

PVPC - SUD - Building 2 - Options

Conceptual Design Statement of Probable Cost

October 25, 2024

CUMMING GROUP

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INTRODUCTION

Scope	This ROM cost estimate is for three alternate design options being considered for the SUD building.
Basis of Estimate	This Conceptual Statement of Probable Cost is based on: - 24_1018_PVPC Phase 3 Massing Options II Drawings, received 10/21/24, prepared by LPA
Estimate Format	A component cost classification format has been used for the preparation of this estimate. It classifies costs by building system / element.
Cost Mark Ups	The following % mark ups have been included in each design option: - General Conditions (8.00% on direct costs) - General Requirements (3.00% compound) - Bonds & Insurance (2.50% compound) - Contractor's Fee (6.00% compound) - Design Contingency (15.00% compound) - Escalation to MOC, 10/12/26 (12.28% compound)
Escalation	All subcontract prices herein are reflective of current bid prices. Escalation has been included on the summary level to the stated mid point of construction.
Design Contingency	An allowance of 15.00% for undeveloped design details has been included in this estimate. As the design of each system is further developed, details which historically increase cost become apparent and must be incorporated into the estimate while decreasing the % burden.
Construction Contingency	It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 10.00% construction contingency is carried in this respect. This cost is not included within the estimate.
Construction Schedule	Costs included herein have been based upon a construction period of 8 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate. - Anticipated Construction Start - June 12, 2026 - Anticipated Midpoint of Construction - December 12, 2026 - Anticipated Substantial Completion - February 12, 2027
Method of Procurement	The estimate is based on a design-bid-build delivery method.
Bid Conditions	This estimate has been based upon competitive bid situations (minimum of 4 bidders) for all items of subcontracted work.
Basis For Quantities	Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.

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Basis for Unit Costs

Unit costs as contained herein are based on current bid prices in San Bernadino, CA. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead is shown separately on the master summary.

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for construction, updated to reflect current conditions in San Bernadino, CA.

Key Exclusions

The following items have been excluded from our estimate:

- Professional fees, inspections and testing.
- Plan check fees and building permit fees.
- Land acquisition and real estate fees
- Owner furnished items
- Owner soft costs
- Furnishings, fixtures and equipment (FF&E), except where noted through the cost estimate.
- Costs of hazardous material surveys, abatements and disposals
- Escalation beyond mid-point of construction
- Costs of offsite construction, unless noted in estimate.
- Construction contingency costs

Items Affecting Cost Estimate

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

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

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

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub and general contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

INTRODUCTION

Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.

SUMMARY

Element	Area	Cost / SF	Total
Option 1 - Two Story Building	13,875	\$1,030.30	\$14,295,424
Option 2 - Single Story Building	12,933	\$1,060.69	\$13,717,895
Option 3 - Two Story Building	13,868	\$1,062.16	\$14,730,006

PVPC - SUD - Building 2 - Options

San Bernardino, CA
 Conceptual Design SOPC

Project # 24-00716.00
 10/25/24

SUMMARY MATRIX

Element	Option 1 - Two Story Building 13,875 SF		Option 2 - Single Story Building 12,933 SF		Option 3 - Two Story Building 13,868 SF		
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	
A) Shell (1-5)	\$1,971,398	\$142.08	\$2,172,905	\$168.01	\$2,149,236	\$154.98	
1 Foundations	\$300,030	\$21.62	\$446,189	\$34.50	\$308,571	\$22.25	
2 Vertical Structure							
3 Floor & Roof Structures	\$361,680	\$26.07	\$284,526	\$22.00	\$371,976	\$26.82	
4 Exterior Cladding	\$1,063,088	\$76.62	\$1,054,200	\$81.51	\$1,215,069	\$87.62	
5 Roofing and Waterproofing	\$246,600	\$17.77	\$387,990	\$30.00	\$253,620	\$18.29	
B) Interiors (6-7)	\$1,473,390	\$106.19	\$1,363,797	\$105.45	\$1,421,101	\$102.47	
6 Interior Partitions, Doors and Glazing	\$734,388	\$52.93	\$677,898	\$52.42	\$693,425	\$50.00	
7 Floor, Wall and Ceiling Finishes	\$739,002	\$53.26	\$685,900	\$53.03	\$727,676	\$52.47	
C) Equipment and Vertical Transportation (8-9)	\$778,870	\$56.13	\$566,348	\$43.79	\$824,943	\$59.49	
8 Function Equipment and Specialties	\$544,870	\$39.27	\$566,348	\$43.79	\$590,943	\$42.61	
9 Stairs and Vertical Transportation	\$234,000	\$16.86			\$234,000	\$16.87	
D) Mechanical and Electrical (10-13)	\$2,879,063	\$207.50	\$2,683,598	\$207.50	\$2,877,610	\$207.50	
10 Plumbing Systems	\$624,375	\$45.00	\$581,985	\$45.00	\$624,060	\$45.00	
11 Heating, Ventilation and Air Conditioning	\$943,500	\$68.00	\$879,444	\$68.00	\$943,024	\$68.00	
12 Electrical Lighting, Power and Communications	\$1,207,125	\$87.00	\$1,125,171	\$87.00	\$1,206,516	\$87.00	
13 Fire Protection Systems	\$104,063	\$7.50	\$96,998	\$7.50	\$104,010	\$7.50	
E) Site Construction (14-16)	\$2,057,406	\$148.28	\$2,003,413	\$154.91	\$2,165,704	\$156.17	
14 Site Preparation and Demolition	\$397,660	\$28.66	\$419,609	\$32.44	\$399,557	\$28.81	
15 Site Paving, Structures & Landscaping	\$1,131,946	\$81.58	\$1,056,004	\$81.65	\$1,238,347	\$89.30	
16 Utilities on Site	\$527,800	\$38.04	\$527,800	\$40.81	\$527,800	\$38.06	
Subtotal Cost	\$9,160,126	\$660.19	\$8,790,061	\$679.66	\$9,438,594	\$680.60	
General Conditions	8.0%	\$732,810	\$52.82	\$703,205	\$54.37	\$755,088	\$54.45
General Requirements	3.0%	\$296,788	\$21.39	\$284,798	\$22.02	\$305,810	\$22.05
Bonds & Insurance	2.5%	\$254,743	\$18.36	\$244,452	\$18.90	\$262,487	\$18.93
Contractor's Fee	6.0%	\$626,668	\$45.17	\$601,351	\$46.50	\$645,719	\$46.56
Design Contingency	15.0%	\$1,660,670	\$119.69	\$1,593,580	\$123.22	\$1,711,155	\$123.39
Escalation to MOC, 10/12/26	12.3%	\$1,563,619	\$112.69	\$1,500,449	\$116.02	\$1,611,153	\$116.18
Total Estimated Construction Cost	\$14,295,424	\$1,030.30	\$13,717,895	\$1,060.69	\$14,730,006	\$1,062.16	