | General Requirements        | \$25,000        | \$0.50    |
| 02      | Existing Conditions         | \$174,041       | \$3.48    |
| 26      | Electrical                  | \$4,312         | \$0.09    |
| 31      | Earthwork                   | \$2,156         | \$0.04    |
| 32      | Exterior Improvements       | \$10,780        | \$0.22    |
| 33      | Utilities                   | \$25,000        | \$0.50    |
|         | Subtotal                    | \$241,289       | \$4.83    |
|         | General Conditions          | 10.00% \$24,129 | \$0.48    |
|         | Subtotal                    | \$265,417       | \$5.31    |
|         | General Requirements        | 5.00% \$13,271  | \$0.27    |
|         | Subtotal                    | \$278,688       | \$5.57    |
|         | Bonds & Insurance           | 4.00% \$9,652   | \$0.19    |
|         | Subtotal                    | \$288,340       | \$5.77    |
|         | Contractor's Fee            | 10.00% \$28,834 | \$0.58    |
|         | Subtotal                    | \$317,174       | \$6.34    |
|         | Design Fee                  | 10.00% \$31,717 | \$0.63    |
|         | Subtotal                    | \$348,891       | \$6.98    |
|         | Construction Contingency    | 10.00% \$34,889 | \$0.70    |
|         | Subtotal                    | \$383,780       | \$7.68    |
|         | Escalation to MOC, 08/15/19 | 2.94% \$11,288  | \$0.23    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$395,068****\$45.81**

Total Area: 8,624 SF

**Option 4 Demo Building Preservation Of Internal Items**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**DETAIL ELEMENTS -**

| Element                                      | Quantity | Unit | Unit Cost   | Total     |
|--|----------|------|-------------|-----------|
| Element                                      | Quantity | Unit | Unit Cost   | Total     |
| <b>01 General Requirements</b>               |          |      |             |           |
| <u>General Requirments</u>                   |          |      |             |           |
| Environmental Remediation Cost Allowance     | 1        | LS   | \$25,000.00 | \$25,000  |
| Total - General Requirements                 |          |      |             | \$25,000  |
| <b>02 Existing Conditions</b>                |          |      |             |           |
| <u>Demo</u>                                  |          |      |             |           |
| Demo Existing Roof                           | 4,900    | SF   | \$5.00      | \$24,500  |
| Demo Interior Walls                          | 8,624    | EA   | \$2.50      | \$21,560  |
| Demo 2nd Level Floor                         | 4,312    | SF   | \$1.50      | \$6,468   |
| Demo Exterior Brick                          | 22,565   | SF   | \$2.50      | \$56,413  |
| Remove Cupolas                               | 2        | EA   | \$2,500.00  | \$5,000   |
| Remove Exterior Shoring                      | 54       | EA   | \$150.00    | \$8,100   |
| Preservation of internal contents / Relocate | 1        | LS   | \$52,000.00 | \$52,000  |
| Total - Existing Conditions                  |          |      |             | \$174,041 |
| <b>26 Electrical</b>                         |          |      |             |           |
| Temp Power                                   | 8,624    | SF   | \$0.50      | \$4,312   |
| Total - Electrical                           |          |      |             | \$4,312   |
| <b>31 Earthwork</b>                          |          |      |             |           |
| <u>Earthwork</u>                             |          |      |             |           |
| Prep For New Asphalt                         | 4,312    | SF   | \$0.50      | \$2,156   |
| Total - Earthwork                            |          |      |             | \$2,156   |
| <b>32 Exterior Improvements</b>              |          |      |             |           |
| <u>Asphalt</u>                               |          |      |             |           |
| Repair Asphalt                               | 4,312    | SF   | \$2.50      | \$10,780  |
| Total - Exterior Improvements                |          |      |             | \$10,780  |
| <b>33 Utilities</b>                          |          |      |             |           |
| Utilities Safe Off - Cap                     | 1        | LS   | \$25,000.00 | \$25,000  |
| Total - Utilities                            |          |      |             | \$25,000  |

## EXECUTIVE SUMMARY

### Introduction

Option 5 Removal of structure and placement of bricks at an off-site location to allow for future reconstruction of the Stable at another location to include brick numbering and plans for reconstruction

### Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description  | Total            |
|--|------------------|
| Direct Costs   |                  |
| Option 5 Removal of structure and placement of bricks at an off-site location to allow for future reconstruction of the Stable at another location to include brick numbering and plans for reconstruction | \$328,991        |
| <b>Subtotal Direct Costs</b>   | <b>\$328,991</b> |
| Indirect Costs   |                  |
| General Conditions 10.00%  |                  |
| General Requirements 5.00%   | \$16,450         |
| Bonds & Insurance 4.00%  | \$13,818         |
| GC Fee 10.00%  | \$32,899         |
| Design Design Fee 10.00%   | \$39,216         |
| Construction Contingency 10.00%  | \$43,137         |
| Escalation 2.94%   | \$13,951         |
| <b>Subtotal Indirect Costs</b>   | <b>\$159,470</b> |
|  |                  |
| <b>Total Construction Costs</b>  | <b>\$488,460</b> |

### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 3 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 5 Demo Building Preservation Bricks, Numbering, Plans For Reconstruction**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                             | Total           | Cost / SF |
|---------|-----------------------------|-----------------|-----------|
| 01      | General Requirements        | \$25,000        | \$0.50    |
| 02      | Existing Conditions         | \$257,431       | \$5.15    |
| 26      | Electrical - Not Used       | \$8,624         | \$0.17    |
| 31      | Earthwork                   | \$2,156         | \$0.04    |
| 32      | Exterior Improvements       | \$10,780        | \$0.22    |
| 33      | Utilities                   | \$25,000        | \$0.50    |
|         | Subtotal                    | \$328,991       | \$6.58    |
|         | General Conditions          | 10.00% \$32,899 | \$0.66    |
|         | Subtotal                    | \$361,890       | \$7.24    |
|         | General Requirements        | 5.00% \$18,094  | \$0.36    |
|         | Subtotal                    | \$379,984       | \$7.60    |
|         | Bonds & Insurance           | 4.00% \$13,160  | \$0.26    |
|         | Subtotal                    | \$393,144       | \$7.86    |
|         | Contractor's Fee            | 10.00% \$39,314 | \$0.79    |
|         | Subtotal                    | \$432,458       | \$8.65    |
|         | Design Fee                  | 10.00% \$43,246 | \$0.86    |
|         | Subtotal                    | \$475,704       | \$9.51    |
|         | Construction Contingency    | 10.00% \$47,570 | \$0.95    |
|         | Subtotal                    | \$523,274       | \$10.47   |
|         | Escalation to MOC, 08/15/19 | 2.94% \$15,390  | \$0.31    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$538,665****\$62.46**

Total Area: 8,624 SF

# Option 5 Demo Building Preservation Bricks, Numbering, Plans For Reconstruction

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

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## DETAIL ELEMENTS -

| Element                                  | Quantity | Unit | Unit Cost   | Total            |
|--|----------|------|-------------|------------------|
| Element                                  | Quantity | Unit | Unit Cost   | Total            |
| <b>01 General Requirements</b>           |          |      |             |                  |
| <u>General Requirements</u>              |          |      |             |                  |
| Environmental Remediation Cost Allowance | 1        | LS   | \$25,000.00 | \$25,000         |
| <b>Total - General Requirements</b>      |          |      |             | <b>\$25,000</b>  |
| <b>02 Existing Conditions</b>            |          |      |             |                  |
| <u>Demo</u>                              |          |      |             |                  |
| Demo Existing Roof                       | 4,900    | SF   | \$5.00      | \$24,500         |
| Demo Interior Walls                      | 8,624    | SF   | \$2.50      | \$21,560         |
| Demo 2nd Level Floor                     | 4,312    | SF   | \$1.50      | \$6,468          |
| Demo Exterior Brick                      | 22,565   | SF   | \$2.50      | \$56,413         |
| Remove Cupolas                           | 2        | EA   | \$2,500.00  | \$5,000          |
| Remove Exterior Shoring                  | 54       | EA   | \$150.00    | \$8,100          |
| Brick Inventory, Storage Off Site        | 22,565   | SF   | \$6.00      | \$135,390        |
| <b>Total - Existing Conditions</b>       |          |      |             | <b>\$257,431</b> |
| <b>26 Electrical</b>                     |          |      |             |                  |
| <u>Electrical</u>                        |          |      |             |                  |
| Temp Power                               | 8,624    | SF   | \$1.00      | \$8,624          |
| <b>Total - Electrical</b>                |          |      |             | <b>\$8,624</b>   |
| <b>31 Earthwork</b>                      |          |      |             |                  |
| <u>Earthwork</u>                         |          |      |             |                  |
| Prep For New Asphalt                     | 4,312    | SF   | \$0.50      | \$2,156          |
| <b>Total - Earthwork</b>                 |          |      |             | <b>\$2,156</b>   |
| <b>32 Exterior Improvements</b>          |          |      |             |                  |
| <u>Asphalt</u>                           |          |      |             |                  |
| Repair Asphalt                           | 4,312    | SF   | \$2.50      | \$10,780         |
| <b>Total - Exterior Improvements</b>     |          |      |             | <b>\$10,780</b>  |
| <b>33 Utilities</b>                      |          |      |             |                  |
| <u>Utilities</u>                         |          |      |             |                  |
| Utilities Safe Off - Cap                 | 1        | LS   | \$25,000.00 | \$25,000         |
| <b>Total - Utilities</b>                 |          |      |             | <b>\$25,000</b>  |

## EXECUTIVE SUMMARY

### 1.1 Introduction

Option 6 Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: West Wall

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description   | Total            |
|---|------------------|
| <b>A. Direct Costs</b>  |                  |
| Option 6 Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: West Wall | \$203,037        |
| <b>Subtotal Direct Costs</b>  | <b>\$203,037</b> |
| <b>Indirect Costs</b>   |                  |
| General Conditions 10.00%   | \$20,304         |
| General Requirements 5.00%  | \$11,167         |
| Bonds & Insurance 4.00%   | \$8,121          |
| GC Fee 10.00%   | \$24,263         |
| Design Design Fee 10.00%  | \$26,689         |
| Construction Contingency 10.00%   | \$29,358         |
| Escalation 2.94%  | \$9,498          |
| <b>Subtotal Indirect Costs</b>  | <b>\$129,400</b> |
| <b>Total Construction Costs</b>   | <b>\$332,437</b> |

### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 3 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work



**Option 6.0 Demo Building Placement Of Bricks Off Site West Walls**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                             | Total           | Cost / SF |
|---------|-----------------------------|-----------------|-----------|
| 01      | General Requirements        | \$25,000        | \$0.50    |
| 02      | Existing Conditions         | \$135,789       | \$2.72    |
| 26      | Electrical                  | \$4,312         | \$0.09    |
| 31      | Earthwork                   | \$2,156         | \$0.04    |
| 32      | Exterior Improvements       | \$10,780        | \$0.22    |
| 33      | Utilities                   | \$25,000        | \$0.50    |
|         | Subtotal                    | \$203,037       | \$4.06    |
|         | General Conditions          | 10.00% \$20,304 | \$0.41    |
|         | Subtotal                    | \$223,340       | \$4.47    |
|         | General Requirements        | 5.00% \$11,167  | \$0.22    |
|         | Subtotal                    | \$234,507       | \$4.69    |
|         | Bonds & Insurance           | 4.00% \$8,121   | \$0.16    |
|         | Subtotal                    | \$242,629       | \$4.85    |
|         | Contractor's Fee            | 10.00% \$24,263 | \$0.49    |
|         | Subtotal                    | \$266,891       | \$5.34    |
|         | Design Fee                  | 10.00% \$26,689 | \$0.53    |
|         | Subtotal                    | \$293,581       | \$5.87    |
|         | Construction Contingency    | 10.00% \$29,358 | \$0.59    |
|         | Subtotal                    | \$322,939       | \$6.46    |
|         | Escalation to MOC, 08/15/19 | 2.94% \$9,498   | \$0.19    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$332,437****\$38.55**

Total Area: 8,624 SF

# Option 6.0 Demo Building Placement Of Bricks Off Site West Walls

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

## DETAIL ELEMENTS -

| Element                                  | Quantity | Unit | Unit Cost   | Total    |
|--|----------|------|-------------|----------|
| Element                                  | Quantity | Unit | Unit Cost   | Total    |
| <b>01 General Requirements</b>           |          |      |             |          |
| <u>General Requirments</u>               |          |      |             |          |
| Environmental Remediation Cost Allowance | 1        | LS   | \$25,000.00 | \$25,000 |

**Total - General Requirements** **\$25,000**

### 02 Existing Conditions

#### Demo

|  |        |    |            |          |
|--|--------|----|------------|----------|
| Demo Existing Roof                                   | 4,900  | SF | \$5.00     | \$24,500 |
| Demo Interior Walls                                  | 8,624  | SF | \$2.50     | \$21,560 |
| Demo 2nd Level Floor                                 | 4,312  | SF | \$1.50     | \$6,468  |
| Demo Exterior Brick                                  | 18,637 | SF | \$2.50     | \$46,593 |
| Demo Exterior Brick Slavage Store Off Site West Wall | 3,928  | SF | \$6.00     | \$23,568 |
| Remove Cupolas                                       | 2      | EA | \$2,500.00 | \$5,000  |
| Remove Exterior Shoring                              | 54     | EA | \$150.00   | \$8,100  |

**Total - Existing Conditions** **\$135,789**

### 26 Electrical

#### Electrical

|            |       |    |        |         |
|------------|-------|----|--------|---------|
| Temp Power | 8,624 | SF | \$0.50 | \$4,312 |
|------------|-------|----|--------|---------|

**Total - Electrical** **\$4,312**

### 31 Earthwork

#### Earthwork

|                      |       |    |        |         |
|----------------------|-------|----|--------|---------|
| Prep For New Asphalt | 4,312 | SF | \$0.50 | \$2,156 |
|----------------------|-------|----|--------|---------|

**Total - Earthwork** **\$2,156**

### 32 Exterior Improvements

#### Asphalt

|                |       |    |        |          |
|----------------|-------|----|--------|----------|
| Repair Asphalt | 4,312 | SF | \$2.50 | \$10,780 |
|----------------|-------|----|--------|----------|

**Total - Exterior Improvements** **\$10,780**

### 33 Utilities

#### Utilities

|                          |   |    |             |          |
|--------------------------|---|----|-------------|----------|
| Utilities Safe Off - Cap | 1 | LS | \$25,000.00 | \$25,000 |
|--------------------------|---|----|-------------|----------|

**Total - Utilities** **\$25,000**

## EXECUTIVE SUMMARY

### 1.1 Introduction

Option 6.1 Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: West Wall

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description   | Total            |
|---|------------------|
| <b>A. Direct Costs</b>  |                  |
| Option 6.1 Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: East Wall | \$203,037        |
| <b>Subtotal Direct Costs</b>  | <b>\$203,037</b> |
| <b>Indirect Costs</b>   |                  |
| General Conditions  | 10.00% \$20,304  |
| General Requirements  | 5.00% \$11,167   |
| Bonds & Insurance   | 4.00% \$8,121    |
| GC Fee  | 10.00% \$24,263  |
| Design Design Fee   | 10.00% \$26,689  |
| Construction Contingency  | 10.00% \$29,358  |
| Escalation  | 2.94% \$9,498    |
| <b>Subtotal Indirect Costs</b>  | <b>\$129,400</b> |
| <b>Total Construction Costs</b>   | <b>\$332,437</b> |

### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 3 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 6.0 Demo Building Placement Of Bricks Off Site West Walls**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                             | Total           | Cost / SF |
|---------|-----------------------------|-----------------|-----------|
| 01      | General Requirements        | \$25,000        | \$0.50    |
| 02      | Existing Conditions         | \$135,789       | \$2.72    |
| 26      | Electrical                  | \$4,312         | \$0.09    |
| 31      | Earthwork                   | \$2,156         | \$0.04    |
| 32      | Exterior Improvements       | \$10,780        | \$0.22    |
| 33      | Utilities                   | \$25,000        | \$0.50    |
|         | Subtotal                    | \$203,037       | \$4.06    |
|         | General Conditions          | 10.00% \$20,304 | \$0.41    |
|         | Subtotal                    | \$223,340       | \$4.47    |
|         | General Requirements        | 5.00% \$11,167  | \$0.22    |
|         | Subtotal                    | \$234,507       | \$4.69    |
|         | Bonds & Insurance           | 4.00% \$8,121   | \$0.16    |
|         | Subtotal                    | \$242,629       | \$4.85    |
|         | Contractor's Fee            | 10.00% \$24,263 | \$0.49    |
|         | Subtotal                    | \$266,891       | \$5.34    |
|         | Design Fee                  | 10.00% \$26,689 | \$0.53    |
|         | Subtotal                    | \$293,581       | \$5.87    |
|         | Construction Contingency    | 10.00% \$29,358 | \$0.59    |
|         | Subtotal                    | \$322,939       | \$6.46    |
|         | Escalation to MOC, 08/15/19 | 2.94% \$9,498   | \$0.19    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$332,437****\$38.55**

Total Area: 8,624 SF

# Option 6.0 Demo Building Placement Of Bricks Off Site West Walls

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

## DETAIL ELEMENTS -

| Element  | Quantity | Unit | Unit Cost   | Total            |
|--|----------|------|-------------|------------------|
| Element  | Quantity | Unit | Unit Cost   | Total            |
| <b>01 General Requirements</b>                       |          |      |             |                  |
| <u>General Requirments</u>                           |          |      |             |                  |
| Environmental Remediation Cost Allowance             | 1        | LS   | \$25,000.00 | \$25,000         |
| <b>Total - General Requirements</b>                  |          |      |             | <b>\$25,000</b>  |
| <b>02 Existing Conditions</b>                        |          |      |             |                  |
| <u>Demo</u>  |          |      |             |                  |
| Demo Existing Roof                                   | 4,900    | SF   | \$5.00      | \$24,500         |
| Demo Interior Walls                                  | 8,624    | SF   | \$2.50      | \$21,560         |
| Demo 2nd Level Floor                                 | 4,312    | SF   | \$1.50      | \$6,468          |
| Demo Exterior Brick                                  | 18,637   | SF   | \$2.50      | \$46,593         |
| Demo Exterior Brick Slavage Store Off Site West Wall | 3,928    | SF   | \$6.00      | \$23,568         |
| Remove Cupolas                                       | 2        | EA   | \$2,500.00  | \$5,000          |
| Remove Exterior Shoring                              | 54       | EA   | \$150.00    | \$8,100          |
| <b>Total - Existing Conditions</b>                   |          |      |             | <b>\$135,789</b> |
| <b>26 Electrical</b>                                 |          |      |             |                  |
| <u>Electrical</u>                                    |          |      |             |                  |
| Temp Power   | 8,624    | SF   | \$0.50      | \$4,312          |
| <b>Total - Electrical</b>                            |          |      |             | <b>\$4,312</b>   |
| <b>31 Earthwork</b>                                  |          |      |             |                  |
| <u>Earthwork</u>                                     |          |      |             |                  |
| Prep For New Asphalt                                 | 4,312    | SF   | \$0.50      | \$2,156          |
| <b>Total - Earthwork</b>                             |          |      |             | <b>\$2,156</b>   |
| <b>32 Exterior Improvements</b>                      |          |      |             |                  |
| <u>Asphalt</u>                                       |          |      |             |                  |
| Repair Asphalt                                       | 4,312    | SF   | \$2.50      | \$10,780         |
| <b>Total - Exterior Improvements</b>                 |          |      |             | <b>\$10,780</b>  |
| <b>33 Utilities</b>                                  |          |      |             |                  |
| <u>Utilities</u>                                     |          |      |             |                  |
| Utilities Safe Off - Cap                             | 1        | LS   | \$25,000.00 | \$25,000         |
| <b>Total - Utilities</b>                             |          |      |             | <b>\$25,000</b>  |

## EXECUTIVE SUMMARY

### 1.1 Introduction

A1 - Option 6.2 Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: North Wall

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description   | Total            |
|---|------------------|
| <b>A. Direct Costs</b>  |                  |
| A1 - Option 6.2 Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: North Wall | \$214,548        |
| <b>Subtotal Direct Costs</b>  | <b>\$214,548</b> |
| <b>Indirect Costs</b>   |                  |
| General Conditions 10.00%   | \$21,455         |
| General Requirements 5.00%  | \$11,800         |
| Bonds & Insurance 4.00%   | \$8,582          |
| GC Fee 10.00%   | \$25,638         |
| Design Design Fee 10.00%  | \$28,202         |
| Construction Contingency 10.00%   | \$31,023         |
| Escalation 2.94%  | \$10,037         |
| <b>Subtotal Indirect Costs</b>  | <b>\$136,737</b> |
| <b>Total Construction Costs</b>   | <b>\$351,285</b> |

### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 3 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 6.0 Demo Building Placement Of Bricks Off Site West Walls**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                             | Total           | Cost / SF |
|---------|-----------------------------|-----------------|-----------|
| 01      | General Requirements        | \$25,000        | \$0.50    |
| 02      | Existing Conditions         | \$147,300       | \$2.95    |
| 26      | Electrical                  | \$4,312         | \$0.09    |
| 31      | Earthwork                   | \$2,156         | \$0.04    |
| 32      | Exterior Improvements       | \$10,780        | \$0.22    |
| 33      | Utilities                   | \$25,000        | \$0.50    |
|         | Subtotal                    | \$214,548       | \$4.29    |
|         | General Conditions          | 10.00% \$21,455 | \$0.43    |
|         | Subtotal                    | \$236,003       | \$4.72    |
|         | General Requirements        | 5.00% \$11,800  | \$0.24    |
|         | Subtotal                    | \$247,803       | \$4.96    |
|         | Bonds & Insurance           | 4.00% \$8,582   | \$0.17    |
|         | Subtotal                    | \$256,385       | \$5.13    |
|         | Contractor's Fee            | 10.00% \$25,638 | \$0.51    |
|         | Subtotal                    | \$282,023       | \$5.64    |
|         | Design Fee                  | 10.00% \$28,202 | \$0.56    |
|         | Subtotal                    | \$310,226       | \$6.20    |
|         | Construction Contingency    | 10.00% \$31,023 | \$0.62    |
|         | Subtotal                    | \$341,248       | \$6.82    |
|         | Escalation to MOC, 08/15/19 | 2.94% \$10,037  | \$0.20    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$351,285****\$40.73**

Total Area: 8,624 SF

# Option 6.0 Demo Building Placement Of Bricks Off Site West Walls

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

## DETAIL ELEMENTS -

| Element   | Quantity | Unit | Unit Cost   | Total     |
|---|----------|------|-------------|-----------|
| Element   | Quantity | Unit | Unit Cost   | Total     |
| <b>01 General Requirements</b>                        |          |      |             |           |
| <u>General Requirements</u>                           |          |      |             |           |
| Environmental Remediation Cost Allowance              | 1        | LS   | \$25,000.00 | \$25,000  |
| Total - General Requirements                          |          |      |             | \$25,000  |
| <b>02 Existing Conditions</b>                         |          |      |             |           |
| <u>Demo</u>   |          |      |             |           |
| Demo Existing Roof                                    | 4,900    | SF   | \$5.00      | \$24,500  |
| Demo Interior Walls                                   | 8,624    | SF   | \$2.50      | \$21,560  |
| Demo 2nd Level Floor                                  | 4,312    | SF   | \$1.50      | \$6,468   |
| Demo Exterior Brick                                   | 15,348   | SF   | \$2.50      | \$38,370  |
| Demo Exterior Brick Salvage Store Off Site North Wall | 7,217    | SF   | \$6.00      | \$43,302  |
| Remove Cupolas  | 2        | EA   | \$2,500.00  | \$5,000   |
| Remove Exterior Shoring                               | 54       | EA   | \$150.00    | \$8,100   |
| Total - Existing Conditions                           |          |      |             | \$147,300 |
| <b>26 Electrical</b>                                  |          |      |             |           |
| <u>Electrical</u>                                     |          |      |             |           |
| Temp Power  | 8,624    | SF   | \$0.50      | \$4,312   |
| Total - Electrical                                    |          |      |             | \$4,312   |
| <b>31 Earthwork</b>                                   |          |      |             |           |
| <u>Earthwork</u>                                      |          |      |             |           |
| Prep For New Asphalt                                  | 4,312    | SF   | \$0.50      | \$2,156   |
| Total - Earthwork                                     |          |      |             | \$2,156   |
| <b>32 Exterior Improvements</b>                       |          |      |             |           |
| <u>Asphalt</u>  |          |      |             |           |
| Repair Asphalt  | 4,312    | SF   | \$2.50      | \$10,780  |
| Total - Exterior Improvements                         |          |      |             | \$10,780  |
| <b>33 Utilities</b>                                   |          |      |             |           |
| <u>Utilities</u>                                      |          |      |             |           |
| Utilities Safe Off - Cap                              | 1        | LS   | \$25,000.00 | \$25,000  |
| Total - Utilities                                     |          |      |             | \$25,000  |



## EXECUTIVE SUMMARY

### 1.1 Introduction

Option 6.3 Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: South Wall

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description   | Total            |
|---|------------------|
| <b>A. Direct Costs</b>  |                  |
| A1 - Option 6.3 Removal of structure and cost per wall to place bricks at an off-site location to allow for future reconstruction of one, two, three, or all of the walls: South Wall | \$214,548        |
| <b>Subtotal Direct Costs</b>  | <b>\$214,548</b> |
| <b>Indirect Costs</b>   |                  |
| General Conditions 10.00%   | \$21,455         |
| General Requirements 5.00%  | \$11,800         |
| Bonds & Insurance 4.00%   | \$8,582          |
| GC Fee 10.00%   | \$25,638         |
| Design Design Fee 10.00%  | \$28,202         |
| Construction Contingency 10.00%   | \$31,023         |
| Escalation 2.94%  | \$10,037         |
| <b>Subtotal Indirect Costs</b>  | <b>\$136,737</b> |
| <b>Total Construction Costs</b>   | <b>\$351,285</b> |

### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 3 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 6.3 Demo Building Placement Of Bricks Off Site West Walls**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                             | Total           | Cost / SF |
|---------|-----------------------------|-----------------|-----------|
| 01      | General Requirements        | \$25,000        | \$0.50    |
| 02      | Existing Conditions         | \$147,300       | \$2.95    |
| 26      | Electrical                  | \$4,312         | \$0.09    |
| 31      | Earthwork                   | \$2,156         | \$0.04    |
| 32      | Exterior Improvements       | \$10,780        | \$0.22    |
| 33      | Utilities                   | \$25,000        | \$0.50    |
|         | Subtotal                    | \$214,548       | \$4.29    |
|         | General Conditions          | 10.00% \$21,455 | \$0.43    |
|         | Subtotal                    | \$236,003       | \$4.72    |
|         | General Requirements        | 5.00% \$11,800  | \$0.24    |
|         | Subtotal                    | \$247,803       | \$4.96    |
|         | Bonds & Insurance           | 4.00% \$8,582   | \$0.17    |
|         | Subtotal                    | \$256,385       | \$5.13    |
|         | Contractor's Fee            | 10.00% \$25,638 | \$0.51    |
|         | Subtotal                    | \$282,023       | \$5.64    |
|         | Design Fee                  | 10.00% \$28,202 | \$0.56    |
|         | Subtotal                    | \$310,226       | \$6.20    |
|         | Construction Contingency    | 10.00% \$31,023 | \$0.62    |
|         | Subtotal                    | \$341,248       | \$6.82    |
|         | Escalation to MOC, 08/15/19 | 2.94% \$10,037  | \$0.20    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$351,285****\$40.73**

Total Area: 8,624 SF

# Option 6.3 Demo Building Placement Of Bricks Off Site West Walls

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

## DETAIL ELEMENTS -

| Element                                  | Quantity | Unit | Unit Cost   | Total    |
|--|----------|------|-------------|----------|
| Element                                  | Quantity | Unit | Unit Cost   | Total    |
| <b>01 General Requirements</b>           |          |      |             |          |
| <u>General Requirments</u>               |          |      |             |          |
| Environmental Remediation Cost Allowance | 1        | LS   | \$25,000.00 | \$25,000 |

|                                     |                 |
|-------------------------------------|-----------------|
| <b>Total - General Requirements</b> | <b>\$25,000</b> |
|-------------------------------------|-----------------|

### 02 Existing Conditions

#### Demo

|   |        |    |            |          |
|---|--------|----|------------|----------|
| Demo Existing Roof                                    | 4,900  | SF | \$5.00     | \$24,500 |
| Demo Interior Walls                                   | 8,624  | SF | \$2.50     | \$21,560 |
| Demo 2nd Level Floor                                  | 4,312  | SF | \$1.50     | \$6,468  |
| Demo Exterior Brick                                   | 15,348 | SF | \$2.50     | \$38,370 |
| Demo Exterior Brick Slavage Store Off Site South Wall | 7,217  | SF | \$6.00     | \$43,302 |
| Remove Cupolas  | 2      | EA | \$2,500.00 | \$5,000  |
| Remove Exterior Shoring                               | 54     | EA | \$150.00   | \$8,100  |

|                                    |                  |
|------------------------------------|------------------|
| <b>Total - Existing Conditions</b> | <b>\$147,300</b> |
|------------------------------------|------------------|

### 26 Electrical

#### Electrical

|            |       |    |        |         |
|------------|-------|----|--------|---------|
| Temp Power | 8,624 | SF | \$0.50 | \$4,312 |
|------------|-------|----|--------|---------|

|                           |                |
|---------------------------|----------------|
| <b>Total - Electrical</b> | <b>\$4,312</b> |
|---------------------------|----------------|

### 31 Earthwork

#### Earthwork

|                      |       |    |        |         |
|----------------------|-------|----|--------|---------|
| Prep For New Asphalt | 4,312 | SF | \$0.50 | \$2,156 |
|----------------------|-------|----|--------|---------|

|                          |                |
|--------------------------|----------------|
| <b>Total - Earthwork</b> | <b>\$2,156</b> |
|--------------------------|----------------|

### 32 Exterior Improvements

#### Asphalt

|                |       |    |        |          |
|----------------|-------|----|--------|----------|
| Repair Asphalt | 4,312 | SF | \$2.50 | \$10,780 |
|----------------|-------|----|--------|----------|

|                                      |                 |
|--------------------------------------|-----------------|
| <b>Total - Exterior Improvements</b> | <b>\$10,780</b> |
|--------------------------------------|-----------------|

### 33 Utilities

#### Utilities

|                          |   |    |             |          |
|--------------------------|---|----|-------------|----------|
| Utilities Safe Off - Cap | 1 | LS | \$25,000.00 | \$25,000 |
|--------------------------|---|----|-------------|----------|

|                          |                 |
|--------------------------|-----------------|
| <b>Total - Utilities</b> | <b>\$25,000</b> |
|--------------------------|-----------------|

## EXECUTIVE SUMMARY

### 1.1 Introduction

Option 7 Removal of structure and placement of bricks at an off-site location to allow re-use of bricks (whether for sale of bricks to interested parties as a fundraiser or for reuse in another future project)

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description   | Total            |
|---|------------------|
| <b>A. Direct Costs</b>  |                  |
| Option 7 Removal of structure and placement of bricks at an off-site location to allow re-use of bricks (whether for sale of bricks to interested parties as a fundraiser or for reuse in another future project) | \$279,549        |
| <b>Subtotal Direct Costs</b>  | <b>\$279,549</b> |
| <b>Indirect Costs</b>   |                  |
| General Conditions 10.00%   | \$27,955         |
| General Requirements 5.00%  | \$15,375         |
| Bonds & Insurance 4.00%   | \$11,182         |
| GC Fee 10.00%   | \$33,406         |
| Design Design Fee 10.00%  | \$36,747         |
| Construction Contingency 10.00%   | \$40,421         |
| Escalation 2.94%  | \$13,078         |
| <b>Subtotal Indirect Costs</b>  | <b>\$178,163</b> |
| <b>Total Construction Costs</b>   | <b>\$457,712</b> |

### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 3 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 7 Removal Of Strcuture - Placement Of Bricks Off Site For Resale**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                             | Total           | Cost / SF |
|---------|-----------------------------|-----------------|-----------|
| 01      | General Requirements        | \$25,000        | \$0.50    |
| 02      | Existing Conditions         | \$212,301       | \$4.25    |
| 26      | Electrical                  | \$4,312         | \$0.09    |
| 31      | Earthwork                   | \$2,156         | \$0.04    |
| 32      | Exterior Improvements       | \$10,780        | \$0.22    |
| 33      | Utilities                   | \$25,000        | \$0.50    |
|         | Subtotal                    | \$279,549       | \$5.59    |
|         | General Conditions          | 10.00% \$27,955 | \$0.56    |
|         | Subtotal                    | \$307,503       | \$6.15    |
|         | General Requirements        | 5.00% \$15,375  | \$0.31    |
|         | Subtotal                    | \$322,879       | \$6.46    |
|         | Bonds & Insurance           | 4.00% \$11,182  | \$0.22    |
|         | Subtotal                    | \$334,060       | \$6.68    |
|         | Contractor's Fee            | 10.00% \$33,406 | \$0.67    |
|         | Subtotal                    | \$367,467       | \$7.35    |
|         | Design Fee                  | 10.00% \$36,747 | \$0.73    |
|         | Subtotal                    | \$404,213       | \$8.08    |
|         | Construction Contingency    | 10.00% \$40,421 | \$0.81    |
|         | Subtotal                    | \$444,634       | \$8.89    |
|         | Escalation to MOC, 08/15/19 | 2.94% \$13,078  | \$0.26    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$457,712****\$53.07**

Total Area: 8,624 SF

**Option 7 Removal Of Strcuture - Placement Of Bricks Off Site For Resale**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**DETAIL ELEMENTS -**

| Element                                  | Quantity | Unit | Unit Cost   | Total    |
|--|----------|------|-------------|----------|
| Element                                  | Quantity | Unit | Unit Cost   | Total    |
| <b>01 General Requirements</b>           |          |      |             |          |
| <u>Demo</u>                              |          |      |             |          |
| Environmental Remediation Cost Allowance | 1        | LS   | \$25,000.00 | \$25,000 |

|                              |          |
|------------------------------|----------|
| Total - General Requirements | \$25,000 |
|------------------------------|----------|

**02 Existing Conditions**Demo

|                             |        |    |            |          |
|-----------------------------|--------|----|------------|----------|
| Demo Existing Roof          | 4,900  | SF | \$5.00     | \$24,500 |
| Demo Interior Walls         | 8,624  | SF | \$2.50     | \$21,560 |
| Demo 2nd Level Floor        | 4,312  | SF | \$1.50     | \$6,468  |
| Demo Exterior Brick         | 22,565 | SF | \$2.50     | \$56,413 |
| Remove Cupolas              | 2      | EA | \$2,500.00 | \$5,000  |
| Remove Exterior Shoring     | 54     | EA | \$150.00   | \$8,100  |
| Inventory, Storage Off Site | 22,565 | SF | \$4.00     | \$90,260 |

|                             |           |
|-----------------------------|-----------|
| Total - Existing Conditions | \$212,301 |
|-----------------------------|-----------|

**26 Electrical**Temp Power

|            |       |    |        |         |
|------------|-------|----|--------|---------|
| Temp Power | 8,624 | SF | \$0.50 | \$4,312 |
|------------|-------|----|--------|---------|

|                    |         |
|--------------------|---------|
| Total - Electrical | \$4,312 |
|--------------------|---------|

**31 Earthwork**Earthwork

|                      |       |    |        |         |
|----------------------|-------|----|--------|---------|
| Prep For New Asphalt | 4,312 | SF | \$0.50 | \$2,156 |
|----------------------|-------|----|--------|---------|

|                   |         |
|-------------------|---------|
| Total - Earthwork | \$2,156 |
|-------------------|---------|

**32 Exterior Improvements**Asphalt

|                |       |    |        |          |
|----------------|-------|----|--------|----------|
| Repair Asphalt | 4,312 | SF | \$2.50 | \$10,780 |
|----------------|-------|----|--------|----------|

|                               |          |
|-------------------------------|----------|
| Total - Exterior Improvements | \$10,780 |
|-------------------------------|----------|

**33 Utilities**Asphalt

|                          |   |    |             |          |
|--------------------------|---|----|-------------|----------|
| Utilities Safe Off - Cap | 1 | LS | \$25,000.00 | \$25,000 |
|--------------------------|---|----|-------------|----------|

|                   |          |
|-------------------|----------|
| Total - Utilities | \$25,000 |
|-------------------|----------|

## Option 8 Removal And Preservation Of Cupolas West

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

### EXECUTIVE SUMMARY

#### 1.1 Introduction

Option 8 Removal and preservation of cupola(s) (in a reconstructed state) including move to allow for storage at an off-site location West

#### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description  | Total           |
|--|-----------------|
| Direct Costs   |                 |
| Option 8 Removal and preservation of cupola(s) (in a reconstructed state) including move to allow for storage at an off-site location West | \$20,000        |
| <b>Subtotal Direct Costs</b>   | <b>\$20,000</b> |
| Indirect Costs   |                 |
| General Conditions   | 10.00% \$2,000  |
| General Requirements   | 5.00% \$1,100   |
| Bonds & Insurance  | 4.00% \$800     |
| GC Fee   | 25.00% \$5,975  |
| Design Design Fee  | 15.00% \$4,481  |
| Construction Contingency   | 10.00% \$3,436  |
| Escalation   | 2.94% \$967     |
| <b>Subtotal Indirect Costs</b>   | <b>\$18,759</b> |
|  |                 |
| <b>Total Construction Costs</b>  | <b>\$38,759</b> |

#### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 1 Months |

#### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

##### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

##### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 8 Removal And Preservation Of Cupolas West**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element                           |        | Total    | Cost / SF |
|-----------------------------------|--------|----------|-----------|
| 02 Existing Conditions            |        | \$5,000  | \$0.10    |
| 06 Wood, Plastics, And Composites |        | \$15,000 | \$0.30    |
| Subtotal                          |        | \$20,000 | \$0.40    |
| General Conditions                | 10.00% | \$2,000  | \$0.04    |
| Subtotal                          |        | \$22,000 | \$0.44    |
| General Requirements              | 5.00%  | \$1,100  | \$0.02    |
| Subtotal                          |        | \$23,100 | \$0.46    |
| Bonds & Insurance                 | 4.00%  | \$800    | \$0.02    |
| Subtotal                          |        | \$23,900 | \$0.48    |
| Contractor's Fee                  | 25.00% | \$5,975  | \$0.12    |
| Subtotal                          |        | \$29,875 | \$0.60    |
| Design Fee                        | 15.00% | \$4,481  | \$0.09    |
| Subtotal                          |        | \$34,356 | \$0.69    |
| Construction Contingency          | 10.00% | \$3,436  | \$0.07    |
| Subtotal                          |        | \$37,792 | \$0.76    |
| Escalation to MOC, 07/15/19       | 2.56%  | \$967    | \$0.02    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$38,759****\$4.49**

Total Area: 8,624 SF



**Option 8 Removal And Preservation Of Cupolas West**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**DETAIL ELEMENTS -**

| Element                                  | Quantity | Unit | Unit Cost   | Total    |
|--|----------|------|-------------|----------|
| Element                                  | Quantity | Unit | Unit Cost   | Total    |
| <b>02 Existing Conditions</b>            |          |      |             |          |
| <u>Demo</u>                              |          |      |             |          |
| Remove Cupolas West                      | 1        | EA   | \$5,000.00  | \$5,000  |
| Total - Existing Conditions              |          |      |             | \$5,000  |
| <b>06 Wood, Plastics, And Composites</b> |          |      |             |          |
| <u>Wood, Plastics, And Composites</u>    |          |      |             |          |
| Repair - Reinstall Cupolas West          | 1        | EA   | \$15,000.00 | \$15,000 |
| Total - Wood, Plastics, And Composites   |          |      |             | \$15,000 |

## Option 8.1 Removal And Preservation Of Cupolas East

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

### EXECUTIVE SUMMARY

#### 1.1 Introduction

Option 8.1 Removal and preservation of cupola(s) (in a reconstructed state) including move to allow for storage at an off-site location East

#### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description  | Total           |
|--|-----------------|
| Direct Costs   |                 |
| Option 8.1 Removal and preservation of cupola(s) (in a reconstructed state) including move to allow for storage at an off-site location East | \$25,000        |
| <b>Subtotal Direct Costs</b>   | <b>\$25,000</b> |
| Indirect Costs   |                 |
| General Conditions   | 10.00% \$2,500  |
| General Requirements   | 5.00% \$1,375   |
| Bonds & Insurance  | 4.00% \$1,000   |
| GC Fee   | 25.00% \$7,469  |
| Design Design Fee  | 15.00% \$5,602  |
| Construction Contingency   | 10.00% \$4,295  |
| Escalation   | 2.94% \$1,209   |
| <b>Subtotal Indirect Costs</b>   | <b>\$23,448</b> |
|  |                 |
| <b>Total Construction Costs</b>  | <b>\$48,448</b> |

#### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 1 Months |

#### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

##### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

##### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 8.1 Removal And Preservation Of Cupolas East**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element                                  |        | Total           | Cost / SF     |
|--|--------|-----------------|---------------|
| 02 Existing Conditions                   |        | \$5,000         | \$0.10        |
| 06 Wood, Plastics, And Composites        |        | \$20,000        | \$0.40        |
| Subtotal                                 |        | \$25,000        | \$0.50        |
| General Conditions                       | 10.00% | \$2,500         | \$0.05        |
| Subtotal                                 |        | \$27,500        | \$0.55        |
| General Requirements                     | 5.00%  | \$1,375         | \$0.03        |
| Subtotal                                 |        | \$28,875        | \$0.58        |
| Bonds & Insurance                        | 4.00%  | \$1,000         | \$0.02        |
| Subtotal                                 |        | \$29,875        | \$0.60        |
| Contractor's Fee                         | 25.00% | \$7,469         | \$0.15        |
| Subtotal                                 |        | \$37,344        | \$0.75        |
| Design Fee                               | 15.00% | \$5,602         | \$0.11        |
| Subtotal                                 |        | \$42,945        | \$0.86        |
| Construction Contingency                 | 10.00% | \$4,295         | \$0.09        |
| Subtotal                                 |        | \$47,240        | \$0.94        |
| Escalation to MOC, 07/15/19              | 2.56%  | \$1,209         | \$0.02        |
| <b>TOTAL ESTIMATED CONSTRUCTION COST</b> |        | <b>\$48,448</b> | <b>\$5.62</b> |

Total Area: 8,624 SF

**Option 8.1 Removal And Preseravation Of Cupolas East**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**DETAIL ELEMENTS -**

| Element                                  | Quantity | Unit | Unit Cost   | Total    |
|--|----------|------|-------------|----------|
| Element                                  | Quantity | Unit | Unit Cost   | Total    |
| <b>02 Existing Conditions</b>            |          |      |             |          |
| <u>Demo</u>                              |          |      |             |          |
| Remove Cupolas East                      | 1        | EA   | \$5,000.00  | \$5,000  |
| Total - Existing Conditions              |          |      |             | \$5,000  |
| <b>06 Wood, Plastics, And Composites</b> |          |      |             |          |
| <u>Wood, Plastics, And Composites</u>    |          |      |             |          |
| Repair - Reinstall Cupolas East          | 1        | EA   | \$20,000.00 | \$20,000 |
| Total - Wood, Plastics, And Composites   |          |      |             | \$20,000 |

## Option 9 Removal And Preservation Of Window Per Each

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

### EXECUTIVE SUMMARY

#### 1.1 Introduction

9.0 Removal and preservation of exterior window  
including move to allow for storage at an off-site location  
Per Window

#### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description  | Total          |
|--|----------------|
| Direct Costs   |                |
| 9.0 Removal and preservation of exterior window<br>including move to allow for storage at an off-site location<br>Per Window | \$4,000        |
| <b>Subtotal Direct Costs</b>   | <b>\$4,000</b> |
| Indirect Costs   |                |
| Bonds & Insurance 4.00%  | \$160          |
| GC Fee 25.00%  | \$416          |
| Design Design Fee 15.00%   | \$458          |
| Construction Contingency 10.00%  | \$503          |
| Escalation 2.94%   | \$142          |
| <b>Subtotal Indirect Costs</b>   | <b>\$1,679</b> |
|  |                |
| <b>Total Construction Costs</b>  | <b>\$5,679</b> |

#### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 1 Months |

#### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

##### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

##### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work

**Option 9 Removal And Preservation Of Window Per Each**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                                | Total        | Cost / SF |
|---------|--------------------------------|--------------|-----------|
| 06      | Wood, Plastics, And Composites | \$3,500      | \$0.07    |
|         | Subtotal                       | \$4,000      | \$0.08    |
|         | Bonds & Insurance              | 4.00% \$160  | \$0.00    |
|         | Subtotal                       | \$4,160      | \$0.08    |
|         | Contractor's Fee               | 10.00% \$416 | \$0.01    |
|         | Subtotal                       | \$4,576      | \$0.09    |
|         | Design Fee                     | 10.00% \$458 | \$0.01    |
|         | Subtotal                       | \$5,034      | \$0.10    |
|         | Construction Contingency       | 10.00% \$503 | \$0.01    |
|         | Subtotal                       | \$5,537      | \$0.11    |
|         | Escalation to MOC, 07/15/19    | 2.56% \$142  | \$0.00    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$5,679****\$0.66**

Total Area: 8,624 SF

**Option 9 Removal And Preservation Of Window Per Each**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**DETAIL ELEMENTS -**

| Element                        | Quantity | Unit  | Unit Cost | Total |
|--------------------------------|----------|-------|-----------|-------|
| Element                        | Quantity | Unit  | Unit Cost | Total |
| <b>01 General Requirements</b> |          |       |           |       |
| <u>General Requirements</u>    |          |       |           |       |
| Environmental Remediation Cost | 1        | Allow | \$500.00  | \$500 |

**Total - General Requirements****\$500****06 Wood, Plastics, And Composites**Wood, Plastics, And Composites

|                    |   |    |            |         |
|--------------------|---|----|------------|---------|
| New Windows - Trim | 1 | EA | \$3,500.00 | \$3,500 |
|--------------------|---|----|------------|---------|

**Total - Wood, Plastics, And Composites****\$3,500**

## EXECUTIVE SUMMARY

### 1.1 Introduction

9.1 Removal and preservation of exterior doors  
including move to allow for storage at an off-site location  
Per set of doors

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description   | Total          |
|---|----------------|
| Direct Costs  |                |
| 9.1 Removal and preservation of exterior doors<br>including move to allow for storage at an off-site location<br>Per set of doors | \$4,500        |
| <b>Subtotal Direct Costs</b>  | <b>\$4,500</b> |
| Indirect Costs  |                |
| Bonds & Insurance 4.00%   | \$180          |
| GC Fee 25.00%   | \$468          |
| Design Design Fee 15.00%  | \$515          |
| Construction Contingency 10.00%   | \$566          |
| Escalation 2.94%  | \$159          |
| <b>Subtotal Indirect Costs</b>  | <b>\$1,888</b> |
| <b>Total Construction Costs</b>   | <b>\$6,388</b> |

### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 1 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction
- Environmental Remediation Cost Allowance

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- MEP Work



**Option 9 Removal And Preseravation Of Doors Per set of doors**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                                | Total        | Cost / SF |
|---------|--------------------------------|--------------|-----------|
| 06      | Wood, Plastics, And Composites | \$4,000      | \$0.08    |
|         | Subtotal                       | \$4,500      | \$0.09    |
|         | Bonds & Insurance              | 4.00% \$180  | \$0.00    |
|         | Subtotal                       | \$4,680      | \$0.09    |
|         | Contractor's Fee               | 10.00% \$468 | \$0.01    |
|         | Subtotal                       | \$5,148      | \$0.10    |
|         | Design Fee                     | 10.00% \$515 | \$0.01    |
|         | Subtotal                       | \$5,663      | \$0.11    |
|         | Construction Contingency       | 10.00% \$566 | \$0.01    |
|         | Subtotal                       | \$6,229      | \$0.12    |
|         | Escalation to MOC, 07/15/19    | 2.56% \$159  | \$0.00    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$6,388****\$0.74**

Total Area: 8,624 SF

**Option 9 Removal And Preservation Of Doors Per set of doors**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**DETAIL ELEMENTS -**

| Element                        | Quantity | Unit  | Unit Cost | Total |
|--------------------------------|----------|-------|-----------|-------|
| Element                        | Quantity | Unit  | Unit Cost | Total |
| <b>01 General Requirements</b> |          |       |           |       |
| <u>General Requirements</u>    |          |       |           |       |
| Environmental Remediation Cost | 1        | Allow | \$500.00  | \$500 |

|                              |       |
|------------------------------|-------|
| Total - General Requirements | \$500 |
|------------------------------|-------|

**06 Wood, Plastics, And Composites**Wood, Plastics, And Composites

|                |   |    |            |         |
|----------------|---|----|------------|---------|
| New Doors 6070 | 1 | EA | \$4,000.00 | \$4,000 |
|----------------|---|----|------------|---------|

|  |         |
|--|---------|
| Total - Wood, Plastics, And Composites | \$4,000 |
|--|---------|

## EXECUTIVE SUMMARY

### 1.1 Introduction

Option 10.0 Removal and preservation of portion of building that includes "Pomona City Stable" wording from West side of building, including move to allow for storage at an off-site location

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description  | Total           |
|--|-----------------|
| Direct Costs   |                 |
| Option 10.0 Removal and preservation of portion of building that includes "Pomona City Stable" wording from West side of building, including move to allow for storage at an off-site location | \$7,378         |
| <b>Subtotal Direct Costs</b>   | <b>\$7,378</b>  |
| Indirect Costs   |                 |
| Bonds & Insurance 4.00%  | \$295           |
| GC Fee 25.00%  | \$767           |
| Design Design Fee 15.00%   | \$844           |
| Construction Contingency 10.00%  | \$928           |
| Escalation 2.94%   | \$261           |
| <b>Subtotal Indirect Costs</b>   | <b>\$3,096</b>  |
| <b>Total Construction Costs</b>  | <b>\$10,474</b> |

### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 1 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- Environmental Remediation Cost Allowance

## SUMMARY -

| Element                     |        | Total    | Cost / SF |
|-----------------------------|--------|----------|-----------|
| 04 Masonry                  |        | \$7,378  | \$0.15    |
| Subtotal                    |        | \$7,378  | \$0.15    |
| Bonds & Insurance           | 4.00%  | \$295    | \$0.01    |
| Subtotal                    |        | \$7,673  | \$0.15    |
| Contractor's Fee            | 10.00% | \$767    | \$0.02    |
| Subtotal                    |        | \$8,440  | \$0.17    |
| Design Fee                  | 10.00% | \$844    | \$0.02    |
| Subtotal                    |        | \$9,284  | \$0.19    |
| Construction Contingency    | 10.00% | \$928    | \$0.02    |
| Subtotal                    |        | \$10,212 | \$0.20    |
| Escalation to MOC, 07/15/19 | 2.56%  | \$261    | \$0.01    |

**TOTAL ESTIMATED CONSTRUCTION COST**

**\$10,474**

**\$1.21**

Total Area: 8,624 SF

## DETAIL ELEMENTS -

| Element                                      | Quantity | Unit | Unit Cost | Total          |
|--|----------|------|-----------|----------------|
| Element                                      | Quantity | Unit | Unit Cost | Total          |
| <b>04 Masonry</b>                            |          |      |           |                |
| <u>Masonry</u>                               |          |      |           |                |
| Remove Wording Pomona City Stables West Side | 114      | SF   | \$65.00   | \$7,378        |
| <b>Total - Masonry</b>                       |          |      |           | <b>\$7,378</b> |

## EXECUTIVE SUMMARY

### 1.1 Introduction

Option 10.1 Removal and preservation of portion of building that includes "Pomona City Stable" wording from East side of building, including move to allow for storage at an off-site location

### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description  | Total           |
|--|-----------------|
| Direct Costs   |                 |
| Option 10.1 Removal and preservation of portion of building that includes "Pomona City Stable" wording from East side of building, including move to allow for storage at an off-site location | \$7,378         |
| <b>Subtotal Direct Costs</b>   | <b>\$7,378</b>  |
| Indirect Costs   |                 |
| Bonds & Insurance 4.00%  | \$295           |
| GC Fee 25.00%  | \$767           |
| Design Design Fee 15.00%   | \$844           |
| Construction Contingency 10.00%  | \$928           |
| Escalation 2.94%   | \$261           |
| <b>Subtotal Indirect Costs</b>   | <b>\$3,096</b>  |
|  |                 |
| <b>Total Construction Costs</b>  | <b>\$10,474</b> |

### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 1 Months |

### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

#### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction

#### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- Environmental Remediation Cost Allowance

**Option 10 Removal Wording Pomona City Stable East Side**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                             | Total        | Cost / SF |
|---------|-----------------------------|--------------|-----------|
| 04      | Masonry                     | \$7,378      | \$0.15    |
|         | Subtotal                    | \$7,378      | \$0.15    |
|         | Bonds & Insurance           | 4.00% \$295  | \$0.01    |
|         | Subtotal                    | \$7,673      | \$0.15    |
|         | Contractor's Fee            | 10.00% \$767 | \$0.02    |
|         | Subtotal                    | \$8,440      | \$0.17    |
|         | Design Fee                  | 10.00% \$844 | \$0.02    |
|         | Subtotal                    | \$9,284      | \$0.19    |
|         | Construction Contingency    | 10.00% \$928 | \$0.02    |
|         | Subtotal                    | \$10,212     | \$0.20    |
|         | Escalation to MOC, 07/15/19 | 2.56% \$261  | \$0.01    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$10,474****\$1.21**

Total Area: 8,624 SF

**Option 10 Removal Wording Pomona City Stable East Side**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**DETAIL ELEMENTS -**

| Element                                      | Quantity | Unit | Unit Cost | Total          |
|--|----------|------|-----------|----------------|
| Element                                      | Quantity | Unit | Unit Cost | Total          |
| <b>04 Masonry</b>                            |          |      |           |                |
| <b><u>Masonry</u></b>                        |          |      |           |                |
| Remove Wording Pomona City Stables East Side | 114      | SF   | \$65.00   | \$7,378        |
| <b>Total - Masonry</b>                       |          |      |           | <b>\$7,378</b> |



## Option 11 Preservation Of Exterior Iron Works

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

### EXECUTIVE SUMMARY

#### 1.1 Introduction

Option 11 Preservation of exterior iron works on building, including move to allow for storage at an off-site location

#### 1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description  | Total           |
|--|-----------------|
| Direct Costs   |                 |
| Option 11 Preservation of exterior iron works on building, including move to allow for storage at an off-site location | \$13,500        |
| <b>Subtotal Direct Costs</b>   | <b>\$13,500</b> |
| Indirect Costs   |                 |
| Bonds & Insurance 4.00%  | \$540           |
| GC Fee 25.00%  | \$1,404         |
| Design Design Fee 15.00%   | \$1,544         |
| Construction Contingency 10.00%  | \$1,699         |
| Escalation 2.94%   | \$478           |
| <b>Subtotal Indirect Costs</b>   | <b>\$5,665</b>  |
|  |                 |
| <b>Total Construction Costs</b>  | <b>\$19,165</b> |

#### 1.3 Project Schedule

|                      |          |
|----------------------|----------|
| Design & Engineering | 1 Months |
| Construction         | 1 Months |

#### 1.4 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

##### Key Assumptions

- Public Bid
- Permit By Owner
- Single Phase Construction

##### Key Exclusions

- Clean Up Existing Site By Owner
- Department Relocation
- Asbestos Abatement Report
- Environmental Remediation Cost Allowance

**Option 11 Preservation Of Exterior Iron Works**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**SUMMARY -**

| Element |                             | Total          | Cost / SF |
|---------|-----------------------------|----------------|-----------|
| 05      | Metals                      | \$13,500       | \$0.27    |
|         | Subtotal                    | \$13,500       | \$0.27    |
|         | Bonds & Insurance           | 4.00% \$540    | \$0.01    |
|         | Subtotal                    | \$14,040       | \$0.28    |
|         | Contractor's Fee            | 10.00% \$1,404 | \$0.03    |
|         | Subtotal                    | \$15,444       | \$0.31    |
|         | Design Fee                  | 10.00% \$1,544 | \$0.03    |
|         | Subtotal                    | \$16,988       | \$0.34    |
|         | Construction Contingency    | 10.00% \$1,699 | \$0.03    |
|         | Subtotal                    | \$18,687       | \$0.37    |
|         | Escalation to MOC, 07/15/19 | 2.56% \$478    | \$0.01    |

**TOTAL ESTIMATED CONSTRUCTION COST****\$19,165****\$2.22**

Total Area: 8,624 SF

**Option 11 Preservation Of Exterior Iron Works**

Pomona, CA

1909 Floor Plan - 1909 Elevation Plan

Project # TBD

12/21/18

**DETAIL ELEMENTS -**

| Element                                | Quantity | Unit | Unit Cost  | Total    |
|--|----------|------|------------|----------|
| Element                                | Quantity | Unit | Unit Cost  | Total    |
| <b>05 Metals</b>                       |          |      |            |          |
| <u>Metals</u>                          |          |      |            |          |
| Remove Exterior Iron Works On Building | 9        | EA   | \$1,500.00 | \$13,500 |
| Total - Metals                         |          |      |            | \$13,500 |