



**Occidental College
Swan Hall Renovation (Including Additional Scope)
Los Angeles, California**

50% Schematic Design Statement of Probable Cost
July 15, 2010
Cumming Project No. 10-00088.00

CSI *MasterFormat*™

Prepared for Brian Bloom

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INTRODUCTION

1. Basis Of Estimate

This statement is based on the 50% Schematic Design package as prepared by Brian Bloom (dated 9/17/09), received on 2/10/10, along with verbal direction from the architect and engineer.

Drawings: Preliminary design plans (9/17/09)- SD1.0, A2.0, A2.1, A2.2, A2.3, A3.0, A4.1A, A4.2A; Existing floor plans (9/17/09)- A2.0, A2.1; Structural renderings (10/19/09) - 18 sheets comprised of 4 schemes; Architectural renderings (2/18/10) - 8 sheets comprised of offices, hallways, lounges, and exterior views.

Consultant

Reports: Geotechnical report by RMA Group dated 11/12/2009.

2. Scope of Estimate

The scope of this project is comprised of the renovation of a 16,589 GSF building. Also included is the additional scope of work as discussed with the architect.

3. Items Affecting the Estimate

A Specific Inclusions

Items which are detailed in the backup to this estimate include the following:

- 1 Soft costs per architect.

B Specific Exclusions

Items which are not detailed in the backup to this estimate include the following:

- 1 Professional design and consulting fees.
- 2 General building permit.
- 3 Testing fees.
- 4 Owner's field inspection costs.
- 5 Plan check fees and building permit fees.
- 6 Furnishings, fixtures and equipment (FF&E) / Group II.
- 7 Owner-furnished items.
- 8 Telephone equipment and cabling.
- 9 Building signage beyond code required signage.
- 10 Artwork and interior plants.
- 11 Move-in costs or maintenance costs after move-in.
- 12 Financing and carry costs.
- 13 Major site and building structures demolition.

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C Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- 1 Modifications to the scope of work included in this estimate.
- 2 Restrictive technical specifications or excessive contract conditions.
- 3 Any specified item of equipment, material, or product that cannot be obtained from at least three (3) different sources.
- 4 Any other non-competitive bid situations.
- 5 Bids delayed beyond the projected schedule.
- 6 Unit prices for commodities such as aggregate base, fill soils, and soils export can vary greatly from those presented herein, depending upon the demand for such materials (or lack thereof) within the dirt market at the time of actual construction.
- 7 Note: Given the current instabilities in the world market, the cost of many products (including, but not limited to, asphalt, Portland Cement concrete, lumber, sewer, water, and drain pipe, and steel) may differ significantly at the time material orders are actually placed from what is shown herein (beyond that accounted for by reasonable escalation rates).

D Assumptions made in the Cost Estimate

This estimate was prepared under the following assumptions:

- 1 The site will be fully accessible during normal working hours.
- 2 No phasing will be required.
- 3 Construction contract procurement method is competitive, public G.C. bid.
- 4 Non-Union wage labor rate structure.

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4. Notes

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions.

This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. However, Cumming cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four (4) competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

In accordance with industry analyses, it has been determined that the number of competitive bids obtained may have the following effect:

1 bid	add	15% to 40%
2 to 3 bids	add	8% to 12%
4 to 5 bids		-4% to +4%
6 to 8 bids	deduct	5% to 7%
9 or more bids	deduct	8% to 25%

Caveat emptor! The bid price is not necessarily the final cost. Please be advised that opening up the bid process to all comers invites bid-day errors and "lowball" bids from potentially less-than-qualified bidders who will seek to make their profit on the job via an unending stream of change order requests.

The Cumming staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Recommendations for Cost Control

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure that it reflects their design intent.

Requests for modifications of any apparent errors or omissions to this document must be made within ten (10) working days of the date of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted. If the project is over budget, or there are unresolved budgeting issues, alternate systems / schemes should be evaluated before proceeding.

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Basis for Quantities

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

Basis for Unit Costs

Unit costs as contained herein are based on current bid prices in the Los Angeles, California area.

Subcontractor's overhead and profit is included in each line item unit cost. This overhead and profit covers each subcontractor's cost for labor burden, materials and equipment sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead and profit is shown separately on the Summary.

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design.

These consultants have used pricing data from the Cumming database for construction, updated to reflect current market conditions in the Los Angeles, California area at the time the estimate was prepared. In some cases, quotes were solicited from outside sources to substantiate in-house pricing data.

Subcontractor's Mark-ups

As stated earlier, subcontractor's mark-ups have been included in each line item unit cost. Depending on the trade, these mark-ups can range from 15% to 20% of the raw cost for that particular item of work.

5. Prorates

General Conditions

A reasonable allowance based on 12% of the construction cost subtotal has been included for the contractor's general conditions.

Contractor's Bonds

A reasonable allowance based on 1% of the construction cost subtotal has been included for the contractor's payment and performance bonds (if required).

Contractor's General Liability Insurance

A reasonable allowance based on 1% of the construction cost subtotal has been included for the contractor's general liability insurance.

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Contractor's Fee

A reasonable allowance based on 3.5% of the construction cost subtotal has been included for the general contractor's home office overhead and profit. Site overhead is included in the general conditions.

Design / Estimating Contingency

A reasonable allowance of 7.5% for undeveloped design details has been included in the Summary of this estimate. As the design of each system is further developed, details which increase cost become apparent and are incorporated into the estimate.

Escalation

Escalation is calculated from the basis of this estimate to the Midpoint of Construction using the following rates:

Construction Start:	01/01/11	
Construction Completion:	07/01/12	
Construction Midpoint:	10/01/11	
Construction Duration:	18 Months	
Compound Escalation:	2.29%	
Annual:	2010	1.00%
	2011	2.00%
	2012	2.00%

Phasing Allowance

No phasing is required for this project.

Construction Management Fee

Not applicable.

Construction Contingency

This is a part of the Soft Costs which have been excluded from this estimate but it is prudent for all program budgets to include an allowance for change orders which occur during construction. These change orders normally increase the cost of the project. It is recommended that the owner, in their program budget, carry a percentage of anywhere from 5% - 10% of the construction cost for this construction contingency.

INTRODUCTION

Abbreviations Commonly Used Herein

BCY	bank cubic yards	LF	lineal feet
CCY	compacted cubic yards	LS	lump-sum
CFM	cubic feet per minute	NSF	net square feet
CLF	hundred lineal feet	PC	piece(s)
CY	cubic yard(s)	PR	pair
EA	each	SF	square feet
FLT	flight (of stairs)	SFCA	square feet of contact area
GSF	gross square feet	SFF	square feet of floor
MH	hour(s)	SY	square yard(s)
LB	pound(s)	TN	ton(s)
LCY	loose cubic yards	VLF	vertical lineal feet

CONSTRUCTION COST SUMMARY

CSI MasterFormat™	Area	Cost / SF	Total
A. Existing Building	16,819 SF	\$316.86	\$5,329,337
Additional Scope:			
Total cost of new scope of work:			\$1,510,890
Soft costs (Per Architect):			\$444,048
			\$444,048
Total cost for proposed change:			\$1,954,938

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
<u>Division 01 - General Requirements</u>						
General Requirements	12.00%		\$4,144,682	\$497,362		
Add for general requirements to new scope of work	18.00%		\$979,837		\$176,371	
Total Division 01 - General Requirements				\$497,362		
<u>Division 02 - Existing Conditions</u>						
Hazardous material assessment						
Removal of asbestos and lead, allow	16,819	GSF	\$6.00	\$100,914		
Temporary structural bracing						
Allowance for temporary support to existing floor structure during demolition and construction of central core area	16,819	GSF	\$2.90	\$48,775		
Allowance for temporary support to existing floor structure as required during demolition and construction of new interior shear walls	16,819	GSF	\$4.00	\$67,276		
Demolition						
Structural						
Saw cut and remove existing stepped concrete slab on grade at first floor core area	1,275	SF	\$2.20	\$2,805		
Saw cut and remove existing stepped suspended floor slab, including structural steel framing at 2nd and 3rd floor core areas	2,550	SF	\$4.20	\$10,710		
Saw cut and remove existing stepped concrete slab on grade to make way for 12" thick interior shear wall at first floor level	2,034	SF	\$2.20	\$4,475		
Saw cut and remove existing stepped suspended floor slab to make way for 12" thick interior shear wall at 2nd and 3rd floor levels	4,068	SF	\$0.00	\$12,010		
Saw cut and remove existing suspended floor slab over crawl space at SE corner of first floor level	750	SF	\$4.20	\$3,150		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
Architectural						
Exterior and interior walls						
Demolish existing exterior wall at West elevation in connection with the new building addition	825	SF	\$8.40	\$6,930		
Demolish existing hollow clay exterior wall tile in connection with new gunite walls	9,600	SF	\$5.40	\$51,840		
Deduct for scope change	9,600	SF	\$5.40			(\$51,840)
Add to remove interior of existing exterior hollow clay wall while maintaining the integrity of the exterior portion of the wall	9,600	SF	\$8.50		\$81,600	
Add for premium to hand demolish and sawcut interior portion of exterior hollow clay walls	9,600	SF	\$6.00		\$57,600	
Demolish existing hollow clay interior wall tile at first floor level mechanical chase in connection with expansion of floor area	1,596	SF	\$8.40	\$13,406		
Stairs						
Demolish existing interior stairs at core, main flights	2	FLT	\$1,260.00	\$2,520		
Demolish existing short flight stairs at core,	5	EA	\$840.00	\$4,200		
Windows and doors						
Remove exterior windows to off site location	2,434	SF	\$20.00	\$48,680		
Deduct for scope change	2,434	SF	\$20.00			(\$48,680)
Remove to off site location existing exterior doors and hardware	5	EA	\$900.00	\$4,500		
Remove and dispose existing door frames	5	EA	\$100.00	\$500		
Remove and dispose of interior doors, frames and hardware	103	EA	\$60.00	\$6,180		
Roofing						
Remove and salvage clay roof tiles, store on-site and prepare for re-installation	6,640	SF	\$4.25	\$28,220		
Remove roof, including plywood sheathing, sheet metal, etc.	6,640	SF	\$0.80	\$5,312		
Remove balcony railing	9	LF	\$16.50	\$143		
Remove interior partitions	2,075	LF	\$4.60	\$9,545		
Remove flooring	15,965	SF	\$0.80	\$12,772		
Remove ceilings	15,965	SF	\$0.85	\$13,570		
Remove casework, allow	15,965	SF	\$0.10	\$1,597		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost		
				3/23/10	Adds (+)	Deducts (-)
Trade						
Remove mechanical components, allow	16,819	SF	\$1.25	\$21,024		
Remove electrical components, allow	16,819	SF	\$1.00	\$16,819		
Remove plumbing components, allow	16,819	SF	\$1.50	\$25,229		
Miscellaneous						
Allowance for miscellaneous demolition	16,819	SF	\$0.75	\$12,614		
Total Division 02 - Existing Conditions				\$535,715		
Division 03 - Concrete						
Structural concrete footings						
Reinforced concrete footings for new interior shear walls, assume 2' depth						
Formwork	678	SF	\$9.40	\$6,373		
Reinforcement, assume #110/CY	8,287	LB	\$0.75	\$6,215		
Concrete, 4000 psi	75	CY	\$210.00	\$15,820		
Reinforced concrete pad footing at elevator shaft, assume 2' depth						
Formwork	113	SF	\$9.40	\$1,058		
Reinforcement, assume #110/CY	1,059	LB	\$0.75	\$794		
Concrete, 4000 psi	10	CY	\$210.00	\$2,022		
Modifications to existing reinforced concrete footings						
Add for hand excavation and haul-off soils	59	CY	\$200.00		\$11,880	
Add for backfill	5	CY	\$22.50		\$122	
Add for reinforcement	4,050	LB	\$5.00		\$20,250	
Add for concrete, 4000 psi	54	CY	\$260.00		\$14,040	
Add for epoxy-grouted dowels	688	EA	\$30.00		\$20,640	
Add premium for pressure grouting	1	LS	\$40,000.00		\$40,000	

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CSI MasterFormat™	Quants	Unit	Rate	Total Cost		
				3/23/10	Adds (+)	Deducts (-)
Structural concrete slab						
Reinforced concrete slab on grade at mech chase, 6" thick						
Sand/gravel	560	SF	\$0.55	\$308		
Vapor barrier	560	SF	\$0.25	\$140		
Formwork	277	SF	\$9.40	\$2,604		
Reinforcement, assume #2/SF	1,120	LB	\$0.75	\$840		
Concrete, 4000 psi	10	CY	\$210.00	\$2,178		
Finish and cure	560	SF	\$1.00	\$560		
Reinforced concrete slab on grade at SE crawl space, 6" thick						
Sand/gravel	750	SF	\$0.55	\$413		
Vapor barrier	750	SF	\$0.25	\$188		
Formwork	122	SF	\$9.40	\$1,147		
Reinforcement, assume #2/SF	1,500	LB	\$0.75	\$1,125		
Concrete, 4000 psi	14	CY	\$210.00	\$2,917		
Finish and cure	750	SF	\$1.00	\$750		
Reinforced concrete slab on grade at East lobby area, 6" thick						
Sand/gravel	1,275	SF	\$0.55	\$701		
Vapor barrier	1,275	SF	\$0.25	\$319		
Formwork	143	SF	\$9.40	\$1,344		
Reinforcement, assume #2/SF	2,550	LB	\$0.75	\$1,913		
Concrete, 4000 psi	24	CY	\$210.00	\$4,958		
Finish and cure	1,275	SF	\$1.00	\$1,275		
Reinforced concrete slab on grade at interior shear walls, 6" thick						
Sand/gravel	4,068	SF	\$0.55	\$2,237		
Vapor barrier	4,068	SF	\$0.25	\$1,017		
Formwork	339	SF	\$9.40	\$3,187		
Reinforcement, assume #2/SF	8,136	LB	\$0.75	\$6,102		
Concrete, 4000 psi	75	CY	\$210.00	\$15,820		
Finish and cure	4,068	SF	\$1.00	\$4,068		

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CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
Specialty placed concrete shear walls						
Pneumatically placed concrete at exterior walls, 6" thick						
Formwork (one side)	9,600	SF	\$ 9.40	\$90,240		
Deduct for scope change	9,600	SF	\$ 9.40			(\$90,240)
Add Carbon fiber bonding	9,600	SF	\$ 10.00		\$96,000	
Add Pinning	9,600	EA	\$ 5.00		\$48,000	
Add for falsework to existing exterior wall	9,600	SF	\$ 9.40		\$90,240	
Reinforcement, assume #6/SF				\$46,391		
Add for X-ray rebar locator	1	LS	\$ 20,000.00		\$20,000	
Epoxy-grouted dowels, allow	1,762	EA	\$ 30.00	\$52,860		
Add dowels for floor connections	309	EA	\$ 65.00		\$20,085	
Gunite, assume 4,000 psi	206	CY	\$ 280.00	\$57,732		
Add premium to shoot to hollow clay in lieu if formwork	9,600	SF	\$ 6.00		\$57,600	
Add for masonry repairs at exterior wall corners	800	SF	\$ 25.00		\$20,000	
Add for masonry repairs at exterior windows	742	SF	\$ 25.00		\$18,550	
Add for masonry repairs at exterior damaged sections	1,925	SF	\$ 25.00		\$48,125	
Add for hand remove exterior plaster from exterior walls	9,600	SF	\$ 28.00		\$268,800	
Add for dispose exterior plaster containing lead paint	30	CU	\$ 128.00		\$3,840	
Add for exterior plaster pinning	5,900	EA	\$ 20.00		\$118,000	
Finish and cure (sack and patch)	20,618	SF	\$ 1.00	\$20,618		
Pneumatically placed concrete at interior walls, 12" thick						
Formwork (one side)	3,729	SF	\$9.40	\$35,053		
Reinforcement, assume #6/SF	22,374	LB	\$0.75	\$16,781		
Epoxy-grouted dowels, allow	660	EA	\$30.00	\$19,800		
Gunite, assume 4,000 psi	138	CY	\$280.00	\$38,671		
Finish and cure (sack and patch)	7,458	SF	\$1.00	\$7,458		
Pneumatically placed concrete at elevator shaft, 8" thick						
Formwork (one side)	1,330	SF	\$9.40	\$12,502		
Reinforcement, assume #6/SF	7,980	LB	\$0.75	\$5,985		
Epoxy-grouted dowels, allow	70	EA	\$30.00	\$2,100		
Gunite, assume 4000 psi	33	CY	\$280.00	\$9,241		
Finish and cure (sack and patch)	2,660	SF	\$1.00	\$2,660		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost		
				3/23/10	Adds (+)	Deducts (-)
Concrete topping at metal deck						
Reinforced concrete topping at core area, 2-1/2" thick						
Reinforcement, assume #1.5/SF	3,825	LB	\$0.75	\$2,869		
Concrete, 4000 psi	20	CY	\$210.00	\$4,132		
Finish and cure	2,550	SF	\$1.00	\$2,550		
Reinforced concrete topping at new shear walls, 2-1/2" thick						
Reinforcement, assume #1.5/SF	6,102	LB	\$0.75	\$4,577		
Concrete, 4000 psi	20	CY	\$210.00	\$4,132		
Finish and cure	4,068	SF	\$1.00	\$4,068		
Concrete fill at metal stairs						
Stairs from lobby to lounge at first floor level	1	EA	\$2,100.00	\$2,100		
Stairs from lobby to "politics" at first floor level	1	EA	\$1,100.00	\$1,100		
Miscellaneous						
Precast concrete surround, allow	3	EA	\$12,000.00	\$36,000		
Elevator pit	1	EA	\$8,000.00	\$8,000		
Total Division 03 - Concrete				\$576,009		
Division 04 - Masonry						
Solid surface countertops						
Quartz countertop at kitchen	16	LF	\$205.00	\$3,178		
Total Division 04 - Masonry				\$3,178		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
<u>Division 05 - Metals</u>						
New suspended floor slab at core area						
WF beams, assume #10/SF	33	TN	\$4,800.00	\$61,200		
W2 formlock metal deck, 3"	2,550	SF	\$3.75	\$9,563		
New suspended floor slab at new interior shear walls						
Allowance for adjustment of structural steel frame	4,068	SF	\$1.70	\$6,916		
W2 formlock metal deck, 3"	4,068	SF	\$3.75	\$15,255		
Metal stairs						
Metal pan stairs from lobby to lounge at first floor level	1	EA	\$2,500.00	\$2,500		
Metal pan stairs from lobby to "politics" at first floor level	1	EA	\$2,100.00	\$2,100		
Balustrades and rails						
Metal railing at balcony, 3'6" height	9	LF	\$90.00	\$779		
Metal handrails at new stairs	30	LF	\$50.00	\$1,500		
Metal handrails at existing stairs, allow	240	LF	\$50.00	\$12,000		
Allowance for modifications to existing interior guard rails	1	LS	\$20,000.00	\$20,000		
Allowance for miscellaneous metals	16,819	GSF	\$0.50	\$8,410		
Total Division 05 - Metals				\$140,222		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
<u>Division 06 - Wood, Plastics, and Composites</u>						
Sheathing						
3/4" plywood sheathing at roof	6,640	SF	\$2.50	\$16,600		
Millwork						
Offices						
MDF trim at windows, painted	1,436	LF	\$8.00	\$11,488		
MDF trim at doors, painted	740	LF	\$8.00	\$5,920		
Lounge/Hall						
Wood panels	243	SF	\$30.00	\$7,290		
Wood wainscot, 3' height	315	SF	\$30.00	\$9,450		
MDF trim at ceiling, painted	365	LF	\$8.00	\$2,920		
MDF trim at doors, painted	60	LF	\$8.00	\$480		
MDF trim at windows, painted	20	LF	\$8.00	\$160		
Wood box beam at ceiling, allow	100	LF	\$95.00	\$9,500		
Administration						
MDF trim at windows, painted	128	LF	\$8.00	\$1,024		
MDF trim at doors, painted	60	LF	\$8.00	\$480		
Flush wood base, stained, 4"	120	LF	\$6.00	\$720		
Lobby/Corridor, L1						
Wood panels	256	SF	\$30.00	\$7,680		
MDF trim at ceiling, painted	175	LF	\$8.00	\$1,400		
MDF trim at doors, painted	140	LF	\$8.00	\$1,120		
Flush wood base, stained, 4"	175	LF	\$6.00	\$1,050		
Lobby/Corridor, L2/L3						
MDF trim at windows, painted	40	LF	\$8.00	\$320		
MDF trim at doors, painted	140	LF	\$8.00	\$1,120		
Flush wood base, stained, 4"	400	LF	\$6.00	\$2,400		
Hallways						
MDF trim at windows, painted	208	LF	\$8.00	\$1,664		
MDF trim at doors, painted	740	LF	\$8.00	\$5,920		
Flush wood base, stained, 4"	765	LF	\$6.00	\$4,590		

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				3/23/10	Adds (+)	Deducts (-)
Conference room						
Wood wainscot, 3' height	240	SF	\$30.00	\$7,200		
MDF trim at ceiling, painted	80	LF	\$8.00	\$640		
MDF trim at windows, painted	40	LF	\$8.00	\$320		
MDF trim at doors, painted	20	LF	\$8.00	\$160		
Kitchen						
MDF trim at windows, painted	20	LF	\$8.00	\$160		
MDF trim at doors, painted	20	LF	\$8.00	\$160		
Study						
Wood wainscot, 3' height	108	SF	\$30.00	\$3,240		
MDF trim at ceiling, painted	50	LF	\$8.00	\$400		
MDF trim at windows, painted	40	LF	\$8.00	\$320		
MDF trim at doors, painted	40	LF	\$8.00	\$320		
Stairwells						
MDF trim at windows, painted	120	LF	\$8.00	\$960		
MDF trim at doors, painted	520	LF	\$8.00	\$4,160		
Flush wood base, stained, 4"	275	LF	\$6.00	\$1,650		
Casework						
Study						
Wood countertop, stained, including blocking and backing	30	LF	\$145.00	\$4,350		
Lobby/Corridor, L1						
glass shelving, and tackable panels, 8' height, allow	10	LF	\$800.00	\$8,000		
Kitchen						
Base cabinets with plastic laminate face, including blocking and backing	12	LF	\$185.00	\$2,128		
Wall hung cabinets with plastic laminate face, including blocking and backing	16	LF	\$160.00	\$2,560		
Full height open storage shelving, 8'	4	LF	\$210.00	\$840		

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CSI MasterFormat™	Quants	Unit	Rate	Total Cost		
				3/23/10	Adds (+)	Deducts (-)
Balustrades and rails						
Wood railing at lobby, stained, 3'-6" height	7	LF	\$210.00	\$1,470		
Stained wood handrail at lobby stairs	28	LF	\$90.00	\$2,520		
Miscellaneous						
Rough carpentry allowance	16,819	GSF	\$0.75	\$12,614		
Total Division 06 - Wood, Plastics, and Composites				\$147,468		
<u>Division 07 - Thermal and Moisture Protection</u>						
Waterproofing						
Existing retaining walls	2,014	SF	\$5.50	\$11,077		
Roofing membrane						
Waterproofing underlayment	6,640	SF	\$5.15	\$34,196		
Roof tiles						
Refurbished clay roof tiles, installation only	4,980	SF	\$2.00	\$9,960		
New clay roof tiles, assume 25%	1,660	SF	\$6.00	\$9,960		
Roof flashing and sheet metal						
Sheet metal, allow	4,980	SF	\$0.00	\$4,999		
Copper fascia	339	LF	\$18.50	\$6,272		
Roof specialties						
Copper gutters and downspouts	616	LF	\$30.00	\$18,480		
Thermal insulation						
R-11 batt insulation at exterior walls	9,600	SF	\$0.80	\$7,680		
R-11 batt insulation at attic	4,950	SF	\$0.80	\$3,960		
Sound insulation						
Batt insulation at interior walls	23,705	SF	\$0.70	\$16,594		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
Elevator door smoke containment curtain "SGS Model 600" smoke and draft control assembly by Smoke Guard Corp	6	STOP	\$5,200.00	\$31,200		
Miscellaneous						
Caulking and sealants	16,819	GSF	\$0.25	\$1,238		
Fireproofing	16,819	GSF	\$0.75	\$3,713		
Total Division 07 - Thermal and Moisture Protection				\$159,327		
Division 08 - Openings						
Exterior doors						
Refurbish and reinstall wood doors, including new frames, existing hardware	2	EA	\$1,000.00	\$2,000		
Refurbish and reinstall wood glazed balcony double doors, including new frames and existing hardware	2	EA	\$1,000.00	\$2,000		
Refurbish and reinstall existing double door, including new frames, existing hardware and fasten shut to make inoperable	1	EA	\$1,000.00	\$1,000		
New wood door, including frames and hardware	1	EA	\$1,550.00	\$1,550		
Interior doors						
Solid core wood doors, frames, hardware, and finish Single, 3'x7'	74	EA	\$1,400.00	\$103,600		
Premium for card readers, fire ratings, etc., allow	1	LS	\$5,000.00	\$5,000		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
Exterior windows						
Refurbish and install existing windows, including preparation of opening	2,095	SF	\$20.00	\$41,900		
Deduct for new scope	2,095	SF	\$20.00			(\$41,900)
Add for hazmat abatement of existing window in place	2,095	SF	\$20.00		\$41,900	
Add for repair existing windows, assume 50% can be refurbished in place	1,048	SF	\$35.00		\$36,663	
Add for refurbish existing windows, assume 50% need to be removed due to rotten frames	1,048	SF	\$75.00		\$78,563	
Interior windows						
Interior glazing, including frames	208	SF	\$30.00	\$6,240		
Total Division 08 - Openings				\$163,290		
Division 09 - Finishes						
Gypsum Board Assemblies						
Area Separation Wall Assemblies						
Type X, taped and sanded, 5/8"	48,158	SF	\$2.10	\$101,132		
Ceilings, including framing						
Lounge/Hall						
Sag Resistant, taped and sanded, 1/2"	290	SF	\$8.75	\$2,538		
Lobby/Corridor, L1						
Sag Resistant, taped and sanded, 1/2"	115	SF	\$8.75	\$1,006		
Data room						
Sag Resistant, taped and sanded, 1/2"	120	SF	\$8.75	\$1,050		
Kitchen						
Sag Resistant, taped and sanded, 1/2"	100	SF	\$8.75	\$875		

Occidental College
Swan Hall Renovation (Including Additional Scope)
 Los Angeles, California
 50% Schematic Design Statement of Probable Cost

July 15, 2010

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost		
				3/23/10	Adds (+)	Deducts (-)
Stairwells						
Sag Resistant, taped and sanded, 1/2"	1,500	SF	\$8.75	\$13,125		
Interior soffit drops, including framing, allow						
Lounge/Hall						
Taped and sanded, 5/8"	164	SF	\$12.00	\$1,968		
Lobby/Corridor, L1						
Taped and sanded, 5/8"	540	SF	\$12.00	\$6,480		
Exterior soffits, including framing, allow						
Taped and sanded, 5/8"	13,148	SF	\$12.00	\$20,496		
Supports for Plaster and Gypsum Board						
Metal Channel Furring						
1 1/2" @ 16" O.C. "Shear / retaining walls"	11,385	SF	\$2.00	\$22,770		
1 1/2" @ 16" O.C. "Columns"	176	SF	\$2.00	\$352		
2-1/2" @ 16" O.C. "Interior of exterior"	11,957	SF	\$3.00	\$35,871		
Non-Structural Metal Stud Framing						
4" @ 16" O.C. "Interior walls"	12,320	SF	\$5.00	\$61,600		
Ceilings						
Acoustic ceiling tile, including grid system						
Offices	6,400	SF	\$5.00	\$32,000		
Lounge/Hall	300	SF	\$6.25	\$1,875		
Lobby/Corridor, L2/L3	1,100	SF	\$5.00	\$5,500		
Administration	490	SF	\$5.00	\$2,450		
Conference Room	363	SF	\$5.75	\$2,087		
Study	124	SF	\$5.75	\$713		
Hallways	1,480	SF	\$5.00	\$7,400		
Woodworks access system by Armstrong						
Lobby/Corridor, L1	585	SF	\$32.00	\$18,720		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost		
				3/23/10	Adds (+)	Deducts (-)
Flooring						
VCT						
Kitchen	100	SF	\$3.50	\$350		
Carpet						
Offices	6,400	SF	\$4.50	\$28,800		
Lounge/Hall	590	SF	\$6.00	\$3,540		
Lobby/Corridor, L2/L3	1,100	SF	\$4.50	\$4,950		
Administration	490	SF	\$5.00	\$2,450		
Conference Room	363	SF	\$6.00	\$2,178		
Study	124	SF	\$4.50	\$558		
Hallways	1,480	SF	\$4.50	\$6,660		
Data room	120	SF	\$3.80	\$456		
Stairwells	1,500	SF	\$4.50	\$6,750		
Hardwood, stained						
Lobby/Corridor, L1	700	SF	\$25.00	\$17,500		
Premium for graphics package, allow	700	SF	\$8.00	\$5,600		
Wall finishes						
Offices						
Resilient base , 4"	1,900	LF	\$1.85	\$3,515		
Kitchen						
Resilient base , 4"	40	LF	\$1.85	\$74		
Painting and coating						
Interior						
Paint gypsum board walls	48,158	SF	\$0.65	\$31,303		
Paint gypsum board ceilings	2,025	SF	\$0.75	\$1,519		
Paint gypsum board soffits	704	SF	\$0.75	\$528		
Paint exposed structure	2,998	SF	\$0.75	\$2,249		

Occidental College
Swan Hall Renovation (Including Additional Scope)
 Los Angeles, California
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SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost		
				3/23/10	Adds (+)	Deducts (-)
Exterior						
Plaster to walls	9,600	SF	\$10.00	\$96,000		
Plaster to soffits	1,708	SF	\$10.00	\$17,080		
Premium for window cove, allow	118	EA	\$130.00	\$15,340		
Premium for reveals, allow	692	LF	\$2.50	\$1,730		
Premium for coining feature, allow	134	LF	\$18.00	\$2,412		
Premium for transition band feature, allow	280	LF	\$22.00	\$6,160		
Premium for pilasters, allow	192	LF	\$25.00	\$4,800		
Floor sealants and coatings						
Sealed concrete at storage/mechanical/electrical	2,998	SF	\$1.20	\$3,598		
Total Division 09 - Finishes				\$606,106		
Division 10 - Specialties						
Visual display surfaces						
Markerboard with stainless steel ledge at conference room, 3 LOC, assume 4' height	128	SF	\$32.00	\$4,096		
Projector screen, assume manual, 8' x 6'	1	EA	\$0.00	\$2,952		
Projector mounting bracket, ceiling hung	1	EA	\$750.00	\$750		
Flat screen TV mounting bracket	1	EA	\$350.00	\$350		
Signage						
Directional signage, allow	16,819	GSF	\$0.50	\$8,410		
Fire protection specialties						
Fire extinguisher cabinets, assume recessed stainless steel	7	EA	\$379.58	\$2,657		
Storage assemblies						
Fabricated wood storage shelving, 5 tier, allow	110	LF	\$71.70	\$7,887		
Utility metal shelving, allow	30	LF	\$60.73	\$1,822		
Allowance for miscellaneous specialties	16,819	GSF	\$0.50	\$8,410		
Total Division 10 - Specialties				\$37,333		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
<u>Division 11 - Equipment</u>						
N/A						
Total Division 11 - Equipment						
<u>Division 12 - Furnishings</u>						
Window treatments Mechoshades, allow	16,819	SF	\$10.00	\$20,950		
Allowance for miscellaneous furnishings	16,819	GSF	\$0.50	\$8,410		
Total Division 12 - Furnishings				\$29,360		
<u>Division 13 - Special Construction</u>						
N/A						
Total Division 13 - Special Construction						
<u>Division 14 - Conveying Equipment</u>						
Elevators ©KONE Ecospace Low-Rise, MRL, 6 stop double ended, allow	1	EA	\$220,500.00	\$220,500		
Allowance for cab finishes	1	LS	\$20,000.00	\$20,000		
Lifts ADA accessible lift, double ended, allow	1	EA	\$20,000.00	\$20,000		
Total Division 14 - Conveying Equipment				\$260,500		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
<u>Division 21 - Fire Suppression</u>						
Wet-pipe sprinklers, allow	16,819	GSF	\$3.50	\$58,867		
Total Division 21 - Fire Suppression				\$58,867		
<u>Division 22 - Plumbing</u>						
Connect to existing plumbing	16,819	GSF	\$0.15	\$2,523		
General Plumbing Equipment	16,819	GSF	\$0.10	\$1,682		
Sanitary Fixtures (3)	16,819	GSF	\$0.20	\$3,364		
Drainage Fixtures (3)	16,819	GSF	\$0.15	\$2,523		
Rough-ins	16,819	GSF	\$0.15	\$2,523		
Waste / Vent piping	16,819	GSF	\$0.15	\$2,523		
Domestic water piping	16,819	GSF	\$0.20	\$3,364		
Condensate Drainage	16,819	GSF	\$1.25	\$21,024		
Miscellaneous Plumbing (firestopping, coring, access	16,819	GSF	\$0.75	\$12,614		
Total Division 22 - Plumbing				\$52,139		
<u>Division 23 - Heating, Ventilating, & Air Conditioning</u>						
Connect to existing chilled and hot water piping	16,819	GSF	\$1.19	\$20,015		
Fan coil unit, 1,000 cfm w/accessories (42)	16,819	GSF	\$9.90	\$166,508		
General exhaust equipment (500 cfm)	16,819	GSF	\$0.09	\$1,514		
Air devices (150 devices)	16,819	GSF	\$2.25	\$37,843		
Ductwork - galvanized, insulated (20,000 lbs)	16,819	GSF	\$10.00	\$168,190		
Chilled Water Distribution (2,000 lf)	16,819	GSF	\$4.50	\$75,686		
Hot Water Distribution (2,000 lf)	16,819	GSF	\$3.83	\$64,333		
HVAC Controls - DDC	16,819	GSF	\$5.40	\$90,823		
Testing & balancing	16,819	GSF	\$0.68	\$11,353		
Miscellaneous HVAC (firestopping, rigging, coring, et	16,819	GSF	\$1.35	\$22,706		
Total Division 23 - HVAC				\$658,968		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
<u>Division 25 - Integrated Automation</u>						
N/A						
<u>Total Division 25 - Integrated Automation</u>						
<u>Division 26 - Electrical</u>						
Service and distribution						
Demolish existing service	1	LS	\$12,000.00	\$12,000		
New panels, transformers and feeders	16,819	GSF	\$5.00	\$84,095		
Equipment connections	16,819	GSF	\$0.80	\$13,455		
New elevator	1	EA	\$3,500.00	\$3,500		
Convenience power	16,819	GSF	\$0.00	\$60,548		
Lighting fixtures						
1st floor	4,950	GSF	\$14.00	\$69,300		
Ground floor, 2nd floor, and 3rd floor	11,869	GSF	\$11.00	\$130,559		
Lighting controls						
1st floor	4,950	GSF	\$5.25	\$25,988		
Ground floor, 2nd floor, and 3rd floor	11,869	GSF	\$5.25	\$62,312		
Miscellaneous requirements						
Seismic requirements	16,819	GSF	\$0.27	\$4,541		
Testing and commissioning	120	HR	\$85.00	\$10,200		
Misc. demolition and make safe	16,819	GSF	\$0.90	\$15,137		
Core drill and firesafe all penetrations	35	EA	\$250.00	\$8,750		
<u>Total Division 26 - Electrical</u>				\$500,386		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
<u>Division 27 - Communications</u>						
Voice and data system, cabling and conduit only	16,819	GSF	\$2.98	\$50,121		
AV and CATV system, cabling and conduit only	16,819	GSF	\$1.19	\$20,015		
Total Division 27 - Communications				\$70,135		
<u>Division 28 - Electronic Safety and Security</u>						
Fire alarm system, allow	16,819	GSF	\$2.70	\$45,411		
Security and surveillance system	16,819	GSF	\$1.80	\$30,274		
Total Division 28 - Electronic Safety and Security				\$75,686		
<u>Division 31 - Earthwork</u>						
Excavate and dispose Excavate and haul to off-site location (assume 10 mile round trip), interior shear wall footing excavation	738	CY	\$55.00	\$12,430		
Imported fill						
Backfill and compact at East lobby area, 30"	118	CY	\$13.50	\$1,593		
Backfill and compact at mechanical chase area, 30"	51	CY	\$13.50	\$687		
Backfill and compact at new interior shear wall footings	69	CY	\$13.50	\$937		
	461	CY	\$13.50	\$2,033		
Total Division 31 - Earthwork				\$17,681		

SWAN HALL CONSTRUCTION COMPONENT DETAILS

CSI MasterFormat™	Quants	Unit	Rate	Total Cost 3/23/10	Adds (+)	Deducts (-)
Sub-Total Construction Cost 3/23/10:				\$4,589,730		
Mark-ups from 3/23/10:						
General requirements - 12%				See Division 1		
Bonds - 1%				\$45,897		
Liability Insurance - 1%				\$45,897		
General Contractor Fee - 3.5%				\$163,853		
Design / Estimating Contingency - 7.5%				\$363,403		
Escalation - 2.29%				\$120,555		
Total Construction Cost 3/23/10:				\$5,329,337		
*Changed exterior wall area 7/9/10						
					Sub-Total Adds/Deducts:	\$1,388,867 (\$232,660)
Sub-total of new scope of work:					\$1,156,207	
Mark-ups due to complexity of new work:						
General requirements - 18%				See Division 1		
Bonds - 2%				\$23,124		
Liability Insurance - 1%				\$11,562		
General Contractor Fee - 8%				\$95,271		
Design / Estimating Contingency - 15%				\$192,925		
Escalation - 2.15%				\$31,800		
Total cost of new scope of work:					\$1,510,890	
Additional soft costs due to complexity of new work, per architect:						
Abatement monitoring - add 15 days	15 Days		\$1,000		\$15,000	
Project manager expenses	3%				\$45,327	
Architectural engineering costs	1 LS		\$130,000		\$130,000	
Soils and materials testing and reports	1 LS		\$12,000		\$12,000	
Temporary facilities rentals (estimated at 2 months added time)	2 Months		\$32,000		\$64,000	
Project contingency	10%				\$177,722	
Total cost for proposed change:					\$1,954,938	