

SJECCD Master Plan Concept

San Jose City College and Evergreen Valley College Campuses
San Jose, CA

Based on review & analysis of:

Master Plan Concept Documents

Report Prepared for:

Field Paoli

July 25, 2025

DRAFT

more value, less risk

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BASIS OF ESTIMATE

REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

<u>Document</u>	<u>Date</u>
- Appendix A - EVC Building Profiles	2/18/2025
- Appendix A - SJCC Building Profiles	2/18/2025
- Definitions (Building and Program Improvement Classifications)	2/19/2025
- EVC FMP Conceptual Scope Framework For Estimating	3/13/2025
- SJCC FMP Conceptual Scope Framework For Estimating	3/26/2025
- FPA-009 Existing Bldgs MEP Assessment Rev-05, with markups per TBD/FP/UFSF	2/6/2025
- EVC_Existing Parking analysis, FP takeoffs	5/1/2025
- SJCC_Existing Parking analysis, FP takeoffs	5/1/2025
- EVC FMP Phasing Study	5/13/2025
- SJCC FMP Phasing Study	5/13/2025
- EVC Masterplan Phasing	5/12/2025
- SJCC Masterplan Phasing	5/12/2025
250423 - EVC FMP Facilities Programming Package_Elec	4/23/2025
250423 - EVC FMP Facilities Programming Package_Mech	4/23/2025
250429 -SJCC FMP Facilities Programming Package_Elec	4/29/2025
250429 -SJCC FMP Facilities Programming Package_Mech	4/29/2025
- SJECCD Facilities List	5/2/2025

PROJECT DESCRIPTION

The scope of work is for the Masterplan Vision for the San Jose City College and Evergreen Valley College Campuses, and includes demolishing existing buildings, construction new buildings, upgrading existing buildings, renovations of existing buildings, site improvements and utilities upgrades, etc.

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

Site Requirements	5.0%
Jobsite Management	8.0%
Phasing	10.0%

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

Insurance & Bonding	2.5%
General Contractor Bonding	
Sub-Contractor Bonding	
OSIP	

Fee (G.C. Profit)	4.5%
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Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

BASIS OF ESTIMATE

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency 20.0%

The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency 0.0% *Carried elsewhere in owner's budget (with soft costs)*

The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

Owner Contingency 0.0% *Carried elsewhere in owner's budget (with soft costs)*

An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, claims and delays.

Market Factor Contingency 0.0% *Carried elsewhere in owner's budget (with soft costs)*

Given the volatile bidding market and the potential impact of tariffs on material costs, we recommend a review of bidding conditions prior to bid date. Depending on prevailing conditions it may be prudent to include a Market Factor Contingency.

ESCALATION

Escalation is calculated to the mid point of construction based on the escalation factors and timelines outlined below.

Escalation:

	Annual %	Project Rate %	Cumulative %	
2025	4.00%	2.67%	2.67%	May - Dec
2026	4.00%	4.00%	6.77%	Jan - Dec
2027	4.00%	4.00%	11.04%	Jan - Dec
2028	4.00%	4.00%	15.49%	Jan - Dec
2029	4.00%	4.00%	20.11%	Jan - Dec
2030	4.00%	4.00%	24.91%	Jan - Dec
2031	4.00%	4.00%	29.91%	Jan - Dec
2032	4.00%	4.00%	35.10%	Jan - Dec
2033	4.00%	4.00%	40.51%	Jan - Dec
2034	4.00%	4.00%	46.13%	Jan - Dec
2035	4.00%	4.00%	51.97%	Jan - Dec
2036	4.00%	4.00%	58.05%	Jan - Dec
2037	4.00%	4.00%	64.37%	Jan - Dec

	midpoint of construction	escalation rate, compounded		midpoint of construction	escalation rate, compounded
SJCC Phase all phases	5/1/2027	8.20%	EVC Phase all phases	5/1/2027	8.20%

BASIS OF ESTIMATE

SOFT COSTS COVER THE FOLLOWING SCOPE (EXCLUDED FROM HARD COSTS)

- Design fees and expenses (architectural, engineering, etc.), and their associated insurance
- Other professional fees (geotechnical consultants, CEQA consultants, site surveys, hazmat surveys, soil investigation, sustainability consultants, etc.), and their associated insurance
- Construction management
- Program management
- College district staff personnel costs
- 3rd party testing and inspection
- Inspector of record
- Permits and plan review fees
- Utility fees from public and private utilities for new/modified services and connections, and utility operation rates/fees
- Moveable furnishings and equipment (FF&E)
- Graphics and signage (where not code signage, and where not already included in construction hard costs)
- Telecom/AV/Security equipment
- Public art
- Moving expenses, and decanting of occupied spaces to allow for work in existing buildings
- Rental of temporary bldgs or office space for temporary relocation of tenants
- Liability umbrella insurance for construction, if carried by College
- Construction contingency
- Owner contingency
- Market factor contingency
- Land acquisition
- Financing costs
- Feasibility studies
- Operations costs
- Items defined as Vendor / Owner supplied and/or Vendor / Owner installed
- Premiums for labor compliance programs, if applicable
- Other owner costs

San Jose City College Campus Projects - Combined Summary

PHASE	PROJECT	TOTAL DIRECT COSTS MID-RANGE	GC MARKUPS, CONTINGENCIES MID-RANGE	ESCALATION FACTOR (5%-2027)	ESCALATION COSTS (5%-2027)	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS HIGH (+10%)	SOFT COSTS MID-RANGE	SOFT COSTS LOW (-10%)	SOFT COSTS HIGH (+10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS HIGH (+10%)	COMMENTS
5%															
SJCC-11.1	Gas Distribution System Bldg Connections Seismic Upgrade	66,000	38,280	8.20%	8,548	112,828	102,000	124,000	35,490	35,700	43,400	152,318	137,700	167,400	
SJCC-11.2	Equipment Access Improvements	450,000	261,000	8.20%	58,281	769,281	692,000	846,000	269,248	242,200	296,100	1,038,529	934,200	1,142,100	
SJCC-11.3	Electrical Distribution Analysis, Documentation, Improvements	48,400	28,072	8.20%	6,268	82,740	74,000	91,000	299,452	269,343	329,392	382,192	343,343	420,392	
SJCC-11.4	Central Plant Upgrade	3,051,625	1,769,943	8.20%	395,223	5,216,790	4,695,000	5,738,000	1,825,877	1,643,250	2,008,300	7,042,667	6,338,250	7,746,300	
SJCC-11.5	Lighting Fixtures and Controls Upgrade	24,714,332	14,334,313	8.20%	3,200,609	42,249,453	38,025,000	46,474,000	14,787,309	13,308,750	16,265,900	57,036,762	51,333,750	62,739,900	
SJCC-11.6	Parking Lot Resurfacing	5,546,205	3,216,799	8.20%	718,301	9,481,305	8,533,000	10,429,000	3,318,457	2,986,550	3,650,150	12,799,761	11,519,550	14,079,150	
SJCC-11.7	Fire Alarm System Replacement	3,004,762	1,742,774	8.20%	389,156	5,136,712	4,623,000	5,650,000	1,797,849	1,619,050	1,977,500	6,934,561	6,241,050	7,627,500	
SJCC-12.1	Operating Cost Reduction Study	910,540	528,113	8.20%	117,926	1,556,579	1,401,000	1,712,000	1,226,444	1,103,827	1,349,005	2,783,023	2,504,827	3,061,005	
SJCC-12.2	Energy Monitoring-Based Commissioning			8.20%					324,591	292,132	357,050	324,591	292,132	357,050	
SJCC-12.3	Environmental Controls Renovation & Equip Replacement	2,480,509	1,438,695	8.20%	321,256	4,240,460	3,816,000	4,665,000	1,484,161	1,335,600	1,632,750	5,724,621	5,151,600	6,297,750	
SJCC-12.4	Electrical Smart Meters	250,399	145,231	8.20%	32,430	428,059	385,000	471,000	149,821	134,750	164,850	577,880	519,750	635,850	
SJCC-12.5	Gas Smart Meters	250,399	145,231	8.20%	32,430	428,059	385,000	471,000	149,821	134,750	164,850	577,880	519,750	635,850	
SJCC-12.6	Water Usage Smart Meters	250,399	145,231	8.20%	32,430	428,059	385,000	471,000	149,821	134,750	164,850	577,880	519,750	635,850	
EVC-11.1	Equipment Access Improvements	315,000	182,700	8.20%	40,796	538,496	485,000	592,000	188,474	169,750	207,200	726,970	654,750	799,200	
EVC-11.2	Electrical Distribution Analysis, Documentation, and Improvements	48,400	28,072	8.20%	6,268	82,740	74,000	91,000	299,452	269,343	329,392	382,192	343,343	420,392	
EVC-11.3	Lighting Fixtures and Controls Upgrade	22,350,686	12,963,398	8.20%	2,894,688	38,208,771	34,388,000	42,030,000	13,373,070	12,035,800	14,710,500	51,581,840	46,423,800	56,740,500	
EVC-11.4	DarkSky Project	13,189,394	7,649,848	8.20%	1,708,188	22,547,430	20,293,000	24,802,000	7,891,601	7,102,550	8,680,700	30,439,031	27,395,550	33,482,700	
EVC-11.5	Parking Lot Resurfacing	12,155,972	7,050,464	8.20%	1,574,347	20,780,783	18,703,000	22,659,000	7,273,274	6,546,050	8,000,650	28,054,057	25,249,050	30,859,650	
EVC-11.6	Fire Alarm System Replacement	4,879,123	2,829,891	8.20%	631,906	8,340,920	7,507,000	9,175,000	2,919,322	2,627,450	3,211,250	11,260,242	10,134,450	12,386,250	
EVC-12.1	Operating Cost Reduction Study	1,478,522	857,543	8.20%	191,487	2,527,551	2,275,000	2,780,000	1,488,907	1,322,087	1,615,690	3,996,458	3,597,087	4,395,690	
EVC-12.2	Energy Monitoring-Based Commissioning			8.20%					292,132	262,919	321,345	292,132	262,919	321,345	
EVC-12.3	Environmental Controls Renovation and Equipment Replacement	961,039	557,403	8.20%	124,466	1,642,908	1,479,000	1,807,000	575,018	517,650	632,450	2,217,926	1,996,650	2,439,450	
EVC-12.4	Electrical (Smart) Meters	406,594	235,824	8.20%	52,659	695,077	626,000	765,000	243,277	219,100	267,750	938,353	845,100	1,032,750	
EVC-12.5	Gas (Smart) Meters	406,594	235,824	8.20%	52,659	695,077	626,000	765,000	243,277	219,100	267,750	938,353	845,100	1,032,750	
EVC-12.6	Water Usage (Smart) Meters	406,594	235,824	8.20%	52,659	695,077	626,000	765,000	243,277	219,100	267,750	938,353	845,100	1,032,750	
EVC-12.7a	Photovoltaic (PV) Yard Renovation, Option 1	4,595,000	2,612,900	8.20%	593,453	7,701,353	6,931,000	8,471,000	2,695,473	2,425,850	2,984,850	10,396,826	9,356,850	11,435,850	
EVC-A1.1	Acacia Demolition	3,486,250	2,022,025	8.20%	451,512	5,959,787	5,384,000	6,556,000	2,065,925	1,877,400	2,294,600	8,045,713	7,241,400	8,850,600	
EVC-A1.2	Acacia Site Improvements	4,769,625	2,766,383	8.20%	617,725	8,153,732	7,338,000	8,969,000	2,853,806	2,568,300	3,139,150	11,007,539	9,906,300	12,108,150	

San Jose City College Campus Projects - Combined Summary

PHASE	PROJECT	TOTAL DIRECT COSTS MID-RANGE	GC MARKUPS, CONTINGENCIES MID-RANGE	ESCALATION FACTOR (5%-2027)	ESCALATION COSTS (5%-2027)	TOTAL CONSTRUCTION MID-RANGE	TOTAL CONSTRUCTION HARD COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS HIGH (+10%)	SOFT COSTS MID-RANGE	SOFT COSTS LOW (-10%)	SOFT COSTS HIGH (+10%)	TOTAL CONSTRUCTION COSTS + SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION COSTS + HARD COSTS + SOFT COSTS LOW (+10%)	TOTAL CONSTRUCTION COSTS + HARD COSTS + SOFT COSTS HIGH (+10%)	COMMENTS
SJCC-GE.1	General Education Remodel and Alteration	5,986,782	3,472,334	8.20%	775,382	10,234,477	9,211,000	11,238,000	3,582,067	3,229,850	3,940,300	13,816,544	12,434,850	15,198,300	
SJCC-GE.2	General Education (GE) MPOCE Renovation (Campus)	292,000	169,360	8.20%	37,818	489,178	449,000	549,000	174,712	157,150	192,150	673,890	606,150	741,150	
SJCC-GE.3	General Education Site Improvements - Eco-Commons (Part 1)	5,444,650	3,157,897	8.20%	705,149	9,307,696	8,377,000	10,238,000	3,257,694	2,931,950	3,583,300	12,565,389	11,308,950	13,821,300	
SJCC-JG.1	(Old) Jaguar Gym Remodel	6,044,880	3,506,030	8.20%	782,886	10,333,796	9,300,000	11,367,000	3,616,629	3,255,000	3,978,450	13,950,624	12,555,000	15,345,450	
SJCC-SJCC.1	(Old) Jaguar Gym Site Improvements - Eco-Commons (Part 2)	2,733,200	1,585,256	8.20%	353,983	4,672,439	4,205,000	5,140,000	1,635,354	1,471,750	1,799,000	6,307,792	5,676,750	6,939,000	
SJCC-CR.1	Cosmetology/Reprographics Alteration	1,996,184	1,197,787	8.20%	258,530	3,412,500	3,071,000	3,754,000	1,194,375	1,074,850	1,313,900	4,606,876	4,145,850	5,067,900	
SJCC-CR.2	Cosmetology/Reprographics Renovation Site Improvements	2,612,850	1,515,453	8.20%	338,396	4,466,699	4,020,000	4,913,000	1,593,345	1,407,000	1,719,550	6,030,044	5,427,000	6,632,550	
SJCC-DTHR.1	Drama/Theater Arts Demolition	1,579,832	916,303	8.20%	204,608	2,700,742	2,431,000	2,971,000	945,260	850,850	1,039,850	3,946,002	3,281,850	4,010,850	
SJCC-DTHR.2	Drama/Theater Arts Demolition Site Improvements	6,199,740	3,595,849	8.20%	802,942	10,598,531	9,539,000	11,658,000	3,709,486	3,338,650	4,080,300	14,308,017	12,877,650	15,738,300	
EVC-G.1	Gullo 1 Demolition and Renovation	6,953,976	4,033,306	8.20%	900,625	11,887,907	10,890,000	13,077,000	4,160,788	3,744,650	4,576,950	16,048,675	14,443,650	17,653,950	
EVC-G.2	Gullo 1 Site Improvements - Pedestrian Pathway	1,248,911	724,368	8.20%	161,749	2,135,029	1,922,000	2,349,000	747,260	672,700	822,150	2,882,289	2,594,700	3,171,150	
SJCC-B.1	Business Education Renovation	5,287,262	3,086,612	8.20%	684,765	9,038,639	8,135,000	9,943,000	3,163,524	2,847,250	3,480,050	12,202,163	10,982,250	13,423,050	
SJCC-B.2	Business Education Tree Removal and Site Improvements - Eco-Commons (part 3)	805,965	502,028	8.20%	112,101	1,479,694	1,332,000	1,628,000	517,893	466,200	569,800	1,997,587	1,798,200	2,197,800	
EVC-PE/PH.1	PE Portables and Field House Demolition	187,600	108,808	8.20%	24,296	320,704	289,000	353,000	112,247	101,150	123,550	432,951	390,150	476,550	
EVC-PE/PH.2	Build New Field House Training Facility	4,679,336	2,714,015	8.20%	606,031	7,999,383	7,199,000	8,799,000	2,799,784	2,519,650	3,079,650	10,799,167	9,718,650	11,878,650	
EVC-PE/PH.3	PE Portables and Field House Site Improvements	3,679,389	2,134,046	8.20%	476,526	6,289,961	5,681,000	6,919,000	2,201,486	1,981,350	2,421,650	8,491,447	7,642,350	9,340,650	
EVC-LE.1	Library Education Tech Center (LETC) Renovation	10,211,832	5,922,863	8.20%	1,322,557	17,457,252	15,712,000	19,203,000	6,110,038	5,496,200	6,721,050	23,967,290	21,211,200	25,924,050	
EVC-LE.2	Library Education Tech Center (LETC) Site Improvements	988,120	561,510	8.20%	125,383	1,655,013	1,490,000	1,821,000	579,255	521,500	637,350	2,234,288	2,011,500	2,458,350	
EVC-SC.1	Evergreen Center (Old Student Services Center) Renovation	40,677,254	23,592,807	8.20%	5,268,203	69,538,263	62,584,000	76,492,000	24,338,392	21,904,400	26,772,200	93,876,655	84,488,400	103,264,200	
EVC-SC.2	Evergreen Center and Central Plaza Site Improvements	4,329,090	2,510,872	8.20%	569,670	7,400,632	6,681,000	8,141,000	2,590,221	2,331,350	2,849,350	9,990,854	8,992,350	10,990,350	
EVC-PEa.1	Physical Education and Gymnasium Renovation	6,496,155	3,767,770	8.20%	841,332	11,105,257	9,995,000	12,216,000	3,886,940	3,496,250	4,275,600	14,992,097	13,493,250	16,491,600	
EVC-PEa.2	Physical Education and Gymnasium Site Improvement	2,001,326	1,160,769	8.20%	259,196	3,421,291	3,079,000	3,763,000	1,197,452	1,077,650	1,317,050	4,618,743	4,156,650	5,080,050	
SJCC-SC	Student Center Renovation	4,525,660	2,624,883	8.20%	586,128	7,736,671	6,963,000	8,510,000	2,707,835	2,437,050	2,978,500	10,444,506	9,400,050	11,488,500	
SJCC-S	Science Complex Renovation	2,194,782	1,272,973	8.20%	284,251	3,752,006	3,377,000	4,127,000	1,313,202	1,181,950	1,444,450	5,065,208	4,558,950	5,571,450	
SJCC-CA.1	North Bleachers and Press Box Replacement	3,148,500	1,826,130	8.20%	407,769	5,382,399	4,844,000	5,921,000	1,883,940	1,695,400	2,072,350	7,266,239	6,539,400	7,993,350	
SJCC-I3.1	Campus Wayfinding and Signage	3,700,000	2,146,000	8.20%	479,195	6,325,195	5,693,000	6,958,000	2,213,816	1,992,550	2,435,300	8,539,014	7,685,550	9,930,300	
SJCC-CDC.1	New Child Development Center	12,325,000	7,148,500	8.20%	1,596,238	21,069,738	18,963,000	23,177,000	7,374,408	6,637,050	8,111,950	28,444,147	25,600,050	31,288,950	
SJCC-CDC.2	New Child Development Center Site Improvements	743,700	431,346	8.20%	96,318	1,271,364	1,144,000	1,399,000	444,977	400,400	489,650	1,716,342	1,544,400	1,888,650	
EVC-CDC.3	Child Development Center: Admin Records Tenant (AK)	523,898	303,861	8.20%	67,851	885,610	806,000	985,000	29,916	26,950	32,900	115,392	103,950	126,900	
SJCC-NTH	New SJCC Theater	25,806,000	14,987,480	8.20%	3,342,193	44,115,673	39,704,000	48,527,000	15,440,486	13,896,400	16,984,450	59,556,159	53,600,400	65,511,450	

San Jose City College Campus Projects - Combined Summary

PHASE	PROJECT	TOTAL DIRECT COSTS MID-RANGE	GC MARKUPS, CONTINGENCIES MID-RANGE	ESCALATION FACTOR (5%-2027)	ESCALATION COSTS (5%-2027)	TOTAL CONSTRUCTION		TOTAL CONSTRUCTION HARD COSTS HIGH (+10%)	SOFT COSTS MID-RANGE	SOFT COSTS LOW (-10%)	SOFT COSTS HIGH (+10%)	TOTAL CONSTRUCTION		TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS LOW (+10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS HIGH (+10%)	COMMENTS
						MID-RANGE	MID-RANGE					MID-RANGE	MID-RANGE			
EVC-AR	Admissions and Records Renovation	951,365	551,792	8.20%	123,213	1,626,370	1,464,000	1,789,000	569,220	512,400	626,150	2,195,600	1,976,400	2,415,150		
EVC-VA	Visual Arts Remodel	1,688,285	979,205	8.20%	216,654	2,886,144	2,598,000	3,175,000	1,010,150	909,300	1,111,250	3,896,294	3,507,300	4,286,250		
SJCC-T	Technology Center Renovation	10,133,150	5,877,227	8.20%	1,312,367	17,322,744	15,590,000	19,035,000	6,062,960	5,456,500	6,669,250	23,385,704	21,046,500	25,724,250		
EVC-MH	Observatory Site Improvements	1,187,886	668,980	8.20%	153,847	2,030,723	1,828,000	2,234,000	710,753	639,800	781,900	2,741,476	2,467,800	3,015,900		
SJCC-ME.1	Milpitas Extension Expansion	3,694,350	2,142,723	8.20%	478,464	6,315,537	5,684,000	6,947,000	2,210,438	1,989,400	2,431,450	8,525,974	7,673,400	9,379,450		
SJCC-ME.2	Milpitas Extension Remodel	2,288,000	1,327,040	8.20%	296,324	3,911,364	3,520,000	4,303,000	1,388,977	1,232,000	1,506,050	5,280,341	4,752,000	5,809,050		
SJCC-ME.3	Milpitas Extension Expansion Site Improvements	400,950	232,551	8.20%	51,928	685,429	617,000	754,000	239,900	215,950	263,900	925,329	832,950	1,017,900		
EVC-CDC.1	Child Development Center Demolition	145,640	84,471	8.20%	18,862	248,973	224,000	274,000	87,141	78,400	95,900	336,114	302,400	389,900		
EVC-CDC.2	Child Development Center Site Improvements	1,177,041	682,684	8.20%	152,441	2,012,166	1,811,000	2,213,000	704,258	633,850	774,550	2,716,424	2,444,850	2,987,550		
EVC-A2	Acacia to Remain	50,000	29,000	8.20%	6,476	85,476	77,000	94,000	29,916	26,950	32,900	115,392	103,950	126,900		
EVC-I3.1	Campus Sustainability Plan & Climate Action Plan			8.20%					216,394	194,755	238,033	216,394	194,755	238,033		
SJCC-I3.2	Campus Sustainability Plan & Climate Action Plan			8.20%					216,394	194,755	238,033	216,394	194,755	238,033		
SJCC-I3.3	Elevators - Library Resource Center	50,000	29,000	8.20%	6,476	85,476	77,000	94,000	29,916	26,950	32,900	115,392	103,950	126,900		
SJCC-100.1	100 Building Demolition	1,092,390	633,586	8.20%	141,478	1,867,454	1,681,000	2,054,000	653,609	588,350	718,900	2,521,063	2,289,350	2,772,900		
SJCC-100.2	100 Building Site Improvements	4,418,095	2,562,695	8.20%	572,197	7,552,788	6,798,000	8,308,000	2,643,476	2,379,300	2,907,800	10,196,263	9,177,300	11,215,800		
EVC-SQ	Sequoia Improvements	2,346,410	1,360,918	8.20%	303,889	4,011,217	3,610,000	4,412,000	1,403,926	1,263,500	1,544,200	5,415,142	4,873,500	5,956,200		
EVC-M	Museum - Renovation	2,647,183	1,535,866	8.20%	342,843	4,525,392	4,073,000	4,978,000	1,583,887	1,425,550	1,742,300	6,109,279	5,488,550	6,720,300		
EVC-C	Cedro Improvements	1,544,988	896,093	8.20%	200,095	2,641,176	2,377,000	2,905,000	924,412	831,950	1,016,750	3,565,587	3,208,950	3,921,750		
EVC-OA	Pond and Amphitheater (CA)	196,050	113,709	8.20%	25,391	335,150	302,000	368,000	117,302	105,700	129,150	452,452	407,700	488,150		
SJCC-W	Wellness Center Improvements	1,412,572	819,292	8.20%	182,945	2,414,810	2,173,000	2,656,000	845,183	760,550	929,600	3,259,993	2,933,550	3,585,600		
SJCC-L	Library Improvements	9,532,232	5,540,295	8.20%	1,237,131	16,329,658	14,897,000	17,983,000	5,715,380	5,143,950	6,287,050	22,045,038	19,840,950	24,250,050		
EVC-CP	Campus Police	282,870	152,465	8.20%	34,045	449,379	404,000	494,000	157,283	141,400	172,900	606,652	545,400	666,900		
EVC-G2	Guile II Improvements	478,976	277,806	8.20%	62,033	818,815	737,000	901,000	288,585	257,950	315,350	1,105,401	994,950	1,216,350		
EVC-PA	Performing Arts Improvements	2,392,544	1,329,675	8.20%	298,912	3,919,131	3,527,000	4,311,000	1,371,696	1,234,450	1,508,850	5,290,827	4,761,450	5,819,850		
SJCC-200	200 Building Renovation	8,633,284	5,007,305	8.20%	1,118,116	14,758,705	13,283,000	16,235,000	5,165,547	4,649,050	5,682,250	19,924,251	17,932,050	21,917,250		
SJCC-CA.2	Recreation Fields	11,430,205	6,629,519	8.20%	1,480,352	19,540,075	17,586,000	21,494,000	6,839,026	6,155,100	7,522,900	26,379,102	23,741,100	29,016,900		
SJCC-CA.3	Recreation Fields Site Improvements - Parking	855,225	496,031	8.20%	110,782	1,462,018	1,316,000	1,608,000	511,706	460,600	562,800	1,973,724	1,776,600	2,170,800		
TOTAL PROJECT CONSTRUCTION COSTS		352,755,552	204,589,220		45,686,165	603,039,337	542,740,000	663,345,000	213,636,831	192,274,510	235,000,940	815,866,634	734,285,610	897,454,940		

San Jose City College Campuses Projects - Combined Summary

PHASE	PROJECT	TOTAL DIRECT COSTS MID-RANGE	GC MARKUPS, CONTINGENCIES MID-RANGE	ESCALATION FACTOR (5-1-2027)	ESCALATION COSTS (5-1-2027)	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS HIGH (+10%)	SOFT COSTS MID-RANGE	SOFT COSTS LOW (-10%)	SOFT COSTS HIGH (+10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS HIGH (+10%)	COMMENTS
San Jose City College Projects - Alternate Costs															
PHASE	PROJECT	TOTAL DIRECT COSTS MID-RANGE	GC MARKUPS, CONTINGENCIES MID-RANGE	ESCALATION FACTOR (5-1-2027)	ESCALATION COSTS (5-1-2027)	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS HIGH (+10%)	SOFT COSTS MID-RANGE	SOFT COSTS LOW (-10%)	SOFT COSTS HIGH (+10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS HIGH (+10%)	COMMENTS
EVC-12.7d	Photovoltaic (PV) Yard Renovation, Option 2: Operations	97,015	56,269	8.20%	12,565	165,848	149,000	182,000	58,047	52,150	63,700	223,895	201,150	245,700	
EVC-12.7b	Photovoltaic (PV) Yard Renovation, Option 3: Fixed	97,015	56,269	8.20%	12,565	165,848	149,000	182,000	58,047	52,150	63,700	223,895	201,150	245,700	
EVC-PEB.1	Gymnasium Demolition	363,231	210,674	8.20%	47,043	620,948	559,000	683,000	217,332	195,650	239,050	838,280	754,650	922,050	
EVC-PEB.2	Gymnasium and Physical Education Renovation	16,068,289	9,319,608	8.20%	2,081,040	27,468,937	24,722,000	30,216,000	9,614,128	8,652,700	10,575,600	37,083,065	33,374,700	40,791,600	
EVC-PEB.3	Gymnasium and Physical Education Site Improvements	2,001,326	1,160,769	8.20%	259,196	3,421,291	3,079,000	3,763,000	1,197,452	1,077,650	1,317,050	4,618,743	4,156,650	5,080,050	
TOTAL ALTERNATE CONSTRUCTION COSTS		18,626,876	10,803,588		2,412,409	31,842,873	28,656,000	35,026,000	11,145,006	10,030,300	12,259,100	42,987,879	39,688,300	47,285,100	

KEY CRITERIA

AREA TABULATION

EXISTING ENCLOSED AREAS		NOTES	COMMENTS
San Jose City College Buildings			
100	36,996 SF		one story
200	41,820 SF		one story
Career Tech	20,159 SF		one story
Cosmetic/Repro	30,648 SF		two story
Facilities O&M	15,658 SF		two story
Gen Ed	43,668 SF		two story
Science complex	52,209 SF		two story
Student Ctr	69,044 SF		two story
Tech Ctr	80,000 SF		five story
Theater Drama	30,403 SF		one story
Wellness Ctr	6,802 SF		one story
Jag Gym	27,863 SF		one story
Multi disciplinary arts	65,005 SF		two bldgs, three story
Library LRC	63,110 SF		three story
Central plant	2,000 SF		one story
Subtotal	455,270 SF	0 SF	
San Jose City College Buildings - GSF Incl. 50% Covered Area		455,270 GSF	

PHASE	PROJECT	TOTAL DIRECT COSTS MID-RANGE	GG MARKUPS, CONTINGENCIES MID-RANGE	ESCALATION FACTOR (6-1-2027)	ESCALATION COSTS (6-1-2027)	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS HIGH (+10%)	SOFT COSTS MID-RANGE	SOFT COSTS LOW (-10%)	SOFT COSTS HIGH (+10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS HIGH (+10%)	COMMENT'S
			5%						35%	35%	35%				
SJCC- I1.1	Gas Distribution System Bldg Connections Seismic Upgrade	66,000	38,280	8.20%	8,548	112,828	102,000	124,000	39,490	35,700	43,400	152,318	137,700	167,400	
SJCC- I1.2	Equipment Access Improvements	450,000	261,000	8.20%	58,281	769,281	692,000	846,000	269,248	242,200	296,100	1,038,529	934,200	1,142,100	
SJCC- I1.3	Electrical Distribution Analysis, Documentation, Improvements	48,400	28,072	8.20%	6,268	82,740	74,000	91,000	299,452	269,343	329,392	382,192	343,343	420,392	
SJCC- I1.4	Central Plant Upgrade	3,051,625	1,769,943	8.20%	395,223	5,216,790	4,685,000	5,738,000	1,825,877	1,643,250	2,008,300	7,042,667	6,338,250	7,746,300	
SJCC- I1.5	Lighting Fixtures and Controls Upgrade	24,714,332	14,334,313	8.20%	3,200,809	42,249,453	38,025,000	46,474,000	14,787,309	13,308,750	16,265,900	57,036,762	51,333,750	62,739,900	
SJCC- I1.6	Parking Lot Resurfacing	5,546,205	3,216,799	8.20%	718,301	9,481,305	8,533,000	10,429,000	3,318,457	2,986,550	3,650,150	12,799,761	11,519,550	14,079,150	
SJCC- I1.7	Fire Alarm System Replacement	3,004,782	1,742,774	8.20%	389,156	5,136,712	4,623,000	5,650,000	1,797,849	1,618,050	1,977,500	6,934,561	6,241,050	7,627,500	
SJCC- I2.1	Operating Cost Reduction Study	910,540	528,113	8.20%	117,926	1,556,579	1,401,000	1,712,000	1,226,444	1,103,827	1,349,005	2,783,023	2,504,827	3,061,005	
SJCC- I2.2	Energy Monitoring-Based Commissioning			8.20%					324,591	292,132	357,050	324,591	292,132	357,050	
SJCC- I2.3	Environmental Controls Renovation & Equip Replacement	2,480,509	1,438,695	8.20%	321,256	4,240,460	3,816,000	4,685,000	1,484,161	1,335,600	1,632,750	5,724,621	5,151,600	6,297,750	
SJCC- I2.4	Electrical Smart Meters	250,399	145,231	8.20%	32,430	428,059	385,000	471,000	149,821	134,750	164,850	577,880	519,750	635,850	
SJCC- I2.5	Gas Smart Meters	250,399	145,231	8.20%	32,430	428,059	385,000	471,000	149,821	134,750	164,850	577,880	519,750	635,850	
SJCC- I2.6	Water Usage Smart Meters	250,399	145,231	8.20%	32,430	428,059	385,000	471,000	149,821	134,750	164,850	577,880	519,750	635,850	
SJCC- GE.1	General Education Remodel and Alteration	5,986,782	3,472,334	8.20%	775,362	10,234,477	9,211,000	11,258,000	3,682,067	3,223,850	3,940,300	13,816,544	12,434,850	15,198,300	
SJCC- GE.2	General Education (GE) MPOE Renovation (Campus)	292,000	169,360	8.20%	37,818	499,178	449,000	549,000	174,712	157,150	192,150	673,890	606,150	741,150	
SJCC- GE.3	General Education Site Improvements - Eco-Commons (Part 1)	5,444,650	3,157,897	8.20%	705,149	9,307,696	8,377,000	10,238,000	3,257,694	2,931,950	3,583,300	12,585,389	11,308,950	13,821,300	
SJCC- GE.4	(Old) Jaguar Gym Remodel	6,044,880	3,506,030	8.20%	782,886	10,333,796	9,300,000	11,367,000	3,616,829	3,255,000	3,978,450	13,950,624	12,555,000	15,345,450	
SJCC- JG.2	(Old) Jaguar Gym Site Improvements - Eco-Commons (Part 2)	2,793,200	1,585,256	8.20%	353,983	4,672,439	4,205,000	5,140,000	1,653,354	1,471,750	1,799,000	6,307,792	5,676,750	6,939,000	
SJCC- C/R.1	Cosmetology/Reprographics Alteration	1,998,184	1,157,787	8.20%	258,530	3,412,500	3,071,000	3,754,000	1,194,375	1,074,850	1,313,900	4,606,676	4,145,850	5,067,900	
SJCC- C/R.2	Cosmetology/Reprographics Renovation Site Improvements	2,612,850	1,515,453	8.20%	338,396	4,466,699	4,020,000	4,913,000	1,563,345	1,407,000	1,719,550	6,030,044	5,427,000	6,632,550	
SJCC- D/THR	Drama/Theater Arts Demolition	1,579,832	916,303	8.20%	204,608	2,700,742	2,431,000	2,971,000	945,260	850,850	1,039,850	3,646,002	3,281,850	4,010,850	
SJCC- D/THR.2	Drama/Theater Arts Demolition Site Improvements	6,199,740	3,595,849	8.20%	802,942	10,588,531	9,539,000	11,658,000	3,709,486	3,338,650	4,080,300	14,308,017	12,877,650	15,738,300	
SJCC- B.1	Business Education Renovation	5,287,262	3,066,612	8.20%	684,765	9,038,639	8,135,000	9,943,000	3,163,524	2,847,250	3,480,050	12,202,163	10,982,250	13,423,050	
SJCC- B.2	Business Education Tree Removal and Site Improvements - Eco-Commons (part 3)	865,565	502,028	8.20%	112,101	1,479,694	1,332,000	1,628,000	517,893	466,200	569,800	1,997,587	1,796,200	2,197,800	
SJCC- SC	Student Center Renovation	4,526,660	2,624,883	8.20%	586,128	7,736,671	6,963,000	8,510,000	2,707,835	2,437,050	2,978,500	10,444,506	9,400,050	11,488,500	
SJCC- S.	Science Complex Renovation	2,194,782	1,272,973	8.20%	284,251	3,752,006	3,377,000	4,127,000	1,313,202	1,181,950	1,444,450	5,065,208	4,558,950	5,571,450	
SJCC- CA.1	North Bleachers and Press Box Replacement	3,148,500	1,826,130	8.20%	407,769	5,382,399	4,844,000	5,921,000	1,883,840	1,695,400	2,072,350	7,286,239	6,539,400	7,993,350	
SJCC- B.1	Campus Wayfinding and Signage	3,700,000	2,146,000	8.20%	479,195	6,325,195	5,693,000	6,958,000	2,213,818	1,992,550	2,435,300	8,539,014	7,685,550	9,393,300	
SJCC- CDC.1	New Child Development Center	12,325,000	7,148,500	8.20%	1,596,238	21,069,738	18,963,000	23,177,000	7,374,408	6,637,050	8,111,950	28,444,147	25,600,050	31,288,950	

PHASE	PROJECT	TOTAL DIRECT COSTS MID-RANGE	GC MARKUPS, CONTINGENCIES MID-RANGE	ESCALATION FACTOR (6-1-2027)	ESCALATION COSTS (5-1-2027)	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS HIGH (+10%)	SOFT COSTS MID-RANGE	SOFT COSTS LOW (-10%)	SOFT COSTS HIGH (+10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS HIGH (+10%)	COMMENT'S
SJCC- CDC.2	New Child Development Center Site Improvements	743,700	431,346	8.20%	96,318	1,271,364	1,144,000	1,399,000	444,977	400,400	489,650	1,716,342	1,544,400	1,888,650	
SJCC- NTH	New SJCC Theater	25,808,000	14,967,480	8.20%	3,342,193	44,115,673	39,704,000	48,527,000	15,440,466	13,896,400	16,984,450	59,556,159	53,600,400	65,511,450	
SJCC-T	Technology Center Renovation	10,133,150	5,877,227	8.20%	1,312,367	17,332,744	15,590,000	19,055,000	6,062,960	5,456,500	6,669,250	23,385,704	21,046,500	25,724,250	
SJCC- ME.1	Miplas Extension Expansion	3,694,350	2,142,723	8.20%	478,464	6,315,537	5,684,000	6,947,000	2,210,438	1,989,400	2,431,450	8,525,974	7,673,400	9,378,450	
SJCC- ME.2	Miplas Extension Remodel	2,288,000	1,327,040	8.20%	296,324	3,911,364	3,520,000	4,303,000	1,368,977	1,232,000	1,505,050	5,280,341	4,752,000	5,809,050	
SJCC- ME.3	Miplas Extension Expansion Site Improvements	400,950	232,551	8.20%	51,928	685,429	617,000	754,000	239,900	215,950	263,900	925,329	832,950	1,017,900	
SJCC- B.2	Campus Sustainability Plan & Climate Action Plan			8.20%					216,394	194,755	238,033	216,394	194,755	238,033	
SJCC- B.3	Elevators - Library Resource Center	50,000	29,000	8.20%	6,476	85,476	77,000	94,000	29,916	26,950	32,900	115,392	103,950	126,900	
SJCC- 100.1	100 Building Demolition	1,092,390	633,586	8.20%	141,478	1,867,454	1,681,000	2,054,000	653,609	598,350	718,900	2,521,063	2,266,350	2,772,900	
SJCC- 100.2	100 Building Site Improvements	4,418,095	2,562,495	8.20%	572,197	7,552,788	6,796,000	8,308,000	2,843,476	2,379,300	2,907,800	10,186,263	9,177,300	11,215,800	
SJCC- W	Wellness Center Improvements	1,412,572	819,292	8.20%	182,945	2,414,810	2,173,000	2,656,000	845,183	760,550	929,600	3,259,893	2,933,550	3,585,600	
SJCC-L	Library Improvements	9,552,232	5,540,295	8.20%	1,237,131	16,329,658	14,667,000	17,963,000	5,715,380	5,143,950	6,287,050	22,045,038	19,840,950	24,250,050	
SJCC- 200	200 Building Renovation	8,633,284	5,007,305	8.20%	1,118,116	14,758,705	13,283,000	16,235,000	5,165,547	4,649,050	5,682,250	19,924,251	17,932,050	21,917,250	
SJCC- CA.2	Recreation Fields	11,430,205	6,629,519	8.20%	1,480,352	19,540,075	17,586,000	21,494,000	6,839,026	6,155,100	7,522,900	26,379,102	23,741,100	29,016,900	
SJCC- CA.3	Recreation Fields Site Improvements - Parking	855,225	496,031	8.20%	110,762	1,462,018	1,316,000	1,608,000	511,706	460,600	562,800	1,973,724	1,776,600	2,170,800	
TOTAL PROJECT CONSTRUCTION COSTS		186,470,627	108,152,964		24,150,230	318,773,820	286,896,000	350,651,000	113,063,955	101,757,406	124,370,280	431,837,776	388,653,406	475,021,280	

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>Gas Distribution System Bldg Connections Seismic Upgrade</u>					
3							
4		Install new earthquake valves at existing buildings Bldg 100, Career Tech, Cos/Repro, Facilities O&M, Gen Ed, Science Complex, Student Ctr, Tech Ctr, Theater Drama, Wellness, Jag Gym, Multi Disc, Library LRC, Central plant	12	EA	5,000.00	60,000	Existing earthquake valves: Bldg 200 and Wellness. Theater to be demo'd
5		Misc. plumbing requirements	1	LS	6,000.00	6,000	
6							
7							
8	SJCC-I1.1	Gas Distribution System Bldg Connections Seismic Upgrade				66,000	
9							
10		<u>Equipment Access Improvements</u>					
11							
12		Allow improvement at older campus buildings to support maintenance access: 100 Building, 200 Building, Theater Arts/Drama, Jaguar Gym, Business Education, Cosmetology/Reprographics, General Education, Central Plant, Library, Multi-Disciplinary Technology, Center, Student Center, Student Center, Science Complex, Career Technology, Jaguar Sports Complex, Fine Arts, Wellness	18	EA	25,000.00	450,000	
13							
14							
15	SJCC-I1.2	Equipment Access Improvements				450,000	
16							
17		<u>Electrical Distribution Analysis, Documentation, Improvements</u>					
18							
19		Soft cost per G&B	1	LS	250,000.00	Soft Cost	\$250,000
20							
21		Electrical contractor to verify and validate, 2 electricians, 2 weeks each	160	HRS	250.00	40,000	
22		Misc. tools and materials	1	LS	4,000.00	4,000	
23							
24		Misc. electrical requirements	1	LS	4,400.00	4,400	
25							
26							
27	SJCC-I1.3	Electrical Distribution Analysis, Documentation, Improvements				48,400	
28							
29		<u>Central Plant Upgrade</u>					
30							
31		Demo					
32		Remove existing boilers and cooling towers	1	LS	30,000.00	30,000	
33							
34		Install new Electric heat pump chiller for both heating and cooling				See below	
35		375 - Ton xix pipe heat pump chiller	1	EA	1,293,750.00	1,293,750	
36		Chilled water pump at 900GPM, 40ft head, 15HP motor	1	EA	40,000.00	40,000	
37		Condenser water pump at 1125 GPM, 50ft head, 20HP motor	1	EA	55,000.00	55,000	
38		HHW and CHW storage tanks - for balance of load	1	LS	75,000.00	75,000	
39		Refrigerant Evac Exhaust fan spark proof	5,000	CFM	10.00	50,000	
40		Refrigerant leak detection and alarms	1	LS	15,000.00	15,000	
41		Misc. sensors, controls and wiring, BMS interconnection	1	LS	250,000.00	250,000	
42		Interconnecting and distribution pipework as necessary to connect to existing systems allowance	1	LS	900,000.00	900,000	
43		Electrical power connections	1	LS	50,000.00	50,000	
44		Misc. MEP requirements	1	LS	272,875.00	272,875	
45							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
46		Hazardous Material assessment and abatement	2,000	SF	10.00	20,000	
47							
48	SJCC-I1.4	Central Plant Upgrade				3,051,625	
49							
50		Lighting Fixtures and Controls Upgrade					
51							
52		Change fixtures to LED	455,270	SF	40.00	18,210,800	Business Ed, Central Plant, General Education, Library Multi-disciplinary, Science Complex, Student Center, Technology Center, Theater/Drama, Wellness Center, Building 100, Building 200, Career Tech, Cosmetology, Facilities, O&M, and Reprographics
53		Provide daylight and/or dimming controls	455,270	SF	7.00	3,186,890	Included above
54							
55		Misc cut and patch	1	LS	1,069,884.50	1,069,885	
56							
57		Misc requirements	1	LS	2,246,757.45	2,246,757	
58							
59							
60	SJCC-I1.5	Lighting Fixtures and Controls Upgrade				24,714,332	
61							
62		Parking Lot Resurfacing					TBD
63							
64		Resurface all parking lots	583,811	SF	7.00	4,086,677	allow 2" overlay
65		Grinding and prepping existing surface	583,811	SF	2.00	1,167,622	
66		Striping	583,811	SF	0.50	291,906	
67							
68		Install DarkSky compliant lighting at parking lots					Not required
69							
70							
71	SJCC-I1.6	Parking Lot Resurfacing				5,546,205	
72							
73		Fire Alarm System Replacement					
74							
75							
76		Replace proprietary fire alarm system from Johnson Controls to the Simplex system	455,270	SF	6.00	2,731,620	
77		Misc. Electrical requirements	1	LS	273,162.00	273,162	
78							
79							
80	SJCC-I1.7	Fire Alarm System Replacement				3,004,782	
81							
82		Operating Cost Reduction Study					
83							
84		Establish Energy Use Intensity (EUI) Scores for all buildings					\$630,000
85		Energy Conservation Measures	18	EA	25,000.00		
86		Life Cycle Cost Analysis	18	EA	10,000.00		
87		Demand control ventilation strategy needs to be implemented for each building. CO2 sensors added to all buildings fitted with economizers with trim and response sequence of operation added to control the ventilation system	455,270	SF	2.00	910,540	
88							
89	SJCC-I2.1	Operating Cost Reduction Study				910,540	
90							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
91		<u>Energy Monitoring-Based Commissioning</u>					
92							
93		A continuous process of monitoring, analyzing, and improving building operations, SkySpark software in parallel with the building monitoring system (BMS)					
94		Guttmann & Blaevot Soft Cost Estimate	1	LS	300,000.00	\$300,000	
95							
96	SJCC-I2.2	Energy Monitoring-Based Commissioning					
97							
98		<u>Environmental Controls Renovation & Equip Replacement</u>					
99							
100		Install Environmental Controls to prevent heating/cooling concurrently or frequent cycles of heating/cooling on all Existing to Remain buildings	321,116	SF	1.00	321,116	
101		Upgrade to Modern DDC BACnet Controls					Controls are outdated proprietary systems difficult to maintain.
102		Student Services building	69,044	SF	12.00	828,528	
103		Library (LRC)	63,110	SF	12.00	757,320	
104		Central plant	1	LS	250,000.00	250,000	
105		Misc mechanical requirements	1	LS	215,696.40	215,696	
106							
107		Misc cut and patch	1	LS	107,848.20	107,848	
108							
109							
110	SJCC-I2.3	Environmental Controls Renovation & Equip Replacement				2,480,509	
111							
112		<u>Electrical Smart Meters</u>					
113							
114		Install Smart electrical meters on all existing buildings to remain	455,270	SF	0.50	227,635	monitor equipment that utilizes 10% or more of the demand for a given bldg
115							
116		Misc. electrical requirements	1	LS	22,763.50	22,764	
117							
118	SJCC-I2.4	Electrical Smart Meters				250,399	
119							
120		<u>Gas Smart Meters</u>					
121							
122		Install Smart gas meters on all existing buildings to remain	455,270	SF	0.50	227,635	
123							
124		Misc. plumbing requirements	1	LS	22,763.50	22,764	
125							
126	SJCC-I2.5	Gas Smart Meters				250,399	
127							
128		<u>Water Usage Smart Meters</u>					
129							
130		Install Smart water meters on all existing buildings and landscape irrigation systems to remain					
131		Existing Buildings	455,270	SF	0.50	227,635	
132		Landscape Irrigation		included			
133							
134		Misc. plumbing requirements	1	LS	22,763.50	22,764	
135							
136							
137	SJCC-I2.6	Water Usage Smart Meters				250,399	
138							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
139		<u>General Education Remodel and Alteration</u>					
140							
141		Protection of existing adjacent building areas/uses	1	LS	15,000.00	15,000	
142		Soft demo of existing interior	34,367	SF	12.50	429,588	2 stories
143		Hazmat abatement	34,367	SF	5.00	171,835	
144							
145		Remodel - existing 2-Story (Excluding the MPOE area defined in Phase 3b) building	11,806	SF	55.00	649,330	
146		Alteration- convert existing classrooms to additional offices and support spaces,	22,561	SF	165.00	3,722,565	
147							
148		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	11,806	SF	5.00	59,030	minor work - at Remodel only
149		Alteration - demo re-utilize 116 120V circuits for power receptacles, The number of circuits to be demo'd and recircuited is based on the alteration layout. Same for lighting, and a minimal ammount of fire alarm and data alteration is expected	22,561	SF	35.00	789,635	Level 1 Long building x 42, Level 2 - Long building x 42, Level 2 - Short Building x 32
150		Remodel - (Level 1) Demo 37 120V circutes for power receptacles and several for lighting. Demo all (E) power, lighting, fire alarm, and data devices. Maintain the (E) electrical, telecom, and fire alarm distribution systems to be re-used. Provide (N) as required for the remodel utilizing the (E) distribution system for the applicable type of wiring device.	11,806	SF	5.00	59,030	
151		Misc. MEP requirements	1	LS	90,769.50	90,770	
152							
153							
154	SJCC-GE.1	General Education Remodel and Alteration				5,986,782	
155							
156		<u>General Education (GE) MPOE Renovation (Campus)</u>					
157							
158		Protect existing sitework and adjacent structures	1	LS	10,000.00	10,000	
159							
160		Plumbing condensate drainage allowance	1	LS	5,000.00	5,000	
161							
162		Misc. MEP requirements	1	LS	1,500.00	1,500	
163							
164		HVAC					
165		Additional cooling system serving MPOE					
166		Allow CRAC unit, 10ton condensing unit outside	1	EA	30,000.00	30,000	
167		Indoor CRAC unit, 5 ton	2	EA	15,000.00	30,000	No longer see this part in Phasing
168		Refrigerant piping, incl supports and insulation	1	LS	30,000.00	30,000	
169		Misc. HVAC requirements	1	LS	9,000.00	9,000	
170							
171		Electrical					
172		Relocate Existing Emergency Generator and demolish existing Equipment Enclosure	1	LS	100,000.00	100,000	
173		Power connections serving new units	1	LS	15,000.00	15,000	
174		Misc. electrical requirements	1	LS	11,500.00	11,500	
175							
176		Misc. cut/patch and repair as necessary for MEP work	1	LS	50,000.00	50,000	
177							
178							
179	SJCC-GE.2	General Education (GE) MPOE Renovation (Campus)				292,000	
180							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
181		<u>General Education Site Improvements - Eco-Commons (Part 1)</u>					
182							
183		Protect existing trees and select landscaping elements	124,400	SF	0.50	62,200	
183		Site clearance	124,400	SF	5.00	622,000	
185		Rough grading	124,400	SF	2.00	248,800	
186		Renovate the existing Central plaza with the new Eco-Commons (Part 1)	124,400	SF			
187		Landscaping (naturalized) and irrigation - replace turf areas with artificial turf with drought-tolerant native plants	63,874	SF	30.00	1,916,220	
188		Hardscaping for pedestrian pathway renovations (pathway changes)	60,526	SF	25.00	1,513,150	
189		New seating and site furnishings - allow	124,400	SF	1.00	124,400	Hard cost items only. Moveable FF&E furnishing included in soft costs
190							
191		Install DarkSky compliant lighting					Not in scope
192							
193		MEP Utilities - site lighting, bollard lighting, blue phones, wi-fi, power for event spaces, and 120V/USB receptacles for students	124,400	SF	7.00	870,800	
194							
195		Misc. MEP requirements	1	LS	87,080.00	87,080	
196							
197	SJCC-GE.3	General Education Site Improvements - Eco-Commons (Part 1)				5,444,650	
198							
199							
200		<u>(Old) Jaguar Gym Remodel</u>					
201							
202		Protect existing sitework and adjacent structures	1	LS	10,000.00	10,000	Required for building demolition
203		Protection of existing adjacent building areas/uses	1	LS	15,000.00	15,000	Remodel areas
204		Demo existing portion of Jaguar Gym Building	300	SF	22.50	6,750	1 story
205		Soft demo of existing interior	9,812	SF	12.50	122,650	
206		Disconnect, cap and remove existing utilities	1	LS	50,000.00	50,000	
207		Misc. MEP requirements	1	LS	5,000.00	5,000	
208		Hazmat abatement	10,112	SF	5.00	50,560	Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources)
209							
210		New addition - consisting of entrance lobbies, toilet rooms, storage and office	3,770	SF	850.00	3,204,500	
211		Remodel - existing Main Gym	9,812	SF	105.00	1,030,260	
212							
213		Plumbing					
214		New DCW service					
215		Point of use DHW generator	3	EA	2,500.00	7,500	
216		Fire Sprinkler - new system	13,582	SF	8.00	108,656	
217		HVAC					
218		New Packaged AHU, with DX cooling and heating, 100% outside air variable air volume, to serve the existing main gym.	15,000	cfm	12.00	180,000	
219		Ceiling destratification fans	4	EA	1,675.00	6,700	Airius Designer-45 or equal
220		Packaged Heat pump, 3 ton	1	EA	10,500.00	10,500	
221		Packaged Heat pump, 5 ton	1	EA	17,500.00	17,500	
222		Exhaust fan, 3000 cfm	1	EA	9,000.00	9,000	
223		Controls	1	LS	50,000.00	50,000	
224		Misc. HVAC	1	LS	27,370.00	27,370	
225		Electrical					
226		Replace existing service including transformer sized for the new HVAC and Plumbing system	13,582	SF	3.00	40,746	
227		Replace all electrical main switchgear, panel boards and circuiting	13,582	SF	5.00	67,910	
228		Fire Alarm - Provide new system	13,582	SF	7.00	95,074	

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
229		Provide new LED lighting system for existing spaces	13,582	SF	35.00	475,370	
230		Lighting New LED lighting system and controls, receptacles, data outlets, fire alarm and door security for new spaces	3,770	SF	83.00	312,910	Existing space included in phase 1e
231							
232		Misc. MEP requirements	1	LS	140,923.60	140,924	
233							
234							
235	SJCC-JG.1	(Old) Jaguar Gym Remodel				6,044,880	
236							
237		(Old) Jaguar Gym Site Improvements - Eco- Commons (Part 2)					
238							
239		Protect existing trees and select landscaping elements	63,900	SF	0.50	31,950	
239		Site clearance	63,900	SF	5.00	319,500	
241		Rough grading	63,900	SF	2.00	127,800	
242		New Eco-Commons (Part 2)	63,900	SF			Includes sitework at Student Center and Library
243		Landscaping (naturalized) and irrigation - replace turf areas with artificial turf with drought-tolerant native plants	20,104	SF	30.00	603,120	
244		Hardscaping for pedestrian pathway renovations (pathway changes)	43,796	SF	25.00	1,094,900	
245		New seating and site furnishings - allow	63,900	SF	1.00	63,900	Hard cost items only. Moveable FF&E furnishing included in soft costs
246							
247		Install DarkSky compliant lighting					Not in scope
248		MEP Utilities - site lighting, bollard lighting, blue phones, wi-fi, power for event spaces, and 120V/USB receptacles for students	63,900	SF	7.00	447,300	
249		Misc. MEP requirements	1	LS	44,730.00	44,730	
250							
251	SJCC-JG.2	(Old) Jaguar Gym Site Improvements - Eco- Commons (Part 2)				2,733,200	
252							
253		Cosmetology/Reprographics Alteration					
254							
255		Protection of existing adjacent building areas/uses	1	LS	10,000.00	10,000	
256		Soft demo of existing interior	7,001	SF	12.50	87,513	
257		Hazmat abatement	7,001	SF	5.00	35,005	Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources)
258							
259		Alteration - of existing reprographics area into Cosmetology lab space	7,001	SF	165.00	1,155,165	
260		Upgrade and modify existing building MEP systems	7,001	SF	57.00	399,057	
261		Local HVAC modification for new loads, clean existing diffusers and ductwork. Provide demand control ventilation. Provide trim and response controls sequence of operations.	7,001	SF	15.00	105,015	
262		Electrical - Demo and remove all (E) lighting, wall receptacles, data outlets ((2) cat-6 each with 1"C to accessible ceiling space)), fire alarm, and door security. Spaces are lobby, mail room, reprographics room, reprographics warehouse, break room, and restrooms. All (E) lighting and power loads are served from Panels AL1 and AL6	7,001	SF	5.00	35,005	
263		Misc. MEP requirements	1	LS	169,424.20	169,424	
264							
265							
266	SJCC-C/R.1	Cosmetology/Reprographics Alteration				1,996,184	

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
267							
268		<u>Cosmetology/Reprographics Renovation Site Improvements</u>					
269							
270		Protect existing trees and select landscaping elements	17,800	SF	0.50	8,900	
271		Site clearance	17,800	SF	5.00	89,000	
272		Rough grading	17,800	SF	2.00	35,600	
273		Open Space and Plaza	17,800	SF			
274		Landscaping (naturalized) and irrigation	5,658	SF	30.00	169,740	
275		Hardscaping for pedestrian pathway renovations (pathway changes)	12,142	SF	25.00	303,550	
276		New seating and site furnishings - allow	17,800	SF	105.00	1,869,000	Hard cost items only. Moveable FF&E furnishing included in soft costs
277							
278		Install DarkSky compliant lighting					Not in scope
279		MEP Utilities - site lighting, bollard lighting, blue phones, wi-fi, power for event spaces, and 120V/USB receptacles for students	17,800	SF	7.00	124,600	
280		Misc. MEP requirements	1	LS	12,460.00	12,460	
281							
282							
283	SJCC-C/R.2	Cosmetology/Reprographics Renovation Site Improvements				2,612,850	
284							
285		<u>Drama/Theater Arts Demolition</u>					
286							
287		Demo existing Drama/Theater Arts Building	35,640	SF	22.50	801,900	3 story
288		Hazmat abatement	35,640	SF	7.50	267,300	Age of the structure suggests further investigation and potential abatement may be required. Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources).
289		Disconnect, cap and remove existing utilities	35,640	SF	8.00	285,120	Demo and remove all systems including (E) lighting, theater lighting and controls, wall receptacles, data outlets, fire alarm, door security, and audio-visual. Demo and remove (E) service transformer 'TH'. Remake 12kv connections for 12kV circuits 5 and 6. Cap (E) conduit underground. Demo and remove (E) main switchboard 'TH' and the rest of the (E) electrical distribution system.
290		Misc. MEP requirements	1	LS	28,512.00	28,512	
291							
292		Remove existing defined parking area	39,400	SF	5.00	197,000	
293							
294							
295	SJCC-D/THR.1	Drama/Theater Arts Demolition				1,579,832	
296							
297		<u>Drama/Theater Arts Demolition Site Improvements</u>					
298							
299		Protect existing trees and select landscaping elements	146,000	SF	0.50	73,000	
300		Site clearance	146,000	SF	5.00	730,000	
301		Rough grading	146,000	SF	2.00	292,000	
302							
303		Landscaping (naturalized) and irrigation	36,908	SF	30.00	1,107,240	
304		Hardscaping for pedestrian pathway renovations (pathway changes)	33,270	SF	25.00	831,750	
305		New Street Entrance at Moorpark Avenue, drive, paving/parking	75,822	SF	25.00	1,895,550	Permeable paving
306		New seating and site furnishings - allow	146,000	SF	1.00	146,000	Hard cost items only. Moveable FF&E furnishing included in soft costs
307							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
308		Install DarkSky compliant lighting					Not in scope
309		MEP Utilities - site lighting and blue phones	146,000	SF	7.00	1,022,000	
310		Misc. MEP requirements	1	LS	102,200.00	102,200	
311							
312							
313	SJCC-D/THR.2	Drama/Theater Arts Demolition Site Improvements				6,199,740	
314							
315		<u>Business Education Renovation</u>					
316							
317		Protection of existing adjacent building areas/uses	1	LS	25,000.00	25,000	
318		Soft demo of existing interior	23,324	SF	12.50	291,550	
319		Hazmat abatement	23,324	SF	8.00	186,592	Lead-containing paint confirmed on the Electrical Room door frame. Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources)
320							
321		Remodel - existing general office and classroom areas at the first floor into new Dentistry classroom/lab space	20,649	SF	55.00	1,135,695	
322		Alteration - portion of existing general office and classroom areas at the first floor into new Dentistry classroom/lab space	2,675	SF	165.00	441,375	
323		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	23,324	SF	105.00	2,449,020	
324		HVAC - mechanical system may need some local modification based on new loads. The existing diffusers should be cleaned and reinstalled. The existing ductwork should be cleaned. Provide demand control ventilation. Provide trim and response controls sequence of operations	23,324	SF	15.00	349,860	
325		Demo and remove all (E) lighting, wall receptacles, data outlets fire alarm, and door security as required for remodel and alterations.	23,324	SF	5.00	116,620	
326		Misc. MEP requirements	1	LS	291,550.00	291,550	
327							
328							
329	SJCC-B.1	Business Education Renovation				5,287,262	
330							
331		<u>Business Education Tree Removal and Site Improvements - Eco-Commons (part 3)</u>					
332							
333		Protect existing trees and select landscaping elements	19,500	SF	0.50	9,750	
334		Site clearance	19,500	SF	5.00	97,500	
335		Rough grading	19,500	SF	2.00	39,000	
336		New Eco-Commons (Part 2)					
337		Landscaping (naturalized) and irrigation	12,433	SF	30.00	372,990	
338		Hardscaping for pedestrian pathway renovations (pathway changes)	7,067	SF	25.00	176,675	Hard cost items only. Moveable FF&E furnishing included in soft costs
339		New seating and site furnishings - allow	19,500	SF	1.00	19,500	
340							
341		Install DarkSky compliant lighting					Not in scope
342							
343		MEP Utilities - site lighting and bollard lighting	19,500	SF	7.00	136,500	
344		Misc. MEP requirements	1	LS	13,650.00	13,650	
345							
346	SJCC-B.2	Business Education Tree Removal and Site Improvements - Eco-Commons (part 3)				865,565	
347							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
348		<u>Student Center Renovation</u>					
349							
350		Protection of existing adjacent building areas/uses	1	LS	25,000.00	25,000	
351		Soft demo of existing interior	7,505	SF	6.50	48,783	
352		Hazmat abatement	7,505	SF	5.00	37,525	Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources).
353							
354		Alteration - Repurpose the existing Bookstore and support areas as a black box multipurpose meeting space and support areas	7,505	SF	165.00	1,238,325	
355		Renovate - Kitchen - Kitchen equipment, appliances fixtures and fittings and infrastructure upgrade	2,594	SF	350.00	907,900	
356		New Construction	492	SF	750.00	369,000	
357							
358		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems				Included below	
359							
360		HVAC - Remodel - local modification based on new loads. The existing diffusers should be cleaned and reinstalled. The existing ductwork should be cleaned. Provide demand control ventilation. Provide trim and response controls sequence of operations.	7,505	SF	15.00	112,575	
361		HVAC - Kitchen Renovation	2,594	SF	15.00	38,910	
361		HVAC - New Construction - 27,000cfm heat pump AHU with a multifan arrangement of four fans would be required	27,000	cfm	20.00	540,000	
363		HVAC- Exhaust fan	8,000	cfm	3.00	24,000	
364		Remainder of mechanical system, water and air distribution, misc. equipment, diffusers, registers, grilles, temperature controls, testing and balancing	10,099	SF	46.00	464,554	
365		Electrical - Remodel - Demo and remove the amount required for alterations and new construction for all (E) lighting, wall receptacles, data outlets fire alarm, and door security as required for remodel and alterations	7,505	SF	5.00	37,525	
366		Electrical - Kitchen Renovation - Demo and remove the amount required for alterations and new construction for all (E) lighting, wall receptacles, data outlets fire alarm, and door security as required for remodel and alterations	2,594	SF	5.00	12,970	
366		Electrical - provide (N) lighting, receptacles, data outlets, fire alarm, audio visual, and door security for the altered spaces identified	492	SF	75.00	36,900	
368		Remainder of electrical system, equipment power, convenience power, telecom, lighting, fire alarm, security, AV	10,099	SF	50.00	504,950	
369		Misc. MEP requirements	1	LS	126,743.40	126,743	
370							
371							
372	SJCC-SC	Student Center Renovation				4,525,660	
373							
374							
375		<u>Science Complex Renovation</u>					
376							
377		Protection of existing adjacent building areas/uses	1	LS	10,000.00	10,000	
378		Soft demo of existing interior	4,304	SF	10.00	43,040	
379		Hazmat abatement	4,304	SF	5.00	21,520	
380							
381		Alteration - existing classroom areas into four (4) science labs and supporting spaces	4,304	SF	265.00	1,140,560	Wet labs?
382							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
383		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	4,304	SF	64.00	275,456	
384							
385		HVAC - Alteration- local modification based on new loads. The existing diffusers should be cleaned and reinstalled. The existing ductwork should be cleaned.	4,304	SF	5.00	21,520	
386		HVAC - Remodel - Demand control ventilation including a tim and response controls sequence of operations	55,514	SF	10.00	555,140	
387		HVAC- Science labs - Additional Ventilation & exhaust exhaust	4	LOC	15,000.00	60,000	
388		Plumbing - Science labs - RO/DI local point of use system, local neutralizer for waste.	4	LOC	10,000.00	40,000	
389							
390		Misc. MEP requirements	1	LS	27,545.60	27,546	
391							
392	SJCC-S:	Science Complex Renovation				2,194,782	
393							
394							
395		<u>North Bleachers and Press Box Replacement</u>					
396							
397		Protection of existing sitework and adjacent structures.	1	LS	10,000.00	10,000	
398		Demolish existing North Bleachers and Press Box and all associated structure and foundations	10,500	SF	15.00	157,500	
399		Disconnect, cap and remove existing utilities	1	LS	50,000.00	50,000	
400		Hazmat abatement	10,500	SF	5.00	52,500	Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources).
401							
402		Construct new 1-Story North Bleachers	9,500	SF	178.00	1,691,000	allow aluminum over concrete foundation
403		Construct new Press Box	1,000	SF	500.00	500,000	
404							
405		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	1,000	SF	150.00	150,000	
406		MEP Utilities	9,500	SF	50.00	475,000	Bleacher lighting
407		Misc. MEP requirements	1	LS	62,500.00	62,500	
408							
409	SJCC-CA.1	North Bleachers and Press Box Replacement				3,148,500	
410							
411		<u>Campus Wayfinding and Signage</u>					
412							
413		Replace campus wayfinding to address issues such as spelling errors, outdated building references, and missing signage for new or repurposed buildings	2,600,000	SF	1.00	2,600,000	Static and digital signage
414							
415		Include functional lighting into wayfinding improvements	1	LS	1,000,000.00	1,000,000	
416		Misc. electrical requirements	1	LS	100,000.00	100,000	
417							
418							
419	SJCC I3.1	Campus Wayfinding and Signage				3,700,000	
420							
421		<u>New Child Development Center</u>					
422							
423		Protection of existing sitework and adjacent structures	1	LS	10,000.00	10,000	
424		Site clearance	15,000	SF	5.00	75,000	
425		Pad preparation/grading	15,000	SF	2.00	30,000	
426							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
427		Construct new 1-Story Child Development Center Building	15,000	SF	649.17	9,737,500	
428		HVAC					
429		Heat Pump for the classroom	1	EA	15,000.00	15,000	
430		Heat Pump for the food area	1	EA	15,000.00	15,000	
431		Multi-split system, 3-Ton	1	EA	12,500.00	12,500	
432		Demand control ventilation including trim and response controls sequence of operations	15,000	SF	5.00	75,000	
433		Balance of HVAC system, water and air distribution, misc. equipment, DRG's, controls, and TAB	15,000	SF	82.00	1,230,000	
434		Electrical - (N) lighting, receptacles, data outlets, fire alarm, audio visual, and door security for the new spaces	15,000	SF	75.00	1,125,000	
435							
436							
437							
438	SJCC-CDC.1	New Child Development Center				12,325,000	
439							
440		<u>New Child Development Center Site Improvements</u>					
441							
442		Protect existing trees and select landscaping elements	18,500	SF	0.50	9,250	
443		Site clearance	18,500	SF	5.00	92,500	
444		Rough grading	18,500	SF	2.00	37,000	
445							
446		New Drive, paving/accessible parking	18,500	SF	25.00	462,500	
447							
448		Install DarkSky compliant lighting					Not in scope
449							
450		MEP Utilities - Site lighting, bollard lighting and blue phones	18,500	SF	7.00	129,500	
451		Misc. MEP requirements	1	LS	12,950.00	12,950	
452							
453							
454	SJCC-CDC.2	New Child Development Center Site Improvements				743,700	
455							
456		<u>New SJCC Theater</u>					
457							
458		Protect existing trees and select landscaping elements	12,000	SF	0.50	6,000	
459		Select demolition of existing site improvements and landscape elements	12,000	SF	10.00	120,000	
460							
461		Construct new 2-story Theater Building	24,000	SF	850.00	20,400,000	
462		MEP at new Theater	24,000	SF	200.00	4,800,000	
463		Misc. MEP requirements	1	LS	480,000.00	480,000	
464							
465							
466	SJCC-NTH	New SJCC Theater				25,806,000	
467							
468		<u>Technology Center Renovation</u>					
469							
470		Protection of existing adjacent building areas/uses	1	LS	25,000.00	25,000	
471		Soft demo of existing interior	80,000	SF	12.50	1,000,000	
472		Hazmat abatement	80,000	SF	5.00	400,000	Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources)
473							
474		Refresh - of the existing to accommodate revenue generating uses	80,000	SF	55.00	4,400,000	
475		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	80,000	SF	27.00	2,160,000	
476							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
477		HVAC UPGRADE					
478		Plumbing					
479		Condensate drainage modifications	1	LS	20,000.00	20,000	
480		Misc. MEP requirements	1	LS	218,000.00	218,000	
481							
482		HVAC					
483		Replace existing packaged AHU					
484		Safe-off and remove existing AHU	1	LS	48,000.00	48,000	
485		Modify ductwork to accommodate additional AHU	1	LS	200,000.00	200,000	
486		Modify and add roof curbs as necessary	1	LS	25,000.00	25,000	
487		New packaged roof top AHU, heat pump type, 41,000 cfm	2	EA	615,000.00	1,230,000	
488		Multi-fan array at each AHU, 8000 cfm at each	96,000	cfm			included above
489		Compressors at AHU	8	EA			included above
490		Temperature controls	40	PTS	2,500.00	100,000	
491		Testing and balancing	160	HRS	185.00	29,600	
492		Startup and commissioning	80	HRS	205.00	16,400	
493		Misc. HVAC requirements	1	LS	164,900.00	164,900	
494							
495		Electrical					
496		Safe-off and disconnect existing AHU	1	LS	7,500.00	7,500	
497		New power connection serving new HP AHU's	2	EA	40,000.00	80,000	
498		Misc. electrical requirements	1	LS	8,750.00	8,750	
499							
500							
501	SJCC-T	Technology Center Renovation				10,133,150	
502							
503		<u>Milpitas Extension Expansion</u>					
504							
505		Protect existing trees and select landscaping elements	13,900	SF	0.50	6,950	
506		Select demolition of existing site improvements and landscape elements	13,900	SF	10.00	139,000	
507							
508		Construct new 1-story office and administrative space expansion structure	4,000	SF	650.00	2,600,000	
509		MEP at new Expansion	4,000	SF	44.00	176,000	
510		HVAC Upgrade					
511		New Heat pump	20,000	cfm	18.50	370,000	
512		Exhaust system	6,000	cfm	3.00	18,000	
513		Balance of HVAC system, water and air distribution, misc. equipment, DRG's, controls, and TAB	4,000	SF	82.00	328,000	
514		Misc. MEP requirements	1	LS	56,400.00	56,400	
515							
516							
517	SJCC-ME.1	Milpitas Extension Expansion				3,694,350	
518							
519		<u>Milpitas Extension Remodel</u>					
520							
521		Protection of existing adjacent building areas/uses	1	LS	10,000.00	10,000	
522		Soft demo of existing interior	13,400	SF	12.50	167,500	
523		Hazmat abatement	13,400	SF	5.00	67,000	Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources).
524		Remodel existing office and administrative areas into classroom spaces	13,400	SF	55.00	737,000	
525		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	13,400	SF	75.00	1,005,000	

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
526		HVAC - Local modification based on new loads. The existing diffusers should be cleaned and reinstalled. The existing ductwork should be cleaned. Provide demand control ventilation. Provide trim and response controls sequence of operations.	13,400	SF	15.00	201,000	
527		Misc. MEP requirements	1	LS	100,500.00	100,500	
528							
529							
530	SJCC-ME.2	Milpitas Extension Remodel				2,288,000	
531							
532		<u>Milpitas Extension Expansion Site Improvements</u>					
533							
534		Protect existing trees and select landscaping elements	9,900	SF	0.50	4,950	
535		Site clearance	9,900	SF	5.00	49,500	
536		Rough grading	9,900	SF	2.00	19,800	
537		Landscaping (naturalized) and irrigation	2,970	SF	30.00	89,100	
538		Hardscaping for pedestrian pathway renovations	6,930	SF	25.00	173,250	
539		New seating and site furnishings - allow	9,900	SF	1.00	9,900	Hard cost items only. Moveable FF&E furnishing included in soft costs
540							
541		Install DarkSky compliant lighting					Not in scope
542							
543		MEP Utilities	9,900	SF	5.00	49,500	
544		Misc. MEP requirements	1	LS	4,950.00	4,950	
545							
546							
547	SJCC-ME.3	Milpitas Extension Expansion Site Improvements				400,950	
548							
533							
534		Develop campus sustainability plan - Guttman & Blaevet Soft Cost Estimate	1	LS	200,000.00		\$200,000
535							
552							
553	SJCC-13.2	Campus Sustainability Plan & Climate Action Plan					
554							
555		<u>Elevators - Library Resource Center</u>					
556							
557		Fully Service and Upgrade Existing Elevators	2	EA	25,000.00	50,000	
558							
559							
560	SJCC-13.3	Elevators - Library Resource Center				50,000	
561							
562		<u>100 Building Demolition</u>					
563							
564		Protection of existing sitework and adjacent structures	1	LS	20,000.00	20,000	
565		Demolish existing 1-Story, 36,996 SF building and all associated foundations	36,996	SF	22.50	832,410	
566		Disconnect, cap and remove existing utilities	1	LS	50,000.00	50,000	
567		Misc. MEP requirements	1	LS	5,000.00	5,000	
568		Hazmat abatement	36,996	SF	5.00	184,980	Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources).
569							
570							
571	SJCC-100.1	100 Building Demolition				1,092,390	
572							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
573		<u>100 Building Site Improvements</u>					
574							
575		Protect existing trees and select landscaping elements	104,800	SF	0.50	52,400	
576		Site clearance	104,800	SF	5.00	524,000	
577		Rough grading	104,800	SF	2.00	209,600	
578		Landscaping (naturalized) and irrigation	20,067	SF	30.00	602,010	
579		New vehicular drive entrance, paving/reconfigured and new parking	84,733	SF	25.00	2,118,325	Permeable paving
580		New seating and site furnishings - allow	104,800	SF	1.00	104,800	Hard cost items only. Moveable FF&E furnishing included in soft costs
581							
582		Install DarkSky compliant lighting					Not in scope
583							
584		MEP Utilities - site lighting and blue phones	104,800	SF	7.00	733,600	
585		Misc. MEP requirements	1	LS	73,360.00	73,360	
586							
587							
588	SJCC-100.2	100 Building Site Improvements				4,418,095	
589							
590							
591		<u>Wellness Center Improvements</u>					
592							
593		Protection of existing adjacent building areas/uses	1	LS	10,000.00	10,000	
594		Soft demo of existing interior	6,802	SF	6.50	44,213	
595		Hazmat abatement	6,802	SF	5.00	34,010	
596							
597		Improvements - Relocate Adaptive PE to Wellness center. Ensure Sustainability Upgrades	6,802	SF	110.00	748,220	
598							
599							
600		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	6,802	SF	77.00	523,754	
601		Misc. MEP requirements	1	LS	52,375.40	52,375	
602							
603							
604	SJCC-W	Wellness Center Improvements				1,412,572	
605							
606							
607		<u>Library Improvements</u>					
608							
609		Protection of existing adjacent building areas/uses	1	LS	10,000.00	10,000	
610		Soft demo of existing interior	63,110	SF	6.50	410,215	
611		Hazmat abatement	63,110	SF	5.00	315,550	
612							
613		Remodel - Minor interior remodel within the existing Building	63,110	SF	55.00	3,471,050	
614							
615		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	63,110	SF	77.00	4,859,470	Remodel
616		Misc. MEP requirements	1	LS	485,947.00	485,947	
617							
618							
619	SJCC-L	Library Improvements				9,552,232	
620							
621							
622		<u>200 Building Renovation</u>					
623							
624		Protection of existing adjacent building areas/uses	1	LS	10,000.00	10,000	
625		Soft demo of existing interior	41,820	SF	6.50	271,830	
626		Hazmat abatement	41,820	SF	5.00	209,100	
627							

San Jose City College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
628		Improvements - Minor interior improvements within the existing Building	41,820	SF	110.00	4,600,200	
629							
630		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	41,820	SF	77.00	3,220,140	
631		Misc. MEP requirements	1	LS	322,014.00	322,014	
632							
633							
634	SJCC-200	200 Building Renovation				8,633,284	
635							
636		<u>Recreation Fields</u>					
637							
638		Remove baseball seating	1	LS	10,000.00	10,000	
639		Protect existing trees and select landscaping elements	233,330	SF	0.50	116,665	
640		Misc site clearance	233,330	SF	5.00	1,166,650	
641		Rough grading	233,330	SF	2.00	466,660	
642							
643		Redesign existing recreation fields to be a full regulation soccer field that can be divided into two smaller soccer fields for youth soccer. Screening landscape at field edge	138,356	SF	30.00	4,150,680	
644		Pedestrian entrance	1	LS	100,000.00	100,000	Leigh Avenue Permeable paving
645		ADA parking and a new entrance off Leigh Avenue at Kingma	13,600	SF	35.00	476,000	
646		Landscaping at Parking lot (naturalized) and irrigation	3,308	SF	30.00	99,240	
647		Hardscape - Campus pathway, Spectator, Warm up areas	81,374	SF	25.00	2,034,350	
648		Relocate baseball seating	1	LS	10,000.00	10,000	Hard cost items only. Moveable FF&E furnishing included in soft costs
649		New seating and site furnishings - allow	233,330	SF	1.00	233,330	
650							
651		Install DarkSky compliant lighting					Not in scope
652							
653		MEP Utilities	233,330	SF	10.00	2,333,300	
654		Misc. MEP requirements	1	LS	233,330.00	233,330	
655							
656	SJCC-CA.2	Recreation Fields				11,430,205	
657							
658							
659		<u>Recreation Fields Site Improvements - Parking</u>					
660							
661		Protect existing trees and select landscaping elements	22,200	SF	0.50	11,100	
662		Site clearance	22,200	SF	5.00	111,000	
663		Rough grading	22,200	SF	2.00	44,400	
664		Landscaping (naturalized) and irrigation	7,653	SF	30.00	229,590	
665		Hardscape - Campus pathway, Spectator, Warm up areas	6,664	SF	25.00	166,600	
666		New vehicular drive entrance, paving/reconfigured and new parking	7,883	SF	25.00	197,075	Permeable paving
667		New seating and site furnishings - allow	22,200	SF	1.00	22,200	Hard cost items only. Moveable FF&E furnishing included in soft costs
668							
669		Install DarkSky compliant lighting					Not in scope
670							
671		MEP Utilities	22,200	SF	3.00	66,600	
672		Misc. MEP requirements	1	LS	6,660.00	6,660	
673							
674	SJCC-CA.3	Recreation Fields Site Improvements - Parking				855,225	

KEY CRITERIA

AREA TABULATION

		EXISTING ENCLOSED AREAS	NOTES	COMMENTS
Evergreen Valley College Buildings				
	Acacia Building	84,142 SF		two story
	Admin and Records	12,373 SF		one story
	Automotive Technology	39,251 SF		one story
	Cedro	25,060 SF		two story
	Central Utilities	14,140 SF	Site: 70,002 SF	two story
	Field House	1,370 SF		one story
	Fitness Center	8,045 SF		one story
	New General Education	24,063 SF		three story
	Gullo Student Center	29,993 SF		two story
	Gullo II	6,290 SF		one story
	Language Arts	45,000 SF		three story
	Library Education Tech Center	86,311 SF		three story
	Math, Science and Social Studies	67,630 SF		two story
	Montgomery Hill Observatory	1,170 SF		one story
	Performing Arts	30,665 SF		one story
	Physical Education	57,631 SF		two story
	Pickleball and Tennis Courts		9,794 SF	site
	Sequoia	35,800 SF		two story
	Student Services Center (Old)	69,044 SF		two story
	New Student Services Center	44,400 SF		two story
	Visual Arts	56,883 SF		two story
Subtotal		739,261 SF	0 SF	
Evergreen Valley College Buildings - GSF Incl. 50% Covered Area			739,261 GSF	

Evergreen Valley College Campus Projects - Estimate Summary

PHASE	PROJECT	TOTAL DIRECT COSTS MID-RANGE	GC MARKUPS, CONFINEMENTS MID-RANGE	ESCALATION FACTOR (5+1-2027)	ESCALATION COSTS (5+1-2027)	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS HIGH (+10%)	SOFT COSTS MID-RANGE	SOFT COSTS LOW (-10%)	SOFT COSTS HIGH (+10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS HIGH (+10%)	COMMENTS
50%															
EVC-I.1.1	Equipment Access Improvements	315,000	182,700	8.20%	40,796	538,496	485,000	592,000	188,474	169,750	207,200	726,970	654,750	799,200	
EVC-I.1.2	Electrical Distribution Analysis, Documentation, and Improvements	48,400	28,072	8.20%	6,268	82,740	74,000	91,000	299,452	269,343	329,392	382,192	343,343	420,392	
EVC-I.1.3	Lighting Fixtures and Controls Upgrade	22,350,696	12,963,398	8.20%	2,894,688	38,208,771	34,388,000	42,030,000	13,373,070	12,035,800	14,710,500	51,581,840	46,423,800	56,740,500	
EVC-I.1.4	Dark Sky Project	13,189,394	7,649,848	8.20%	1,708,188	22,547,430	20,293,000	24,802,000	7,891,601	7,102,550	8,680,700	30,439,031	27,395,550	33,482,700	
EVC-I.1.5	Parking Lot Resurfacing	12,155,972	7,050,464	8.20%	1,574,347	20,780,783	18,703,000	22,859,000	7,273,274	6,546,050	8,000,650	28,054,057	25,249,050	30,859,650	
EVC-I.1.6	Fire Alarm System Replacement	4,879,123	2,829,891	8.20%	631,906	8,340,920	7,507,000	9,175,000	2,919,322	2,627,450	3,211,250	11,280,242	10,134,450	12,386,250	
EVC-I.2.1	Operating Cost Reduction Study	1,478,522	857,543	8.20%	191,487	2,527,551	2,275,000	2,780,000	1,469,307	1,322,087	1,615,690	3,996,458	3,597,087	4,396,690	
EVC-I.2.2	Energy Monitoring-Based Commissioning			8.20%					262,132	262,919	321,345	282,132	282,919	321,345	
EVC-I.2.3	Environmental Controls Renovation and Equipment Replacement	981,039	557,403	8.20%	124,466	1,642,908	1,479,000	1,807,000	575,018	517,650	632,450	2,217,926	1,996,650	2,439,450	
EVC-I.2.4	Electrical (Smart) Meters	406,594	235,824	8.20%	52,659	695,077	626,000	765,000	243,277	219,100	267,750	938,353	845,100	1,032,750	
EVC-I.2.5	Gas (Smart) Meters	406,594	235,824	8.20%	52,659	695,077	626,000	765,000	243,277	219,100	267,750	938,353	845,100	1,032,750	
EVC-I.2.6	Water Usage (Smart) Meters	406,594	235,824	8.20%	52,659	695,077	626,000	765,000	243,277	219,100	267,750	938,353	845,100	1,032,750	
EVC-I.2.7a	Photovoltaic (PV) Yard Renovation, Option 1	4,505,000	2,612,900	8.20%	583,653	7,701,353	6,931,000	8,471,000	2,696,473	2,425,850	2,964,850	10,396,826	9,356,850	11,435,650	
EVC-A1.1	Acacia Demolition	3,486,250	2,022,025	8.20%	451,512	5,959,787	5,394,000	6,556,000	2,085,925	1,877,400	2,294,600	8,045,713	7,241,400	8,850,600	
EVC-A1.2	Acacia Site Improvements	4,769,625	2,766,383	8.20%	617,725	8,153,732	7,338,000	8,969,000	2,853,806	2,588,300	3,138,150	11,007,539	9,906,300	12,108,150	
EVC-G.1	Gulfo / Demolition and Renovation	6,953,976	4,033,306	8.20%	900,025	11,887,907	10,699,000	13,077,000	4,160,768	3,744,650	4,276,950	16,048,675	14,443,650	17,653,950	
EVC-G.2	Gulfo / Site Improvements - Pedestrian Pathway	1,245,911	724,368	8.20%	161,749	2,135,029	1,922,000	2,349,000	747,280	672,700	822,150	2,882,289	2,594,700	3,171,150	
EVC-PE/PH-PE	Portables and Field House Demolition	187,600	108,808	8.20%	24,286	320,704	288,000	353,000	112,247	101,150	123,550	432,951	390,150	476,550	
EVC-PE/PH-B	Build New Field House Training Facility	4,679,336	2,714,015	8.20%	606,031	7,999,383	7,199,000	8,799,000	2,799,784	2,519,650	3,079,650	10,799,167	9,718,650	11,878,650	
EVC-PE/PH-PE	Portables and Field House Site Improvements	3,679,369	2,134,046	8.20%	476,626	6,289,961	5,661,000	6,919,000	2,201,486	1,981,350	2,421,650	8,491,447	7,842,350	9,340,650	
EVC-LE.1	Library Education Tech Center (LETC) Renovation	10,211,832	5,922,863	8.20%	1,322,557	17,457,252	15,712,000	19,203,000	6,110,038	5,499,200	6,721,050	23,567,290	21,211,200	25,924,050	
EVC-LE.2	Library Education Tech Center (LETC) Site Improvements	988,120	561,510	8.20%	125,383	1,655,013	1,490,000	1,821,000	579,255	521,500	637,350	2,234,268	2,011,500	2,459,350	
EVC-SC.1	Evergreen Center (Old Student Services Center) Renovation	40,677,254	23,592,807	8.20%	5,268,203	69,538,263	62,594,000	76,482,000	24,338,392	21,994,400	26,772,200	93,976,655	84,488,400	103,264,200	
EVC-SC.2	Evergreen Center and Central Plaza Site Improvements	4,329,090	2,510,872	8.20%	560,670	7,400,632	6,661,000	8,141,000	2,590,221	2,331,350	2,849,350	9,990,854	8,992,350	10,990,350	
EVC-PEa.1	Physical Education and Gymnasium Renovation	6,465,155	3,767,770	8.20%	84,132	11,105,257	9,995,000	12,216,000	3,886,840	3,498,250	4,275,600	14,992,097	13,493,250	16,491,600	
EVC-PEa.2	Physical Education and Gymnasium Site Improvement	2,001,326	1,160,789	8.20%	259,196	3,421,291	3,079,000	3,763,000	1,197,452	1,077,650	1,317,050	4,618,743	4,156,650	5,080,050	
EVC-CDC.3	Child Development Center / Admin Records Tenant (AR)	523,668	303,861	8.20%	67,851	895,610	806,000	965,000	313,464	282,100	344,750	1,209,074	1,086,100	1,329,750	
EVC-AR	Admissions and Records Renovation	951,365	551,792	8.20%	123,213	1,626,370	1,464,000	1,789,000	569,230	512,400	626,150	2,195,600	1,976,400	2,415,150	
EVC-VA	Visual Arts Remodel	1,689,285	979,205	8.20%	218,654	2,885,144	2,598,000	3,175,000	1,010,150	909,300	1,111,250	3,896,294	3,507,300	4,286,250	
EVC-MH	Observatory Site Improvements	1,187,896	688,980	8.20%	153,847	2,030,723	1,829,000	2,234,000	710,753	639,800	781,900	2,741,476	2,467,800	3,015,900	
EVC-CDC.1	Child Development Center Demolition	145,640	84,471	8.20%	18,862	248,973	224,000	274,000	87,141	78,400	95,900	336,114	302,400	369,900	
EVC-CDC.2	Child Development Center Site Improvements	1,177,041	682,684	8.20%	152,441	2,012,166	1,811,000	2,213,000	704,258	633,850	774,550	2,716,424	2,444,850	2,987,550	
EVC-A2	Acacia to Remain	50,000	29,000	8.20%	6,476	85,476	77,000	94,000	29,916	26,950	32,900	115,392	103,950	126,900	
EVC-B.1	Campus Sustainability Plan & Climate Action Plan			8.20%					216,394	194,755	238,033	216,394	194,755	238,033	
EVC-SQ	Sequoia Improvements	2,346,410	1,360,918	8.20%	303,889	4,011,217	3,610,000	4,412,000	1,403,926	1,263,500	1,544,200	5,415,142	4,873,500	5,956,200	
EVC-M	Museum - Renovation	2,647,183	1,535,366	8.20%	342,843	4,525,392	4,073,000	4,978,000	1,593,887	1,425,550	1,742,300	6,109,279	5,498,550	6,720,300	
EVC-C	Cetro Improvements	1,544,988	886,093	8.20%	200,095	2,641,176	2,377,000	2,905,000	924,412	831,950	1,016,750	3,965,587	3,208,950	3,921,750	
EVC-CA	Pond and Amphitheater (CA)	196,050	113,709	8.20%	25,391	335,150	302,000	369,000	117,302	105,700	129,150	452,452	407,700	498,150	
EVC-CP	Campus Police	262,870	152,465	8.20%	34,045	449,379	404,000	494,000	157,283	141,400	172,900	606,682	545,400	666,900	

Evergreen Valley College Campus Projects - Estimate Summary

PHASE	PROJECT	TOTAL DIRECT COSTS MID-RANGE	GC MARKUPS, CONTINGENCIES MID-RANGE	ESCALATION FACTOR (5-1-2027)	ESCALATION COSTS (5-1-2027)	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS HIGH (+10%)	SOFT COSTS MID-RANGE	SOFT COSTS LOW (-10%)	SOFT COSTS HIGH (+10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS HIGH (+10%)	COMMENTS
EVC-G2	Gullo II Improvements	478,976	277,806	8.20%	62,033	818,815	737,000	901,000	286,585	257,950	315,350	1,105,401	984,950	1,216,350	
EVC-PA	Performing Arts Improvements	2,292,544	1,329,675	8.20%	296,912	3,919,131	3,527,000	4,311,000	1,371,696	1,234,450	1,508,850	5,290,827	4,761,450	5,819,850	

TOTAL PROJECT CONSTRUCTION COSTS		166,254,925	96,445,257		21,535,935	284,266,117	265,844,000	312,694,000	100,856,423	90,772,354	110,942,510	385,122,539	346,616,354	423,636,510	
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Evergreen Valley College Campus Projects - Alternate Costs

PHASE	PROJECT	TOTAL DIRECT COSTS MID-RANGE	GC MARKUPS, CONTINGENCIES MID-RANGE	ESCALATION FACTOR (5-1-2027)	ESCALATION COSTS (5-1-2027)	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS HIGH (+10%)	SOFT COSTS MID-RANGE	SOFT COSTS LOW (-10%)	SOFT COSTS HIGH (+10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS LOW (-10%)	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS HIGH (+10%)	COMMENTS
EVC-I 2.7a	Photovoltaic (PV) Yard Renovation, Option 2: Operational	97,015	56,269	8.20%	12,565	165,848	149,000	182,000	58,047	52,150	63,700	223,895	201,150	245,700	
EVC-I 2.7b	Photovoltaic (PV) Yard Renovation, Option 3: Fixed	97,015	56,269	8.20%	12,565	165,848	149,000	182,000	58,047	52,150	63,700	223,895	201,150	245,700	
EVC-FEB.1	Gymnasium Demolition	363,231	210,674	8.20%	47,043	620,948	559,000	683,000	217,332	195,650	239,050	838,280	754,650	922,050	
EVC-FEB.2	Gymnasium and Physical Education Renovation	16,068,289	9,319,608	8.20%	2,081,040	27,468,937	24,722,000	30,216,000	9,614,128	8,652,700	10,575,600	37,083,065	33,374,700	40,791,600	
EVC-FEB.3	Gymnasium and Physical Education Site Improvements	2,001,326	1,160,769	8.20%	259,196	3,421,291	3,079,000	3,763,000	1,197,452	1,077,650	1,317,050	4,618,743	4,156,650	5,080,050	
TOTAL ALTERNATE CONSTRUCTION COSTS		18,626,876	10,803,588		2,412,409	31,842,873	28,658,000	35,026,000	11,145,006	10,030,300	12,259,100	42,987,879	38,658,300	47,285,100	

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>Equipment Access Improvements</u>					
3							
4		Allow improvement at older campus buildings to support maintenance access: Acacia, A&R, Cedro, Central Utilities, Gullo 1 SS, Gullo 2, Library, Performing Arts, Phys Ed, Sequoia, Student Services (old), Visual Arts	12	EA	25,000.00	300,000	
5							
6		At admissions and Records and Gymnasium, Provide compliant access to existing rooftop equipment	3	EA	5,000.00	15,000	
7							
8							
9	EVC-I 1.1	Equipment Access Improvements				315,000	
10							
11		<u>Electrical Distribution Analysis, Documentation, and Improvements</u>					
12							
13		Soft cost per Guttman & Blaevoet	1	LS	250,000.00	Soft Cost	\$250,000
14							
15		Electrical contractor to verify and validate, 2 electricians, 2 weeks each	160	HRS	250.00	40,000	
16		Misc. tools and materials	1	LS	4,000.00	4,000	
17							
18		Misc. electrical requirements	1	LS	4,400.00	4,400	
19							
20							
21	EVC-I 1.2	Electrical Distribution Analysis, Documentation, and Improvements				48,400	
22							
23		<u>Lighting Fixtures and Controls Upgrade</u>					
24							
25		Change fixtures to LED	432,315	SF	40.00	17,292,600	Automotive Technology, Gullo I, Gullo II, Performing Arts, Student Center, Visual Arts (back of house) Central Plant, Fitness Center, General Education, Library LETC, and Math/Science/Social Studies
26		Provide daylight and/or dimming controls	432,315	SF	7.00	3,026,205	
27							
28		Misc. electrical requirements	1	LS	2,031,880.50	2,031,881	
29							
30							
31	EVC-I 1.3	Lighting Fixtures and Controls Upgrade				22,350,686	
32							
33		<u>DarkSky Project</u>					
34							
35		Install Dark Sky compliant lighting at all outdoor areas with line of sight to the Observatory					
36		Parking Areas and Drives	1,279,576	SF	5.00	6,397,880	
37		Campus walkways/landscape	1,617,739	SF	3.00	4,853,217	
38		Exterior building lighting	739,261	SF	1.00	739,261	
39							
40		Misc. Electrical requirements	1	LS	1,199,035.80	1,199,036	
41							
42							
43	EVC-I 1.4	DarkSky Project				13,189,394	
44							
45		<u>Parking Lot Resurfacing</u>					
46							
47		Resurface all parking lots	1,279,576	SF	7.00	8,957,032	allow 2" overlay
48		Grinding and prepping existing surface	1,279,576	SF	2.00	2,559,152	
49		Striping	1,279,576	SF	0.50	639,788	
50							
51		Install DarkSky compliant lighting at parking lots					See above
52							
53							

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
54	EVC-I 1.5	Parking Lot Resurfacing				12,155,972	
55							
56		<u>Fire Alarm System Replacement</u>					
57							
58		Replace proprietary fire alarm system from Johnson Controls to the Simplex system	739,261	SF	6.00	4,435,566	
59							
60		Misc. electrical requirements	1	LS	443,556.60	443,557	
61							
62							
63	EVC-I 1.6	Fire Alarm System Replacement				4,879,123	
64							
65		<u>Operating Cost Reduction Study</u>					
66							
67		Establish Energy Use Intensity (EUI) Scores for all buildings - Guttman & Blaevot	1	LS	540,000.00	Soft Cost	\$540,000
68							
69		Demand control ventilation strategy needs to be implemented for each building. CO2 sensors added to all buildings fitted with economizers with trim and response sequence of operation added to control the ventilation system	739,261	SF	2.00	1,478,522	
70							
71							
72	EVC-I 2.1	Operating Cost Reduction Study				1,478,522	
73							
74		<u>Energy Monitoring-Based Commissioning</u>					
75							
76		A continuous process of monitoring, analyzing, and improving building operations, SkySpark software in parallel with the building monitoring system (BMS) - Guttman & Blaevot Estimate	1	LS	270,000.00	Soft Cost	\$270,000
77							
78							
79	EVC-I 2.2	Energy Monitoring-Based Commissioning					
80							
81		<u>Environmental Controls Renovation and Equipment Replacement</u>					
82							
83		Install Environmental Controls to prevent heating/cooling concurrently or frequent cycles of heating/cooling on all Existing to Remain buildings	739,261	SF	1.00	739,261	
84		Trim and response controls added to sequence of operations	739,261	SF	0.25	184,815	
85		Misc cut and patch	1	LS	36,963.05	36,963	
86							
87							
88	EVC-I 2.3	Environmental Controls Renovation and Equipment Replacement				961,039	
89							
90		<u>Electrical (Smart) Meters</u>					
91							
92		Install Smart electrical meters on all existing buildings to remain	739,261	SF	0.50	369,631	monitor equipment that utilizes 10% or more of the demand for a given bldg
93							
94		Misc. electrical requirements	1	LS	36,963.05	36,963	
95							
96							
97	EVC-I 2.4	Electrical (Smart) Meters				406,594	
98							
99		<u>Gas (Smart) Meters</u>					
100							
101		Install Smart gas meters on all existing buildings to remain	739,261	SF	0.50	369,631	
102							
103		Misc. plumbing requirements	1	LS	36,963.05	36,963	
104							

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
105							
106	EVC-I 2.5	Gas (Smart) Meters				406,594	
107							
108		<u>Water Usage (Smart) Meters</u>					
109							
110		Install Smart water meters on all existing buildings and landscape irrigation systems to remain					
111		Existing Buildings	739,261	SF	0.50	369,631	
112		Landscape Irrigation		included			
113							
114		Misc. plumbing requirements	1	LS	36,963.05	36,963	
115							
116							
117	EVC-I 2.6	Water Usage (Smart) Meters				406,594	
106							
119		<u>Photovoltaic (PV) Yard Renovation, Option 1</u>					
120							
121		Replace the existing 4500 PV panels with new, including all wiring and controls, Tie into existing system as required	1	LS	4,500,000.00	4,500,000	
122							
123		Remove fire risk by clearing surrounding grasses and brush and provide ongoing maintenance	1	LS	5,000.00	5,000	
124							
125							
126	EVC-I 2.7a	Photovoltaic (PV) Yard Renovation, Option 1				4,505,000	
118							
128		<u>Photovoltaic (PV) Yard Renovation, Option 2: Operational</u>					
129							
130		Field evaluation and survey of mechanism	1	LS	4,450.00	4,450	
131		Prepare strategy, plans, maintenance approach	1	LS	7,000.00	7,000	
132		Complete maintenance repairs in the field correct deficiency at PV tracking mechanism	1	LS	72,200.00	72,200	
133		Misc. electrical requirements	1	LS	8,365.00	8,365	
134							
135		Remove fire risk by clearing surrounding grasses and brush and provide ongoing maintenance	1	LS	5,000.00	5,000	
136							
137							
138	EVC-I 2.7a	Photovoltaic (PV) Yard Renovation, Option 2: Operational				97,015	
139							
140		<u>Photovoltaic (PV) Yard Renovation, Option 3: Fixed</u>					
141							
142		Field evaluation and survey of mechanism	1	LS	4,450.00	4,450	
143		Prepare strategy, plans, maintenance approach	1	LS	7,000.00	7,000	
144		Move panels to the most optimal angle and set the position permanently	1	LS	72,200.00	72,200	
145		Misc. electrical requirements	1	LS	8,365.00	8,365	
146							
147		Remove fire risk by clearing surrounding grasses and brush and provide ongoing maintenance	1	LS	5,000.00	5,000	
148							
149							
150	EVC-I 2.7b	Photovoltaic (PV) Yard Renovation, Option 3: Fixed				97,015	

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
151							
152		<u>Acacia Demolition</u>					
153							
154		Demo Acacia building, incl foundations	82,500	SF	22.50	1,856,250	2 stories
155		Hazmat abatement	82,500	SF	10.00	825,000	Asbestos is identified at interior plaster and exterior stucco. Lead-containing paint confirmed on metal pipes. Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources). Protect existing sitework and adjacent structures
156		Disconnect, cap and remove existing utilities	1	LS	50,000.00	50,000	
157		Demo and remove (E) electrical service from the main switchboard to electric manhole EMH-2. Demo and remove two (2) sets of one (1) 6" C (E), three (3) 350 kCM conductors and one (1) #1/0 AWG Ground conductor (each) back to EMH-2 (E). Disconnect and remove conductors from high-voltage parking stands within the manhole. Plug and seal empty conduit penetrations into the manhole. EMH-2 is located within the tunnel between the Acacia building and the Admin building.	1	LS	75,000.00	75,000	
158		Existing CHW Supply and Return plus existing HHW supply and Return pipework need to be cut back to utility tunnel; capped for future use and 2" diameter bypass bridge added to maintain water re-circulation. Cut and cap sewage and cold water lines	1	LS	20,000.00	20,000	
159		Misc. MEP safe-off, drain down, cut/cap	82,500	SF	8.00	660,000	
160							
161							
162	EVC- A1.1	Acacia Demolition				3,486,250	
163							
164		<u>Acacia Site Improvements</u>					
165							
166		Protect existing trees and select landscaping elements	104,600	SF	0.50	52,300	
166		Site clearance	104,600	SF	5.00	523,000	
168		Rough grading	104,600	SF	2.00	209,200	
169		Asphalt road and permeable parking lot paving	10,675	SF	18.00	192,150	Including curbs and striping
170		Hardscaping - pathways	12,985	SF	25.00	324,625	
171		Landscaping and irrigation	80,940	SF	30.00	2,428,200	
172		New site structures, seating and site furnishings - allow	104,600	SF	1.00	104,600	Hard cost items only. Moveable FF&E furnishing included in soft costs
173		Install DarkSky compliant lighting	23,660	SF	5.00	118,300	
174		MEP Utilities - Site lighting, wi-fi, and blue phones expected	104,600	SF	7.00	732,200	
175		Misc. MEP requirements	1	LS	85,050.00	85,050	
176							
177	EVC- A1.2	Acacia Site Improvements				4,769,625	
178							
179							
180		<u>Gullo I Demolition and Renovation</u>					
181							
182		Protection of existing sitework and adjacent structures	1	LS	20,000.00	20,000	
183		Demo existing 2 story west wing and additional portions of existing Gullo I Student Center	4,550	SF	22.50	102,375	2 stories
184		Soft demo of existing interior	15,231	SF	12.50	190,388	
185		Hazmat abatement	19,781	SF	5.00	98,905	PCB containing light ballasts, fluorescent light tubes, and smoke detectors
186		Disconnect, cap and remove existing utilities	1	LS	50,000.00	50,000	
187		Misc. MEP requirements	1	LS	5,000.00	5,000	
188							

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
189		Alteration exterior/interior to redesign front entrance of bldg, relocate the bookstore to the first floor, convert existing bookstore into a student lounge	15,231	SF	250.00	3,807,750	
190		New Construction	1,061	SF	630.60	669,067	MEP pulled out of the rate
191		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	15,231	SF	89.12	1,357,333	
192		MEP at new construction	1,061	SF	219.40	232,783	
193		HVAC - Alteration -distribution may need rerouting depending on architectural changes. The existing diffusers should be cleaned and reinstalled. The existing ductwork should be cleaned.	15,231	SF	5.00	76,155	
194		HVAC - Alteration - Demand control ventilation including a tim and response controls sequence of operations	15,231	SF	10.00	152,310	
195		Modify existing ductwork and exhaust fan for the demoed area	15,231	SF	0.60	9,139	
196		Misc. MEP requirements	1	LS	182,772.00	182,772	
197							
198							
199	EVC-G.1	Gullo I Demolition and Renovation				6,953,976	
200							
201		<u>Gullo I Site Improvements - Pedestrian Pathway</u>					
202							
203		Protect existing trees and select landscaping elements	27,400	SF	0.50	13,700	
204		Remove outdoor stairs	1	LS	5,000.00	5,000	
205		Site clearance	27,400	SF	5.00	137,000	
206		Rough grading	27,400	SF	2.00	54,800	
207		Landscaping (naturalized) and irrigation	16,538	SF	30.00	496,140	
208		Hardscaping for pedestrian pathway renovations (pathway changes)	10,862	SF	25.00	271,550	
209		Install DarkSky compliant lighting	10,862	SF	5.00	54,310	
210		MEP Utilities - site lighting, bollard lighting, blue phones, wi-fi, power for event spaces, and 120V/USB receptacles for students.	27,400	SF	7.00	191,800	
211		Misc. MEP requirements	1	LS	24,611.00	24,611	
212							
213							
214	EVC-G.2	Gullo I Site Improvements - Pedestrian Pathway				1,248,911	
215							
216							
217		<u>PE Portables and Field House Demolition</u>					
218		<u>Building to remain and securely close</u>					
219							
220		Protection of existing adjacent building areas/uses	1	LS	15,000.00	15,000	
221							
222		Demo portable buildings	5,000	SF	15.00	75,000	1 story
223		Demo field house	1,804	SF	20.00	36,080	1 story
224		Hazmat abatement	6,804	SF	5.00	34,020	PCB containing light ballasts, flourescent light tubes, and smoke detectors
225		Disconnect, temp cap existing utilities	1	LS	25,000.00	25,000	Demo (E) site conduits and wiring back 5' from building and cap. Sewage line would need to be cut to the mains and capped. Cap cold water lines.
226		Misc. MEP requirements	1	LS	2,500.00	2,500	
227							
228	EVC-PE/FH.1	PE Portables and Field House Demolition				187,600	

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
229							
230		<u>Build New Field House Training Facility</u>					
231							
232							
233		New PE portables or DSA approved pre-manufactured structure	6,982	SF	250.00	1,745,500	1 story, shell only
234		Site clearance and pad preparation	6,982	SF	5.00	34,910	
235		Slab on grade and foundations	6,982	SF	45.00	314,190	
236		Interior construction	6,982	SF	85.00	593,470	Partitions, doors, specialties
237		Interior finishes	6,982	SF	75.00	523,650	
238		Interior equipment and furnishing	6,982	SF	10.00	69,820	
239		Interior MEPFS	6,982	SF	79.54	555,380	
		Plumbing system at new Field House	6,982	SF	7.00	48,874	
240		HVAC - Provide a new 10 Ton heat pump system	1	EA	55,000.00	55,000	
241		HVAC - Exhaust system	6,000	CFM	3.00	18,000	
		Electrical system at new Field House	6,982	SF	85.00	593,470	
242		Misc. MEP requirements	1	LS	127,072.40	127,072	
243							
244							
245	EVC-PE/FH.2	Build New Field House Training Facility				4,679,336	
246							
247		<u>PE Portables and Field House Site Improvements</u>					
248		Protect existing trees and select landscaping elements	79,400	SF	0.50	39,700	
249		Site clearance	79,400	SF	5.00	397,000	
250		Rough grading	79,400	SF	2.00	158,800	
251		Landscaping (naturalized) and irrigation	57,182	SF	30.00	1,715,460	
252		Hardscaping - pathways	22,218	SF	25.00	555,450	
253		New site structures, seating and site furnishings - allow	79,400	SF	1.00	79,400	Hard cost items only. Moveable FF&E furnishing included in soft costs
254		Install DarkSky compliant lighting	22,218	SF	5.00	111,090	
255		MEP Utilities	79,400	SF	7.00	555,800	
256		Misc. MEP requirements	1	LS	66,689.00	66,689	
257							
258							
259	EVC-PE/FH.3	PE Portables and Field House Site Improvements				3,679,389	
260							
261							
262		<u>Library Education Tech Center (LETC) Renovation</u>					
263							
264		Soft demo of existing interior	23,779	SF	12.50	297,238	3 stories
265		Demo and remove existing conduit and wiring for receptacles, lighting, and fire alarm as required for the alteration. Applies to levels L1-L3.	23,779	SF	5.00	118,895	
266		Remove the existing east interior stair and infill existing opening	1	LS	10,000.00	10,000	
267		Hazmat abatement	23,779	SF	10.00	237,790	Lead-containing paint confirmed on the exterior wall siding. Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources).
268							
269							
269		Renovate full bldg interior for relocated program: library and study spaces. Redesign the interior circulation for better connectivity between L2 & L3	23,779	SF	250.00	5,944,750	
270							
271		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	23,779	SF	105.00	2,496,795	

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
272		HVAC - Renovation - distribution may need rerouting depending on architectural changes. The existing diffusers should be cleaned and reinstalled. The existing ductwork should be cleaned.	23,779	SF	5.00	118,895	
273		HVAC - Renovation - Demand control ventilation including a tim and response controls sequence of operations	23,779	SF	10.00	237,790	
274		Misc. MEP requirements	1	LS	249,679.50	249,680	
276		Renovate entry and interfaces with outdoor patios	1	LS	500,000.00	500,000	
277							
278							
279	EVC-LE.1	Library Education Tech Center (LETC) Renovation				10,211,832	
280							
281		<u>Library Education Tech Center (LETC) Site Improvements</u>					
282							
283		Protect existing trees and select landscaping elements	20,600	SF	0.50	10,300	
284		Site clearance	20,600	SF	5.00	103,000	
285		Rough grading	20,600	SF	2.00	41,200	
286		Landscaping (naturalized) and irrigation at exterior patios	1,220	SF	30.00	36,600	
287		Hardscaping for exterior patios	19,380	SF	25.00	484,500	
288		New site strutures, seating and site furnishings - allow	20,600	SF	1.00	20,600	Hard cost items only. Moveable FF&E furnishing included in soft costs
289		Install DarkSky compliant lighting	20,600	SF	5.00	103,000	
290		MEP Utilities - site lighting, bollard lighting, blue phones, wi-fi, power for event spaces, and 120V/USB receptacles for students	20,600	SF	7.00	144,200	
291		Misc. MEP requirements	1	LS	24,720.00	24,720	
292							
293							
294	EVC-LE.2	Library Education Tech Center (LETC) Site Improvements				968,120	
295							
296							
297		<u>Evergreen Center (Old Student Services Center) Renovation</u>					
298							
299		Protection of existing adjacent building areas/uses	1	LS	25,000.00	25,000	
300		Soft demo of existing interior	60,411	SF	12.50	755,138	2 stories
301		Hazmat abatement	60,411	SF	5.00	302,055	PCB containing light ballasts, flourescent light tubes, and smoke detectors
302							
303		Renovate full bldg interior for new program: kitchen, E-Sports, museum on L1 and labs and makerspace on L2	46,619	SF	405.09	18,884,839	
304		Remodel	3,772	SF	55.00	207,460	
305		Alteration	5,667	SF	165.00	935,055	
306		New construction	1,773	SF	750.00	1,329,750	
307		Premium for seismic improvements - bring structure up to current seismic code compliance	60,411	SF	100.00	6,041,100	
308		Renovate exterior windows and entrances facing central plaza	1	LS	900,000.00	900,000	
309		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	60,411	SF	144.91	8,754,225	
310		HVAC - Kitchen system should be updated using a demand control system	8,997	SF	75.00	674,775	
311		HVAC - Renovation - distribution may need rerouting depending on architectural changes. The existing diffusers should be cleaned and reinstalled. The existing ductwork should be cleaned.	56,058	SF	5.00	280,290	

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
312		HVAC - Renovation - Demand control ventilation including a tim and response controls sequence of operations	56,058	SF	10.00	560,580	
313		MEP at new construction	1,773	SF			Included above
314		Misc. MEP requirements	1	LS	1,026,987.00	1,026,987	
315							
316	EVC-SC.1	Evergreen Center (Old Student Services Center) Renovation				40,677,254	
317							
318		<u>Evergreen Center and Central Plaza Site Improvements</u>					
319		Protect existing trees and select landscaping elements	92,700	SF	0.50	46,350	
320		Site clearance	92,700	SF	5.00	463,500	
321		Rough grading	92,700	SF	2.00	185,400	
322		Landscaping (naturalized) and irrigation at exterior patios		SF	30.00		
323		Hardscaping and Landscaping	92,700	SF	25.00	2,317,500	
324		New site strutures, seating and site furnishings - allow	92,700	SF	1.00	92,700	Hard cost items only. Moveable FF&E furnishing included in soft costs
325		Install DarkSky compliant lighting	92,700	SF	5.00	463,500	
326		MEP Utilities - include site lighting, bollard lighting, blue phones, wi-fi, power for event spaces, and 120V/USB receptacles for students	92,700	SF	7.00	648,900	
327		Misc. MEP requirements	1	LS	111,240.00	111,240	
328							
329	EVC-SC.2	Evergreen Center and Central Plaza Site Improvements				4,329,090	
330							
331		<u>Physical Education and Gymnasium Renovation</u>					
332							
333		Protection of existing adjacent building areas/uses	1	LS	15,000.00	15,000	
334		Soft demo of existing interior	25,118	SF	12.50	313,975	2 stories
335		Hazmat abatement	25,118	SF	10.00	251,180	Asbestos is identified at interior joint compound and skim coat over gypsum wallboard at Room 109G. Lead-containing paint confirmed at HVAC unit base and duct Room 110A. Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources)
336							
337		Renovate locker rooms	11,311	SF	250.00	2,827,750	
338		Remodel existing gym	13,807	SF	75.00	1,035,525	New finishes
339							
340		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	25,118	SF	47.23	1,186,391	
341		Plumbing - Renovation - Locker room plumbing fixtures	11,311	SF	50.00	565,550	
342		HVAC - Renovation - Demand control ventilation including a tim and response controls sequence of operations	11,311	SF	5.00	56,555	
343		Electrical - Renovation - electrical receptacle, lighting, and fire alarm device demo. Each renovation area shall have demo and removal of two (2) 120V circuits for 10 receptacles and two (2) 120V circuits for lighting. Demo 10 luminaires. Demo and remove 9 smoke detectors (only 2 smoke detectors in the second renovation area) and two fire alarm horn/strobes and one fire alarm pull station	11,311	SF	5.00	56,555	

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
344		Electrical - Gym Remodel - remove (E) circuits and backboxes. The (E) lighting shall be removed. The (E) fire alarm devices are to be removed. New electrical, lighting and fire alarm devices shall be supplied	13,807	SF	5.00	69,035	
345		Misc. MEP requirements	1	LS	118,639.10	118,639	
346							
347							
348	EVC-PEa.1	Physical Education and Gymnasium Renovation				6,496,155	
349							
350							
351		<u>Physical Education and Gymnasium Site Improvement</u>					
352							
353		Protect existing trees and select landscaping elements	43,200	SF	0.50	21,600	
354		Site clearance	43,200	SF	5.00	216,000	
355		Rough grading	43,200	SF	2.00	86,400	
356		Landscaping (naturalized) and irrigation	32,228	SF	30.00	966,840	
357		Hardscaping for circulation paths and plaza paving	10,972	SF	25.00	274,300	
358		New site strutures, seating and site furnishings - allow	43,200	SF	1.00	43,200	
359		Install DarkSky compliant lighting	10,972	SF	5.00	54,860	
360		MEP Utilities - site lighting, bollard lighting, blue phones, wi-fi, power for event spaces, and 120V/USB receptacles for students	43,200	SF	7.00	302,400	
361		Misc. MEP requirements	1	LS	35,726.00	35,726	
362							
363							
364	EVC-PEa.2	Physical Education and Gymnasium Site Improvement				2,001,326	
365							
366		<u>Child Development Center: Admin Records Tenant (AR)</u>					
367							
368		Protection of existing adjacent building areas/uses	1	LS	15,000.00	15,000	
369		Soft demo of existing interior	3,041	SF	12.50	38,013	
370		Hazmat abatement	3,041	SF	5.00	15,205	PCB containing light ballasts, flourescent light tubes, and smoke detectors
371							
372		Remodel	1,141	SF	55.00	62,755	
373		Alteration	1,900	SF	165.00	313,500	
374							
375		Remodel - Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	1,141	SF	5.00	5,705	
376		Alteration -Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	1,900	SF	35.00	66,500	
377		Misc. MEP requirements	1	LS	7,220.50	7,221	
378							
379	EVC-CDC.3	Child Development Center: Admin Records Tenant (AR)				523,898	
365							
381		<u>Admissions and Records Renovation</u>					
382							
383		Protection of existing adjacent building areas/uses	4,514	SF	1.00	4,514	
384		Soft demo of existing interior	4,514	SF	12.50	56,425	1 story
385		Hazmat abatement	4,514	SF	10.00	45,140	Asbestos is identified at interior joint compound and skim coat over gypsum wallboard at Electrical Closet Room 119 and Storage Room. Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources).

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
		Remodel - existing 2-Story (Excluding the MPOE area defined in Phase 3b) building	2,614	SF	55.00	143,770	
		Alteration- convert existing classrooms to additional offices and support spaces,	1,900	SF	165.00	313,500	
386							
387		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	2,614	SF	5.00	13,070	
388		Alteration -Disconnect and remove conduit and wiring for fifteen (15) 120V circuits to Panel BR. Provide (N) fifteen (15) 120V circuits now available from Panel BR for (N) receptacles, furniture, and lighting. Provide new fire alarm wiring devices as required for (N) layout.	2,614	SF	35.00	91,490	
389		Misc. MEP requirements	1	LS	10,456.00	10,456	
390		Transformer replacement					
391		Electrical					
392		Safe-off and remove existing 500kVA transformer	1	LS	15,000.00	15,000	
393		Install new 500kVA transformer, 12kV-480V	1	LS	200,000.00	200,000	
394		Misc. feeder disconnect, reconnect, reroute as necessary	1	LS	15,000.00	15,000	
395		Misc. electrical requirements	1	LS	23,000.00	23,000	
396		Associated work					
397		Cut and patch as necessary	1	LS	10,000.00	10,000	work is outdoors
398		Rework/replace TX houskeeping pad	1	LS	10,000.00	10,000	work is outdoors
399							
400							
401	EVC-AR	Admissions and Records Renovation				951,365	
402							
403		<u>Visual Arts Remodel</u>					
404							
405		Protection of existing adjacent building areas/uses	22,692	SF	1.00	22,692	
405		Minor demo of existing interior	22,692	SF	6.50	147,498	2 stories
407		Hazmat abatement	22,692	SF	5.00	113,460	PCB containing light ballasts, flourescent light tubes, and smoke detectors
408							
409		Minor Light Remodel of the Existing Visual Arts Building - Upgrade new finishes including new blinds throughout the building, refurbish walls at Art Gallery and Corridor	22,692	SF	30.00	680,760	
410		Upgrade furniture and equipment (FF&E) including seating, tackable wall surfaces, casework upgrades, and new projectors at all classrooms.	22,692	SF			See allowance for Soft costs on Summary, which includes FF&E
411		Infrastructure: Upgrade lighting, provide removable catchemnt traps at all sinks, Upgrade or new traps at sinks at Room 201, Upgrade exhaust hoods at room 115C, Proved gas shelters and improved drainage at exterior sculpture area	22,692	SF	29.00	658,068	Minor remodel, minimal MEP
412		Misc. MEP requirements	1	LS	65,806.80	65,807	
405							
414							
415	EVC-VA	Visual Arts Remodel				1,688,285	
416							
417		<u>Gymnasium Demolition</u>					
418							
419		<u>Demolition of Gymnasium</u>					
420		Protect existing sitework and existing adjacent structures	1	LS	10,000.00	10,000	
421		Demo Gynmasium wing, incl foundations	13,807	SF	15.00	207,105	
422		Hazmat abatement	13,807	SF	6.00	82,842	
423		Disconnect, cap and remove existing utilities	1	LS	50,000.00	50,000	
424		Misc. MEP requirements	1	LS	13,284.20	13,284	

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
425							
426							
427	EVC-PEb.1	Gymnasium Demolition				363,231	
428							
429		<u>Gymnasium and Physical Education Renovation</u>					
430							
431		Protection of existing sitework and adjacent structures	1	LS	20,000.00	20,000	
432		Soft demo of existing interior	11,311	SF	12.50	141,388	2 stories
433		Hazmat abatement	11,311	SF	10.00	113,110	Asbestos is identified at interior joint compound and skim coat over gypsum wallboard at Room 109G. Lead-containing paint confirmed at HVAC unit base and duct Room 110A. Potential PCB-containing light ballasts, fluorescent light tubes (minor mercury vapor sources), and smoke detectors (potential low-level radioactive sources)
434							
435		New Gymnasium Building	15,000	SF	800.53	12,008,000	MEP costs pulled out, see below
436							
437		Renovate existing locker rooms and related support spaces within the Physical Education building	11,311	SF	250.00	2,827,750	
438							
439		MEP Renovation - Infrastructure: Include new metering, occupancy sensors. Provide new (New Gymnasium), upgrade and modify existing building MEP systems	11,311	SF	11.40	128,947	
440							
441		New Gym MEP					
442		20,000cfm AHU with HHW & CHW from utility tunnel	1	EA	400,000.00	400,000	
443		15,000cfm AHU with HHW & CHW from the utility tunnel	1	EA	300,000.00	300,000	
444		Exhaust System - 8000 cfm	1	EA	24,000.00	24,000	
445		Exhaust System - 6000 cfm	1	EA	18,000.00	18,000	
446		Misc. MEP requirements	1	LS	87,094.70	87,095	
447							
448							
449	EVC-PEb.2	Gymnasium and Physical Education Renovation				16,068,289	
450							
451		<u>Gymnasium and Physical Education Site Improvements</u>					
452							
453		Protect existing trees and select landscaping elements	43,200	SF	0.50	21,600	
454		Site clearance	43,200	SF	5.00	216,000	
455		Rough grading	43,200	SF	2.00	86,400	
456		Landscaping (naturalized) and irrigation	32,228	SF	30.00	966,840	
457		Hardscaping for circulation paths and plaza paving	10,972	SF	25.00	274,300	
458		New site structures, seating and site furnishings - allow	43,200	SF	1.00	43,200	Hard cost items only. Moveable FF&E furnishing included in soft costs
459		Install DarkSky compliant lighting	10,972	SF	5.00	54,860	
460		MEP Utilities - site lighting, bollard lighting, blue phones, wi-fi, power for event spaces, and 120V/USB receptacles for student	43,200	SF	7.00	302,400	
461		Misc. MEP requirements	1	LS	35,726.00	35,726	
462							
463							
464	EVC-PEb.3	Gymnasium and Physical Education Site Improvements				2,001,326	
465							
467		<u>Observatory Site Improvements</u>					
468		Protect existing trees and select landscaping elements	25,628	SF	0.50	12,814	
469		Site clearance	25,628	SF	5.00	128,140	

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
470		Rough grading	25,628	SF	2.00	51,256	
471		Landscaping (naturalized) and irrigation	17,863	SF	30.00	535,890	
472		Hardscaping for circulation paths	7,765	SF	25.00	194,125	
473		New site strutures, seating and site furnishings - allow	25,628	SF	1.00	25,628	Hard cost items only. Moveable FF&E furnishing included in soft costs
474		Install DarkSky compliant lighting	7,765	SF	5.00	38,825	
475		MEP Utilities - Scope TBD. Pathway bollard lighting and blue phones expected	25,628	SF	7.00	179,396	
476		Misc. MEP requirements	1	LS	21,822.10	21,822	
477							
478							
479	EVC-MH	Observatory Site Improvements				1,187,896	
480							
481		<u>Child Development Center Demolition</u>					
482							
483		Protect existing site work and adjacent structures	1	LS	10,000.00	10,000	
484		Demo CDC building, incl foundations	4,032	SF	15.00	60,480	1 story
485		Hazmat abatement	4,032	SF	5.00	20,160	PCB containing light ballasts, flourescent light tubes, and smoke detectors
486		Disconnect, cap and remove existing utilities	1	LS	29,840.00	29,840	The existing gas, water, sewage and electrical utility needs to be isolated and cut back to a safe location where it can be capped off. The water and gas utilities need to be traced back to the mains and isolated to minimize deadlegs. The electrical supply needs to be traced back to its origin, isolated and tagged.
487		Demo and remove (E) secondary conduits and wiring from PG&E service transformer. Two (2) 4"C for 100'. Demo and remove six (6) 120V circuits and three (3) 2"C to Building-2	4,032	SF	5.00	20,160	
487		Misc. MEP requirements	1	LS	5,000.00	5,000	
489							
490							
491	EVC-CDC.1	Child Development Center Demolition				145,640	
492							
493		<u>Child Development Center Site Improvements</u>					
494							
495		Protect existing trees and select landscaping elements	26,500	SF	0.50	13,250	
496		Site clearance	26,500	SF	5.00	132,500	
497		Rough grading	26,500	SF	2.00	53,000	
498		Landscaping (naturalized) and irrigation	18,923	SF	30.00	567,690	
499		Hardscaping - Parking lot	7,140	SF	18.00	128,520	
500		Hardscaping for circulation paths and plaza paving	402	SF	25.00	10,050	
501		New site strutures, seating and site furnishings - allow	26,500	SF	1.00	26,500	Hard cost items only. Moveable FF&E furnishing included in soft costs
502		Install DarkSky compliant lighting	7,542	SF	5.00	37,710	
503		MEP Utilities	26,500	SF	7.00	185,500	
504		Misc. MEP requirements	1	LS	22,321.00	22,321	
505							
506							
507	EVC-CDC.2	Child Development Center Site Improvements				1,177,041	
501							
502							
503		<u>Acacia to Remain</u>					
511							
512		Building to remain and securely close - remain vacant	1	LS	50,000.00	50,000	
513							
514							
515	EVC-A2	Acacia to Remain				50,000	
516							
517							

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
518		Campus Sustainability Plan & Climate Action Plan					
519							
520		Develop campus sustainability & Climate Action Plan	1	LS	200,000.00	Soft Cost	\$200,000
521							
522							
523	EVC-I3.1	Campus Sustainability Plan & Climate Action Plan					
508							
490							
526		Sequoia Improvements					
527							
528		Protection of existing adjacent building areas/uses	29,567	SF	1.00	29,567	
529		Minor demo of existing interior	29,567	SF	5.00	147,835	2 stories
530		Hazmat abatement	29,567	SF	5.00	147,835	PCB containing light ballasts, fluorescent light tubes, and smoke detectors
531							
532		Minor Light Remodel of the Existing Sequoia Building	29,567	SF	30.00	887,010	
533							
534		Infrastructure/MEP: Minor remodel	29,567	SF	29.00	857,443	Infrastructure improvements only
535		Replace DHW system with new heat pump	1	LS	24,000.00	24,000	
536							
537		Sitework: Learning Gardens	5,200	SF			Combination of raised bed and at grade plots
538		Protect existing trees and select landscaping elements	5,200	SF	0.50	2,600	
539		Site clearance	5,200	SF	5.00	26,000	
540		Rough grading	5,200	SF	2.00	10,400	
541		Landscaping (naturalized) and irrigation	1,040	SF	30.00	31,200	
542		Hardscaping for circulation paths and plaza paving	4,160	SF	25.00	104,000	
543		New seating and site furnishings - allow	4,160	SF	1.00	4,160	
544		Install DarkSky compliant lighting	5,200	SF	6.00	31,200	
545		MEP Utilities	5,200	SF	7.00	36,400	
546		Misc. MEP requirements	1	LS	6,760.00	6,760	
547							
548							
549	EVC-SQ	Sequoia Improvements				2,346,410	
550							
551							
552		Museum - Renovation					
553							
554		Soft demo of existing interior	4,774	SF	12.50	59,675	
555		Hazmat abatement	4,774	SF	5.00	23,870	
556							
557		Renovate interior space for Museum/Planetarium on Level 1	4,774	SF	350.00	1,670,900	Natural History, Sciences and Art with exhibition space, dioramas, planetarium, art spaces, collections and community spaces
558							
559		Include new metering, occupancy sensors, and upgrade and modify existing building MEP systems	4,774	SF	155.00	739,970	
560		HVAC - Renovation - distribution may need rerouting depending on architectural changes. The existing diffusers should be cleaned and reinstalled. The existing ductwork should be cleaned.	4,774	SF	5.00	23,870	
561		HVAC - Renovation - Demand control ventilation including a tim and response controls sequence of operations	4,774	SF	10.00	47,740	
562		Misc. MEP requirements	1	LS	81,158.00	81,158	
563							
564							
565	EVC-M	Museum - Renovation				2,647,183	
566							

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
567		<u>Cedro Improvements</u>					
568							
569		Protection of existing adjacent building areas/uses	19,620	SF	1.00	19,620	
570		Minor demo of existing interior	19,620	SF	6.50	127,530	2 stories
571		Hazmat abatement	19,620	SF	5.00	98,100	PCB containing light ballasts, fluorescent light tubes, and smoke detectors
572							
573		Minor Light Remodel of the Existing Cedro Building	19,620	SF	30.00	588,600	
574		Infrastructure/MEP: Minor remodel	19,620	SF	29.00	568,980	Infrastructure improvements only
575		Replace DHW system with new heat pump	1	LS	24,000.00	24,000	
576		Misc. MEP requirements	1	LS	118,158.00	118,158	
577							
578	EVC-C	Cedro Improvements				1,544,988	
579							
580							
581		<u>Pond and Amphitheater (CA)</u>					
582							
583		Enhance accessibility of the existing amphitheater with a redesigned accessible ADA compliant path and seating	6,100	SF	25.00	152,500	
584		Replace the aging pond water pump	1	EA	10,000.00	10,000	
585							
586		Retrofit lighting to be DarkSky compliant	6,100	SF	5.00	30,500	
587		Misc. electrical requirements	1	LS	3,050.00	3,050	
588							
589	EVC-CA	Pond and Amphitheater (CA)				196,050	
590							
591		<u>Campus Police</u>					
592							
593		Protection of existing adjacent building areas/uses	3,190	SF	1.00	3,190	
594		Minor demo of existing interior	3,190	SF	6.50	20,735	1 story
595		Hazmat abatement	3,190	SF	5.00	15,950	PCB containing light ballasts, fluorescent light tubes, and smoke detectors
596							
597		Install bullet proof windows leading into the facility	1	LS	30,000.00	30,000	9 x 8 Window and glass door
598		Upgrade the police communication system including an additional dispatch terminal	3,190	SF	10.00	31,900	
599		Upgrade lighting and smoke detection	3,190	SF	45.00	143,550	
600		Misc. MEP requirements	1	LS	17,545.00	17,545	
601							
602							
603	EVC-CP	Campus Police				262,870	
604							
605		<u>Gullo II Improvements</u>					
606							
607		Protection of existing adjacent building areas/uses	6,290	SF	1.00	6,290	
608		Minor demo of existing interior	6,290	SF	6.50	40,885	1 story
609		Hazmat abatement	6,290	SF	5.00	31,450	PCB containing light ballasts, fluorescent light tubes, and smoke detectors
610							
611		Minor Light Remodel of the Existing Gullo II Building	6,290	SF	30.00	188,700	
612							
613		Infrastructure/MEP: Minor remodel	6,290	SF	29.00	182,410	
614		Replace DHW system with new heat pump	1	LS	10,000.00	10,000	
615		Misc. MEP requirements	1	LS	19,241.00	19,241	
616							
617							
618	EVC-G2	Gullo II Improvements				478,976	

Evergreen Valley College Campus Projects - Estimate Detail (Direct Costs)

REF	PH	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
619							
620		<u>Performing Arts Improvements</u>					
621							
622		Protection of existing adjacent building areas/uses	30,665	SF	0.50	15,333	
622		Minor demo of existing interior	30,665	SF	6.50	199,323	1 story
624		Hazmat abatement	30,665	SF	5.00	153,325	PCB containing light ballasts, flourescent light tubes, and smoke detectors
625							
626		Minor interior improvements in Existing Performing Arts Buidling	30,665	SF	30.00	919,950	
627							
628		Infrastructure/MEP: Minor remodel	30,665	SF	29.00	889,285	
629		Replace DHW system with new heat pump	1	LS	24,000.00	24,000	
630		Misc. MEP requirements	1	LS	91,328.50	91,329	
631							
632							
633	EVC-PA	Performing Arts Improvements				2,292,544	