

CONCEPTUAL DESIGN COST MODEL V1

YWCA

Harbor Area

San Pedro, CA

HDR

Los Angeles, California

BASIS OF COST MODEL V1

Cost Model V1 Prepared From

220301_PlansKD Markup

Discussions with the Project Architect and Engineers

Dated

NA

Received

03.02.22

Ongoing

Conditions of Construction

Construction Start of January 2023 - New Construction

Construction Start of July 2024 - Renovation

Construction Period of 24 Months (assume)

Project Delivery

For the purposes of this study, the general contract is understood to be CM@Risk. Should the anticipated delivery method change, the cost model will also need to be modified to be consistent with the delivery approach selected.

There will not be small business set aside requirements.

The contractor may be required to pay prevailing wages, and may also find that it needs to pay what is effectively a union wage depending on the quality and productivity requirements, or their need to if they are signatories to union agreements.

Site Access

The general contractor may not have full access to the site during normal business hours.

Phasing

It is understood that this project will be undertaken in two phases.

Pricing and Cost Escalation

This cost model includes unit rates that are based on bid data for similar projects within the Greater Los Angeles Regional Market. Typically, these rates include escalation from the construction start date to the point in the construction schedule when each trade's work will be performed.

Escalation contingency is calculated on a compounded basis according to the following chart:

- 2022 - 7.0%
- 2023 - 6.0%
- 2024 - 5.0%
- 2025 - 4.0%
- 2026 - 4.0%

BUDGET ALLOCATION

Budget Category	Const. Budget	Proj. Budget	Excl.	N/A	Comments
PROPERTY ACQUISITION					
Property acquisition					
PROFESSIONAL SERVICES					
Design fees					
PROJECT DELIVERY					
ENABLING					
Demolition and removal of existing development					
Utility relocation and/or removal - on-site					
Utility relocation and/or removal - off-site					
Connection to utilities (fees)					
Moving and/or relocation expense					
Haz-mat abatement					
SYSTEMS					
Emergency generator					
UPS					
Low Voltage					
Infrastructure					
Security, cabling, equipment					
Tele/Data network, routers, switches					
Tele/Data active equipment					
Tele/Data cabling					
Master clock					
PA					
AV equipment					
FURNITURE					
Fixed furniture					
Loose furniture					
FURNISHINGS					
Window treatment					
Interior fixed furnishings					
Exterior fixed furnishings					
EQUIPMENT					
Building maintenance					
Loading dock equipment					
Institutional equipment					
Kitchen equipment					

BUDGET ALLOCATION

Budget Category	Const. Budget	Proj. Budget	Excl.	N/A	Comments
SIGNAGE					
Interior Signage					
Wayfinding					
Room identification					
Donor					
Exterior signage					
PROCUREMENT / DELIVERY					
Preconstruction services					
General requirements					
General conditions					
Bonds					
Insurance					
CONTINGENCIES					
Design contingency					
Escalation contingency					
Construction contingency					
Bidding contingency					
Project contingency					

BIDDING

This report is based on the measurement and pricing of quantities where possible, informed assumptions where information is limited or non-existent, and captures our expectation of the construction cost on bid day.

The unit rates used were obtained from historical data and/or discussion with the local contracting community. The unit rates used in this report reflect the current bidding environment in the area. All unit rates relating to subcontractor work include all subcontractor mark ups, which cover field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular trade.

Pricing reflects likely construction costs on the bid-day noted in this report. This cost plan is not a prediction of low bid. Pricing assumes a negotiated bid with one pre-selected contractor for the general contract, and competitive bidding with a minimum of 3 bidders for all subcontracted work. History has shown that bid results are tied to the number of bidders, with fewer bidders resulting in less competitive bids and a greater number of bidders resulting in more competitive bids.

The Capital Projects Group has no control over the costs of labor, material, equipment, or the contractor's means and methods or bidding strategy, or prevailing market conditions on bid day. This cost plan is based on industry practice, professional experience and qualifications, and represents our best judgment as professional consultants familiar with the construction industry. However, The Capital Projects Group cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from this cost plan.

The accuracy of these costs is understood to be +/- 5%, and the possible range is understood to be +/- 15%. This range increases as the start date moves out in the future given the uncertainty regarding long-term cost escalation beyond 3 years out.

EXCLUSIONS

- Owner supplied and installed furniture, fixtures and equipment
- Loose furniture and equipment
- Contingency for compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- Contingency for scope changes and post contract changes
- Testing and inspection fees
- Architectural, design and construction management fees
- Assessments, taxes, finance, legal and development charges
- Builder's risk, project wrap-up and other owner provided insurance program
- Independent 3rd party MEP commissioning (including LEED)
- Land and easement acquisition
- Environmental impact mitigation
- Utility connection charges and fees
- Cost escalation beyond start date of construction

OVERALL SUMMARY

01/01/2023 = Pricing Date		
Construction Costs		
Area (GSF)	\$/GSF	Total (\$'s)

New Construction

Building

Ground Floor	1,880 SF	650.00	1,222,000
Main Floor	2,760 SF	440.00	1,214,400
Second Floor	2,430 SF	440.00	1,069,200
Balcony Circulation	640 SF	320.00	204,800
Third Floor	2,740 SF	440.00	1,205,600
Balcony Circulation	360 SF	320.00	115,200
Contingency @ 15%			754,680

Subtotal Building	10,810 SF	535.00	5,785,880
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Sitework Development

Site Development	10,370 SF	240	2,488,800
Contingency @ 15%			373,320

Subtotal Site Development	10,370 SF	276.00	2,862,120
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Total New Construction			8,648,000
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Julia Morgan Historical Preservation

Julia Morgan House

YWCA	5,940 SF	400.00	2,376,000
Basement	2,060 SF	320.00	659,200
Kitchen	610 SF	410.00	250,100
Contingency @ 15%			492,795

Subtotal Julia Morgan House	8,610 SF	438,803.00	3,778,095
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Total Julia Morgan Historical Preservation			3,778,095
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Total New Construction + Julia Morgan Historical Preservation			12,426,095
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Soft Costs @ 25%			3,106,524
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Total Project Costs			15,532,619
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